

| Project Name: | | Winstanley Park | | SPAR Reviewer: | | HM | | SPAR Recommendation: | | | Approve with Conditions | | | | | | | |
|--|--|------------------------|--|-----------------------|--|-----------|--|--------------------------------------|--|------------|--------------------------------|---------------|---------------|---|---------------|--------------|-------------|---------------|
| Project PPA Number: | | | | 11476 | | | | Census Tracts Included In PMA | | | | | | 17163504500, 17163500900, 17163504600, 17163501100, 17163501200 | | | | |
| Project City: | | | | East St. Louis | | | | Market Characteristics* | | PMA | Rate | Growth | County | Rate | Growth | State | Rate | Growth |
| Project Neighborhood: | | | | | | | | Total Population 2000 | | 18,574 | | | 256,082 | | | 12,419,293 | | |
| Project County: | | | | ST. CLAIR | | | | Total Population 2010 | | 16,240 | | -13% | 266,727 | | 4% | 12,745,359 | | 3% |
| Construction Type: | | | | NEW | | | | Total Population 2016 | | 16,396 | | 1% | 265,569 | | 0% | 12,851,684 | | 1% |
| Age Restriction: | | | | NON-ELDERLY | | | | People aged 60+ 2000 | | 3,486 | 19% | | 42,866 | 17% | | 1,962,911 | 16% | |
| Total Units: | | | | 35 | | | | People aged 60+ 2010 | | 2,893 | 18% | -17% | 45,329 | 17% | 6% | 2,176,050 | 17% | 11% |
| Scattered Site: | | | | Single Site | | | | People aged 60+ 2016 | | 3,180 | 19% | 10% | 52,964 | 20% | 17% | 2,533,890 | 20% | 16% |
| Market Rate Units: | | | | 0 | | | | People Unemployed 2000** | | 1,197 | 6% | | 8,020 | 3% | | 375,412 | 3% | |
| 30% AMI Units: | | | | 7 | | | | People Unemployed 2010** | | 1,078 | 7% | -10% | 11,598 | 4% | 45% | 569,744 | 4% | 52% |
| PSH Units: | | | | 7 | | | | People Unemployed 2016** | | 710 | 4% | -34% | 10,560 | 4% | -9% | 545,635 | 4% | -4% |
| PBRA Units: | | | | 7 | | | | People in Laborforce 2000** | | 6,228 | 34% | | 123,339 | 48% | | 6,230,617 | 50% | |
| Type of PBRA: | | | | Section 8 | | | | People in Laborforce 2010** | | 5,925 | 36% | -5% | 136,141 | 51% | 10% | 6,654,048 | 52% | 7% |
| Existing & Fully Occupied: | | | | 0 | | | | People in Laborforce 2016** | | 5,526 | 34% | -7% | 130,437 | 49% | -4% | 6,697,000 | 52% | 1% |
| PH Redevelopment: | | | | No | | | | Jobs by Job Location 2015 (LEHD) | | 3,657 | 22% | | 91,856 | 35% | | 5,383,674 | 42% | |
| Vets Population: | | | | No | | | | Jobs by Res Location 2015 (LEHD) | | 4,802 | 29% | | 111,804 | 42% | | 5,000,646 | 39% | |
| Existing IHDA Portfolio: | | | | No | | | | High School Graduates 2010** | | 3,251 | 20% | | 50,330 | 19% | | 2,324,361 | 18% | |
| Opportunity Area: | | | | No | | | | High School Graduates 2016** | | 3,292 | 20% | 1% | 50,485 | 19% | 0% | 2,287,126 | 18% | -2% |
| Proximate OA: | | | | No | | | | College Graduates 2000** | | 852 | 5% | | 31,362 | 12% | | 2,078,049 | 17% | |
| ARI Score: | | | | N/A | | | | College Graduates 2010** | | 1,125 | 7% | 32% | 41,341 | 15% | 32% | 2,526,884 | 20% | 22% |
| R/ECAP Census Tract | | | | Yes | | | | College Graduates 2016** | | 1,373 | 8% | 22% | 46,410 | 17% | 12% | 2,834,869 | 22% | 12% |
| R/ECAP in PMA | | | | 3 | | | | People in Poverty 2000 | | 6,913 | 37% | | 36,358 | 14% | | 1,291,958 | 10% | |
| Wage Abundance/Desert | | | | N/A, Desert | | | | People in Poverty 2010 | | 6,785 | 42% | -2% | 40,617 | 15% | 12% | 1,572,048 | 12% | 22% |
| Age of Housing Stock 2016 | | | | | | | | People in Poverty 2016 | | 7,504 | 46% | 11% | 46,059 | 17% | 13% | 1,753,731 | 14% | 12% |
| 2000 & after | | | | 12.15% | | | | Cost Burdened Owners 2016 | | 733 | 30% | | 14,208 | 21% | | 822,707 | 26% | |
| 1980-2000 | | | | 7.36% | | | | Cost Burdened Renters 2016 | | 2,091 | 53% | | 17,315 | 49% | | 751,029 | 46% | |
| 1960-1980 | | | | 19.41% | | | | Average Median Income 2000 | | \$19,664 | | | \$39,148 | | | \$46,590 | | |
| 1940-1960 | | | | 36.73% | | | | Average Median Income 2010 | | \$19,755 | | 0% | \$48,562 | | 24% | \$55,735 | | 20% |
| before 1940 | | | | 24.35% | | | | Average Median Income 2016 | | \$20,420 | | 3% | \$50,006 | | 3% | \$59,196 | | 6% |
| Planning and Community Revitalization Considerations: | | | | | | | | Total Vacant Units 2000 | | 1,355 | 16% | | 7,636 | 7% | | 293,836 | 6% | |
| AMS Conflict or IHDA Portfolio Concerns in PMA: | | | | | | | | Total Vacant Units 2010 | | 1,693 | 20% | 25% | 11,979 | 10% | 57% | 497,663 | 9% | 69% |
| ARUS 80% AMI | | | | 3409 | | 87% | | Total Vacant Units 2016 | | 1,592 | 20% | -6% | 15,700 | 13% | 31% | 508,203 | 10% | 2% |
| ARUS 70% AMI | | | | 3220 | | 82% | | Owner Occupied Units 2000 | | 3,272 | 47% | | 64,860 | 67% | | 3,089,124 | 67% | |
| ARUS 60% AMI | | | | 2809 | | 71% | | Owner Occupied Units 2010 | | 2,996 | 45% | -8% | 69,787 | 68% | 8% | 3,300,691 | 69% | 7% |
| ARUS 50% AMI | | | | 2302 | | 59% | | Owner Occupied Units 2016 | | 2,482 | 39% | -17% | 67,140 | 65% | -4% | 3,167,081 | 66% | -4% |
| ARUS 40% AMI | | | | 1869 | | 48% | | Occupied Rental Units 2000 | | 3,664 | 53% | | 31,950 | 33% | | 1,502,655 | 33% | |
| ARUS 30% AMI | | | | 1347 | | 34% | | Occupied Rental Units 2010 | | 3,635 | 55% | -1% | 33,297 | 32% | 4% | 1,469,260 | 31% | -2% |
| ARUS 20% AMI | | | | 804 | | 20% | | Occupied Rental Units 2016 | | 3,933 | 61% | 8% | 35,532 | 35% | 7% | 1,635,043 | 34% | 11% |
| Concentrations: | | | | Number of Units | | %s | | Total Occupied Units 2000 | | 6,936 | 37% | | 96,810 | 38% | | 4,591,779 | 37% | |
| Active IHDA Units (All) | | | | 420 | | 11% | | Total Occupied Units 2010 | | 6,631 | 41% | -4% | 103,084 | 39% | 6% | 4,769,951 | 37% | 4% |
| Affordable Housing Units (All) | | | | 2058 | | 52% | | 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. Siniai 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 |
|---------------|------------------|
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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: | |
| 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:

| 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 |
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| 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. Sinai 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:

| | |
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| 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

| | |
|--|--|
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| | | | |
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| 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 | | |
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| | | | | | |
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| 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

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| 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 |
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| 1.40 | Pharmacy | Walgreens | 2510 State Street, East St. Louis, IL 62205 |
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| 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. | | |
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| 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 | | |
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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 |
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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

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

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

* All data collected from American Community Survey unless otherwise noted

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

Site

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

| 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 | District | Elected Official |
| Set Aside: | Chicago Metro | | Chief Municipal Official: | 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 |
| Longitude: | -88.262380 | (Example: -87.623861) | QCT?: | No |
| | | | Chicago Community Area: | N/A |
| | | | IHDA Opportunity Area: | Census Tract |

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 |
|-----------------------|----|

| | |
|-----------------------------|--|
| SPAR Recommendation: | Approve?? - needs to firm up rental assistance, address need for 30% AMI, and investment of businesses. |
|-----------------------------|--|

| | |
|---------------------------|---------------------------------|
| 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 |
|--|--|

| | |
|--|---|
| 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. |
|--|---|

| | |
|----------------------------------|---|
| Age of Housing Stock 2013 | 2000+: 10.75% 1980-2000: 7.19% 1960-1980: 22.09% 1940-1960: 35.77% before 1940: 24.2% |
|----------------------------------|---|

| 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. |
|--------------------|--|

| | |
|---------------------------|--|
| PMA Census Tracts: | 17163504500, 17163500900, 17163504600, 17163501200, 17163501100, 17163500400 |
|---------------------------|--|

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 James F. Clayborne, Jr. |
| ZIP: | 62201 | State Representative: | 113 LaToya Greenwood |
| County: | St. Clair | US Representative: | 12 Mike Bost |
| PIN: | Broadview 1 | Census Tract Number: | 5045 IHDA Opportunity Area: |
| Latitude: | 38.624628 (Example: 41.889556) | QCT?: | Yes |
| Longitude: | -90.160933 (Example: -87.623861) | Chicago Community 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 2439 Bond |
| 0.3 | Fixed-Route Public Transportation | 5th & Missouri Metrolink 5th & Missouri |
| 3.3 | Retail Store | Family Dollar 2318 State Street |
| 0.4 | Government Services | Social Security Administration 650 Missouri Avenue #104 |
| 2.9 | Recreational Facilities / Public Parks | Jackie Joyner-Kersey Center 101 Jackie Joyner-Kersey Circle |
| 0.3 | Pharmacy | Medicate Pharmacy 100 N. 8th Street #100 |
| 0.4 | School | East St. Louis Lincoln Middle School 12 South 10th Street |
| 0.9 | Restaurant | Prime Steakhouse 200 S. Front Street |
| 1.9 | Hospital / Health Clinic | East Side Health District 638 N. 20th Street |
| 0.9 | Religious Institution | Mt. Sinai Missionary Baptist Church 1200 St. Louis Avenue |
| 3.9 | Library | East St. Louis Public Library 5300 State Street |
| 0.5 | Post Office | East St. Louis Post Office 950 Missouri Avenue |
| 0.8 | Banking Institution | First Bank 350 Riverpark Drive |
| 0.6 | Day Care Facility | Kim's Kids Inc. 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. |
|---|--|

| | |
|---------------------------|---------------------|
| 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 |
|----------------------|--------------------------------|

| 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: | | | | |
| Latitude: | 41.86464 | (Example: 41.889556) | Census Tract Number: | 8433 |
| Longitude: | -87.693646 | (Example: -87.623861) | QCT?: | Yes |
| | | | 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> | | | | | | | | | |
| | | | 17041952300, 17139976900 | | | | | | | | | |
| | | | 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% | 220% | 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.

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| | | | | | | | | | | | | | |
|--------------------------------|--|---|------------------|-----------------------------|--------------------------------|-------------|---------------|---------------|-------------|---------------|--------------|-------------|---------------|
| 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% |
| ARUS 60% AMI | 875 | 33% | Owner Occupied Units 2017 | 10,285 | 75% | -3% | 179,525 | 68% | -4% | 3,185,142 | 60% |
| 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% |
| ARUS 30% AMI | 54 | 2% | Occupied Rental Units 2017 | 2,667 | 19% | 22% | 64,998 | 25% | 25% | 1,633,310 | 31% |
| 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% |
| Active IHDA Units (All) | 47 | 2% | Total Housing Units 2017 | 13,700 | 35% | 8% | 262,553 | 37% | 10% | 5,334,847 | 42% |
| 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% | 11% | |
| Total Units: | 46 | People aged 60+ 2017 | 1,339 | 14% | 7% | 29,727 | 17% | 25% | 2,614,633 | 20% | 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% | 52% | |
| 30% AMI Units: | 10 | People Unemployed 2017** | 147 | 2% | -9% | 3,703 | 2% | -35% | 491,310 | 4% | -14% | |
| 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% | 7% | |
| Type of PBRA: | | People in Laborforce 2017** | 5,058 | 53% | 10% | 94,903 | 55% | 2% | 6,690,195 | 52% | 1% | |
| 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% | 105% | |
| 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% | 22% | |
| ARI Score: | 1 | College Graduates 2017** | 2,907 | 31% | 40% | 46,690 | 27% | 16% | 2,898,584 | 23% | 15% | |
| 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% | 22% | |
| Wage Abundance/Desert | N/A, N/A | People in Poverty 2017 | 465 | 5% | 27% | 24,110 | 14% | 19% | 1,698,613 | 13% | 8% | |
| 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% | 69% | |
| before 1980 | 48.05% | Total Vacant Units 2017 | 227 | 6% | 220% | 5,782 | 7% | 2% | 516,395 | 9% | 4% | |
| 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% | 7% |
| ARUS 60% AMI | 208 | 56% | Owner Occupied Units 2017 | 2,863 | 83% | 5% | 42,861 | 60% | -1% | 3,185,142 | 60% | -4% |
| 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% | -2% |
| ARUS 30% AMI | 24 | 7% | Occupied Rental Units 2017 | 369 | 11% | 23% | 23,209 | 32% | 16% | 1,633,310 | 31% | 11% |
| 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% | 4% |
| Active IHDA Units (All) | 20 | 5% | Total Housing Units 2017 | 3,459 | 36% | 14% | 71,852 | 41% | 14% | 5,334,847 | 42% | 12% |
| 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: | <p>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.</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 | Chief Municipal Official: | District | Elected Official |
| Set Aside: | Non Metro | Alderman: | N/A | Mayor Todd Zalucha |
| Address: | west of 106 N. Delane Drive | State Senator: | 51st | Not applicable |
| City: | Heyworth | State Representative: | 101st | Chapin Rose |
| ZIP: | 61745 | US Representative: | 13th | Dan Caulkins |
| County: | McLean | | | Rodney Davis |
| PIN: | 28-33-300-020 | | | |
| Latitude: | 40.314411 (Example: 41.889556) | Census Tract Number: | 17113005400 | IHDA Opportunity Area: |
| 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 |
| 9.26 | Fixed-Route Public Transportation | Bloomington Connect Transit - Aqua Route |
| 0.12 | Retail Store | Dollar General |
| 0.56 | Government Services | Village Hall |
| 0.60 | Recreational Facilities / Public Parks | Splash Pad Park |
| 0.54 | Pharmacy | Heyworth Pharmacy |
| 0.38 | School | Heyworth High School |
| 0.15 | Restaurant | Subway |
| 0.24 | Hospital / Health Clinic | OSF Heyworth Family Medicine |
| 0.39 | Religious Institution | Heyworth Christian Church |
| 0.59 | Library | Heyworth Public Library |
| 0.65 | Post Office | United States Postal Service |
| 0.58 | Banking Institution | First State Bank of Bloomington |
| 0.76 | Day Care Facility | Little Learners Home 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 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% | 62% | 1,169,991 | 60% | 2% | 3,300,691 | 69% |
| ARUS 60% AMI | 5915 | 64% | Owner Occupied Units 2017 | 2,017 | 16% | -8% | 1,112,383 | 51% | -5% | 3,185,142 | 60% |
| 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% | -3% | 766,490 | 40% | -8% | 1,469,260 | 31% |
| ARUS 30% AMI | 3109 | 34% | Occupied Rental Units 2017 | 9,240 | 72% | 11% | 844,178 | 39% | 10% | 1,633,310 | 31% |
| 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% | 6% | 1,936,481 | 37% | -2% | 4,769,951 | 37% |
| Active IHDA Units (All) | 2086 | 23% | Total Housing Units 2017 | 12,748 | 57% | 21% | 2,183,987 | 42% | 13% | 5,334,847 | 42% |
| 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 | | 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:

| 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 Grocery | 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 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

| | | | | | | | | | | | | |
|--|--|--|-----------------------------|-----------------------------|----------------|---------------|-------------|---------------|--------------|-------------|---------------|-----|
| 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: | District | Elected Official |
| Set Aside: | Other Metro | | | | Mayor Tari Renner |
| Address: | 1015 Four Seasons Rd. | | Alderman: | 1 | Jamie Mathy |
| City: | Bloomington | | State Senator: | 44 | William E Brady |
| ZIP: | 61701 | | State Representative: | 88 | Keith P Sommer |
| County: | McClean | | US Representative: | 18 | Darin LaHood |
| PIN: | 21-11-176-032 | | | | |
| Latitude: | 40.467481 | <i>(Example: 41.889556)</i> | Census Tract Number: | 17113005800 | IHDA Opportunity Area: Census Tract |
| Longitude: | -88.9569 | <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 |
|----------|--|--|---|
| 0.34 | 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% | 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% | 766,490 | 40% | -8% | 1,469,260 | 31% | -2% |
| ARUS 30% AMI | 200 | 4% | Occupied Rental Units 2017 | 5,543 | 32% | 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% | 1,936,481 | 37% | -2% | 4,769,951 | 37% | 4% |
| Active IHDA Units (All) | 50 | 1% | Total Housing Units 2017 | 17,427 | 39% | 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.

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| | | | | | | | | | | | |
|--|--|--|----------------------------|-----------------------------|--------------------------------|---------------|-------------|---------------|--------------|-------------|---------------|
| 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 | Chief Municipal Official: | | <i>District</i> | <i>Elected Official</i> |
| Set Aside: | Other Metro | | Alderman: | | | Mike Absher |
| Address: | Meadowland Parkway | | State Senator: | 59th | | Dale Fowler |
| City: | Marion | | State Representative: | 117th | | Dave Severin |
| ZIP: | 62959 | | US Representative: | 12th | | Michael Bost |
| County: | Williamson | | Census Tract Number: | 210 | IHDA Opportunity Area: | Place |
| PIN: | 06-16-100-035 | | QCT?: | No | | |
| Latitude: | 37.742126 | (Example: 41.889556) | Chicago Community Area: | N/A | | |
| Longitude: | -88.999455 | (Example: -87.623861) | | | | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------------------------|
| 1.10 | 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.

