



# CITY OF MACOMB

## Housing Needs Assessment & Community Revitalization Plan

APRIL 2022

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**APRIL 2022**

Conducted under the Community Revitalization Technical Assistance Program  
Strategic Planning And Reporting Department, Illinois Housing Development Authority

In partnership with the City of Macomb

| Cover photo: Downtown Macomb  
| Credit: City of Macomb



# COMMUNITY REVITALIZATION TECHNICAL ASSISTANCE PROGRAM OVERVIEW

The Illinois Housing Development Authority (IHDA) is committed to expanding the capacity of communities in Illinois to identify local housing needs and to empower those communities to take steps to meet those needs. As a part of this commitment, IHDA entered into a partnership with the City of Macomb to assist them in undertaking a local planning process that builds upon and links to existing planning and development efforts, identifies strengths and needs within the community, and generates localized capacity via a Community Revitalization Strategy process. This process may result in increased local capacity to connect housing and economic development and community goals, and bring affordable housing to areas throughout the state by helping communities to minimize barriers of access to housing development tools.

This pledge to engage a Community Revitalization Strategy is not a promise of funding.

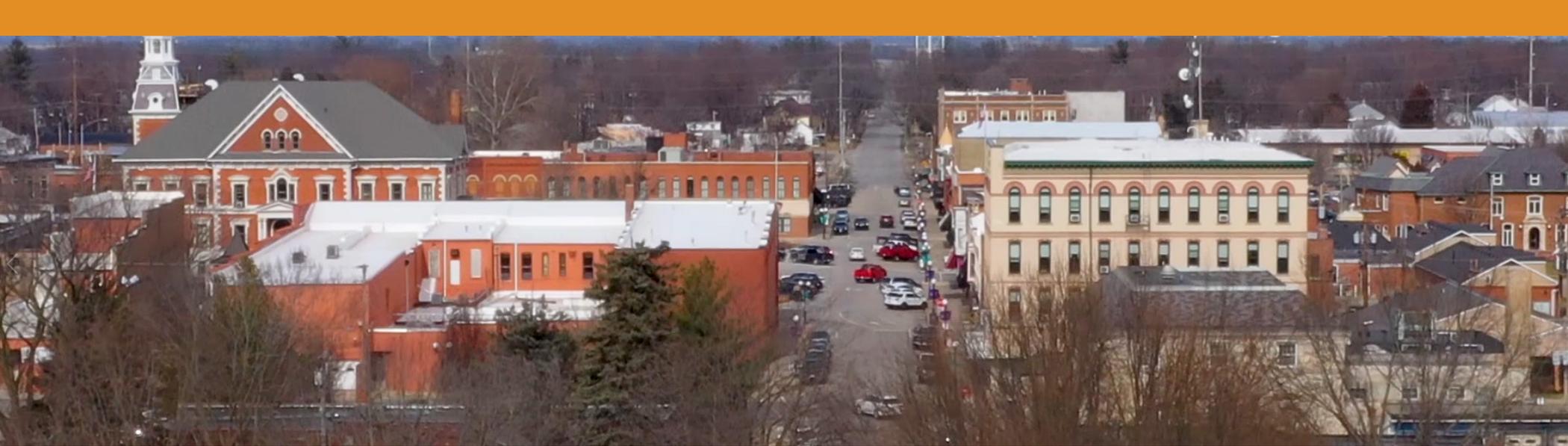
By undertaking a Community Revitalization Strategy endeavor with IHDA, the City of Macomb is proactively increasing its own capacity on multiple fronts. Primarily, it will be contributing to the expansion of local leaders' and residents' capacity to plan for a variety of affordable housing opportunities as the community grows. Additionally, housing developers and investors will benefit by being able to connect to and potentially utilize the market analysis tools and funding sources identified by this process to strategically align their plans with the City of Macomb for developing affordable housing.

As a part of developing a participatory-driven and comprehensive Housing Needs Assessment, the Illinois Housing Development Authority (IHDA) provided technical assistance to the City of Macomb to bring together various data sources, organize community members and stakeholders, and evaluate the conditions and needs of the community to inform the final plan produced here. The Housing Needs Assessment is a product that the City of Macomb may use to inform its future plans for affordable housing as it fits within broader community development. The plan includes a variety of data sources; a guide to IHDA resources, programming, and terminology; community overviews that highlight the City's demographic, economic and housing conditions; and an analysis of the area's market as viewed from a housing finance authority lens.

# COMMUNITY REVITALIZATION TECHNICAL ASSISTANCE PROGRAM OVERVIEW

It also includes: results and feedback gathered from community participation and the Community Needs Assessment Survey; a Housing Stock Survey that provides various characteristics of the areas building stock, including the exterior conditions of its housing; and finally, a list of active incentive zones as well as other resources that may be of use to the City in carrying out their plans for future development. Appendices includes additional materials to support the community's understanding of resources, government policies and incentives activities, past plans, and available IHDA programming available within their city.