Page 1

| | | | | | | | | | | | | |
|--------------------------------|--|--------------------------------------|-----------------------------|-----------------------------|---|---------------|-------------|---------------|--------------|-------------|---------------|-----|
| 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 | | | | | | | |
| Project PPA Number: | 11925 | Market Characteristics* | PMA | Rate | Growth | County | Rate | Growth | State | Rate | Growth | |
| Project City: | Aurora | Total Population 2000 | 21,920 | | | 404,119 | | | 12,419,293 | | | |
| Project Neighborhood: | | Total Population 2010 | 24,191 | | 10% | 502,628 | | 24% | 12,745,359 | | 3% | |
| Project County: | KANE | Total Population 2018 | 23,448 | | -3% | 530,839 | | 6% | 12,821,497 | | 1% | |
| Construction Type: | NEW | People aged 60+ 2000 | 3,183 | 15% | | 45,893 | 11% | | 1,962,911 | 16% | | |
| Age Restriction: | ELDERLY | People aged 60+ 2010 | 4,130 | 17% | 30% | 67,258 | 13% | 47% | 2,176,050 | 17% | 11% | |
| Total Units: | 76 | People aged 60+ 2018 | 4,609 | 20% | 12% | 96,619 | 18% | 44% | 2,675,686 | 21% | 23% | |
| Scattered Site: | Single Site | People Unemployed 2000** | 708 | 7% | | 9,780 | 5% | | 375,412 | 6% | | |
| Market Rate Units: | 0 | People Unemployed 2010** | 1,332 | 10% | 88% | 20,481 | 8% | 109% | 569,744 | 9% | 52% | |
| 30% AMI Units: | 16 | People Unemployed 2018** | 760 | 6% | -43% | 15,524 | 6% | -24% | 437,139 | 7% | -23% | |
| PSH Units: | | People in Laborforce 2000** | 10,548 | 48% | | 206,024 | 51% | | 6,230,617 | 50% | | |
| PBRA Units: | 76 | People in Laborforce 2010** | 13,030 | 54% | 24% | 264,462 | 53% | 28% | 6,654,048 | 52% | 7% | |
| Type of PBRA: | SEC 8 PBV | People in Laborforce 2018** | 12,311 | 53% | -6% | 281,764 | 53% | 7% | 6,679,997 | 52% | 0% | |
| Existing & Fully Occupied: | NO | Jobs by Job Location 2015 (LEHD) | 16,462 | 70% | | 193,451 | 36% | | 5,413,250 | 42% | | |
| PH Redevelopment: | | Jobs by Res Location 2015 (LEHD) | 9,403 | 40% | | 227,901 | 43% | | 5,432,151 | 42% | | |
| Vets Population: | | High School Graduates 2010** | 8,748 | 36% | | 77,410 | 15% | | 2,324,361 | 18% | | |
| Existing IHDA Portfolio: | NO | High School Graduates 2018** | 7,994 | 34% | -9% | 174,900 | 33% | 126% | 4,776,071 | 37% | 105% | |
| Opportunity Area: | NO | College Graduates 2000** | 3,444 | 16% | | 68,050 | 17% | | 2,078,049 | 17% | | |
| Proximate OA: | | College Graduates 2010** | 3,646 | 15% | 6% | 99,422 | 20% | 46% | 2,526,884 | 20% | 22% | |
| ARI Score: | 3 | College Graduates 2018** | 3,802 | 16% | 4% | 113,849 | 21% | 15% | 2,957,791 | 23% | 17% | |
| R/ECAP 2017 | 0 | People in Poverty 2000 | 2,312 | 11% | | 26,587 | 7% | | 1,291,958 | 10% | | |
| R/ECAP in PMA | 0 | People in Poverty 2010 | 2,898 | 12% | 25% | 45,352 | 9% | 71% | 1,572,048 | 12% | 22% | |
| Wage Abundance/Desert | N/A, N/A | People in Poverty 2018 | 2,840 | 12% | -2% | 52,281 | 10% | 15% | 1,635,603 | 13% | 4% | |
| Food Desert 2015 | 1 | Cost Burdened Owners 2018 | 977 | 19% | | 33,548 | 26% | | 763,360 | 24% | | |
| Opportunity Zone 2016 | 0 | Cost Burdened Renters 2018 | 1,428 | 50% | | 22,594 | 48% | | 743,059 | 45% | | |
| QCT 2020 | 0 | Average Median Income 2000 | \$48,103 | | | \$59,351 | | | \$46,590 | | | |
| QCT in PMA 2020 | 1 | Average Median Income 2010 | \$54,029 | | 12% | \$67,767 | | 14% | \$55,735 | | 20% | |
| Age of Housing Stock 2018 | | Average Median Income 2018 | \$62,082 | | 15% | \$76,912 | | 13% | \$63,575 | | 14% | |
| 2000 & after | 7.71% | Total Vacant Units 2000 | 247 | 3% | | 5,097 | 4% | | 293,836 | 6% | | |
| 1980-2000 | 9.1% | Total Vacant Units 2010 | 719 | 8% | 191% | 9,671 | 5% | 90% | 497,663 | 9% | 69% | |
| before 1980 | 83.2% | Total Vacant Units 2018 | 394 | 5% | -45% | 8,709 | 4% | -10% | 517,230 | 9% | 4% | |
| ARUS 80% AMI | 2143 | 76% | Owner Occupied Units 2000 | 5,156 | 68% | | 101,727 | 76% | 3,089,124 | 67% | | |
| ARUS 70% AMI | 1844 | 65% | Owner Occupied Units 2010 | 6,313 | 73% | 22% | 131,189 | 78% | 29% | 3,300,691 | 69% | 7% |
| ARUS 60% AMI | 1514 | 53% | Owner Occupied Units 2018 | 5,059 | 61% | -20% | 130,827 | 70% | 0% | 3,189,035 | 60% | -3% |
| ARUS 50% AMI | 1077 | 38% | Occupied Rental Units 2000 | 2,375 | 32% | | 32,174 | 24% | | 1,502,655 | 33% | |
| ARUS 40% AMI | 451 | 16% | Occupied Rental Units 2010 | 2,325 | 27% | -2% | 37,791 | 22% | 17% | 1,469,260 | 31% | -2% |
| ARUS 30% AMI | 140 | 5% | Occupied Rental Units 2018 | 2,837 | 34% | 22% | 47,223 | 25% | 25% | 1,641,003 | 31% | 12% |
| ARUS 20% AMI | 60 | 2% | Total Housing Units 2000 | 7,531 | 34% | | 133,901 | 33% | | 4,591,779 | 37% | |
| Concentrations: | Number of Units | %s | Total Housing Units 2010 | 8,638 | 36% | 15% | 168,980 | 34% | 26% | 4,769,951 | 37% | 4% |
| Active IHDA Units (All) | 366 | 13% | Total Housing Units 2018 | 8,290 | 35% | -4% | 186,759 | 35% | 11% | 5,347,268 | 42% | 12% |
| Affordable Housing Units (All) | 509 | 18% | Households with HCVs 2017 | 85 | 3% | | 1,575 | 3% | | 87,754 | 5% | |
| | | | 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.

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| | | | | | | | | | | | |
|--|---|--|----------------------------|----------------------|----------------|-----------|------|--------|------------|------|--------|
| 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% | 1,169,991 | 60% | 2% | 3,300,691 | 69% | 7% |
| ARUS 60% AMI | 1401 | 26% | Owner Occupied Units 2018 | 19,836 | 77% | 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% | 766,490 | 40% | -8% | 1,469,260 | 31% | -2% |
| ARUS 30% AMI | 171 | 3% | Occupied Rental Units 2018 | 5,316 | 21% | 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% | 1,936,481 | 37% | -2% | 4,769,951 | 37% | 4% |
| Active IHDA Units (All) | 386 | 7% | Total Housing Units 2018 | 25,810 | 40% | 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: | | <i>District</i> | <i>Elected Official</i> |
| 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 | 17 W Rand Road Arlington Heights, IL |
| 1.85 | Fixed-Route Public Transportation Arlington Park Metra Stop | 2121 W Northwest Highway Arlington Heights, IL |
| 0.19 | Retail Store Arlington Plaza | 272 W Rand Road Arlington Heights, IL |
| 0.84 | Government Services Wheeling Township Highway Department | 1616 N Arlington Heights Road Arlington Heights, IL |
| 0.35 | Recreational Facilities / Public Parks Frontier Park | 1933 N Kennicott Drive Arlington Heights, IL |
| 0.65 | Pharmacy Jewel-Osco Pharmacy | 442 E Rand Road Arlington Heights, IL |
| 0.70 | School Ivy Hill Elementary | 2211 N Burke Drive Arlington Heights, IL |
| 0.18 | Restaurant Sun Shui Restaurant | 155 W Rand Road Arlington Heights, IL |
| 0.50 | Hospital / Health Clinic North West Community Health Care | 1051 W Rand Road Arlington Heights, IL |
| 0.43 | Religious Institution St. Edna Catholic Church | 2525 N Arlington Heights Road, Arlington Heights, IL |
| 2.12 | Library Palatine Public Library Rand Road Branch | 1585 Rand Road Palatine, IL |
| 1.73 | Post Office USPS | 1300 E Northwest Highway Palatine, IL |
| 0.37 | Banking Institution Village Bank and Trust | 150 E Rand Road Arlington Heights, IL |
| 0.27 | Day Care Facility Little University Child Care Center | 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: | | | | | | | | | | |
| Project County: | | WINNEBAGO | | | | | | | | |
| Construction Type: | | NEW | | | | | | | | |
| Age Restriction: | | NON-ELDERLY | | | | | | | | |
| Total Units: | | 60 | | | | | | | | |
| Scattered Site: | | Single Site | | | | | | | | |
| Market Rate Units: | | 0 | | | | | | | | |
| 30% AMI Units: | | 18 | | | | | | | | |
| PSH Units: | | 10 SRN | | | | | | | | |
| PBRA Units: | | 0 | | | | | | | | |
| Type of PBRA: | | | | | | | | | | |
| Existing & Fully Occupied: | | NO | | | | | | | | |
| PH Redevelopment: | | | | | | | | | | |
| Vets Population: | | | | | | | | | | |
| Existing IHDA Portfolio: | | NO | | | | | | | | |
| Opportunity Area: | | YES | | | | | | | | |
| Proximate OA: | | | | | | | | | | |
| ARI Score: | | 0 | | | | | | | | |
| R/ECAP 2017 | | 0 | | | | | | | | |
| R/ECAP in PMA | | 0 | | | | | | | | |
| Wage Abundance/Desert | | N/A, N/A | | | | | | | | |
| Food Desert 2015 | | 1 | | | | | | | | |
| Opportunity Zone 2016 | | 0 | | | | | | | | |
| QCT 2020 | | 0 | | | | | | | | |
| QCT in PMA 2020 | | 0 | | | | | | | | |
| Age of Housing Stock 2018 | | | | | | | | | | |
| 2000 & after | | 12.18% | | | | | | | | |
| 1980-2000 | | 29.79% | | | | | | | | |
| before 1980 | | 58.03% | | | | | | | | |
| ARUS 80% AMI | | 1370 | 67% | | | | | | | |
| ARUS 70% AMI | | 1222 | 60% | | | | | | | |
| ARUS 60% AMI | | 932 | 45% | | | | | | | |
| ARUS 50% AMI | | 494 | 24% | | | | | | | |
| ARUS 40% AMI | | 180 | 9% | | | | | | | |
| ARUS 30% AMI | | 98 | 5% | | | | | | | |
| ARUS 20% AMI | | 41 | 2% | | | | | | | |
| Concentrations: | | Number of Units | %s | | | | | | | |
| Active IHDA Units (All) | | 95 | 5% | | | | | | | |
| Affordable Housing Units (All) | | 162 | 8% | | | | | | | |
| Overall Housing Unit Change | | 1,908 | | | | | | | | |

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

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

Site

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

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

Public Services and Community Amenities

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

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

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

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

| | | | | | | | | | | | | |
|--|---|---|--|----------------------|----------------------------|----------|---------|--------|------------|-----------|--------|-----|
| 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 | | | | | | | | | | |
| | | Census Tracts Included In PMA | | | | | | | | | | |
| 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 | | 19% | \$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:

| | |
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| 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:

| | |
|----|--|
| 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 |

Facility Name

Facility Address

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| No | Prison or correctional facilities |
| No | Sources of noxious odor |

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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 | | | | |
| PIN: | 2094050150000 | | | | |
| Latitude: | 42.12795 | (Example: 41.889556) | Census Tract Number: | 8036.1 | IHDA Opportunity Area: Place |
| Longitude: | -88.06361 | (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 |
|----------|--|---|
| 0.89 | 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 | | | | | | |
| Project PPA Number: | 12013 | <i>Census Tracts Included In PMA</i> 16900, 17031816800, 17031816500, 17031817200, 17031816401, 17031816402, 17031817300, 17031816700, 17031 | | | | | | | | | |
| Project City: | Bellwood | Market Characteristics* | PMA | Rate | Growth | County | Rate | Growth | State | Rate | Growth |
| Project Neighborhood: | | Total Population 2000 | 77,165 | | | 5,376,741 | | | 12,419,293 | | |
| Project County: | Cook | Total Population 2010 | 75,392 | | -2% | 5,172,848 | | -4% | 12,745,359 | | 3% |
| Construction Type: | New | Total Population 2019 | 75,041 | | 0% | 5,198,275 | | 0% | 12,770,631 | | 0% |
| Age Restriction: | Elderly | People aged 60+ 2000 | 10,707 | 14% | | 827,416 | 15% | | 1,962,911 | 16% | |
| Total Units: | 80 | People aged 60+ 2010 | 10,863 | 14% | 1% | 848,172 | 16% | 3% | 2,176,050 | 17% | 11% |
| Scattered Site: | | People aged 60+ 2019 | 13,816 | 18% | 27% | 1,047,094 | 20% | 23% | 2,736,185 | 21% | 26% |
| Market Rate Units: | 0 | People Unemployed 2000** | 3,250 | 9% | | 197,487 | 8% | | 375,412 | 6% | |
| 30% AMI Units: | 0 | People Unemployed 2010** | 4,394 | 12% | 35% | 267,681 | 10% | 36% | 569,744 | 9% | 52% |
| PSH Units: | | People Unemployed 2019** | 2,984 | 8% | -32% | 193,007 | 7% | -28% | 394,981 | 6% | -31% |
| PBRA Units: | 40 | People in Laborforce 2000** | 36,175 | 47% | | 2,620,175 | 49% | | 6,230,617 | 50% | |
| Type of PBRA: | Applied fr HACC | People in Laborforce 2010** | 37,639 | 50% | 4% | 2,708,191 | 52% | 3% | 6,654,048 | 52% | 7% |
| Existing & Fully Occupied: | No | People in Laborforce 2019** | 38,473 | 51% | 2% | 2,761,811 | 53% | 2% | 6,663,517 | 52% | 0% |
| PH Redevelopment: | | Jobs by Job Location 2015 (LEHD) | 25,970 | 35% | | 2,403,553 | 46% | | 5,413,250 | 42% | |
| Vets Population: | | Jobs by Res Location 2015 (LEHD) | 30,400 | 41% | | 2,169,393 | 42% | | 5,432,151 | 43% | |
| Existing IHDA Portfolio: | No | High School Graduates 2010** | 29,148 | 39% | | 848,384 | 16% | | 2,324,361 | 18% | |
| Opportunity Area: | | High School Graduates 2019** | 31,175 | 42% | 7% | 1,733,181 | 33% | 104% | 4,739,232 | 37% | 104% |
| Proximate OA: | | College Graduates 2000** | 5,223 | 7% | | 968,642 | 18% | | 2,078,049 | 17% | |
| ARI Score: | | College Graduates 2010** | 5,200 | 7% | 0% | 1,131,925 | 22% | 17% | 2,526,884 | 20% | 22% |
| R/ECAP 2017 | 0 | College Graduates 2019** | 7,142 | 10% | 37% | 1,392,515 | 27% | 23% | 3,010,025 | 24% | 19% |
| R/ECAP in PMA | 0 | People in Poverty 2000 | 7,870 | 10% | | 713,040 | 13% | | 1,291,958 | 10% | |
| Wage Abundance/Desert | N/A, N/A | People in Poverty 2010 | 9,176 | 12% | 17% | 778,340 | 15% | 9% | 1,572,048 | 12% | 22% |
| Food Desert 2015 | 0 | People in Poverty 2019 | 9,879 | 13% | 8% | 734,470 | 14% | -6% | 1,557,873 | 12% | -1% |
| Opportunity Zone 2016 | 0 | Cost Burdened Owners 2019 | 4,960 | 34% | | 326,696 | 29% | | 735,217 | 23% | |
| QCT 2020 | 0 | Cost Burdened Renters 2019 | 4,688 | 50% | | 392,141 | 46% | | 733,060 | 45% | |
| QCT in PMA 2020 | 5 | Average Median Income 2000 | \$46,087 | | | \$45,922 | | | \$46,590 | | |
| Age of Housing Stock 2019 | | Average Median Income 2010 | \$50,245 | | 9% | \$53,942 | | 17% | \$55,735 | | 20% |
| 2000 & after | 6.33% | Average Median Income 2019 | \$53,600 | | 7% | \$64,660 | | 20% | \$65,886 | | 18% |
| 1980-2000 | 8.42% | Total Vacant Units 2000 | 1,045 | 4% | | 121,940 | 6% | | 293,836 | 6% | |
| before 1980 | 85.24% | Total Vacant Units 2010 | 2,910 | 10% | 178% | 236,952 | 11% | 94% | 497,663 | 9% | 69% |
| ARUS 80% AMI | 7327 | Total Vacant Units 2019 | 2,597 | 9% | -11% | 221,230 | 9% | -7% | 514,181 | 9% | 3% |
| ARUS 70% AMI | 6353 | Owner Occupied Units 2000 | 16,102 | 64% | | 1,142,743 | 58% | | 3,089,124 | 67% | |
| ARUS 60% AMI | 5244 | Owner Occupied Units 2010 | 15,654 | 59% | -3% | 1,169,991 | 60% | 2% | 3,300,691 | 69% | 7% |
| ARUS 50% AMI | 3509 | Owner Occupied Units 2019 | 14,487 | 55% | -7% | 1,122,584 | 51% | -4% | 3,202,715 | 60% | -3% |
| ARUS 40% AMI | 771 | Occupied Rental Units 2000 | 8,077 | 32% | | 831,438 | 42% | | 1,502,655 | 33% | |
| ARUS 30% AMI | 409 | Occupied Rental Units 2010 | 7,915 | 30% | -2% | 766,490 | 40% | -8% | 1,469,260 | 31% | -2% |
| ARUS 20% AMI | 333 | Occupied Rental Units 2019 | 9,377 | 35% | 18% | 849,524 | 39% | 11% | 1,643,419 | 31% | 12% |
| Concentrations: | Number of Units | Total Housing Units 2000 | 25,224 | 33% | | 1,974,181 | 37% | | 4,591,779 | 37% | |
| Active IHDA Units (All) | 973 | Total Housing Units 2010 | 26,479 | 35% | 5% | 1,936,481 | 37% | -2% | 4,769,951 | 37% | 4% |
| Affordable Housing Units (All) | 1046 | Total Housing Units 2019 | 26,461 | 35% | 0% | 2,193,338 | 42% | 13% | 5,360,315 | 42% | 12% |
| | | Households with HCVs 2017 | 588 | 6% | | 58,878 | 7% | | 87,754 | 5% | |
| | | Overall Housing Unit Change | 2,789 | | | | | | | | |

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| 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

| | |
|------------------------------|--------------------------|
| 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 |

| | |
|---------------------------|---------------------------------|
| 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 |

| | |
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| 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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|-----------------------|----|
| 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. |
|-----------------------------|--|

| 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 QCT 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.

PMA Census Tracts: 17163504500, 17163500900, 17163504600, 17163501200, 17163501100, 17163500400

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: | Emeka Jackson-Hicks |
| Set Aside: | | Alderman: | |
| Address: | 411 E. Braodway | State Senator: | 57 James F. Clayborne, Jr. |
| City: | East St. Louis | State Representative: | 113 LaToya Greenwood |
| ZIP: | 62201 | US Representative: | 12 Mike Bost |
| County: | St. Clair | Census Tract Number: | 5045 IHDA Opportunity Area: |
| PIN: | Broadview 1 | QCT?: | Yes |
| Latitude: | 38.624628 (Example: 41.889556) | Chicago Community Area: | |
| Longitude: | -90.160933 (Example: -87.623861) | | |

Public Services and Community Amenities

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

| | Facility Name | Facility Address |
|-----|--|--|
| 2.3 | Full Service Grocery Store | East St. Louis Supermarket 2439 Bond |
| 0.3 | Fixed-Route Public Transportation | 5th & Missouri Metrolink 5th & Missouri |
| 3.3 | Retail Store | Family Dollar 2318 State Street |
| 0.4 | Government Services | Social Security Administration 650 Missouri Avenue #104 |
| 2.9 | Recreational Facilities / Public Parks | Jackie Joyner-Kersee Center 101 Jackie Joyner-Kersee Cricle |
| 0.3 | Pharmacy | Medicate Pharmacy 100 N. 8th Street #100 |
| 0.4 | School | East St. Louis Lincoln Middle School 12 South 10th Street |
| 0.9 | Restaurant | Prime Steakhouse 200 S. Front Street |
| 1.9 | Hospital / Health Clinic | East Side Health District 638 N. 20th Street |
| 0.9 | Religious Institution | Mt. Sinai Missionary Baptist Church 1200 St. Louis Avenue |
| 3.9 | Library | East St. Louis Public Library 5300 State Street |
| 0.5 | Post Office | East St. Louis Post Office 950 Missouri Avenue |
| 0.8 | Banking Institution | First Bank 350 Riverpark Drive |
| 0.6 | Day Care Facility | Kim's Kids Inc. 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, resturants, 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, emergences, 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 Distirct's existing assets and distinctive resources & amenities provides for the project's residents unprecedented access/proximity for public servcies 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.

Characters remaining: 81

Incompatible Uses

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

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

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

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

| Facility Name | Facility Address |
|--|------------------|
| LMS Metal Buyers | 808 Walnut |
| 5th & Missouri Metrolink (lightrail) Station | 5th & Missouri |
| | |
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| | |

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.

LMS is a leading metal recycling facility and has no impact on the proposed project. The lightrail tracks that are contiguous to the project site belong to our regional transit authority and serve solely to provide mass transit; the MetroLink 5th & Missouri Station has a positive impact of the proposed Transit Oriented Development (TOD).

Characters remaining: 1160

| | | | | | | | | | | | | | |
|--------------------------------|--|--|-----------------------------|----------------------|--------------------------------|------|-----------|--------|------|--------|------------|------|--------|
| Project Name: | 1201 N. California Avenue Family Apartments | SPAR Reviewer: | HM | SPAR Recommendation: | Approve with Conditions | | | | | | | | |
| Project PPA Number: | 11977 | Census Tracts Included In PMA 17031242600, 17031241000, 17031240700, 17031240600, 17031241100, 17031242500, 17031240900, 17031242700 | | | | | | | | | | | |
| Project City: | Chicago | Market Characteristics* | | | PMA | Rate | Growth | County | Rate | Growth | State | Rate | Growth |
| Project Neighborhood: | West Town | Total Population 2000 | 25,350 | | | | 5,376,741 | | | | 12,419,293 | | |
| Project County: | COOK | Total Population 2010 | 21,074 | | -17% | | 5,172,848 | | -4% | | 12,745,359 | | 3% |
| Construction Type: | NEW | Total Population 2018 | 20,811 | | -1% | | 5,223,719 | | 1% | | 12,821,497 | | 1% |
| Age Restriction: | NON-ELDERLY | People aged 60+ 2000 | 2,195 | 9% | | | 827,416 | 15% | | | 1,962,911 | 16% | |
| Total Units: | 28 | People aged 60+ 2010 | 1,973 | 9% | -10% | | 848,172 | 16% | 3% | | 2,176,050 | 17% | 11% |
| Scattered Site: | Single Site | People aged 60+ 2018 | 1,978 | 10% | 0% | | 1,026,327 | 20% | 21% | | 2,675,686 | 21% | 23% |
| Market Rate Units: | 0 | People Unemployed 2000** | 1,169 | 12% | | | 197,487 | 8% | | | 375,412 | 6% | |
| 30% AMI Units: | 15 | People Unemployed 2010** | 1,097 | 10% | -6% | | 267,681 | 10% | 36% | | 569,744 | 9% | 52% |
| PSH Units: | 0 | People Unemployed 2018** | 621 | 5% | -43% | | 214,832 | 8% | -20% | | 437,139 | 7% | -23% |
| PBRA Units: | 15 | People in Laborforce 2000** | 9,673 | 38% | | | 2,620,175 | 49% | | | 6,230,617 | 50% | |
| Type of PBRA: | PBV | People in Laborforce 2010** | 11,153 | 53% | 15% | | 2,708,191 | 52% | 3% | | 6,654,048 | 52% | 7% |
| Existing & Fully Occupied: | 0 | People in Laborforce 2018** | 13,469 | 65% | 21% | | 2,765,106 | 53% | 2% | | 6,679,997 | 52% | 0% |
| PH Redevelopment: | No | Jobs by Job Location 2015 (LEHD) | 4,482 | 22% | | | 2,403,553 | 46% | | | 5,413,250 | 42% | |
| Vets Population: | No | Jobs by Res Location 2015 (LEHD) | 10,454 | 50% | | | 2,169,393 | 42% | | | 5,432,151 | 42% | |
| Existing IHDA Portfolio: | No | High School Graduates 2010** | 6,066 | 29% | | | 848,384 | 16% | | | 2,324,361 | 18% | |
| Opportunity Area: | No | High School Graduates 2018** | 5,189 | 25% | -14% | | 1,747,629 | 33% | 106% | | 4,776,071 | 37% | 105% |
| Proximate OA: | N/A | College Graduates 2000** | 2,285 | 9% | | | 968,642 | 18% | | | 2,078,049 | 17% | |
| ARI Score: | 0 | College Graduates 2010** | 4,870 | 23% | 113% | | 1,131,925 | 22% | 17% | | 2,526,884 | 20% | 22% |
| R/ECAP 2017 | 0 | College Graduates 2018** | 8,362 | 40% | 72% | | 1,361,974 | 26% | 20% | | 2,957,791 | 23% | 17% |
| R/ECAP in PMA | 1 | People in Poverty 2000 | 8,036 | 32% | | | 713,040 | 13% | | | 1,291,958 | 10% | |
| Wage Abundance/Desert | N/A, N/A | People in Poverty 2010 | 6,312 | 30% | -21% | | 778,340 | 15% | 9% | | 1,572,048 | 12% | 22% |
| Food Desert 2015 | 1 | People in Poverty 2018 | 4,034 | 19% | -36% | | 778,020 | 15% | 0% | | 1,635,603 | 13% | 4% |
| Opportunity Zone 2016 | 0 | Cost Burdened Owners 2018 | 830 | 31% | | | 338,197 | 30% | | | 763,360 | 24% | |
| QCT 2020 | 0 | Cost Burdened Renters 2018 | 2,470 | 40% | | | 399,168 | 47% | | | 743,059 | 45% | |
| QCT in PMA 2020 | 3 | Average Median Income 2000 | \$24,974 | | | | \$45,922 | | | | \$46,590 | | |
| Age of Housing Stock 2018 | | Average Median Income 2010 | \$44,252 | | 77% | | \$53,942 | | 17% | | \$55,735 | | 20% |
| 2000 & after | 16.49% | Average Median Income 2018 | \$66,922 | | 51% | | \$62,088 | | 15% | | \$63,575 | | 14% |
| 1980-2000 | 10.77% | Total Vacant Units 2000 | 929 | 10% | | | 121,940 | 6% | | | 293,836 | 6% | |
| before 1980 | 72.74% | Total Vacant Units 2010 | 1,713 | 17% | 84% | | 236,952 | 11% | 94% | | 497,663 | 9% | 69% |
| ARUS 80% AMI | 3710 | 61% | Total Vacant Units 2018 | 946 | 9% | -45% | 225,324 | 9% | -5% | | 517,230 | 9% | 4% |
| ARUS 70% AMI | 3009 | 49% | Owner Occupied Units 2000 | 1,747 | 21% | | 1,142,743 | 58% | | | 3,089,124 | 67% | |
| ARUS 60% AMI | 2355 | 39% | Owner Occupied Units 2010 | 2,709 | 33% | 55% | 1,169,991 | 60% | 2% | | 3,300,691 | 69% | 7% |
| ARUS 50% AMI | 1562 | 26% | Owner Occupied Units 2018 | 2,670 | 27% | -1% | 1,116,759 | 51% | -5% | | 3,189,035 | 60% | -3% |
| ARUS 40% AMI | 807 | 13% | Occupied Rental Units 2000 | 6,427 | 79% | | 831,438 | 42% | | | 1,502,655 | 33% | |
| ARUS 30% AMI | 532 | 9% | Occupied Rental Units 2010 | 5,439 | 67% | -15% | 766,490 | 40% | -8% | | 1,469,260 | 31% | -2% |
| ARUS 20% AMI | 330 | 5% | Occupied Rental Units 2018 | 6,113 | 63% | 12% | 846,311 | 39% | 10% | | 1,641,003 | 31% | 12% |
| Concentrations: | Number of Units | %s | Total Housing Units 2000 | 8,174 | 32% | | 1,974,181 | 37% | | | 4,591,779 | 37% | |
| Active IHDA Units (All) | 680 | 11% | Total Housing Units 2010 | 8,148 | 39% | 0% | 1,936,481 | 37% | -2% | | 4,769,951 | 37% | 4% |
| Affordable Housing Units (All) | 996 | 16% | Total Housing Units 2018 | 9,729 | 47% | 19% | 2,188,394 | 42% | 13% | | 5,347,268 | 42% | 12% |
| | | | Households with HCVs 2017 | 212 | 3% | | 58,878 | 7% | | | 87,754 | 5% | |
| | | | Overall Housing Unit Change | 1,572 | | | | | | | | | |

SPAR Reviewer Comments / Notes: The market for this project is very strong: Unemployment shrank by 43%, people in the laborforce grew by 21%, college graduates grew by 72%, people in poverty shrank by 36%, the AMI grew by 51%, total vacancies shrank by 45%, and occupied rental units grew by 12%. There is a need for additional affordable rentals in the area--only 9% of all rentals are affordable to people earning 30% of the AMI. The site is located in an area that is flagged as a food desert and will require a food access plan that meets requirements. 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 | | <i>District</i> | | <i>Elected Official</i> | |
| Set Aside: | City of Chicago | | Chief Municipal Official: | | Lori Lightfoot | |
| Address: | 1201 N. California Avenue | | Alderman: | 26 | Roberto Maldonado | |
| City: | Chicago | | State Senator: | 2 | Omar Aquino | |
| ZIP: | 60622 | | State Representative: | 4 | Delia Ramirez | |
| County: | Cook | | US Representative: | 4 | Jesus Garcia | |
| PIN: | 16-01-230-005-0000, 16-01-230-039-0000 | | | | | |
| Latitude: | 41.902958 | (Example: 41.889556) | Census Tract Number: | 2426 | IHDA Opportunity Area: | |
| Longitude: | -87.696864 | (Example: -87.623861) | QCT?: | No | | |
| | | | Chicago Community Area: | 23. Humboldt Park | | |

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 | Municipal Foods | 2559 W Division St., Chicago, IL 60622 |
| 0.01 | Fixed-Route Public Transportation | CTA Route 52 and CTA Route 70 | Intersection of N. California Ave and W. Division St. |
| 0.10 | Retail Store | Family Dollar | 2700 W. Division St., Chicago, IL 60622 |
| 0.50 | Government Services | IL DHS Family Community Resource | 2753 W. North Ave., Chicago, IL 60647 |
| 0.01 | Recreational Facilities / Public Parks | Humboldt Park | Intersection of N. California Ave and W. Division St. |
| 0.01 | Pharmacy | MAB Pharmacy | 2724 W. Division St., Chicago, IL 60622 |
| 0.40 | School | Chicago H.S. for the Arts | 2714 W. Augusta Blvd., Chicago, IL 60622 |
| 0.01 | Restaurant | La Bruquena | 2726 W. Division St., Chicago, IL 60622 |
| 0.25 | Hospital / Health Clinic | PCC West Town Family Health Center | 1044 N Mozart St., Chicago, IL 60622 |
| 0.50 | Religious Institution | St. Mark's RC Church | 1048 N. Campbell Ave., Chicago, IL 60622 |
| 1.00 | Library | Humboldt Park Branch, Chicago Public Library | 1605 N Troy St., Chicago, 60647 |
| 1.90 | Post Office | Wicker Park Branch, U.S. Postal Service | 1240 N. Ashland Ave., Chicago, IL 60622 |
| 0.30 | Banking Institution | Central Savings, f.s.b. | 2601 W. Division St., Chicago, IL 60622 |
| 0.25 | Day Care Facility | West Town Daycare | 1017-33 N. California Ave., Chicago, IL 60622 |

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

Situated at the western end of "Paseo Boricua," aka W. Division Street, the Site lies in the cultural heart of the city's Puerto Rican community. West Division Street in the vicinity of the Site is rich in cultural venues, retail shopping and restaurants, health, recreational, and educational facilities, and increasingly, mixed-use residential buildings. For example, both the Puerto Rican Cultural Center and National Museum of Puerto Rican Arts and Culture are within easy walking distance of the Site. Humboldt Park, directly across from the Site, offers a rich variety of recreational facilities. The immediate area around the Site is blessed with three hospitals, a large number of health clinics and a diverse array of supportive service providers. Three high schools and four elementary schools serve the area. This end of West Division and North California Avenue south of the Site offer many options for dining, after-hours relaxation, and a diverse array of small business retail shops. The Site is served in both the east/west and north/south directions by public transit bus routes. In recent years, the area around the Site has undergone increasing gentrification, rising rents and housing prices, leading to displacement of long-time residents. This development is one of several planned by HHDC along Paseo Boricua to increase the affordable housing stock in the area for the purpose of mitigating the effects of increasing gentrification.

Characters remaining: 41

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:

| | |
|----|--|
| 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

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

N/A

Characters remaining: 1495

| | | | | | | | | | | | | | |
|--------------------------------|--|--|-----------------------------|----------------------|--------------------------------|------|-----------|--------|------|--------|------------|------|--------|
| Project Name: | 1201 N. California Avenue Family Apartments | SPAR Reviewer: | HM | SPAR Recommendation: | Approve with Conditions | | | | | | | | |
| Project PPA Number: | 11796 | Census Tracts Included In PMA 17031242600, 17031241000, 17031240700, 17031240600, 17031241100, 17031242500, 17031240900, 17031242700 | | | | | | | | | | | |
| Project City: | Chicago | Market Characteristics* | | | PMA | Rate | Growth | County | Rate | Growth | State | Rate | Growth |
| Project Neighborhood: | West Town | Total Population 2000 | 25,350 | | | | 5,376,741 | | | | 12,419,293 | | |
| Project County: | COOK | Total Population 2010 | 21,074 | | -17% | | 5,172,848 | | -4% | | 12,745,359 | | 3% |
| Construction Type: | NEW | Total Population 2018 | 20,811 | | -1% | | 5,223,719 | | 1% | | 12,821,497 | | 1% |
| Age Restriction: | NON-ELDERLY | People aged 60+ 2000 | 2,195 | 9% | | | 827,416 | 15% | | | 1,962,911 | 16% | |
| Total Units: | 36 | People aged 60+ 2010 | 1,973 | 9% | -10% | | 848,172 | 16% | 3% | | 2,176,050 | 17% | 11% |
| Scattered Site: | Single Site | People aged 60+ 2018 | 1,978 | 10% | 0% | | 1,026,327 | 20% | 21% | | 2,675,686 | 21% | 23% |
| Market Rate Units: | 1 (manager unit) | People Unemployed 2000** | 1,169 | 12% | | | 197,487 | 8% | | | 375,412 | 6% | |
| 30% AMI Units: | 16 | People Unemployed 2010** | 1,097 | 10% | -6% | | 267,681 | 10% | 36% | | 569,744 | 9% | 52% |
| PSH Units: | 0 | People Unemployed 2018** | 621 | 5% | -43% | | 214,832 | 8% | -20% | | 437,139 | 7% | -23% |
| PBRA Units: | 16 | People in Laborforce 2000** | 9,673 | 38% | | | 2,620,175 | 49% | | | 6,230,617 | 50% | |
| Type of PBRA: | PBV | People in Laborforce 2010** | 11,153 | 53% | 15% | | 2,708,191 | 52% | 3% | | 6,654,048 | 52% | 7% |
| Existing & Fully Occupied: | 0 | People in Laborforce 2018** | 13,469 | 65% | 21% | | 2,765,106 | 53% | 2% | | 6,679,997 | 52% | 0% |
| PH Redevelopment: | No | Jobs by Job Location 2015 (LEHD) | 4,482 | 22% | | | 2,403,553 | 46% | | | 5,413,250 | 42% | |
| Vets Population: | N/A | Jobs by Res Location 2015 (LEHD) | 10,454 | 50% | | | 2,169,393 | 42% | | | 5,432,151 | 42% | |
| Existing IHDA Portfolio: | No | High School Graduates 2010** | 6,066 | 29% | | | 848,384 | 16% | | | 2,324,361 | 18% | |
| Opportunity Area: | No | High School Graduates 2018** | 5,189 | 25% | -14% | | 1,747,629 | 33% | 106% | | 4,776,071 | 37% | 105% |
| Proximate OA: | N/A | College Graduates 2000** | 2,285 | 9% | | | 968,642 | 18% | | | 2,078,049 | 17% | |
| ARI Score: | 0 | College Graduates 2010** | 4,870 | 23% | 113% | | 1,131,925 | 22% | 17% | | 2,526,884 | 20% | 22% |
| R/ECAP 2017 | 0 | College Graduates 2018** | 8,362 | 40% | 72% | | 1,361,974 | 26% | 20% | | 2,957,791 | 23% | 17% |
| R/ECAP in PMA | 1 | People in Poverty 2000 | 8,036 | 32% | | | 713,040 | 13% | | | 1,291,958 | 10% | |
| Wage Abundance/Desert | N/A, N/A | People in Poverty 2010 | 6,312 | 30% | -21% | | 778,340 | 15% | 9% | | 1,572,048 | 12% | 22% |
| Food Desert 2015 | 1 | People in Poverty 2018 | 4,034 | 19% | -36% | | 778,020 | 15% | 0% | | 1,635,603 | 13% | 4% |
| Opportunity Zone 2016 | 0 | Cost Burdened Owners 2018 | 830 | 31% | | | 338,197 | 30% | | | 763,360 | 24% | |
| QCT 2020 | 0 | Cost Burdened Renters 2018 | 2,470 | 40% | | | 399,168 | 47% | | | 743,059 | 45% | |
| QCT in PMA 2020 | 3 | Average Median Income 2000 | \$24,974 | | | | \$45,922 | | | | \$46,590 | | |
| Age of Housing Stock 2018 | | Average Median Income 2010 | \$44,252 | | 77% | | \$53,942 | | 17% | | \$55,735 | | 20% |
| 2000 & after | 16.49% | Average Median Income 2018 | \$66,922 | | 51% | | \$62,088 | | 15% | | \$63,575 | | 14% |
| 1980-2000 | 10.77% | Total Vacant Units 2000 | 929 | 10% | | | 121,940 | 6% | | | 293,836 | 6% | |
| before 1980 | 72.74% | Total Vacant Units 2010 | 1,713 | 17% | 84% | | 236,952 | 11% | 94% | | 497,663 | 9% | 69% |
| ARUS 80% AMI | 3710 | 61% | Owner Occupied Units 2000 | 1,747 | 21% | | 1,142,743 | 58% | | | 3,089,124 | 67% | |
| ARUS 70% AMI | 3009 | 49% | Owner Occupied Units 2010 | 2,709 | 33% | 55% | 1,169,991 | 60% | 2% | | 3,300,691 | 69% | 7% |
| ARUS 60% AMI | 2355 | 39% | Owner Occupied Units 2018 | 2,670 | 27% | -1% | 1,116,759 | 51% | -5% | | 3,189,035 | 60% | -3% |
| ARUS 50% AMI | 1562 | 26% | Occupied Rental Units 2000 | 6,427 | 79% | | 831,438 | 42% | | | 1,502,655 | 33% | |
| ARUS 40% AMI | 807 | 13% | Occupied Rental Units 2010 | 5,439 | 67% | -15% | 766,490 | 40% | -8% | | 1,469,260 | 31% | -2% |
| ARUS 30% AMI | 532 | 9% | Occupied Rental Units 2018 | 6,113 | 63% | 12% | 846,311 | 39% | 10% | | 1,641,003 | 31% | 12% |
| ARUS 20% AMI | 330 | 5% | Total Housing Units 2000 | 8,174 | 32% | | 1,974,181 | 37% | | | 4,591,779 | 37% | |
| Concentrations: | Number of Units | %s | Total Housing Units 2010 | 8,148 | 39% | 0% | 1,936,481 | 37% | -2% | | 4,769,951 | 37% | 4% |
| Active IHDA Units (All) | 680 | 11% | Total Housing Units 2018 | 9,729 | 47% | 19% | 2,188,394 | 42% | 13% | | 5,347,268 | 42% | 12% |
| Affordable Housing Units (All) | 966 | 16% | Households with HCVs 2017 | 212 | 3% | | 58,878 | 7% | | | 87,754 | 5% | |
| | | | Overall Housing Unit Change | 1,572 | | | | | | | | | |