*All planning activities and analyses undertaken as part of this Community Revitalization Plan were completed during the COVID-19 pandemic. Data, findings, and recommendations do not account for any impact that the virus may have on the City of Macomb or broader regions used for analysis. In this future this plan may be revisited, adding data and revising findings where applicable to provide a current community synopsis for the city and this plan's strategy areas.*



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# INTRODUCTION

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# EXECUTIVE SUMMARY

The Illinois Housing Development Authority is the only housing finance agency serving the entire state of Illinois, administering a variety of programs to ensure the creation and preservation of affordable housing for the state's communities. Proactive planning can assist communities in engaging residents, collecting data, and developing a cohesive strategy that both addresses their needs and develops strategies to realize their hopes for the future. IHDA believes that proactive planning efforts led by community representatives and residents will help ensure that development is conducted with local perspectives and vision at its core, and will lead to the most successful outcome for the individuals, neighborhoods, and organizations that comprise Illinois' communities. Undertaking a proactive planning process in partnership with IHDA can assist communities in directly understanding and connecting to the programs and products that are available for stabilizing and expanding affordable housing as a critical part of their overall development and community revitalization plan.

The City of Macomb and IHDA have worked in partnership over the course of almost two years (with many planning activities delayed by the global Covid-19 pandemic in 2020 and 2021) to undertake and develop a formal Community Revitalization Plan for the city. A variety of efforts were taken to research past planning efforts, understand local funding sources and resources, engage community residents, and work with local stakeholders and representatives to develop a plan that is relevant to the local community and driven by its residents' vision. The following Housing Needs Assessment and Community Revitalization Plan includes historical background planning efforts; demographic, economic, and housing data profiles of the plan's strategy area; community engagement efforts; a Housing Stock Survey; and a primary market analysis. These components draw out many current realities regarding both the City of Macomb's housing stock condition and availability as well as overall community life throughout its neighborhoods.

Community Revitalization Team  
Strategic Planning and Reporting Department  
Illinois Housing Development Authority



# THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY AND COMMUNITY REVITALIZATION

Community revitalization plays a critical role in ensuring the health and success of communities of all sizes. These local efforts that increase access to living wage jobs, education, transportation, and other amenities are essential in creating opportunity and choice for Illinois households. In addition to its dense urban centers, Illinois is home to multitudes of less-populated rural communities. Community revitalization activities can benefit all types and sizes of communities, helping them to plan for and realize their development goals, address market concerns, and develop creative solutions for engaging residents and stakeholders in long-term initiatives. Traditionally, the prime target areas for community revitalization have been areas designated as Qualified Census Tracts and Racially/Ethnically Concentrated Areas of Poverty, or areas demonstrating demographic and economic vulnerabilities. However, through its relationships with developers, local elected officials, and planning organizations working in communities throughout the state, IHDA recognized that capacity in such areas can be limited. Despite their need for housing investments, small and/or rural communities across Illinois often lack the resources to create and implement community revitalization efforts and capitalize on their benefits.

In response to this need, IHDA launched an initiative to incentivize Community Revitalization planning via its Qualified Allocation Plan, provide detailed and transparent scoring criteria for this incentive, and develop a statewide Community Revitalization Program (CR Program) that encourages affordable housing development and planning in the state's most distressed areas. The program, which is free of charge, forms partnerships to build upon and link to existing planning efforts, identifies strengths and needs within the community, and generates localized capacity via a formal Community Revitalization Strategy (CRS) process. Since its initial

establishment, the program has grown to feature a Community Revitalization team that works free of charge, linking communities with official planning initiatives and providing direct technical assistance to smaller and rural communities across Illinois.

Under the Community Revitalization Program, a team of Community Revitalization Planning Specialists proactively forms partnerships with communities throughout Illinois to expand local planning capacity via a formal CRS process. Although available to communities statewide, because of the capacity limitations and needs shared between rural communities and urban areas outside the Chicago metro area, IHDA primarily targets communities in these areas for undertaking community revitalization partnerships. The partnerships that stem from the CR Program benefit communities by building strategies that encompass housing, community, and economic development, and mitigating barriers of access to housing development tools. Primarily, the program's technical assistance helps expand local leaders' ability to see affordable housing as part of their community's potential growth, and assists them with incorporating a variety of these opportunities in their planning.



Housing developers also benefit from these activities, as the plans developed in conjunction with IHDA's CR Program provide a better understanding of communities' housing needs and accessing appropriate resources. Additionally, investors are better able to connect to and utilize the market analysis tools and funding sources identified by the program's resulting plans and strategies.

carrying out plans for affordable housing investments and other development initiatives within their community. It is expected that this plan will be utilized in direct conjunction with IHDA's many programs, funding opportunities, and resources as a supplement and guide.

This Housing Needs Assessment is the final product of a long-term Community Revitalization partnership between IHDA and City of Macomb. It is expected that this plan will be utilized as an informative asset to assist the City of Macomb in creating and

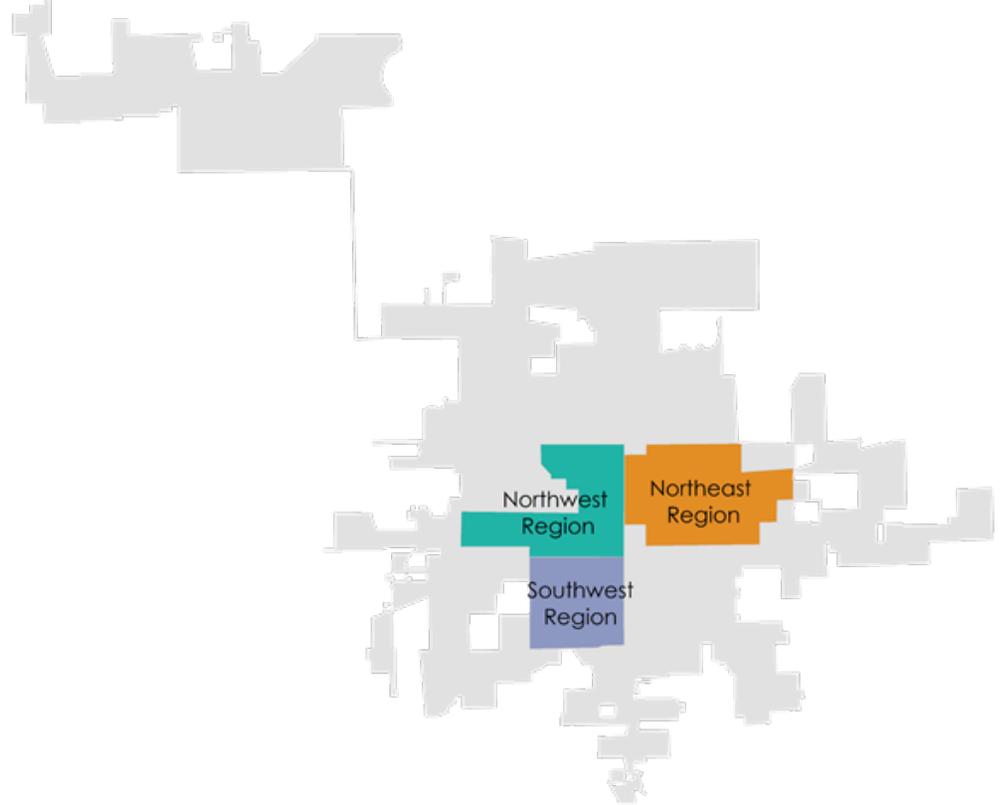
## PILLARS OF COMMUNITY REVITALIZATION



# PARTNERSHIP AND STRATEGY AREA DESIGNATION



Staff members from the City of Macomb reached out to IHDA regarding a Community Revitalization partnership in the fall of 2019. After completing intake conversations about the program's processes and what it would offer the City of Macomb in its continued development and revitalization efforts, the City of Macomb and IHDA officially entered into a Community Revitalization partnership through a signed Scope of Work on January 24, 2020. IHDA and Macomb had originally hoped that this long-term partnership would be completed within 14 months, or by March 2020. However, the onset of the COVID-19 pandemic just a few months after the partnership's start delayed project components, particularly those involving community outreach and engagement due to travel restrictions, as well as its overall timeline. Despite the challenges imposed by limited staffing and inability to travel for much of the partnership's timeline, IHDA and the City of Macomb are pleased to present this Housing Needs Assessment as a product of the Community Revitalization partnership that has been underway since early 2020.



This plan examines various characteristics of the City of Macomb in comparison to those within McDonough County as well as the state of Illinois in total. A variety of comparison cities were also selected by staff at the City of Macomb so as to provide a basis for contextualizing and understanding how trends occurring within Macomb are similar or different from those in similar municipalities across Illinois.

Three primary neighborhoods or areas within the City of Macomb were chosen by city staff to serve as Community Revitalization Strategy Areas (CRSAs) of this plan. Therefore, planning activities of this partnership were primarily focused on engaging residents and examining conditions with three of four broad "quadrants" central to the city's core. These areas are referred to the Northwest, Northeast, and Southwest Regions, and serve as the primary geographies analyzes throughout this Housing Needs Assessment.



# PAST PLANNING EFFORTS

## CITY OF MACOMB COMPREHENSIVE PLAN

The City of Macomb has undertaken a variety of planning and community development efforts. The City's Office of Community Development oversees land use administration, and comprehensive planning efforts. The City of Macomb adopted its most recent comprehensive plan in 2013 to focus development efforts around the following vision statement:

**“The City of Macomb is a vibrant Western Illinois community committed to achieving a high quality of life; nurturing its rich diversity, heritage and sense of place; serving as a center of commercial, employment, cultural, educational and health care activity in the region; encouraging active citizen engagement in civic life; partnering with Western Illinois University; and safeguarding the City’s assets and opportunities for all Macomb citizens.”**

The general public participated in the plan-making process via the comprehensive community survey, open houses and public forums, community mapping and visioning exercises, and sharing their thoughts and ideas for the plan with City leaders. Taken together, these ideas and insights directly shaped the contents of the plan itself. The Advisory Committee determined that the future of the City centered on the following themes:

- Promoting economic development
- Making transportation investments
- Enhancing the design and aesthetics of the community
- Improving municipal service delivery
- Supporting the local housing market

Other planning efforts that guide the community include:

## MCDONOUGH COUNTY COMPREHENSIVE PLAN

The Comprehensive Plan is the official long-range general land use policy document for McDonough County and serves as the basis for coordination of physical resources based on human, social, economic, and environmental factors and should be augmented, as needed, to meet the ever-changing needs of the county.

The Commission determined that there are nine primary goals it seeks to fulfill in order to secure the healthy development and growth of the county. The goals relate to economic development, transportation, education, agriculture, housing, community facilities, land use, historic preservation, and natural resources. Furthermore, implementation strategies are offered for consideration and are to be used as a guide for the county's future growth and development.



## **MCDONOUGH COUNTY TRAILS AND GREENWAYS**

The Trails and Greenways Plan provides recommendations for conservation and recreational corridors of several kinds -- driving routes, hiking trails, walking and bicycling trails, riding trails, and even air and water routes. These corridors incorporate many of the outstanding historic and natural features that exist in McDonough County. The plan also defines opportunities for connections with potential corridors and sites in adjoining counties. It ranks the proposed trails and greenways as to their need, connectivity, and feasibility. Finally, it discusses funding sources and other implementation opportunities for development and management of these corridors.