SPAR Reviewer Comments / Notes: The market for this project is very strong: Unemployment shrank by 43%, people in the laborforce grew by 21%, college graduates grew by 72%, people in poverty shrank by 36%, the AMI grew by 51%, total vacancies shrank by 45%, and occupied rental units grew by 12%. There is a need for additional affordable rentals in the area--only 9% of all rentals are affordable to people earning 30% of the AMI. The site is located in an area that is flagged as a food desert and will require a food access plan that meets requirements. 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 | | <i>District</i> | | <i>Elected Official</i> | |
| Set Aside: | City of Chicago | | Chief Municipal Official: | | Lori Lightfoot | |
| Address: | 1201 N. California Avenue | | Alderman: | 26 | Roberto Maldonado | |
| City: | Chicago | | State Senator: | 2 | Omar Aquino | |
| ZIP: | 60622 | | State Representative: | 4 | Delia Ramirez | |
| County: | Cook | | US Representative: | 4 | Jesus Garcia | |
| PIN: | 16-01-230-005-0000, 16-01-230-039-0000 | | | | | |
| Latitude: | 41.902958 | (Example: 41.889556) | Census Tract Number: | 2426 | IHDA Opportunity Area: | Proximate |
| Longitude: | -87.696864 | (Example: -87.623861) | QCT?: | No | | |
| | | | Chicago Community Area: | 23. Humboldt Park | | |

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 | Municipal Foods | 2559 W Division St., Chicago, IL 60622 |
| 0.01 | Fixed-Route Public Transportation | CTA Route 52 and CTA Route 70 | Intersection of N. California Ave and W. Division St. |
| 0.10 | Retail Store | Family Dollar | 2700 W. Division St., Chicago, IL 60622 |
| 0.50 | Government Services | IL DHS Family Community Resource | 2753 W. North Ave., Chicago, IL 60647 |
| 0.01 | Recreational Facilities / Public Parks | Humboldt Park | Intersection of N. California Ave and W. Division St. |
| 0.01 | Pharmacy | MAB Pharmacy | 2724 W. Division St., Chicago, IL 60622 |
| 0.40 | School | Chicago H.S. for the Arts | 2714 W. Augusta Blvd., Chicago, IL 60622 |
| 0.01 | Restaurant | La Bruquena | 2726 W. Division St., Chicago, IL 60622 |
| 0.25 | Hospital / Health Clinic | PCC West Town Family Health Center | 1044 N Mozart St., Chicago, IL 60622 |
| 0.50 | Religious Institution | St. Mark's RC Church | 1048 N. Campbell Ave., Chicago, IL 60622 |
| 1.00 | Library | Humboldt Park Branch, Chicago Public Library | 1605 N Troy St., Chicago, 60647 |
| 1.90 | Post Office | Wicker Park Branch, U.S. Postal Service | 1240 N. Ashland Ave., Chicago, IL 60622 |
| 0.30 | Banking Institution | Central Savings, f.s.b. | 2601 W. Division St., Chicago, IL 60622 |
| 0.25 | Day Care Facility | West Town Daycare | 1017-33 N. California Ave., Chicago, IL 60622 |

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

Situated at the western end of "Paseo Boricua," aka W. Division Street, the Site lies in the cultural heart of the city's Puerto Rican community. West Division Street in the vicinity of the Site is rich in cultural venues, retail shopping and restaurants, health, recreational, and educational facilities, and increasingly, mixed-use residential buildings. For example, both the Puerto Rican Cultural Center and National Museum of Puerto Rican Arts and Culture are within easy walking distance of the Site. Humboldt Park, directly across from the Site, offers a rich variety of recreational facilities. The immediate area around the Site is blessed with three hospitals, a large number of health clinics and a diverse array of supportive service providers. Three high schools and four elementary schools serve the area. This end of West Division and North California Avenue south of the Site offer many options for dining, after-hours relaxation, and a diverse array of small business retail shops. The Site is served in both the east/west and north/south directions by public transit bus routes. In recent years, the area around the Site has undergone increasing gentrification, rising rents and housing prices, leading to displacement of long-time residents. This development is one of several planned by HHDC along Paseo Boricua to increase the affordable housing stock in the area for the purpose of mitigating the effects of increasing gentrification.

Characters remaining: 41

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:

| | |
|----|--|
| 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

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

N/A

Characters remaining: 1495

| | | | | | | | | | | | | | |
|--------------------------------|---------------------|---|-----------------------------|----------------------|--------------------------------|------|-----------|--------|------|--------|------------|------|--------|
| Project Name: | Harvey Lofts | SPAR Reviewer: | HM | SPAR Recommendation: | Approve with Conditions | | | | | | | | |
| Project PPA Number: | 11950 | Census Tracts Included In PMA 1727300, 17031827400, 17031826902, 17031827100, 17031826901, 17031827200, 17031827000, 17031827500, 17031827000 | | | | | | | | | | | |
| Project City: | Harvey | Market Characteristics* | | | PMA | Rate | Growth | County | Rate | Growth | State | Rate | Growth |
| Project Neighborhood: | | Total Population 2000 | 35,479 | | | | 5,376,741 | | | | 12,419,293 | | |
| Project County: | COOK | Total Population 2010 | 30,960 | | -13% | | 5,172,848 | | -4% | | 12,745,359 | | 3% |
| Construction Type: | NEW | Total Population 2018 | 29,660 | | -4% | | 5,223,719 | | 1% | | 12,821,497 | | 1% |
| Age Restriction: | NON-ELDERLY | People aged 60+ 2000 | 4,971 | 14% | | | 827,416 | 15% | | | 1,962,911 | 16% | |
| Total Units: | 48 | People aged 60+ 2010 | 4,349 | 14% | -13% | | 848,172 | 16% | 3% | | 2,176,050 | 17% | 11% |
| Scattered Site: | Single Site | People aged 60+ 2018 | 6,130 | 21% | 41% | | 1,026,327 | 20% | 21% | | 2,675,686 | 21% | 23% |
| Market Rate Units: | 0 (10@80%) | People Unemployed 2000** | 2,151 | 15% | | | 197,487 | 8% | | | 375,412 | 6% | |
| 30% AMI Units: | 10 | People Unemployed 2010** | 2,806 | 22% | 30% | | 267,681 | 10% | 36% | | 569,744 | 9% | 52% |
| PSH Units: | 0 | People Unemployed 2018** | 1,986 | 16% | -29% | | 214,832 | 8% | -20% | | 437,139 | 7% | -23% |
| PBRA Units: | 0 | People in Laborforce 2000** | 14,319 | 40% | | | 2,620,175 | 49% | | | 6,230,617 | 50% | |
| Type of PBRA: | N/A | People in Laborforce 2010** | 12,478 | 40% | -13% | | 2,708,191 | 52% | 3% | | 6,654,048 | 52% | 7% |
| Existing & Fully Occupied: | 0 | People in Laborforce 2018** | 12,418 | 42% | 0% | | 2,765,106 | 53% | 2% | | 6,679,997 | 52% | 0% |
| PH Redevelopment: | N/A | Jobs by Job Location 2015 (LEHD) | 15,165 | 51% | | | 2,403,553 | 46% | | | 5,413,250 | 42% | |
| Vets Population: | No | Jobs by Res Location 2015 (LEHD) | 9,870 | 33% | | | 2,169,393 | 42% | | | 5,432,151 | 42% | |
| Existing IHDA Portfolio: | No | High School Graduates 2010** | 11,893 | 38% | | | 848,384 | 16% | | | 2,324,361 | 18% | |
| Opportunity Area: | No | High School Graduates 2018** | 13,243 | 45% | 11% | | 1,747,629 | 33% | 106% | | 4,776,071 | 37% | 105% |
| Proximate OA: | N/A | College Graduates 2000** | 1,706 | 5% | | | 968,642 | 18% | | | 2,078,049 | 17% | |
| ARI Score: | 0 | College Graduates 2010** | 1,659 | 5% | -3% | | 1,131,925 | 22% | 17% | | 2,526,884 | 20% | 22% |
| R/ECAP 2017 | 0 | College Graduates 2018** | 2,159 | 7% | 30% | | 1,361,974 | 26% | 20% | | 2,957,791 | 23% | 17% |
| R/ECAP in PMA | 0 | People in Poverty 2000 | 7,411 | 21% | | | 713,040 | 13% | | | 1,291,958 | 10% | |
| Wage Abundance/Desert | N/A, N/A | People in Poverty 2010 | 9,226 | 30% | 24% | | 778,340 | 15% | 9% | | 1,572,048 | 12% | 22% |
| Food Desert 2015 | 0 | People in Poverty 2018 | 9,179 | 31% | -1% | | 778,020 | 15% | 0% | | 1,635,603 | 13% | 4% |
| Opportunity Zone 2016 | 0 | Cost Burdened Owners 2018 | 2,149 | 37% | | | 338,197 | 30% | | | 763,360 | 24% | |
| QCT 2020 | 1 | Cost Burdened Renters 2018 | 2,505 | 51% | | | 399,168 | 47% | | | 743,059 | 45% | |
| QCT in PMA 2020 | 9 | Average Median Income 2000 | \$31,913 | | | | \$45,922 | | | | \$46,590 | | |
| Age of Housing Stock 2018 | | Average Median Income 2010 | \$34,249 | | 7% | | \$53,942 | | 17% | | \$55,735 | | 20% |
| 2000 & after | 3.32% | Average Median Income 2018 | \$29,834 | | -13% | | \$62,088 | | 15% | | \$63,575 | | 14% |
| 1980-2000 | 7.18% | Total Vacant Units 2000 | 1,280 | 11% | | | 121,940 | 6% | | | 293,836 | 6% | |
| before 1980 | 89.5% | Total Vacant Units 2010 | 2,300 | 19% | 80% | | 236,952 | 11% | 94% | | 497,663 | 9% | 69% |
| ARUS 80% AMI | 4080 | 84% | Owner Occupied Units 2000 | 6,564 | 60% | | 1,142,743 | 58% | | | 3,089,124 | 67% | |
| ARUS 70% AMI | 3600 | 74% | Owner Occupied Units 2010 | 5,307 | 55% | -19% | 1,169,991 | 60% | 2% | | 3,300,691 | 69% | 7% |
| ARUS 60% AMI | 3097 | 64% | Owner Occupied Units 2018 | 5,739 | 42% | 8% | 1,116,759 | 51% | -5% | | 3,189,035 | 60% | -3% |
| ARUS 50% AMI | 2313 | 48% | Occupied Rental Units 2000 | 4,342 | 40% | | 831,438 | 42% | | | 1,502,655 | 33% | |
| ARUS 40% AMI | 1352 | 28% | Occupied Rental Units 2010 | 4,353 | 45% | 0% | 766,490 | 40% | -8% | | 1,469,260 | 31% | -2% |
| ARUS 30% AMI | 968 | 20% | Occupied Rental Units 2018 | 4,868 | 35% | 12% | 846,311 | 39% | 10% | | 1,641,003 | 31% | 12% |
| ARUS 20% AMI | 557 | 11% | Total Housing Units 2000 | 10,906 | 31% | | 1,974,181 | 37% | | | 4,591,779 | 37% | |
| Concentrations: | Number of Units | %s | Total Housing Units 2010 | 9,660 | 31% | -11% | 1,936,481 | 37% | -2% | | 4,769,951 | 37% | 4% |
| Active IHDA Units (All) | 209 | 4% | Total Housing Units 2018 | 13,722 | 46% | 42% | 2,188,394 | 42% | 13% | | 5,347,268 | 42% | 12% |
| Affordable Housing Units (All) | 506 | 10% | Households with HCVs 2017 | 793 | 16% | | 58,878 | 7% | | | 87,754 | 5% | |
| | | | Overall Housing Unit Change | 4,651 | | | | | | | | | |

| | |
|--|---|
| SPAR Reviewer Comments / Notes: | Positives: Unemployment decreased by 29%, college graduates increased by 30%. Negatives: The population has had a slight decrease by 4%, 31% of the population is living in poverty, and vacancies increased by 35%. The area is naturally affordable and might not be able to sustain additional 60% units or the 10 80% units. The market study must make a case for the additional units. The project is located in a QCT and will require CR documents that meet 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: | Chicago Metro | | Alderman: | NA | Christopher J. Clark |
| Address: | Ave. | | State Senator: | 15 | Napoleon Harris, III |
| City: | Harvey | | State Representative: | 30 | William Davis |
| ZIP: | 60426 | | US Representative: | 2 | Robin L Kelley |
| County: | Cook | | Census Tract Number: | 17031827300 | IHDA Opportunity Area: |
| PIN: | 29-17-211-038, -059,-060 | | QCT?: | Yes | |
| Latitude: | 41.61019 | (Example: 41.889556) | Chicago Community Area: | N/A | |
| Longitude: | -87.64521 | (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 |
|----------|--|--------------------------------------|---|
| 0.08 | Full Service Grocery Store | La Mexicana Grocery | 166 E 154th St., Harvey, IL 60426 |
| 0.06 | Fixed-Route Public Transportation | Pace Harvey Transportation Center | 212 E 153rd St., Harvey, IL 60426 |
| 0.04 | Retail Store | City Sports | 196 E 154th St., Harvey, IL 60426 |
| 0.08 | Government Services | City of Harvey City Hall | 15320 Broadway Ave., Harvey, IL 60426 |
| 0.50 | Recreational Facilities / Public Parks | Lexington Park | 15030 Lexington Ave., Harvey, IL 60426 |
| 0.70 | Pharmacy | Local Health Pharmacy | 31 W 155th St., Harvey, IL 60426 |
| 0.43 | School | Thornton Township High School | 15001 Broadway Ave., Harvey, IL 60426 |
| 0.07 | Restaurant | Harvey's Fish and Grill | 15403 Center Avenue, Harvey, IL 60426 |
| 0.77 | Hospital / Health Clinic | Uchicago Medicine Ingalls Memorial | 1 Ingalls Dr., Harvey, IL 60426 |
| 0.19 | Religious Institution | Nehemiah Christian Center Ministries | 15215 Center Ave., Harvey, IL 60426 |
| 0.14 | Library | Harvey Public Library District | 15441 Turlington Ave., Harvey, IL 60426 |
| 0.12 | Post Office | US Post Office | 15441 Center Ave, Harvey, IL 60426 |
| 0.03 | Banking Institution | Fifth Third Bank | 174 E 154th St., Harvey, IL 60426 |
| 0.91 | Day Care Facility | Hugs and Snugs Day Care Academy | 72 E 147th St., Harvey, IL 60426 |

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

Harvey Lofts is located at 15330 Center Ave., 15340 Broadway Ave, and 183 E. 154th St, Harvey, IL. All of the sites are contiguous. Harvey, IL is an urban city south of Chicago with a populaion of approximately 26,000. According to WalkScore.com the site is somewhat walkable with many nearby public transportation options. The public services and community amenities are all within a one mile radius of the proposed site with fixed-route public transportation, Pace Harvey Transportation Center, directly adjacent to the site. The site is within 0.25 miles of a banking institution, post office, library, religious institution, restaurant, government services, retail store, grocery and fixed-route public transportation. The site is within 0.75 miles of a park, pharmacy and high school. The site is within one-mile of a hospital and day care facility.

Characters remaining: 646

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 noise |

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

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

| Facility Name | Facility Address |
|------------------------------|------------------------------|
| Metra Electric Commuter Rail | Park Avenue and 154th Street |
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| | |

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.

Harvey Lofts is a Transit-Oriented Development (TOD) and is within walking distance of public transportation. The relationship between urban living and public transport use will be beneficial for future residents of the proposed development. The railroad tracks, or Metra Electric Commuter Rail, is within 1/4 a mile of the project site. The use will have a positive impact on the project as it provides increased mobility through transportation to residents. If needed, given the project receives a LIHTC award, the Development Team will conduct a noise study and plan for any needed mitigation including, but not limited to, upgraded windows for noise control.

Characters remaining: 837

| | | | | | | | | | | | |
|--|---|----------------------------------|--|----------------------|---|----------|--------|--------|------------|------|--------|
| Project Name: | Poplar Place Townhomes | SPAR Reviewer: | L. Somers | SPAR Recommendation: | Conditional Approval | | | | | | |
| Project PPA Number: | 12073 | Census Tracts Included In PMA | | | 17167001800, 17167001900, 17167001200, 17167002100, 17167001100, 17167000202, 17167001300, 17167000300, | | | | | | |
| Project City: | Springfield | Market Characteristics* | PMA | Rate | Growth | County | Rate | Growth | State | Rate | Growth |
| Set-Aside/Cmty Area | Other Metro | Total Population 2000 | 132,376 | | | 188,951 | | | 12,419,293 | | |
| Project County: | Sangamon | Total Population 2010 | 133,449 | | 1% | 195,288 | | 3% | 12,745,359 | | 3% |
| Construction Type: | Rehab | Total Population 2019 | 131,895 | | -1% | 196,861 | | 1% | 12,854,526 | | 1% |
| Age Restriction: | Non-Elderly | People aged 60+ 2000 | 24,756 | 19% | | 33,238 | 18% | | 1,962,911 | 16% | |
| Total Units: | 100 | People aged 60+ 2010 | 26,019 | 19% | 5% | 37,178 | 19% | 12% | 2,176,050 | 17% | 11% |
| Scattered Site: | No | People aged 60+ 2019 | 32,259 | 24% | 24% | 47,121 | 24% | 27% | 2,614,633 | 20% | 20% |
| Mrkt Rate/80% AMI Units: | 0 | People Unemployed 2000** | 3,420 | 3% | | 4,135 | 2% | | 375,412 | 3% | |
| 30% AMI Units: | 0 | People Unemployed 2010** | 5,868 | 4% | 72% | 7,524 | 4% | 82% | 569,744 | 4% | 52% |
| PSH Units/PAIR Data: | 0/23 | People Unemployed 2019** | 4,507 | 3% | -23% | 5,822 | 3% | -23% | 491,310 | 4% | -14% |
| PBRA Units: | 25 | People in Laborforce 2000** | 70,344 | 53% | | 101,994 | 54% | | 6,230,617 | 50% | |
| Type of PBRA: | Springfield Hsg Authority PB Vouchers | People in Laborforce 2010** | 71,447 | 54% | 2% | 105,789 | 54% | 4% | 6,654,048 | 52% | 7% |
| Existing & Fully Occupied: | 42 units currently occupied | People in Laborforce 2019** | 66,070 | 50% | -8% | 100,097 | 51% | -5% | 6,690,195 | 52% | 1% |
| PH Redevelopment: | | Jobs by Job Location 2019 (LEHD) | 109,505 | 83% | | 120,195 | 61% | | 5,413,250 | 42% | |
| Vets Population: | No | Jobs by Res Location 2019 (LEHD) | 55,806 | 42% | | 85,046 | 43% | | 5,432,151 | 42% | |
| Existing IHDA Portfolio: | Yes | High School Graduates 2010** | 53,638 | 40% | | 38,850 | 20% | | 2,324,361 | 18% | |
| Opp Area or Proximate: | | High School Graduates 2019** | 51,987 | 39% | -3% | 79,163 | 40% | 104% | 4,776,071 | 37% | 105% |
| QOLI Score: | 4 | College Graduates 2000** | 25,975 | 20% | | 36,152 | 19% | | 2,078,049 | 17% | |
| ARI Score: | 1 | College Graduates 2010** | 27,768 | 21% | 7% | 41,031 | 21% | 13% | 2,526,884 | 20% | 22% |
| R/ECAP 2019 | 1 | College Graduates 2019** | 31,611 | 24% | 14% | 47,107 | 24% | 15% | 2,898,584 | 23% | 15% |
| R/ECAP in PMA | 4 | People in Poverty 2000 | 14,599 | 11% | | 17,340 | 9% | | 1,291,958 | 10% | |
| Wage Abundance/Desert | N/A, N/A | People in Poverty 2010 | 21,462 | 16% | 47% | 25,691 | 13% | 48% | 1,572,048 | 12% | 22% |
| BA Food Access Verified | 1 | People in Poverty 2019 | 23,636 | 18% | 10% | 27,995 | 14% | 9% | 1,698,613 | 13% | 8% |
| RIA | 1 | Cost Burdened Owners 2019 | 6,439 | 17% | | 9,128 | 16% | | 788,994 | 25% | |
| QCT 2022 | 1 | Cost Burdened Renters 2019 | 9,774 | 45% | | 11,332 | 44% | | 744,760 | 46% | |
| QCT in PMA 2022 | 15 | Average Median Income 2000 | \$39,513 | | | \$42,957 | | | \$46,590 | | |
| Age of Housing Stock 2019 | | Average Median Income 2010 | \$45,744 | | 16% | \$52,232 | | 22% | \$55,735 | | 20% |
| 2000 & after | 9.72% | Average Median Income 2019 | \$51,582 | | 13% | \$61,912 | | 19% | \$61,229 | | 10% |
| 1980-2000 | 19.37% | Total Vacant Units 2000 | 5,701 | 8% | | 6,737 | 8% | | 293,836 | 6% | |
| before 1980 | 70.91% | Total Vacant Units 2010 | 6,197 | 9% | 9% | 7,656 | 9% | 14% | 497,663 | 9% | 69% |
| ARUS 80% AMI | 18807 | 87% | Owner Occupied Units 2000 | 37,466 | 59% | | 55,098 | 70% | 3,089,124 | 67% | |
| ARUS 70% AMI | 18208 | 84% | Owner Occupied Units 2010 | 38,168 | 59% | 2% | 57,820 | 71% | 3,300,691 | 69% | 7% |
| ARUS 60% AMI | 14130 | 65% | Owner Occupied Units 2019 | 37,014 | 57% | -3% | 57,673 | 63% | 3,185,142 | 60% | -4% |
| ARUS 50% AMI | 9500 | 44% | Occupied Rental Units 2000 | 20,328 | 32% | | 23,624 | 30% | 1,502,655 | 33% | |
| ARUS 40% AMI | 4830 | 22% | Occupied Rental Units 2010 | 20,384 | 31% | 0% | 24,148 | 29% | 1,469,260 | 31% | -2% |
| ARUS 30% AMI | 2065 | 10% | Occupied Rental Units 2019 | 21,598 | 33% | 6% | 26,038 | 28% | 1,633,310 | 31% | 11% |
| ARUS 20% AMI | 1096 | 5% | Total Housing Units 2000 | 63,495 | 48% | | 78,722 | 42% | 4,591,779 | 37% | |
| Concentrations: | Number of Units | %s | Total Housing Units 2010 | 64,749 | 49% | 2% | 81,968 | 42% | 4,769,951 | 37% | 4% |
| Active IHDA Units (All) | 2182 | 10% | Total Housing Units 2019 | 65,165 | 49% | 1% | 91,737 | 47% | 5,334,847 | 42% | 12% |
| Affordable Housing Units (All) | 2756 | 13% | Households with HCVs 2019 | 2,014 | 9% | | 50 | 0% | 87,754 | 5% | |
| CR Triggered: | if renter % is > set-aside avg and IHDA conc is > 15% then tr | | Overall Housing Unit Change | 2,522 | | | | | | | |
| SPAR Reviewer Comments / Notes: | <p>According to the PPA, 42 units are currently occupied, but due to the poor conditions at the property the developer expects occupancy levels to continue to fall. They believe that only 31 households will remain during redevelopment. There are some red flags in this market area, such as stagnant population and losses in laborforce. There also appears to be a natural affordable rental market at the 60% AMI level. However, this project is existing and reflected in the ARUS number. The proposal is actually decreasing the number of units at this project which will lower IHDA's share and likely the ARUS 60% number. This project is currently in deplorable condition and very much in need of improvements so as to provide better living conditions for those who live there. Since the project is located in both a QCT and RECAP, CR documentation that meets IHDA thresholds will be required at application. In addition, we would like the sponsor to provide planned marketing efforts to overcome the likely negative impressions of the project within the community and among potential tenants. This information can be detailed within the required Site and Market Study or as an addendum to it. These are our conditions of approval.</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 | Rehabilitation | Chief Municipal Official: | District: Mayor | Elected Official: Jim Langfelder |
| Set Aside: | Other Metro | | Alderman: | 3 | Roy Williams, Jr. |
| Address: | 902 S 25th St | | State Senator: | 48 | Doris Turner |
| City: | Springfield | | State Representative: | 96 | Sue Scherer |
| ZIP: | 62703-2017 | | US Representative: | 13 | Rodney Davis |
| County: | Sangamon | | Census Tract Number: | 0016.00 | IHDA Opportunity Area: |
| PIN: | 14-35-0-476-001 and 14-35-0-428-001 | | QCT?: | Yes | |
| Latitude: | 39.791028 | (Example: 41.889556) | Chicago Community Area: | N/A | |
| Longitude: | -89.618322 | (Example: -87.623861) | | | |