The mission of the Trails and Greenways Plan is to designate various greenways and trail routes in McDonough County that, 1) preserve and enhance cultural features and natural environments and 2) provide for pleasurable, healthy, and educational experiences. The overall goal is to enhance the quality of life for residents and visitors of McDonough County while preserving the cultural and natural resources for future generations.

## **HUMAN SERVICES TRANSPORTATION PLAN**

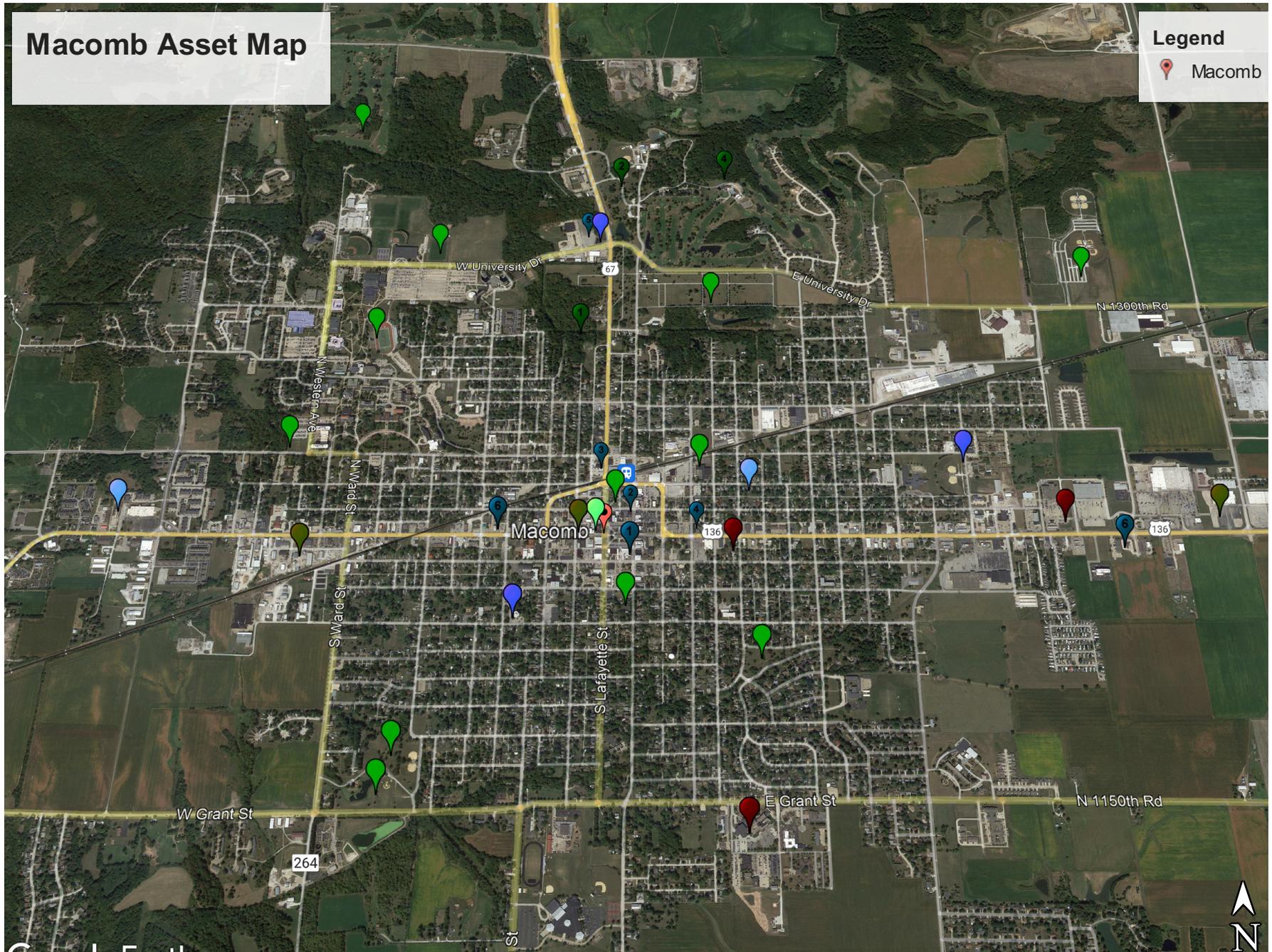
The Human Services Transportation Plan for Region 4, which includes McDonough County and Macomb, identifies the need for more multimodal transportation, including pedestrian, bike, public transportation, rail, as well as automobile-centric roads. The region hopes to become more welcoming and accessible to all types of transportation.

The primary needs and concerns of the region regarding public transportation are employment transportation, lack of transportation for all target populations, as well as the general public, lack of transportation for medical appointments, the need for extended operating hours, the need for more efficient scheduling practices, the lack of funding, and the lack of vehicles. The region hopes to address these concerns by expanding transportation service hours and availability through coordination between current transportation providers and human service agencies.

## **MCDONOUGH COUNTY BIKE STUDY**

The objectives of this study are to increase safety for motorized and non-motorized users, protect and enhance the environment, and improve the quality of life in McDonough County. The main purpose of this study is to depict the most viable routes for development into bikeways along rural roads in McDonough County. It is expected that this study could be the foundation for preparing grant applications as funding opportunities arise in order to make modifications/establish bike paths along the most utilized routes. The routes selected for improvement and inclusion into the grant applications will be based on those that are most aligned with meeting the objectives of safety, environmental enhancement, and improvement in the quality of life in the rural county.

# ASSET MAP



<b>Legend Number</b>	<b>Name of amenity, asset, or institution</b>
<b>Banking and financial institutions</b>	
1	Citizens Bank
2	MidAmerica National Bank
3	First bankers Trust
4	Fortress Bank
5	WIU Credit Union
6	Marine Bank
7	United Community Bank
8	Woodforest Bank
9	Compeer Financial
<b>Recreational amenities</b>	
1	Spring Lake Park
2	Argyle State Park
3	Glenwood Pool
4	Ball Fore Family Entertainment Center
5	Digger's College City Bowl
6	Macomb Country Club Gold Course
7	Harry Mussato (WIU) Golf Course
8	Gold Hills Golf Club Course
9	Dudley Skate Park
10	Everwood Disc Golf Course
11	Donald S. Spencer Recreation Center (WIU)
12	Lakeview Nature center & Labyrinth
13	Macomb Fieldhouse (Sports)
14	Veterans Park (Sports Fields)
15	Patton Park (Dog Park)
16	Everly Park
17	Historic Chandler Park
18	Macomb Arts Center
19	Western Illinois Museum
<b>Civic and governmental institutions</b>	
1	City of Macomb
2	McDonough County
3	Western Illinois Regional Council
4	Macomb / McDonough County Communications Center (911)
<b>Childcare facilities</b>	
1	YMCA Daycare
2	Catch A Star
3	Wesley Daycare
4	WIU Daycare
5	Pact Headstart
6	Wee Care

Educational amenities	
1	MCUSD 185 (k-12 public system)
2	St. Paul's Catholic School
3	Spoon River College & Outreach Center
4	Western Illinois University
Food access amenities	
1	Western Illinois Regional Council
2	Good Food Collaborative
3	The Crossing Food Bank
4	Loaves and Fishes
5	Salvation Army
Healthcare and social service facilities	
1	MDH
2	Prairie Heart at Hyvee
3	Center For Youth and Family Solutions
4	McDonough County Health Department
5	IDPH Office
Transportation amenities	
1	McDonough County Public Transportation (GoWest & Demand Response)
Retail amenities	
1	Walmart
2	Hyvee
3	Westside Lumber Ace
4	Aldi's
5	Jackson Street Market
6	Farm King
7	RP Lumber
Planned improvements	
1	Downtown Revitalization Project (in progress)
2	Adams Street Streetscape project (awarded)
3	Chandler Park Revitalization (planned)





# DEMOGRAPHIC, ECONOMIC, AND HOUSING MARKET ANALYSES

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# EXISTING DEMOGRAPHIC CONDITIONS

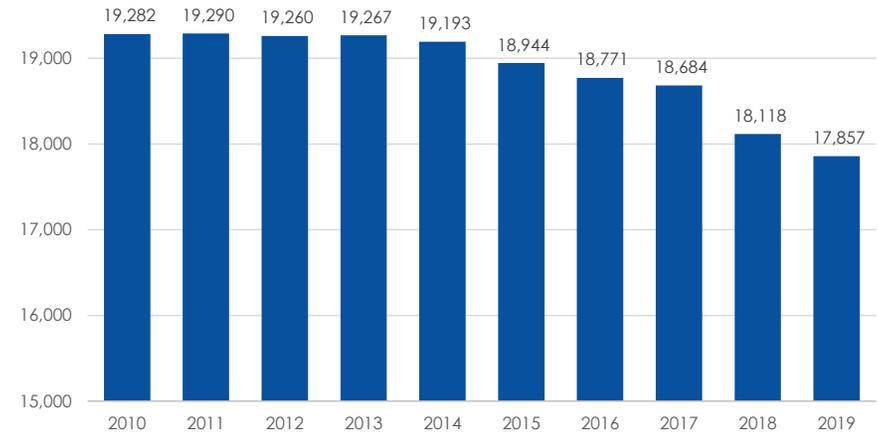
## GENERAL POPULATION CHARACTERISTICS

As of 2019 the city of Macomb had a total population of 17,857. Macomb's population has experienced slight annual declines in population nearly every year since 2010, losing slightly less than a net 1,500 residents in that nine-year period.