Public Services and Community Amenities

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

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

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

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

Characters remaining: 647

Incompatible Uses

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

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

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

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

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

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

Characters remaining: 1407

| | | | | | | | | | | | |
|--------------------------------|------------------------|----------------------------------|-----------------------------|---|----------------------------|-----------|-----------|--------|------------|-----------|--------|
| Project Name: | Wildwood Trace | SPAR Reviewer: | L. Somers | SPAR Recommendation: | APPROVE w/condition | | | | | | |
| Project PPA Number: | 11931 | Census Tracts Included In PMA | | 17089851600, 17089851500, 17089851101, 17089851102, 17089854600, 17089851801, 17089851400, 17089851301, | | | | | | | |
| Project City: | Elgin | Market Characteristics* | PMA | Rate | Growth | County | Rate | Growth | State | Rate | Growth |
| Project Neighborhood: | | Total Population 2000 | 48,260 | | | 5,376,741 | | | 12,419,293 | | |
| Project County: | COOK | Total Population 2010 | 47,930 | | -1% | 5,172,848 | | -4% | 12,745,359 | | 3% |
| Construction Type: | NEW | Total Population 2018 | 46,787 | | -2% | 5,223,719 | | 1% | 12,821,497 | | 1% |
| Age Restriction: | NON-ELDERLY | People aged 60+ 2000 | 4,771 | 10% | | 827,416 | 15% | | 1,962,911 | 16% | |
| Total Units: | 55 | People aged 60+ 2010 | 4,849 | 10% | 2% | 848,172 | 16% | 3% | 2,176,050 | 17% | 11% |
| Scattered Site: | Single Site | People aged 60+ 2018 | 6,728 | 14% | 39% | 1,026,327 | 20% | 21% | 2,675,686 | 21% | 23% |
| Market Rate Units: | 0 | People Unemployed 2000** | 1,555 | 6% | | 197,487 | 8% | | 375,412 | 6% | |
| 30% AMI Units: | 11 | People Unemployed 2010** | 2,371 | 10% | 52% | 267,681 | 10% | 36% | 569,744 | 9% | 52% |
| PSH Units: | 11 | People Unemployed 2018** | 1,998 | 8% | -16% | 214,832 | 8% | -20% | 437,139 | 7% | -23% |
| PBRA Units: | 11 | People in Laborforce 2000** | 24,057 | 50% | | 2,620,175 | 49% | | 6,230,617 | 50% | |
| Type of PBRA: | still trying to obtain | People in Laborforce 2010** | 24,572 | 51% | 2% | 2,708,191 | 52% | 3% | 6,654,048 | 52% | 7% |
| Existing & Fully Occupied: | NO | People in Laborforce 2018** | 24,692 | 53% | 0% | 2,765,106 | 53% | 2% | 6,679,997 | 52% | 0% |
| PH Redevelopment: | | Jobs by Job Location 2015 (LEHD) | 20,818 | 44% | | 2,403,553 | 46% | | 5,413,250 | 42% | |
| Vets Population: | | Jobs by Res Location 2015 (LEHD) | 20,704 | 44% | | 2,169,393 | 42% | | 5,432,151 | 42% | |
| Existing IHDA Portfolio: | NO | High School Graduates 2010** | 15,027 | 31% | | 848,384 | 16% | | 2,324,361 | 18% | |
| Opportunity Area: | NO | High School Graduates 2018** | 15,815 | 34% | 5% | 1,747,629 | 33% | 106% | 4,776,071 | 37% | 105% |
| Proximate OA: | | College Graduates 2000** | 3,874 | 8% | | 968,642 | 18% | | 2,078,049 | 17% | |
| ARI Score: | 2 | College Graduates 2010** | 4,812 | 10% | 24% | 1,131,925 | 22% | 17% | 2,526,884 | 20% | 22% |
| R/ECAP 2017 | 0 | College Graduates 2018** | 5,303 | 11% | 10% | 1,361,974 | 26% | 20% | 2,957,791 | 23% | 17% |
| R/ECAP in PMA | 0 | People in Poverty 2000 | 4,983 | 10% | | 713,040 | 13% | | 1,291,958 | 10% | |
| Wage Abundance/Desert | N/A, N/A | People in Poverty 2010 | 7,514 | 16% | 51% | 778,340 | 15% | 9% | 1,572,048 | 12% | 22% |
| Food Desert 2015 | 1 | People in Poverty 2018 | 7,584 | 16% | 1% | 778,020 | 15% | 0% | 1,635,603 | 13% | 4% |
| Opportunity Zone 2016 | 0 | Cost Burdened Owners 2018 | 2,263 | 26% | | 338,197 | 30% | | 763,360 | 24% | |
| QCT 2020 | 0 | Cost Burdened Renters 2018 | 3,056 | 49% | | 399,168 | 47% | | 743,059 | 45% | |
| QCT in PMA 2020 | 3 | Average Median Income 2000 | \$47,287 | | | \$45,922 | | | \$46,590 | | |
| Age of Housing Stock 2018 | | Average Median Income 2010 | \$47,507 | | 0% | \$53,942 | | 17% | \$55,735 | | 20% |
| 2000 & after | 5.75% | Average Median Income 2018 | \$55,111 | | 16% | \$62,088 | | 15% | \$63,575 | | 14% |
| 1980-2000 | 13.89% | Total Vacant Units 2000 | 543 | 3% | | 121,940 | 6% | | 293,836 | 6% | |
| before 1980 | 80.36% | Total Vacant Units 2010 | 1,128 | 7% | 108% | 236,952 | 11% | 94% | 497,663 | 9% | 69% |
| ARUS 80% AMI | 4905 | 78% | Owner Occupied Units 2000 | 9,658 | 64% | | 1,142,743 | 58% | | 3,089,124 | 67% |
| ARUS 70% AMI | 4304 | 69% | Owner Occupied Units 2010 | 9,424 | 62% | -2% | 1,169,991 | 60% | 2% | 3,300,691 | 69% |
| ARUS 60% AMI | 3700 | 59% | Owner Occupied Units 2018 | 8,557 | 54% | -9% | 1,116,759 | 51% | -5% | 3,189,035 | 60% |
| ARUS 50% AMI | 2808 | 45% | Occupied Rental Units 2000 | 5,532 | 36% | | 831,438 | 42% | | 1,502,655 | 33% |
| ARUS 40% AMI | 1262 | 20% | Occupied Rental Units 2010 | 5,840 | 38% | 6% | 766,490 | 40% | -8% | 1,469,260 | 31% |
| ARUS 30% AMI | 626 | 10% | Occupied Rental Units 2018 | 6,271 | 40% | 7% | 846,311 | 39% | 10% | 1,641,003 | 31% |
| ARUS 20% AMI | 350 | 6% | Total Housing Units 2000 | 15,190 | 31% | | 1,974,181 | 37% | | 4,591,779 | 37% |
| Concentrations: | Number of Units | %s | Total Housing Units 2010 | 15,264 | 32% | 0% | 1,936,481 | 37% | -2% | 4,769,951 | 37% |
| Active IHDA Units (All) | 1468 | 23% | Total Housing Units 2018 | 15,759 | 34% | 3% | 2,188,394 | 42% | 13% | 5,347,268 | 42% |
| Affordable Housing Units (All) | 1510 | 24% | Households with HCVs 2017 | 443 | 7% | | 58,878 | 7% | | 87,754 | 5% |
| | | | Overall Housing Unit Change | 957 | | | | | | | |

SPAR Reviewer Comments / Notes: Even though IHDA and rent restricted housing in this PMA reflect a concentration, the proposed intends to predominately target a PSH population. PAIR data shows a waiting list of 299 persons in Elgin for this type of housing. In addition, the sponsor provided documentation with the PPA that narrates a vision of an eventual campus of PSH housing and services upon the larger site of which this is part. We will require with a future application that the sponsor provide CR docs that show that the City of Elgin is behind this effort. USDA metrics also tag this as an area of limited food access. Documentaiton noting access to food would also be required at application.

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

Site

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

| | | | | | | |
|-------------------|---------------------------------|-----------------------|---------------------------|--|---|--|
| Site: | 1 | New Construction | District | | Elected Official | |
| Set Aside: | Chicago Metro | | Chief Municipal Official: | | Mayor David Kaptain | |
| Address: | 695 S State Street | | Alderman: | | | |
| City: | Elgin | | State Senator: | 22 | Cristina Castro | |
| ZIP: | 60123 | | State Representative: | 43 | Anna Moeller | |
| County: | Kane | | US Representative: | 14 | Lauren Underwood | |
| PIN: | 06-23-400-007 and 06-24-351-007 | | | | | |
| Latitude: | 42.01871 | (Example: 41.889556) | Census Tract Number: | 8549 | IHDA Opportunity Area: | |
| Longitude: | -88.28303 | (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 |
|----------|--|--|
| 0.70 | Full Service Grocery Store | Butera Market |
| 0.10 | Fixed-Route Public Transportation | Pace Bus Route 801 Elgin-Geneva |
| 0.70 | Retail Store | Family Dollar Store and various stores |
| 0.30 | Government Services | Illinois State Police Department |
| 0.10 | Recreational Facilities / Public Parks | Elgin Shores Forest Preserve |
| 1.10 | Pharmacy | Walgreens |
| 0.50 | School | Lowrie Elementary School |
| 0.70 | Restaurant | Olde Towne Inn |
| 0.10 | Hospital / Health Clinic | Elgin Mental Health Center |
| 0.60 | Religious Institution | Zion Lutheran Church |
| 1.50 | Library | Gail Borden Library |
| 1.40 | Post Office | United States Postal Service |
| 1.30 | Banking Institution | Chase Bank |
| 1.00 | Day Care Facility | Elgin Day Care |
| | | 3 Clock Tower Plaza Elgin |
| | | 695 S State Street Elgin |
| | | 9 Clock Tower Plaza Elgin |
| | | 777 S State St Elgin |
| | | 772 S State St Elgin |
| | | 600 Villa Street Elgin |
| | | 264 Oak Street Elgin |
| | | 412 Bluff City Boulevard Elgin |
| | | 750 S State Street Elgin |
| | | 330 Griswold Street Elgin |
| | | 270 N Grove Avenue Elgin |
| | | 66 Grove Court Elgin |
| | | 24 E Chicago Street Elgin |
| | | 201 National Street Elgin |

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

Wildwood Trace is located within a short distance of various Health, Food, Civic/Recreation, and Education/Job Training services including a variety of dine in restaurants and a Butera Supermarket located at the Clock Tower Plaza. Civic recreation hubs such as the Elgin Shores Forest Preserves and the Elgin Sports Complex will offer physical activity opportunities and educational nature programs for prospective residents. Children living at Wildwood Trace will be served by various K-12 institutions including Willard and Lowrie Elementary Schools. Health services approximately .10-miles from the proposed development are available through the Elgin Mental Health Center. Public transportation access via the National Street MetraRail Station and Pace Bus Route 801 are located within a .50-mile radius of the subject property. In addition, Ride in Kane (RIK) paratransit services are available in Elgin, of which AID is a sponsor.

Characters remaining: 559

Incompatible Uses

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

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

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

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

Facility Name:

Facility Address:

| | |
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Flood Risk Details:

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

Characters remaining: 1500

Incompatible Uses Details:

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

Characters remaining: 1500

| | | | | | | | | | | | | |
|--|-----------------------------------|-----|--|------------|-------------|----------------------|-----------------------------|-------------|---------------|--------------|-------------|---------------|
| Project Name: | Nehemiah Homes RMJ | | SPAR Reviewer: | L. Somers | | SPAR Recommendation: | CONDITIONAL APPROVAL | | | | | |
| Project PPA Number: | 11943 | | <i>Census Tracts Included In PMA</i> 17167002300, 17167001700, 17167001600, 17167002600, 17167001500, 17167000600, 17167002500, 17167002700, | | | | | | | | | |
| Project City: | Springfield | | Market Characteristics* | PMA | Rate | Growth | County | Rate | Growth | State | Rate | Growth |
| Set-Aside/Cmty Area | Other Metro | | Total Population 2000 | 33,494 | | | 188,951 | | | 12,419,293 | | |
| Project County: | SANGAMON | | Total Population 2010 | 31,634 | | -6% | 195,288 | | 3% | 12,745,359 | | 3% |
| Construction Type: | NEW | | Total Population 2019 | 30,313 | | -4% | 196,861 | | 1% | 12,854,526 | | 1% |
| Age Restriction: | NON-ELDERLY | | People aged 60+ 2000 | 5,688 | 17% | | 33,238 | 18% | | 1,962,911 | 16% | |
| Total Units: | 40 | | People aged 60+ 2010 | 4,932 | 16% | -13% | 37,178 | 19% | 12% | 2,176,050 | 17% | 11% |
| Scattered Site: | Single Site | | People aged 60+ 2019 | 6,550 | 22% | 33% | 47,121 | 24% | 27% | 2,614,633 | 20% | 20% |
| Mrkt Rate/80% AMI Units: | 0 | | People Unemployed 2000** | 1,321 | 4% | | 4,135 | 2% | | 375,412 | 3% | |
| 30% AMI Units: | 10 | | People Unemployed 2010** | 2,157 | 7% | 63% | 7,524 | 4% | 82% | 569,744 | 4% | 52% |
| PSH Units/PAIR Data: | 8 units/5 on Springfield WL | | People Unemployed 2019** | 1,358 | 4% | -37% | 5,822 | 3% | -23% | 491,310 | 4% | -14% |
| PBRA Units: | 8 (will apply after PPA approval) | | People in Laborforce 2000** | 16,331 | 49% | | 101,994 | 54% | | 6,230,617 | 50% | |
| Type of PBRA: | PB Springfield HA | | People in Laborforce 2010** | 15,608 | 49% | -4% | 105,789 | 54% | 4% | 6,654,048 | 52% | 7% |
| Existing & Fully Occupied: | No | | People in Laborforce 2019** | 13,617 | 45% | -13% | 100,097 | 51% | -5% | 6,690,195 | 52% | 1% |
| PH Redevelopment: | | | Jobs by Job Location 2019 (LEHD) | 16,132 | 53% | | 120,195 | 61% | | 5,413,250 | 42% | |
| Vets Population: | | | Jobs by Res Location 2019 (LEHD) | 11,965 | 39% | | 85,046 | 43% | | 5,432,151 | 42% | |
| Existing IHDA Portfolio: | No | | High School Graduates 2010** | 13,774 | 44% | | 38,850 | 20% | | 2,324,361 | 18% | |
| Opp Area or Proximate: | No | | High School Graduates 2019** | 13,914 | 46% | 1% | 79,163 | 40% | 104% | 4,776,071 | 37% | 105% |
| QOLI Score: | 4 | | College Graduates 2000** | 2,853 | 9% | | 36,152 | 19% | | 2,078,049 | 17% | |
| ARI Score: | 0 | | College Graduates 2010** | 2,348 | 7% | -18% | 41,031 | 21% | 13% | 2,526,884 | 20% | 22% |
| R/ECAP 2019 | 0 | | College Graduates 2019** | 3,014 | 10% | 28% | 47,107 | 24% | 15% | 2,898,584 | 23% | 15% |
| R/ECAP in PMA | 3 | | People in Poverty 2000 | 7,036 | 21% | | 17,340 | 9% | | 1,291,958 | 10% | |
| Wage Abundance/Desert | N/A, N/A | | People in Poverty 2010 | 8,825 | 28% | 25% | 25,691 | 13% | 48% | 1,572,048 | 12% | 22% |
| BA Food Access Verified | Access verified | | People in Poverty 2019 | 10,054 | 33% | 14% | 27,995 | 14% | 9% | 1,698,613 | 13% | 8% |
| RIA | 1 | | Cost Burdened Owners 2019 | 1,690 | 24% | | 9,128 | 16% | | 788,994 | 25% | |
| QCT 2022 | 1 | | Cost Burdened Renters 2019 | 3,258 | 53% | | 11,332 | 44% | | 744,760 | 46% | |
| QCT in PMA 2022 | 8 | | Average Median Income 2000 | \$27,766 | | | \$42,957 | | | \$46,590 | | |
| Age of Housing Stock 2019 | | | Average Median Income 2010 | \$28,645 | | 3% | \$52,232 | | 22% | \$55,735 | | 20% |
| 2000 & after | 5.64% | | Average Median Income 2019 | \$32,559 | | 14% | \$61,912 | | 19% | \$61,229 | | 10% |
| 1980-2000 | 13.45% | | Total Vacant Units 2000 | 1,907 | 11% | | 6,737 | 8% | | 293,836 | 6% | |
| before 1980 | 80.91% | | Total Vacant Units 2010 | 1,999 | 12% | 5% | 7,656 | 9% | 14% | 497,663 | 9% | 69% |
| ARUS 80% AMI | 5479 | 89% | Total Vacant Units 2019 | 1,572 | 10% | -21% | 8,026 | 8% | 5% | 516,395 | 9% | 4% |
| ARUS 70% AMI | 5319 | 86% | Owner Occupied Units 2000 | 8,356 | 52% | | 55,098 | 70% | | 3,089,124 | 67% | |
| ARUS 60% AMI | 4159 | 67% | Owner Occupied Units 2010 | 7,283 | 48% | -13% | 57,820 | 71% | 5% | 3,300,691 | 69% | 7% |
| ARUS 50% AMI | 2593 | 42% | Owner Occupied Units 2019 | 6,951 | 47% | -5% | 57,673 | 63% | 0% | 3,185,142 | 60% | -4% |
| ARUS 40% AMI | 1429 | 23% | Occupied Rental Units 2000 | 5,695 | 36% | | 23,624 | 30% | | 1,502,655 | 33% | |
| ARUS 30% AMI | 401 | 7% | Occupied Rental Units 2010 | 5,948 | 39% | 4% | 24,148 | 29% | 2% | 1,469,260 | 31% | -2% |
| ARUS 20% AMI | 174 | 3% | Occupied Rental Units 2019 | 6,163 | 42% | 4% | 26,038 | 28% | 8% | 1,633,310 | 31% | 11% |
| Concentrations: | Number of Units | %s | Total Housing Units 2000 | 15,958 | 48% | | 78,722 | 42% | | 4,591,779 | 37% | |
| Active IHDA Units (All) | 1174 | 19% | Total Housing Units 2010 | 15,230 | 48% | -5% | 81,968 | 42% | 4% | 4,769,951 | 37% | 4% |
| Affordable Housing Units (All) | 1174 | 19% | Total Housing Units 2019 | 14,686 | 48% | -4% | 91,737 | 47% | 12% | 5,334,847 | 42% | 12% |
| CR Triggered: | | | Households with HCVs 2019 | 994 | 16% | | 50 | 0% | | 87,754 | 5% | |
| | | | Overall Housing Unit Change | -1,607 | | | | | | | | |
| SPAR Reviewer Comments / Notes: | | | This project came in last year and was denied pending the resolution of Poplar Place. At this point in time, Poplar Place has been granted PPA approval to move onto application. This phase of Nehemiah is slightly south of the other phases but still located on the eastside of Springfield. This is an area of extremely high and continually increasing poverty (currently 33%), declining population and laborforce. IHDA has a high market share in this section of Springfield, and generally rents are affordable to 60% AMI household here. However, the condition of the housing stock could have alot to do with this level of affordability. As proposed, this phase will offer 10 units at 30% AMI, 14 at 50% and 16 at 60%. According to the PPA, the earlier phases of Nehemiah have a 300 person wait list and many of the households have been on the list since 2015. This makes the market for this phase feel like a no brainer, the reviewer recommends conditional approval as the project is laocated in a QCT so will need ot provide CR docs at application that meet 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 | District | Mayor | Elected Official | James O. Langfelder |
| Set Aside: | Other Metro | | Chief Municipal Official: | Mayor | | |
| Address: | 1608 E Edwards St | | Alderman: | 2 or 3 | | Shawn Gregory or Doris Turner |
| City: | Springfield | | State Senator: | 50 | | Steve McClure |
| ZIP: | 62703 | | State Representative: | 100 | | CD Davidsmeyer |
| County: | Sangamon | | US Representative: | 18 | | Darin LaHood |
| PIN: | 14-35.0-160-004 | | | | | |
| Latitude: | 39.7956247 | (Example: 41.889556) | Census Tract Number: | 24 | IHDA Opportunity Area: | |
| Longitude: | -89.6333675 | (Example: -87.623861) | QCT?: | Yes | | |
| | | | Chicago Community Area: | N/A | | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|--|
| 0.42 | Full Service Grocery Store | Abraham Grocery |
| 0.11 | Fixed-Route Public Transportation | 2499-2353 S Grand Ave E, Springfield, IL 62703 |
| 0.74 | Retail Store | Bus Stop |
| 1.01 | Government Services | MLK JR Dr & Stuart St |
| 0.67 | Recreational Facilities / Public Parks | Dollar General |
| 0.42 | Pharmacy | 1241 Knoll Pointe Pl, Springfield, IL 62703 |
| 0.38 | School | Administration Office |
| 0.11 | Restaurant | Jaycee Park |
| 0.54 | Hospital / Health Clinic | Walgreens Pharmacy |
| 0.19 | Religious Institution | Feitshans Elementary School |
| 1.04 | Library | 807 S 7th Street, Springfield, IL 62703 |
| 0.45 | Post Office | Boyd's New Generation |
| 0.43 | Banking Institution | Central Counties Health Centers |
| 0.18 | Day Care Facility | St. Patrick Catholic Church |
| | | Lincoln Library |
| | | United States Postal Service |
| | | Marine Bank |
| | | Lots of Love Daycare |
| | | 2116 E Kansas St, Springfield, IL 62703 |