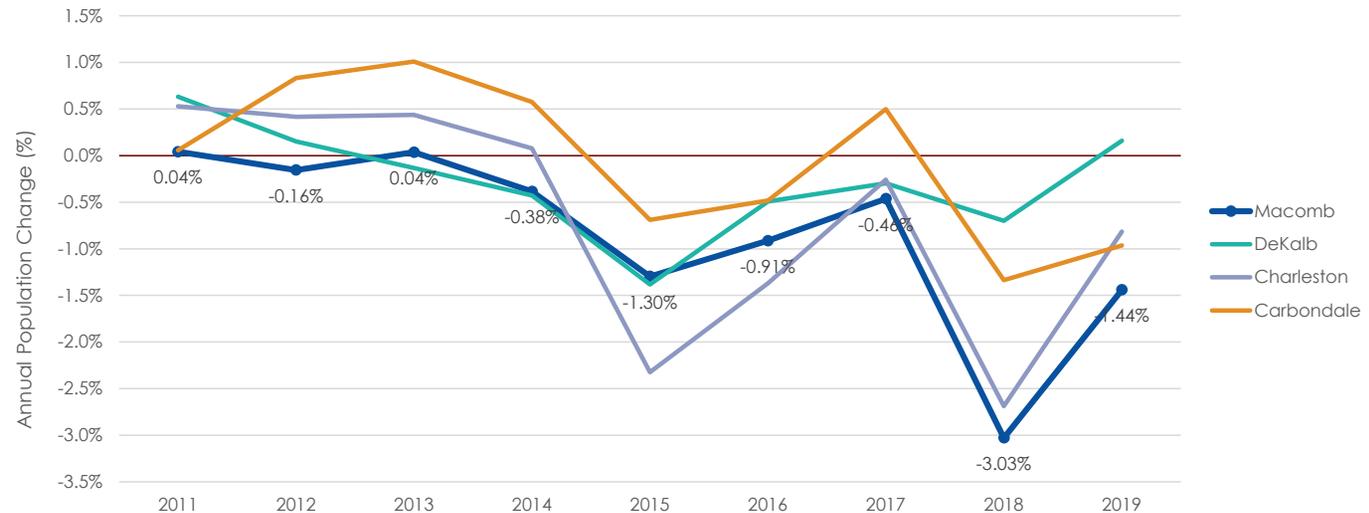
Macomb is the smallest of the three comparison cities included in this plan that are also home to large universities. Macomb maintains a slightly smaller population than Charleston and Carbondale (20,464 and 20,597 residents, respectively), but less than half the population of DeKalb (42,908 residents). While all three of the comparison university cities have also experienced a net population loss between 2010 and 2019, Macomb's population decline was the most significant, with a loss of 7%.

The annual patterns of population growth and loss among all the university cities examined in this study follow similar trajectories by year. As illustrated by the chart below, each of the four cities saw a slight population loss in between 2011 and 2014, with Macomb and Carbondale seeing slight increases from 2012 to 2013 followed by losses in 2014. Populations sharply declined in between 2014 and 2015 in all four of the cities, with Charleston experiencing the greatest annual population loss at -2.32%. In the years following 2015, all four university cities experienced continuous annual population losses of varying magnitudes with two exceptions (Carbondale's 0.5% increase in 2017 and DeKalb's 0.16% increase in 2019).

Population, Macomb  
2010-2019



Annual Population Change Rate from Prior Year of University Cities  
2011-2019



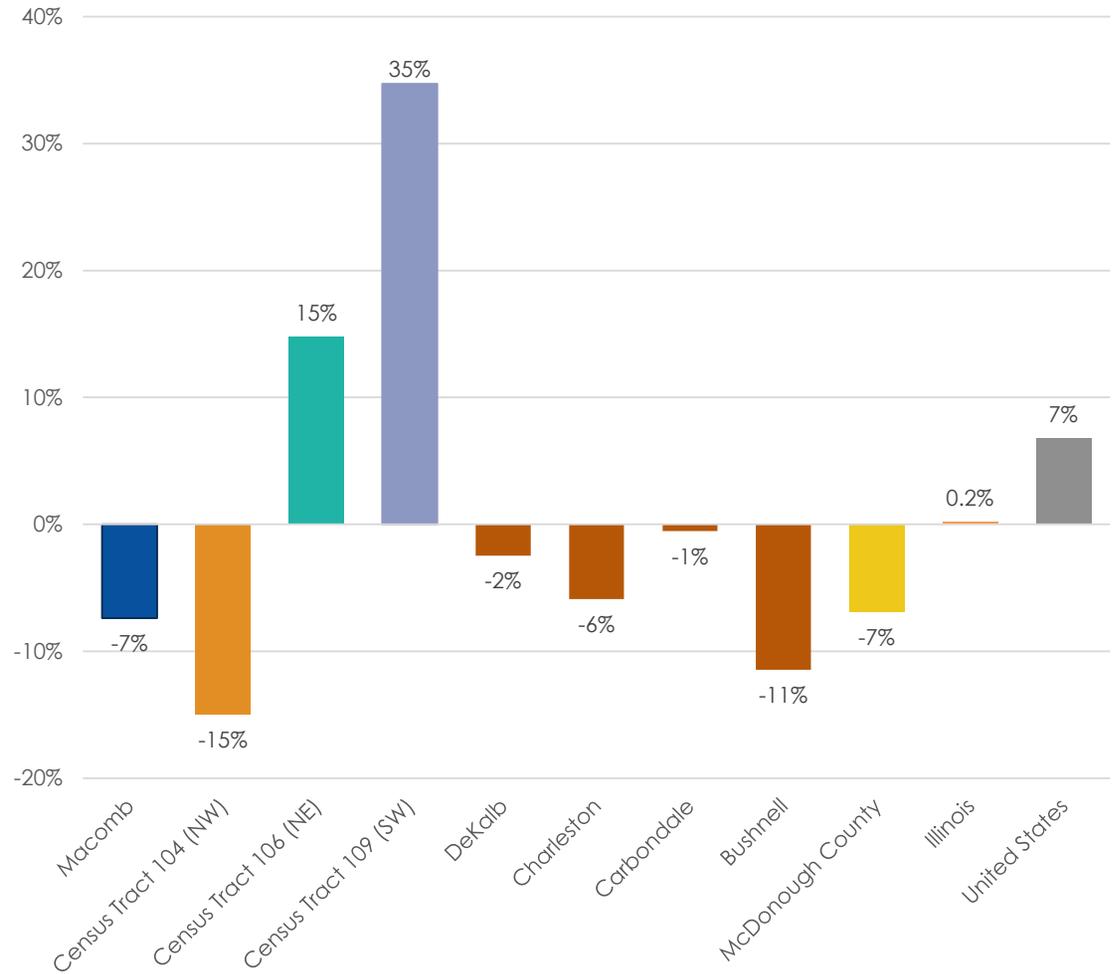


In 2019 Macomb experienced one of its greatest annual population losses within the past decade at -1.44%. While this decrease was less than half that seen in the prior year, it was the most significant annual population loss experienced across all the study's comparison university cities.

The population loss experienced by Macomb in between 2010 and 2019 is relatively aligned with the population changes experienced at the broader county level and within all of the comparison cities included in this study. Macomb's population decrease of -7.4% during this time is nearly equal to that seen within McDonough County (-6.9%) and Charleston (-5.9%). While not as great in magnitude, DeKalb and Carbondale also experienced net population losses during this time period (-2.5% and -0.5%, respectively). Bushnell, the only comparison city not home to a university, experienced a loss of -11.5%.

Within Macomb's CRSAs, population change during this time was greatly varied. The Northwest region which borders the university was the sole CRSA to see a population loss. This area saw the most significant population decrease of all study areas included in this plan, with a loss of 944 residents (-15.0%). Contrarily, the Southwest and Northeast regions both saw significant population increases with a growth of 835 (34.7%) and 317 residents (14.8%), respectively. These population increases represent growth rates that are at least more than double than was experienced anywhere else in this plan's comparison geographies, and is particularly notable given the loss that Macomb saw overall during this time.

Population Change (%) between 2010 and 2019



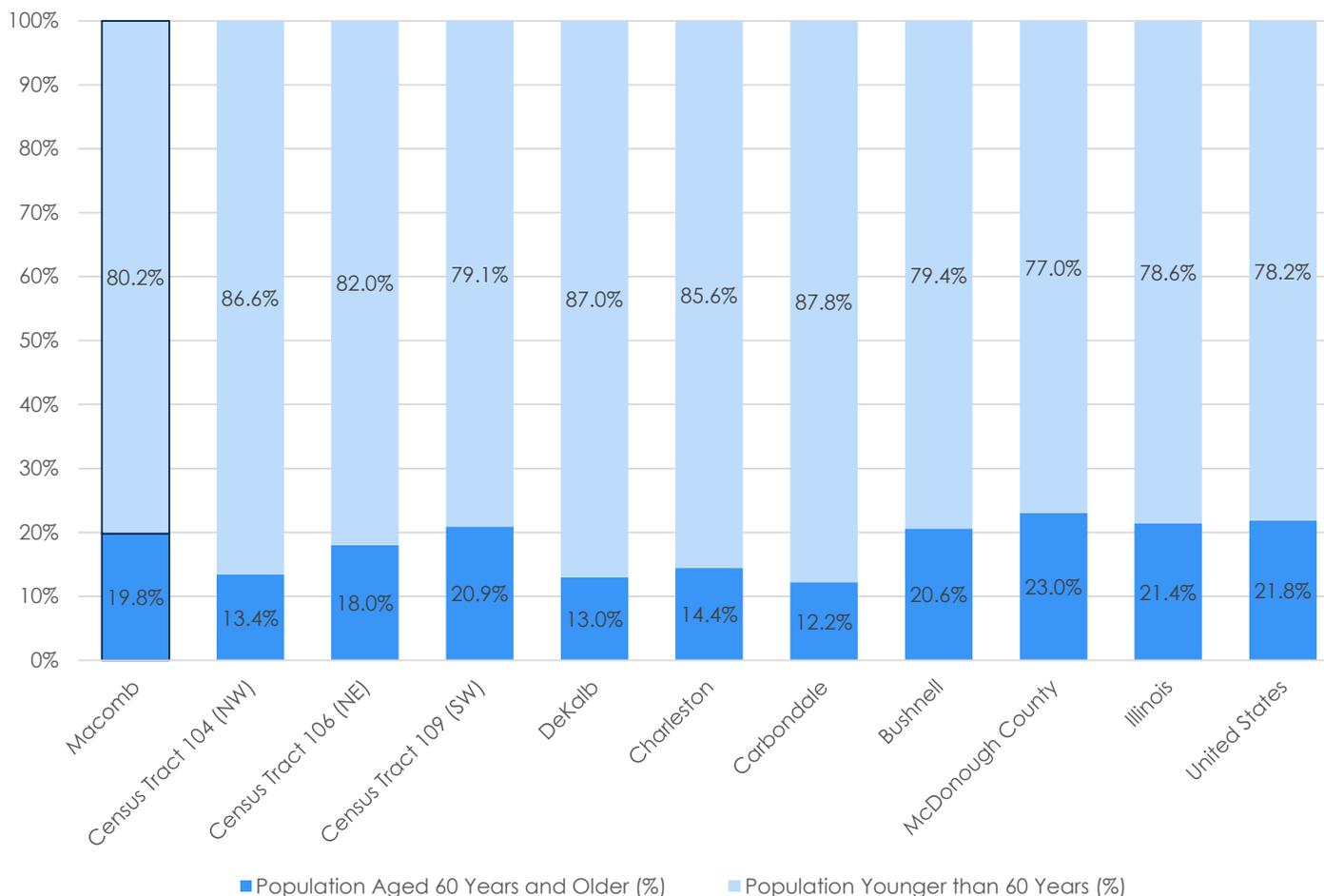


The consistency of population losses within Macomb and all of the comparison cities runs contrary to the population trends seen at both the state and national levels during this time. In between 2010 and 2019, Illinois experienced a modest population growth of 0.2%, while the United States increased by 6.8%.