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

Please note that the above distances to amenities are for the following address: 1920 E Stuart St, Springfield, IL 62703. This address is Site #11 in this project and we are using this address for the amenity distances because it is in the middle of all the project's 21 total sites.

All sites within this project are clustered in the same area and are within close proximity to the amenities listed above.

Characters remaining: 1091

Incompatible Uses

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

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

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

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

Facility Name:

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|----------------|
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| |
| Main Line 1761 |
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Facility Address:

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Flood Risk Details:

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

N/A

Characters remaining: 1497

Incompatible Uses Details:

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

All three previous phases of Nehemiah Homes were built in this area, as noted on page 1 of the site plan, and we have not had any issues on any of those 80 homes. We will have a HUD Sound Study done prior to application. The sound studies that were done for the previous three phases exceeded the necessary requirements and we don't expect the current phase to deviate from those results.

Characters remaining: 1110

Site

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

| | | | | | |
|--------------|--|-----------------------|---------------------------|-----------------|---------------------------------------|
| Site: | 2 | New Construction | Chief Municipal Official: | District: Mayor | Elected Official: James O. Langfelder |
| Set Aside: | Other Metro | | Alderman: | 2 or 3 | Shawn Gregory or Doris Turner |
| Address: | 1627 E Lawrence Ave; 1631 E Lawrence Ave | | State Senator: | 50 | Steve McClure |
| City: | Springfield | | State Representative: | 100 | CD Davidsmeyer |
| ZIP: | 62703 | | US Representative: | 18 | Darin LaHood |
| County: | Sangamon | | | | |
| PIN: | 14-35.0-302-018;14-35.0-302-017 | | | | |
| Latitude: | 39.794062 | (Example: 41.889556) | Census Tract Number: | 17 | IHDA Opportunity Area: |
| Longitude: | -89.632979 | (Example: -87.623861) | QCT?: | Yes | |
| | | | Chicago Community Area: | N/A | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

Characters remaining: 1500

Incompatible Uses

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

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

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

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

Facility Name:

Facility Address:

| | |
|----------------|--|
| | |
| | |
| Main Line 1761 | |
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Flood Risk Details:

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

N/A

Characters remaining: 1497

Incompatible Uses Details:

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

All three previous phases of Nehemiah Homes were built in this area, as noted on page 1 of the site plan, and we have not had any issues on any of those 80 homes. We will have a HUD Sound Study done prior to application. The sound studies that were done for the previous three phases exceeded the necessary requirements and we don't expect the current phase to deviate from those results.

Site

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

| | | | | | | |
|--------------|---|-------------------------|---------------------------|--------|-------------------------------|-------------------------|
| Site: | 3 | New Construction | | | <i>District</i> | <i>Elected Official</i> |
| Set Aside: | Other Metro | | Chief Municipal Official: | Mayor | James O. Langfelder | |
| Address: | Lawrence Ave | | Alderman: | 2 or 3 | Shawn Gregory or Doris Turner | |
| City: | Springfield | | State Senator: | 50 | Steve McClure | |
| ZIP: | 62703 | | State Representative: | 100 | CD Davidsmeyer | |
| County: | Sangamon | | US Representative: | 18 | Darin LaHood | |
| PIN: | 14-35.0-326-027; 14-35.0-326-026; 14-35.0-326-025 | | | | | |
| Latitude: | 39.793847 | (Example: 41.889556) | Census Tract Number: | 16 | IHDA Opportunity Area: | |
| Longitude: | -89.627751 | (Example: -87.623861) | QCT?: | Yes | | |
| | | | Chicago Community Area: | N/A | | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

Addressed for this site: 1949 E Lawrence Ave; 1947 E Lawrence Ave; 1945 E Lawrence Ave

Incompatible Uses

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

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

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

| | | | |
|------------|--|-----------------------|--|
| No | Landfills, salvage yards, trash heap, dump pile, etc. | <i>Facility Name:</i> | |
| No | Hazardous chemical or heavy manufacturing | | |
| Yes | Railroad tracks | Main Line 1761 | |
| 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 | | |

Flood Risk Details:

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

N/A

Incompatible Uses Details:

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

All three previous phases of Nehemiah Homes were built in this area, as noted on page 1 of the site plan, and we have not had any issues on any of those 80 homes. We will have a HUD Sound Study done prior to application. The sound studies that were done for the previous three phases exceeded the necessary requirements and we don't expect the current phase to deviate from those results.

Characters remaining: 1110

Site

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

| | | | | | |
|--------------|--|-----------------------|---------------------------|-----------------|---------------------------------------|
| Site: | 4 | New Construction | Chief Municipal Official: | District: Mayor | Elected Official: James O. Langfelder |
| Set Aside: | Other Metro | | Alderman: | 2 or 3 | Shawn Gregory or Doris Turner |
| Address: | 2001 E Lawrence Ave; 2003 E Lawrence Ave | | State Senator: | 50 | Steve McClure |
| City: | Springfield | | State Representative: | 100 | CD Davidsmeyer |
| ZIP: | 62703 | | US Representative: | 18 | Darin LaHood |
| County: | Sangamon | | | | |
| PIN: | 14-35.0-327-017; 14-35.0-327-018 | | | | |
| Latitude: | 39.793835 | (Example: 41.889556) | Census Tract Number: | 16 | IHDA Opportunity Area: |
| Longitude: | -89.627227 | (Example: -87.623861) | QCT?: | Yes | |
| | | | Chicago Community Area: | N/A | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

Characters remaining: 1500

Incompatible Uses

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

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

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

| | | | |
|-----|--|----------------|-------------------|
| No | Landfills, salvage yards, trash heap, dump pile, etc. | Facility Name: | Facility Address: |
| No | Hazardous chemical or heavy manufacturing | | |
| Yes | Railroad tracks | Main Line 1761 | |
| 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 | | |

Flood Risk Details:

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

N/A

Characters remaining: 1497

Incompatible Uses Details:

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

All three previous phases of Nehemiah Homes were built in this area, as noted on page 1 of the site plan, and we have not had any issues on any of those 80 homes. We will have a HUD Sound Study done prior to application. The sound studies that were done for the previous three phases exceeded the necessary requirements and we don't expect the current phase to deviate from those results.

Characters remaining: 1110

Site

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

| | | |
|------------|--|-----------------------|
| Site: | 5 | New Construction |
| Set Aside: | Other Metro | |
| Address: | 2017 Old Rochester Rd; 2019 Old Rochester Rd | |
| City: | Springfield | |
| ZIP: | 62703 | |
| County: | Sangamon | |
| PIN: | 14-35.0-329-022; 14-35.0-329-023 | |
| Latitude: | 39.792526 | (Example: 41.889556) |
| Longitude: | -89.625966 | (Example: -87.623861) |

| | | |
|---------------------------|----------|---|
| | District | Elected Official |
| Chief Municipal Official: | Mayor | James O. Langfelder |
| Alderman: | 2 or 3 | Shawn Gregory or Doris Turner |
| State Senator: | 50 | Steve McClure |
| State Representative: | 100 | CD Davidsmeyer |
| US Representative: | 18 | Darin LaHood |
| Census Tract Number: | 16 | IHDA Opportunity Area: <input type="text"/> |
| QCT?: | Yes | |
| Chicago Community Area: | N/A | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------------------|--|----------------------|
| <input type="text"/> | Full Service Grocery Store | <input type="text"/> |
| <input type="text"/> | Fixed-Route Public Transportation | <input type="text"/> |
| <input type="text"/> | Retail Store | <input type="text"/> |
| <input type="text"/> | Government Services | <input type="text"/> |
| <input type="text"/> | Recreational Facilities / Public Parks | <input type="text"/> |
| <input type="text"/> | Pharmacy | <input type="text"/> |
| <input type="text"/> | School | <input type="text"/> |
| <input type="text"/> | Restaurant | <input type="text"/> |
| <input type="text"/> | Hospital / Health Clinic | <input type="text"/> |
| <input type="text"/> | Religious Institution | <input type="text"/> |
| <input type="text"/> | Library | <input type="text"/> |
| <input type="text"/> | Post Office | <input type="text"/> |
| <input type="text"/> | Banking Institution | <input type="text"/> |
| <input type="text"/> | Day Care Facility | <input type="text"/> |

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

Characters remaining: 1500

Incompatible Uses

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

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

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

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

Facility Name:

Facility Address:

| | |
|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |
| Main Line 1761 | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |

Flood Risk Details:

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

N/A

Characters remaining: 1497

Incompatible Uses Details:

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

All three previous phases of Nehemiah Homes were built in this area, as noted on page 1 of the site plan, and we have not had any issues on any of those 80 homes. We will have a HUD Sound Study done prior to application. The sound studies that were done for the previous three phases exceeded the necessary requirements and we don't expect the current phase to deviate from those results.

Characters remaining: 1110

Site

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

| | | |
|------------|---|-----------------------|
| Site: | 6 | New Construction |
| Set Aside: | Other Metro | |
| Address: | 2044 Clay St & 2040 Clay St & 2038 Clay St | |
| City: | Springfield | |
| ZIP: | 62703 | |
| County: | Sangamon | |
| PIN: | 14-35.0-334-016; 14-35.0-334-015; 14-35.0-334-014 | |
| Latitude: | 39.791405 | (Example: 41.889556) |
| Longitude: | -89.625706 | (Example: -87.623861) |

| | District | Elected Official |
|---------------------------|----------|-------------------------------|
| Chief Municipal Official: | Mayor | James O. Langfelder |
| Alderman: | 2 or 3 | Shawn Gregory or Doris Turner |
| State Senator: | 50 | Steve McClure |
| State Representative: | 100 | CD Davidsmeyer |
| US Representative: | 18 | Darin LaHood |

| | | | |
|-------------------------|-----|------------------------|--|
| Census Tract Number: | 16 | IHDA Opportunity Area: | |
| QCT?: | Yes | | |
| Chicago Community Area: | N/A | | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

Characters remaining: 1500

Incompatible Uses

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

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

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

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

Facility Name:

Facility Address:

| | |
|----------------|--|
| | |
| | |
| Main Line 1761 | |
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Flood Risk Details:

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

N/A

Characters remaining: 1497

Incompatible Uses Details:

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

All three previous phases of Nehemiah Homes were built in this area, as noted on page 1 of the site plan, and we have not had any issues on any of those 80 homes. We will have a HUD Sound Study done prior to application. The sound studies that were done for the previous three phases exceeded the necessary requirements and we don't expect the current phase to deviate from those results.

Characters remaining: 1110

Site

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

| | | | | | |
|--------------|-------------------------------------|-----------------------|---------------------------|--------|-------------------------------|
| Site: | 7 | New Construction | Chief Municipal Official: | Mayor | James O. Langfelder |
| Set Aside: | Other Metro | | Alderman: | 2 or 3 | Shawn Gregory or Doris Turner |
| Address: | 2021 E Kansas St & 2013 E Kansas St | | State Senator: | 50 | Steve McClure |
| City: | Springfield | | State Representative: | 100 | CD Davidsmeyer |
| ZIP: | 62703 | | US Representative: | 18 | Darin LaHood |
| County: | Sangamon | | | | |
| PIN: | 14-35.0-334-037; 14-35.0-334-023 | | | | |
| Latitude: | 39.790772 | (Example: 41.889556) | Census Tract Number: | 16 | IHDA Opportunity Area: |
| Longitude: | -89.626727 | (Example: -87.623861) | QCT?: | Yes | |
| | | | Chicago Community Area: | N/A | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

Characters remaining: 1500

Incompatible Uses

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

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

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

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

Facility Name:

Facility Address:

| | | |
|--|----------------|--|
| | | |
| | | |
| | Main Line 1761 | |
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Flood Risk Details:

Flood Risk Details:

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

N/A

Characters remaining: 1497

Incompatible Uses Details:

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All three previous phases of Nehemiah Homes were built in this area, as noted on page 1 of the site plan, and we have not had any issues on any of those 80 homes. We will have a HUD Sound Study done prior to application. The sound studies that were done for the previous three phases exceeded the necessary requirements and we don't expect the current phase to deviate from those results.

Characters remaining: 1110

Site

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

| | | | | | |
|-------------------|--|-----------------------|----------------------------------|-----------------|---------------------------------------|
| Site: | 9 | New Construction | Chief Municipal Official: | District: Mayor | Elected Official: James O. Langfelder |
| Set Aside: | Other Metro | | Alderman: | 2 or 3 | Shawn Gregory or Doris Turner |
| Address: | St; 1904 E Kansas St; 1900 E Kansas St | | State Senator: | 50 | Steve McClure |
| City: | Springfield | | State Representative: | 100 | CD Davidsmeyer |
| ZIP: | 62703 | | US Representative: | 18 | Darin LaHood |
| County: | Sangamon | | Census Tract Number: | 17 | IHDA Opportunity Area: [Redacted] |
| PIN: | 14-35.0-376-005; 14-35.0-376-004; 14-35.0-376-003; | | QCT?: | Yes | |
| Latitude: | 39.79019 | (Example: 41.889556) | Chicago Community Area: | N/A | |
| Longitude: | -89.628967 | (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 |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

1916 E Kansas St; 1912 E Kansas St; 1914 E Kansas St; 1904 E Kansas St; 1900 E Kansas St

Characters remaining: 1412

Incompatible Uses

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

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

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

| | Facility Name: | Facility Address: |
|-----|--|-------------------|
| No | Landfills, salvage yards, trash heap, dump pile, etc. | |
| No | Hazardous chemical or heavy manufacturing | |
| Yes | Railroad tracks | Main Line 1761 |
| 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 | |

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| No | Prison or correctional facilities |
| No | Sources of noxious odor |

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Flood Risk Details:

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

| |
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| N/A |
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Characters remaining: 1497

Incompatible Uses Details:

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

All three previous phases of Nehemiah Homes were built in this area, as noted on page 1 of the site plan, and we have not had any issues on any of those 80 homes. We will have a HUD Sound Study done prior to application. The sound studies that were done for the previous three phases exceeded the necessary requirements and we don't expect the current phase to deviate from those results.

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Characters remaining: 1110

Site

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

| | | | |
|-----------------|------------------------------------|---------------------------|-------------------------|
| Site: 10 | New Construction | <i>District</i> | <i>Elected Official</i> |
| Set Aside: | Other Metro | Chief Municipal Official: | Mayor |
| Address: | 1903 E Stuart St; 1907 E Stuart St | Alderman: | 2 or 3 |
| City: | Springfield | State Senator: | 50 |
| ZIP: | 62703 | State Representative: | 100 |
| County: | Sangamon | US Representative: | 18 |
| PIN: | 14-35.0-376-016; 14-35.0-376-017 | Census Tract Number: | 17 |
| Latitude: | 39.793847 (Example: 41.889556) | QCT?: | Yes |
| Longitude: | -89.627751 (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 |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

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Characters remaining: 1500

Incompatible Uses

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

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

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

| | |
|-----|---|
| No | Landfills, salvage yards, trash heap, dump pile, etc. |
| No | Hazardous chemical or heavy manufacturing |
| Yes | Railroad tracks |
| No | Runway or runway clear zone or military airfield |

Facility Name:

Facility Address:

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| Main Line 1761 |
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| 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 | | |

Flood Risk Details:

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

N/A

Characters remaining: 1497

Incompatible Uses Details:

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

All three previous phases of Nehemiah Homes were built in this area, as noted on page 1 of the site plan, and we have not had any issues on any of those 80 homes. We will have a HUD Sound Study done prior to application. The sound studies that were done for the previous three phases exceeded the necessary requirements and we don't expect the current phase to deviate from those results.

Characters remaining: 1110

Site

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

| | | | | | |
|---|------------------|----------------------------------|--------|-------------------------------|-------------------------------|
| Site: 11 | New Construction | District | Mayor | Elected Official | James O. Langfelder |
| Set Aside: Other Metro | | Chief Municipal Official: | 2 or 3 | | Shawn Gregory or Doris Turner |
| Address: Stuart; 1920 E. Stuart; 1922 E. Stuart; 1924 E. Stuart; | | Alderman: | 50 | | Steve McClure |
| City: Springfield | | State Senator: | 100 | | CD Davidsmeyer |
| ZIP: 62703 | | State Representative: | 18 | | Darin LaHood |
| County: Sangamon | | US Representative: | | | |
| PIN: 14-35.0-378-001; 14-35.0-378-002; 14-35.0-378-003; | | | | | |
| Latitude: 39.789225 (Example: 41.889556) | | Census Tract Number: 17 | | IHDA Opportunity Area: | |
| Longitude: -89.629521 (Example: -87.623861) | | QCT?: Yes | | | |
| | | Chicago Community Area: | N/A | | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

1900 E. Stuart; 1904 E. Stuart; 1908 E. Stuart; 1910 E. Stuart; 1920 E. Stuart; 1922 E. Stuart; 1924 E. Stuart; 1926 E. Stuart; 1928 E. Stuart; 1930 E. Stuart

Characters remaining: 1342

Incompatible Uses

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

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

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

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

Facility Name:

Facility Address:

| | |
|-----|--|
| Yes | Railroad tracks |
| No | Runway or runway clear zone or military airfield |
| No | Treatment, storage, or disposal facility for hazardous, solid, or sewage waste |
| No | Sources of noise that may exceed 70 decibels |
| No | Prison or correctional facilities |
| No | Sources of noxious odor |

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Flood Risk Details:

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

N/A

Characters remaining: 1497

Incompatible Uses Details:

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

All three previous phases of Nehemiah Homes were built in this area, as noted on page 1 of the site plan, and we have not had any issues on any of those 80 homes. We will have a HUD Sound Study done prior to application. The sound studies that were done for the previous three phases exceeded the necessary requirements and we don't expect the current phase to deviate from those results.

Characters remaining: 1110

Site

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

| | | |
|------------|----------------------------------|-----------------------|
| Site: | 12 | New Construction |
| Set Aside: | Other Metro | |
| Address: | 1911 E Brown St | |
| City: | Springfield | |
| ZIP: | 62703 | |
| County: | Sangamon | |
| PIN: | 14-35.0-378-015; 14-35.0-378-016 | |
| Latitude: | 39.788715 | (Example: 41.889556) |
| Longitude: | -89.629261 | (Example: -87.623861) |

| | District | Elected Official |
|---------------------------|----------|-------------------------------|
| Chief Municipal Official: | Mayor | James O. Langfelder |
| Alderman: | 2 or 3 | Shawn Gregory or Doris Turner |
| State Senator: | 50 | Steve McClure |
| State Representative: | 100 | CD Davidsmeyer |
| US Representative: | 18 | Darin LaHood |

| | | | |
|-------------------------|-----|------------------------|--|
| Census Tract Number: | 17 | IHDA Opportunity Area: | |
| QCT?: | Yes | | |
| Chicago Community Area: | N/A | | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

Characters remaining: 1500

Incompatible Uses

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

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

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

Facility Name:

Facility Address:

| | | | |
|-----|--|----------------|--|
| No | Landfills, salvage yards, trash heap, dump pile, etc. | | |
| No | Hazardous chemical or heavy manufacturing | | |
| Yes | Railroad tracks | Main Line 1761 | |
| 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 | | |

Flood Risk Details:

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

N/A

Characters remaining: 1497

Incompatible Uses Details:

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

All three previous phases of Nehemiah Homes were built in this area, as noted on page 1 of the site plan, and we have not had any issues on any of those 80 homes. We will have a HUD Sound Study done prior to application. The sound studies that were done for the previous three phases exceeded the necessary requirements and we don't expect the current phase to deviate from those results.

Characters remaining: 1110

Site

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

| | | | | | |
|--|------------------|----------------------------------|--------|-------------------------------|-------------------------------|
| Site: 13 | New Construction | District | Mayor | Elected Official | James O. Langfelder |
| Set Aside: Other Metro | | Chief Municipal Official: | 2 or 3 | | Shawn Gregory or Doris Turner |
| Address: 1935 E Brown St; 1939 E Brown St | | Alderman: | 50 | | Steve McClure |
| City: Springfield | | State Senator: | 100 | | CD Davidsmeyer |
| ZIP: 62703 | | State Representative: | 18 | | Darin LaHood |
| County: Sangamon | | US Representative: | | | |
| PIN: 14-35.0-378-023; 14-35.0-378-024 | | | | | |
| Latitude: 39.788625 (Example: 41.889556) | | Census Tract Number: 17 | | IHDA Opportunity Area: | |
| Longitude: -89.628236 (Example: -87.623861) | | QCT?: Yes | | | |
| | | Chicago Community Area: | | | N/A |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

Characters remaining: 1500

Incompatible Uses

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

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

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

Facility Name:

Facility Address:

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

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Flood Risk Details:

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

N/A

Characters remaining: 1497

Incompatible Uses Details:

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

All three previous phases of Nehemiah Homes were built in this area, as noted on page 1 of the site plan, and we have not had any issues on any of those 80 homes. We will have a HUD Sound Study done prior to application. The sound studies that were done for the previous three phases exceeded the necessary requirements and we don't expect the current phase to deviate from those results.

Characters remaining: 1110

Site

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

| | | |
|------------|----------------------------------|-----------------------|
| Site: | 14 | New Construction |
| Set Aside: | Other Metro | |
| Address: | 1912 E Brown St; 1914 E Brown St | |
| City: | Springfield | |
| ZIP: | 62703 | |
| County: | Sangamon | |
| PIN: | 14-35.0-380-004; 14-35.0-380-005 | |
| Latitude: | 39.788068 | (Example: 41.889556) |
| Longitude: | -89.629079 | (Example: -87.623861) |

| | District | Elected Official |
|---------------------------|----------|-------------------------------|
| Chief Municipal Official: | Mayor | James O. Langfelder |
| Alderman: | 2 or 3 | Shawn Gregory or Doris Turner |
| State Senator: | 50 | Steve McClure |
| State Representative: | 100 | CD Davidsmeyer |
| US Representative: | 18 | Darin LaHood |

| | | | |
|-------------------------|-----|------------------------|--|
| Census Tract Number: | 24 | IHDA Opportunity Area: | |
| QCT?: | Yes | | |
| Chicago Community Area: | N/A | | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

Characters remaining: 1500

Incompatible Uses

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

| | |
|---------|---|
| No | Existing Floodplain or Floodway, wetlands, streams, ravines, drainage |
| Minimal | Flood Factor Rating |
| No | Excessively steep slopes |
| No | High tension power lines |

No Sources of excessive lighting

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

Facility Name:

Facility Address:

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

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Flood Risk Details:

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

N/A

Characters remaining: 1497

Incompatible Uses Details:

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Characters remaining: 1110

Site

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

| | | | |
|-----------------|----------------------------------|---------------------------|-------------------------|
| Site: 15 | New Construction | District | Elected Official |
| Set Aside: | Other Metro | Chief Municipal Official: | Mayor |
| Address: | 1936 E Brown St | Alderman: | 2 or 3 |
| City: | Springfield | State Senator: | 50 |
| ZIP: | 62703 | State Representative: | 100 |
| County: | Sangamon | US Representative: | 18 |
| PIN: | 14-35.0-380-010; 14-35.0-380-011 | | |
| Latitude: | 39.788108 (Example: 41.889556) | Census Tract Number: | 24 |
| Longitude: | -89.628261 (Example: -87.623861) | QCT?: | Yes |
| | | 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 |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

Characters remaining: 1500

Incompatible Uses

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

| | |
|---------|---|
| No | Existing Floodplain or Floodway, wetlands, streams, ravines, drainage |
| Minimal | Flood Factor Rating |

| | |
|----|-------------------------------|
| No | Excessively steep slopes |
| No | High tension power lines |
| No | Sources of excessive lighting |

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

Facility Name:

Facility Address:

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

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Flood Risk Details:

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

N/A

Characters remaining: 1497

Incompatible Uses Details:

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

All three previous phases of Nehemiah Homes were built in this area, as noted on page 1 of the site plan, and we have not had any issues on any of those 80 homes. We will have a HUD Sound Study done prior to application. The sound studies that were done for the previous three phases exceeded the necessary requirements and we don't expect the current phase to deviate from those results.

Characters remaining: 1110

Site

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

| | | |
|------------|----------------------------------|-----------------------|
| Site: | 16 | New Construction |
| Set Aside: | Other Metro | |
| Address: | 2000 E Brown St; 2004 E. Brown | |
| City: | Springfield | |
| ZIP: | 62703 | |
| County: | Sangamon | |
| PIN: | 14-35.0-381-001; 14-35.0-381-002 | |
| Latitude: | 39.788107 | (Example: 41.889556) |
| Longitude: | -89.627435 | (Example: -87.623861) |

| | District | Elected Official |
|---------------------------|----------|-------------------------------|
| Chief Municipal Official: | Mayor | James O. Langfelder |
| Alderman: | 2 or 3 | Shawn Gregory or Doris Turner |
| State Senator: | 50 | Steve McClure |
| State Representative: | 100 | CD Davidsmeyer |
| US Representative: | 18 | Darin LaHood |

| | | | |
|-------------------------|-----|------------------------|--|
| Census Tract Number: | 24 | IHDA Opportunity Area: | |
| QCT?: | Yes | | |
| Chicago Community Area: | N/A | | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

Characters remaining: 1500

Incompatible Uses

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

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

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

Facility Name:

Facility Address:

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

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Flood Risk Details:

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

N/A

Characters remaining: 1497

Incompatible Uses Details:

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Characters remaining: 1110

Site

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

| | | |
|------------|---|-----------------------|
| Site: | 17 | New Construction |
| Set Aside: | Other Metro | |
| Address: | 2011 E Brown St; 2031 E Brown St; 2105 E Brown St | |
| City: | Springfield | |
| ZIP: | 62703 | |
| County: | Sangamon | |
| PIN: | 14-35.0-379-023; 14-35.0-379-024; 14-35.0-379-036 | |
| Latitude: | 39.788686 | (Example: 41.889556) |
| Longitude: | -89.626715 | (Example: -87.623861) |

| | District | Elected Official |
|---------------------------|----------|-------------------------------|
| Chief Municipal Official: | Mayor | James O. Langfelder |
| Alderman: | 2 or 3 | Shawn Gregory or Doris Turner |
| State Senator: | 50 | Steve McClure |
| State Representative: | 100 | CD Davidsmeyer |
| US Representative: | 18 | Darin LaHood |

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|-------------------------|-----|------------------------|--|
| Census Tract Number: | 16 | IHDA Opportunity Area: | |
| QCT?: | Yes | | |
| Chicago Community Area: | N/A | | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

Characters remaining: 1500

Incompatible Uses

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

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

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

Facility Name:

Facility Address:

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

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Flood Risk Details:

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

N/A

Characters remaining: 1497

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Characters remaining: 1110

Site

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

| | | |
|------------|----------------------------------|-----------------------|
| Site: | 18 | New Construction |
| Set Aside: | Other Metro | |
| Address: | 2331 E Stuart St | |
| City: | Springfield | |
| ZIP: | 62703 | |
| County: | Sangamon | |
| PIN: | 14-35.0-451-039; 14-35.0-453-001 | |
| Latitude: | 39.789853 | (Example: 41.889556) |
| Longitude: | -89.622308 | (Example: -87.623861) |

| | District | Elected Official |
|---------------------------|----------|---|
| Chief Municipal Official: | Mayor | James O. Langfelder |
| Alderman: | 2 or 3 | Shawn Gregory or Doris Turner |
| State Senator: | 50 | Steve McClure |
| State Representative: | 100 | CD Davidsmeyer |
| US Representative: | 18 | Darin LaHood |
| Census Tract Number: | 16 | IHDA Opportunity Area: |
| QCT?: | Yes | |
| Chicago Community Area: | N/A | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

Characters remaining: 1500

Incompatible Uses

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

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

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

Facility Name:

Facility Address:

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

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Flood Risk Details:

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N/A

Characters remaining: 1497

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Characters remaining: 1110

Site

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

| | | |
|------------|---|-----------------------|
| Site: | 19 | New Construction |
| Set Aside: | Other Metro | |
| Address: | 2311 E Pine St & 2313 E Pine St & 2315 E Pine St | |
| City: | Springfield | |
| ZIP: | 62703 | |
| County: | Sangamon | |
| PIN: | 22-02.0-127-030; 22-02.0-127-031; 22-02.0-127-032 | |
| Latitude: | 39.786573 | (Example: 41.889556) |
| Longitude: | -89.623154 | (Example: -87.623861) |

| | District | Elected Official |
|---------------------------|----------|---|
| Chief Municipal Official: | Mayor | James O. Langfelder |
| Alderman: | 2 or 3 | Shawn Gregory or Doris Turner |
| State Senator: | 50 | Steve McClure |
| State Representative: | 100 | CD Davidsmeyer |
| US Representative: | 18 | Darin LaHood |
| Census Tract Number: | 24 | IHDA Opportunity Area: |
| QCT?: | Yes | |
| Chicago Community Area: | N/A | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

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Characters remaining: 1500

Incompatible Uses

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

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

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

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

Facility Name:

Facility Address:

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Flood Risk Details:

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Characters remaining: 1110

Site

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

| | | | |
|--|---------------------------|-------------------------------|------------------|
| | District | Elected Official | |
| Site: 20 | Mayor | | New Construction |
| Set Aside: Other Metro | Alderman: 2 or 3 | | |
| Address: 2045 E Cedar St | State Senator: 50 | James O. Langfelder | |
| City: Springfield | State Representative: 100 | Shawn Gregory or Doris Turner | |
| ZIP: 62703 | US Representative: 18 | Steve McClure | |
| County: Sangamon | | CD Davidsmeyer | |
| PIN: 22-02.0-128-039 | | Darin LaHood | |
| Latitude: 39.78548 (Example: 41.889556) | Census Tract Number: 24 | IHDA Opportunity Area: | |
| Longitude: -89.62592 (Example: -87.623861) | QCT?: Yes | | |
| | Chicago Community Area: | | N/A |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
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| | Post Office | |
| | Banking Institution | |
| | Day Care Facility | |

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

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Characters remaining: 1500

Incompatible Uses

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

| | |
|---------|---|
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| Minimal | Flood Factor Rating |
| No | Excessively steep slopes |
| No | High tension power lines |
| No | Sources of excessive lighting |

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

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

Facility Name:

Facility Address:

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Flood Risk Details:

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| | |
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| N/A | |
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Characters remaining: 1497

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Characters remaining: 1110

Site

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

| | | | | | |
|--------------|----------------------------------|-------------------------|---------------------------|--------|-------------------------------|
| Site: | 21 | New Construction | | | |
| Set Aside: | Other Metro | | Chief Municipal Official: | Mayor | James O. Langfelder |
| Address: | 1515 S Martin Luther King Jr Dr | | Alderman: | 2 or 3 | Shawn Gregory or Doris Turner |
| City: | Springfield | | State Senator: | 50 | Steve McClure |
| ZIP: | 62703 | | State Representative: | 100 | CD Davidsmeyer |
| County: | Sangamon | | US Representative: | 18 | Darin LaHood |
| PIN: | 22-03.0-234-022; 22-03.0-234-025 | | | | |
| Latitude: | 39.785695 | (Example: 41.889556) | Census Tract Number: | 24 | IHDA Opportunity Area: |
| Longitude: | -89.631378 | (Example: -87.623861) | QCT?: | Yes | |
| | | | Chicago Community Area: | N/A | |

Public Services and Community Amenities

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

| Distance | Facility Name | Facility Address |
|----------|--|------------------|
| | Full Service Grocery Store | |
| | Fixed-Route Public Transportation | |
| | Retail Store | |
| | Government Services | |
| | Recreational Facilities / Public Parks | |
| | Pharmacy | |
| | School | |
| | Restaurant | |
| | Hospital / Health Clinic | |
| | Religious Institution | |
| | Library | |
| | Post Office | |

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|--------------------------|---------------------|--|--|
| <input type="checkbox"/> | Banking Institution | | |
| <input type="checkbox"/> | Day Care Facility | | |

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

Characters remaining: 1500

Incompatible Uses

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

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

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

| | |
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| No | Landfills, salvage yards, trash heap, dump pile, etc. |
| No | Hazardous chemical or heavy manufacturing |
| Yes | Railroad tracks |
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| No | Sources of noise that may exceed 70 decibels |
| No | Prison or correctional facilities |
| No | Sources of noxious odor |

Facility Name:

Facility Address:

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Flood Risk Details:

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Characters remaining: 1110

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|--|---|----------------------------------|-----------------------------|----------------------|---------|--|---------|--------|------------|-----------|--------|-----|
| Project Name: | Beech St. Senior Lofts | SPAR Reviewer: | Jacob Rich | SPAR Recommendation: | Approve | | | | | | | |
| Project PPA Number: | 12114 | Census Tracts Included In PMA | | | | 17097864204, 17111870812, 17097864203, 17111870811 | | | | | | |
| Project City: | Island Lake | Market Characteristics* | PMA | Rate | Growth | County | Rate | Growth | State | Rate | Growth | |
| Set-Aside/Cmty Area | Chicago Metro | Total Population 2000 | 16,807 | | | 644,356 | | | 12,419,293 | | | |
| Project County: | Lake | Total Population 2010 | 18,991 | | 13% | 697,179 | | 8% | 12,745,359 | | 3% | |
| Construction Type: | NEW | Total Population 2019 | 18,332 | | -3% | 701,473 | | 1% | 12,854,526 | | 1% | |
| Age Restriction: | Elderly | People aged 60+ 2000 | 1,453 | 9% | | 74,716 | 12% | | 1,962,911 | 16% | | |
| Total Units: | 52 | People aged 60+ 2010 | 2,340 | 12% | 61% | 99,890 | 14% | 34% | 2,176,050 | 17% | 11% | |
| Scattered Site: | No | People aged 60+ 2019 | 3,375 | 18% | 44% | 140,376 | 20% | 41% | 2,614,633 | 20% | 20% | |
| Mrkt Rate/80% AMI Units: | 0 | People Unemployed 2000** | 322 | 2% | | 13,957 | 2% | | 375,412 | 3% | | |
| 30% AMI Units: | 8 | People Unemployed 2010** | 790 | 4% | 145% | 28,207 | 4% | 102% | 569,744 | 4% | 52% | |
| PSH Units/PAIR Data: | No | People Unemployed 2019** | 408 | 2% | -48% | 19,357 | 3% | -31% | 491,310 | 4% | -14% | |
| PBRA Units: | 0 | People in Laborforce 2000** | 9,347 | 56% | | 337,181 | 52% | | 6,230,617 | 50% | | |
| Type of PBRA: | NA | People in Laborforce 2010** | 10,804 | 57% | 16% | 376,488 | 54% | 12% | 6,654,048 | 52% | 7% | |
| Existing & Fully Occupied: | No | People in Laborforce 2019** | 10,869 | 59% | 1% | 380,960 | 54% | 1% | 6,690,195 | 52% | 1% | |
| PH Redevelopment: | | Jobs by Job Location 2019 (LEHD) | 2,093 | 11% | | 304,401 | 43% | | 5,413,250 | 42% | | |
| Vets Population: | | Jobs by Res Location 2019 (LEHD) | 8,689 | 47% | | 302,491 | 43% | | 5,432,151 | 42% | | |
| Existing IHDA Portfolio: | No | High School Graduates 2010** | 7,875 | 41% | | 93,697 | 13% | | 2,324,361 | 18% | | |
| Opp Area or Proximate: | Yes | High School Graduates 2019** | 8,029 | 44% | 2% | 207,375 | 30% | 121% | 4,776,071 | 37% | 105% | |
| QOLI Score: | 6 | College Graduates 2000** | 2,240 | 13% | | 153,726 | 24% | | 2,078,049 | 17% | | |
| ARI Score: | 5 | College Graduates 2010** | 3,117 | 16% | 39% | 181,834 | 26% | 18% | 2,526,884 | 20% | 22% | |
| R/ECAP 2019 | 0 | College Graduates 2019** | 3,758 | 20% | 21% | 207,440 | 30% | 14% | 2,898,584 | 23% | 15% | |
| R/ECAP in PMA | 0 | People in Poverty 2000 | 548 | 3% | | 35,714 | 6% | | 1,291,958 | 10% | | |
| Wage Abundance/Desert | N/A, Desert | People in Poverty 2010 | 1,215 | 6% | 122% | 47,543 | 7% | 33% | 1,572,048 | 12% | 22% | |
| BA Food Access Verified | 1 | People in Poverty 2019 | 899 | 5% | -26% | 54,273 | 8% | 14% | 1,698,613 | 13% | 8% | |
| RIA | 0 | Cost Burdened Owners 2019 | 1,215 | 22% | | 44,671 | 25% | | 788,994 | 25% | | |
| QCT 2022 | 0 | Cost Burdened Renters 2019 | 617 | 46% | | 29,957 | 45% | | 744,760 | 46% | | |
| QCT in PMA 2022 | 0 | Average Median Income 2000 | \$65,564 | | | \$66,973 | | | \$46,590 | | | |
| Age of Housing Stock 2019 | | Average Median Income 2010 | \$72,499 | | 11% | \$78,948 | | 18% | \$55,735 | | 20% | |
| 2000 & after | 19.18% | Average Median Income 2019 | \$83,005 | | 14% | \$89,427 | | 13% | \$61,229 | | 10% | |
| 1980-2000 | 41.48% | Total Vacant Units 2000 | 193 | 3% | | 9,622 | 4% | | 293,836 | 6% | | |
| before 1980 | 39.34% | Total Vacant Units 2010 | 365 | 5% | 89% | 18,725 | 7% | 95% | 497,663 | 9% | 69% | |
| ARUS 80% AMI | 841 | 62% | Owner Occupied Units 2000 | 5,246 | 87% | 168,293 | 78% | | 3,089,124 | 67% | | |
| ARUS 70% AMI | 607 | 45% | Owner Occupied Units 2010 | 5,915 | 82% | 13% | 187,452 | 78% | 11% | 3,300,691 | 69% | 7% |
| ARUS 60% AMI | 470 | 35% | Owner Occupied Units 2019 | 5,494 | 75% | -7% | 179,679 | 68% | -4% | 3,185,142 | 60% | -4% |
| ARUS 50% AMI | 327 | 24% | Occupied Rental Units 2000 | 580 | 10% | | 48,004 | 22% | | 1,502,655 | 33% | |
| ARUS 40% AMI | 52 | 4% | Occupied Rental Units 2010 | 945 | 13% | 63% | 51,794 | 22% | 8% | 1,469,260 | 31% | -2% |
| ARUS 30% AMI | 11 | 1% | Occupied Rental Units 2019 | 1,349 | 18% | 43% | 66,443 | 25% | 28% | 1,633,310 | 31% | 11% |
| ARUS 20% AMI | 11 | 1% | Total Housing Units 2000 | 6,019 | 36% | | 216,297 | 34% | | 4,591,779 | 37% | |
| Concentrations: | Number of Units | %s | Total Housing Units 2010 | 7,225 | 38% | 20% | 239,246 | 34% | 11% | 4,769,951 | 37% | 4% |
| Active IHDA Units (All) | 167 | 12% | Total Housing Units 2019 | 7,309 | 40% | 1% | 264,078 | 38% | 10% | 5,334,847 | 42% | 12% |
| Affordable Housing Units (All) | 167 | 12% | Households with HCVs 2019 | 0 | 0% | | 3,720 | 6% | | 87,754 | 5% | |
| CR Triggered: | | | Overall Housing Unit Change | 1,563 | | | | | | | | |
| SPAR Reviewer Comments / Notes: | Market is strong. It is not a rental market however, with only 18% of units renter occupied. Additionally, natural affordability is very low, even more shocking at the 30% level. While not many people rent, those who do seem to be cost-burdened. Rental units are necessary in this PMA, and with a growing elderly population, senior units are even more needed. The site has a strong market, a good QOLI score, and is in an opportunity area. | | | | | | | | | | | |

* All data collected from American Community Survey unless otherwise noted

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

Site

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

| | | | | | |
|-------------------|----------------------|-------------------------|--------------------------------|-------------------------|-------------------------------|
| Site: | 1 | New Construction | District | Elected Official | |
| Set Aside: | Chicago Metro | | Chief Municipal Official: | n/a | Richard McLaughlin |
| Address: | 27888 N. Beech St. | | Alderman: | n/a | n/a |
| City: | Island Lake | | State Senator: | 26 | Dan McConchie |
| ZIP: | 60042 | | State Representative: | 52 | Martin McLaughlin |
| County: | Lake | | US Representative: | 14 | Lauren Underwood |
| PIN: | 09-28-100-016 | | | | |
| Latitude: | 42.2688236 | (Example: 41.889556) | Census Tract Number: | 1.71E+10 | IHDA Opportunity Area: |
| Longitude: | -88.1945096 | (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 | |
|----------|--|-------------------------------------|--|
| 0.20 | Full Service Grocery Store | Island Foods | 223 E. State Rd., Island Lake, IL 60042 |
| | Fixed-Route Public Transportation | n/a | |
| 0.30 | Retail Store | Timmermann's Ranch & Saddle Shop | 29550 W. Roberts Rd., Island Lake, IL 60042 |
| 0.47 | Government Services | Island Lake Village Hall | 3720 Greenleaf Ave., Island Lake, 60042 |
| 0.20 | Recreational Facilities / Public Parks | Converse Park | 628 E. State Rd., Island Lake, IL 60042 |
| 1.06 | Pharmacy | Walgreens | 442 W. State Rd., Island Lake, IL 60042 |
| 0.94 | School | Cotton Creek School | 545 Newport Ct., Island Lake, IL 60042 |
| 0.18 | Restaurant | Island Lake Café | 310 E. State Rd., Island Lake, IL 60042 |
| 0.15 | Hospital / Health Clinic | Advocate Medical Group Primary Care | 27979 N. Converse Rd., Island Lake, IL 60042 |
| 0.49 | Religious Institution | First Community-Congregational | 217 W. State Rd., Island Lake, IL 60042 |
| 2.50 | Library | Wauconda Area Library | 801 N. Main St., Wauconda, IL 60084 |
| 0.20 | Post Office | USPS | 129 E. State Rd., Island Lake, 60042 |
| 0.30 | Banking Institution | Blackhawk Bank | 660 E. State Rd., Island Lake, 60042 |
| 0.47 | Day Care Facility | Island Lake Creative Playtime | 3720 Greenleaf Ave., Island Lake, 60042 |

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

Beech St. Senior Lofts is located at 27888 N. Beech St., Island Lake, IL is in Lake County with an estimated population of 5,020. The public services and community amenities, with the exception of a library, are all within one and one-half miles of the proposed site with a full service grocery store, health care, restaurant, post office, a public park, retail, and a bank are within 0.30 mile. The site is within 1.06 miles of Island Lake Village Hall, a pharmacy, a public school, a church, and a day care facility. The site is within 2.50 miles of a pharmacy.

Characters remaining: 936

Incompatible Uses

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

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

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

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

Facility Name:

Facility Address:

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Flood Risk Details:

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

n/a

Characters remaining: 1497

Incompatible Uses Details:

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

n/a

Characters remaining: 1497

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

Site

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

| | | |
|-------------------|-----------------------------|-----------------------|
| Site: | 1 | New Construction |
| Set Aside: | Non Metro | |
| Address: | 400, 410, 420 Willis Avenue | |
| City: | Rochelle, IL | |
| ZIP: | 61068 | |
| County: | Ogle | |
| PIN: | 21-02-253-017 | |
| Latitude: | 41.90361 | (Example: 41.889556) |
| Longitude: | -89.06378 | (Example: -87.623861) |

| | District | Elected Official |
|---------------------------|----------|-------------------------------------|
| Chief Municipal Official: | n/a | John Bearrows |
| Alderman: | n/a | n/a |
| State Senator: | 45 | Brian W. Stewart |
| State Representative: | 90 | Tom Demmer |
| US Representative: | 16 | Adam Kinzinger |
| Census Tract Number: | 1.71E+10 | IHDA Opportunity Area: Census Tract |
| QCT?: | No | |
| Chicago Community Area: | N/A | |

Public Services and Community Amenities

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

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

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

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

Characters remaining: 779

Incompatible Uses

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

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

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

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

Facility Name:

Facility Address:

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Flood Risk Details:

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

n/a

Characters remaining: 1497

Incompatible Uses Details:

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

n/a

Characters remaining: 1497

| | | | | | | | | | | | |
|--|---|----------------------------------|--|----------------------|----------------|--|------|--------|------------|------|--------|
| Project Name: | Prospect Senior Lofts | SPAR Reviewer: | L. Somers | SPAR Recommendation: | APPROVE | | | | | | |
| Project PPA Number: | 12149 | Census Tracts Included In PMA | | | | 105108, 17031805002, 17031804902, 17031805111, 17031805112, 17031804901, 17031805001, 17031805110, 17031 | | | | | |
| Project City: | Mount Prospect | Market Characteristics* | PMA | Rate | Growth | County | Rate | Growth | State | Rate | Growth |
| Set-Aside/Cmty Area | Chicago Metro | Total Population 2000 | 64,079 | | | 5,376,741 | | | 12,419,293 | | |
| Project County: | Cook | Total Population 2010 | 61,857 | | -3% | 5,172,848 | | -4% | 12,745,359 | | 3% |
| Construction Type: | New | Total Population 2019 | 62,459 | | 1% | 5,198,275 | | 0% | 12,854,526 | | 1% |
| Age Restriction: | Elderly 55+ | People aged 60+ 2000 | 12,101 | 19% | | 827,416 | 15% | | 1,962,911 | 16% | |
| Total Units: | 54 | People aged 60+ 2010 | 12,304 | 20% | 2% | 848,172 | 16% | 3% | 2,176,050 | 17% | 11% |
| Scattered Site: | No | People aged 60+ 2019 | 13,924 | 22% | 13% | 1,047,094 | 20% | 23% | 2,614,633 | 20% | 20% |
| Mrkt Rate/80% AMI Units: | 0 | People Unemployed 2000** | 1,214 | 2% | | 197,487 | 4% | | 375,412 | 3% | |
| 30% AMI Units: | 17 | People Unemployed 2010** | 2,263 | 4% | 86% | 267,681 | 5% | 36% | 569,744 | 4% | 52% |
| PSH Units/PAIR Data: | 9 units/152 on Mt. Prospect WL | People Unemployed 2019** | 1,416 | 2% | -37% | 193,007 | 4% | -28% | 491,310 | 4% | -14% |
| PBRA Units: | 0 | People in Laborforce 2000** | 34,889 | 54% | | 2,620,175 | 49% | | 6,230,617 | 50% | |
| Type of PBRA: | NA | People in Laborforce 2010** | 34,370 | 56% | -1% | 2,708,191 | 52% | 3% | 6,654,048 | 52% | 7% |
| Existing & Fully Occupied: | No | People in Laborforce 2019** | 34,171 | 55% | -1% | 2,761,811 | 53% | 2% | 6,690,195 | 52% | 1% |
| PH Redevelopment: | | Jobs by Job Location 2019 (LEHD) | 29,424 | 47% | | 2,403,553 | 46% | | 5,413,250 | 42% | |
| Vets Population: | | Jobs by Res Location 2019 (LEHD) | 29,095 | 47% | | 2,169,393 | 42% | | 5,432,151 | 42% | |
| Existing IHDA Portfolio: | No | High School Graduates 2010** | 22,620 | 37% | | 848,384 | 16% | | 2,324,361 | 18% | |
| Opp Area or Proximate: | Proximate applied & granted | High School Graduates 2019** | 20,877 | 33% | -8% | 1,733,181 | 33% | 104% | 4,776,071 | 37% | 105% |
| QOLI Score: | 6 | College Graduates 2000** | 15,593 | 24% | | 968,642 | 18% | | 2,078,049 | 17% | |
| ARI Score: | 0 | College Graduates 2010** | 16,107 | 26% | 3% | 1,131,925 | 22% | 17% | 2,526,884 | 20% | 22% |
| R/ECAP 2019 | 0 | College Graduates 2019** | 18,721 | 30% | 16% | 1,392,515 | 27% | 23% | 2,898,584 | 23% | 15% |
| R/ECAP in PMA | 0 | People in Poverty 2000 | 3,150 | 5% | | 713,040 | 13% | | 1,291,958 | 10% | |
| Wage Abundance/Desert | N/A, Desert | People in Poverty 2010 | 4,240 | 7% | 35% | 778,340 | 15% | 9% | 1,572,048 | 12% | 22% |
| BA Food Access Verified | Access Verified | People in Poverty 2019 | 4,240 | 7% | 0% | 734,470 | 14% | -6% | 1,698,613 | 13% | 8% |
| RIA | 0 | Cost Burdened Owners 2019 | 3,791 | 25% | | 326,696 | 29% | | 788,994 | 25% | |
| QCT 2022 | 0 | Cost Burdened Renters 2019 | 4,445 | 47% | | 392,141 | 46% | | 744,760 | 46% | |
| QCT in PMA 2022 | 0 | Average Median Income 2000 | \$57,434 | | | \$45,922 | | | \$46,590 | | |
| Age of Housing Stock 2019 | | Average Median Income 2010 | \$64,636 | | 13% | \$53,942 | | 17% | \$55,735 | | 20% |
| 2000 & after | 3.8% | Average Median Income 2019 | \$79,697 | | 23% | \$64,660 | | 20% | \$61,229 | | 10% |
| 1980-2000 | 14.53% | Total Vacant Units 2000 | 620 | 2% | | 121,940 | 6% | | 293,836 | 6% | |
| before 1980 | 81.67% | Total Vacant Units 2010 | 1,670 | 6% | 169% | 236,952 | 11% | 94% | 497,663 | 9% | 69% |
| ARUS 80% AMI | 6821 | Total Vacant Units 2019 | 1,849 | 7% | 11% | 221,230 | 9% | -7% | 516,395 | 9% | 4% |
| ARUS 70% AMI | 5493 | Owner Occupied Units 2000 | 16,253 | 63% | | 1,142,743 | 58% | | 3,089,124 | 67% | |
| ARUS 60% AMI | 3965 | Owner Occupied Units 2010 | 16,465 | 63% | 1% | 1,169,991 | 60% | 2% | 3,300,691 | 69% | 7% |
| ARUS 50% AMI | 1705 | Owner Occupied Units 2019 | 14,909 | 57% | -9% | 1,122,584 | 51% | -4% | 3,185,142 | 60% | -4% |
| ARUS 40% AMI | 578 | Occupied Rental Units 2000 | 9,100 | 35% | | 831,438 | 42% | | 1,502,655 | 33% | |
| ARUS 30% AMI | 457 | Occupied Rental Units 2010 | 7,925 | 30% | -13% | 766,490 | 40% | -8% | 1,469,260 | 31% | -2% |
| ARUS 20% AMI | 214 | Occupied Rental Units 2019 | 9,451 | 36% | 19% | 849,524 | 39% | 11% | 1,633,310 | 31% | 11% |
| Concentrations: | Number of Units | Total Housing Units 2000 | 25,973 | 41% | | 1,974,181 | 37% | | 4,591,779 | 37% | |
| Active IHDA Units (All) | 279 | Total Housing Units 2010 | 26,060 | 42% | 0% | 1,936,481 | 37% | -2% | 4,769,951 | 37% | 4% |
| Affordable Housing Units (All) | 817 | Total Housing Units 2019 | 26,209 | 42% | 1% | 2,193,338 | 42% | 13% | 5,334,847 | 42% | 12% |
| CR Triggered: | | Households with HCVs 2019 | 72 | 1% | | 58,878 | 7% | | 87,754 | 5% | |
| | | Overall Housing Unit Change | 1,465 | | | | | | | | |
| SPAR Reviewer Comments / Notes: | This is an area of low IHDA involvement, low levels of rent restricted housing, low poverty and an overall lack of affordability among rental units. Additionally, this project will target elderly persons, and that market segment is growing in this area. Recommend approval. | | | | | | | | | | |
| * All data collected from American Community Survey unless otherwise noted | | | ** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations | | | | | | | | |

Site

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

| | | | | | | |
|--------------|---------------------|-----------------------|---------------------------|-------------|----------------------------------|-----------|
| Site: | 1 | New Construction | <i>District</i> | | <i>Elected Official</i> | |
| Set Aside: | Chicago Metro | | Chief Municipal Official: | | Paul Hoefert | |
| Address: | 2040 W Algonquin Rd | | Alderman: | | Representatives Elected at Large | |
| City: | Mount Prospect | | State Senator: | 27 | Ann Gillespie | |
| ZIP: | 60056 | | State Representative: | 53 | Mark L. Walker | |
| County: | Cook | | US Representative: | 8 | Raja Krishnamoorthi | |
| PIN: | 08-15-400-047-0000 | | | | | |
| Latitude: | 42.03937 | (Example: 41.889556) | Census Tract Number: | 17031805108 | IHDA Opportunity Area: | Proximate |
| Longitude: | -87.96663 | (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 |
|----------|--|--|
| 0.16 | Full Service Grocery Store | La Rosita Fresh Market |
| 0.08 | Fixed-Route Public Transportation | Algonquin Rd & Briarwood Dr S |
| 1.22 | Retail Store | Kohl's |
| 0.68 | Government Services | Mount Prospect Fire Department Station 12 |
| 0.50 | Recreational Facilities / Public Parks | Forest View Racquet and Fitness Club |
| 0.66 | Pharmacy | CVS Pharmacy |
| 0.16 | School | John Jay Elementary School |
| 0.31 | Restaurant | Ramen Misoya |
| 2.41 | Hospital / Health Clinic | Northwest Community Healthcare/Hospital |
| 0.28 | Religious Institution | Grace Harbor Church |
| 0.39 | Library | Mount Prospect Public Library South Branch |
| 1.82 | Post Office | United States Postal Service |
| 1.31 | Banking Institution | BMO Harris Bank |
| 1.19 | Day Care Facility | Bright Horizon at Mount Prospect |
| | | 1805 W Algonquin Rd, Mt Prospect, IL 60056 |
| | | Mount Prospect, IL 60056 |
| | | 1500 Elmhurst Rd, Mt Prospect, IL 60056 |
| | | 1601 W Golf Rd, Mt Prospect, IL 60056 |
| | | 800 Falcon Dr, Arlington Heights, IL 60005 |
| | | 1002 Busse Rd, Mount Prospect, IL 60056 |
| | | 1835 W Pheasant Trail, Mt Prospect, IL 60056 |
| | | 1584 Busse Rd, Mt Prospect, IL 60056 |
| | | 800 W Central Rd, Arlington Heights, IL 60005 |
| | | 2822 Briarwood Dr E, Arlington Heights, IL 60005 |
| | | 1711 W Algonquin Rd, Mt Prospect, IL 60056 |
| | | 611 Landmeier Rd, Elk Grove Village, IL 60007 |
| | | 1450 Elmhurst Rd, Mt Prospect, IL 60056 |
| | | 1020 Hunt Club Dr, Mount Prospect, IL |

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

Prospect Senior Lofts is located at 2040 W Algonquin Road, Mount Prospect. Mount Prospect is part of the Chicago Metropolitan Area and it is just 30 minutes drive from downtown which gives the residents easy access to employment opportunities. It is a prime location with easy access to public transport, grocery store and schools. The site has a walk score of 71. There is a public bus stop located right in front of the site. Fixed route public transport, grocery store and school are within 0.25 miles radius of the site. Religious institute, library, restaurant and recreational facility are within 0.5 miles radius of the site. Government services and pharmacy are within 0.75 miles radius of the proposed site. A retail store, bank and day care facility are within 1.5 miles radius of the proposed site. Post office and hospital are within 2.5 miles radius of the proposed site.

Characters remaining: 616

Incompatible Uses

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

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

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

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

Facility Name:

Facility Address:

| | |
|--|--|
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Flood Risk Details:

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

Characters remaining: 1500

Incompatible Uses Details:

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

Characters remaining: 1500