### AGE AND OLDER INDIVIDUALS

In many places throughout the country, the share of the population's older individuals (people aged 60 years and older) is growing. This is holds true in Illinois, where the older individual share of the overall population grew from 17.1% in 2010 to 21.4% in 2019, or a growth of 4.0 percentage points. Most of this plan's comparison geographies saw similar rates of growth in their older populations during this time, with the exception of Bushnell, which saw a loss of 8.0 percentage points.

Share of Population Aged 60 Years and Older  
2019

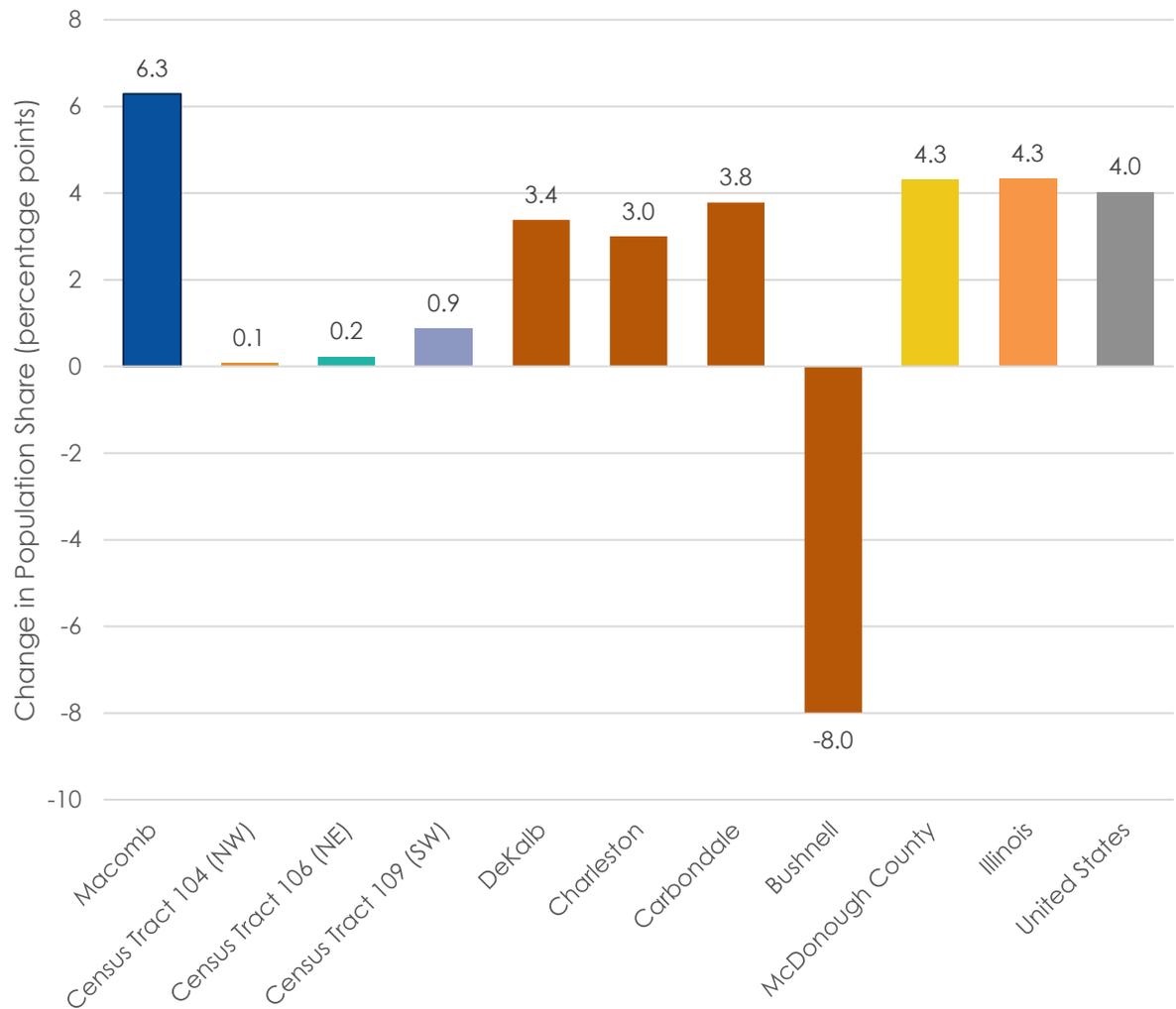




While Macomb saw the highest growth in the share of its older population from 2010 to 2019, with an increase of 6.3 percentage points, it still maintains a relatively smaller share of older individuals than the comparison geographies. Even after this population's growth over the previous nine years, in 2019 Macomb's share of older individuals was 19.8% of the total population, which is less than the shares seen in Bushnell, McDonough County, Illinois, and the United States. Macomb does hold a higher share of older individuals than any of this plan's comparison university cities, however.

Among the CRSAs the Northwest region near the university expectedly holds the smallest share of older individuals, comprising 13.4% of its total population. The other two areas are much more similar to Macomb's overall share of older individuals, with the Southwest region having a slightly greater share of older individuals than Macomb at 20.9% and the Northeast region a slightly lesser share at 18.0%.

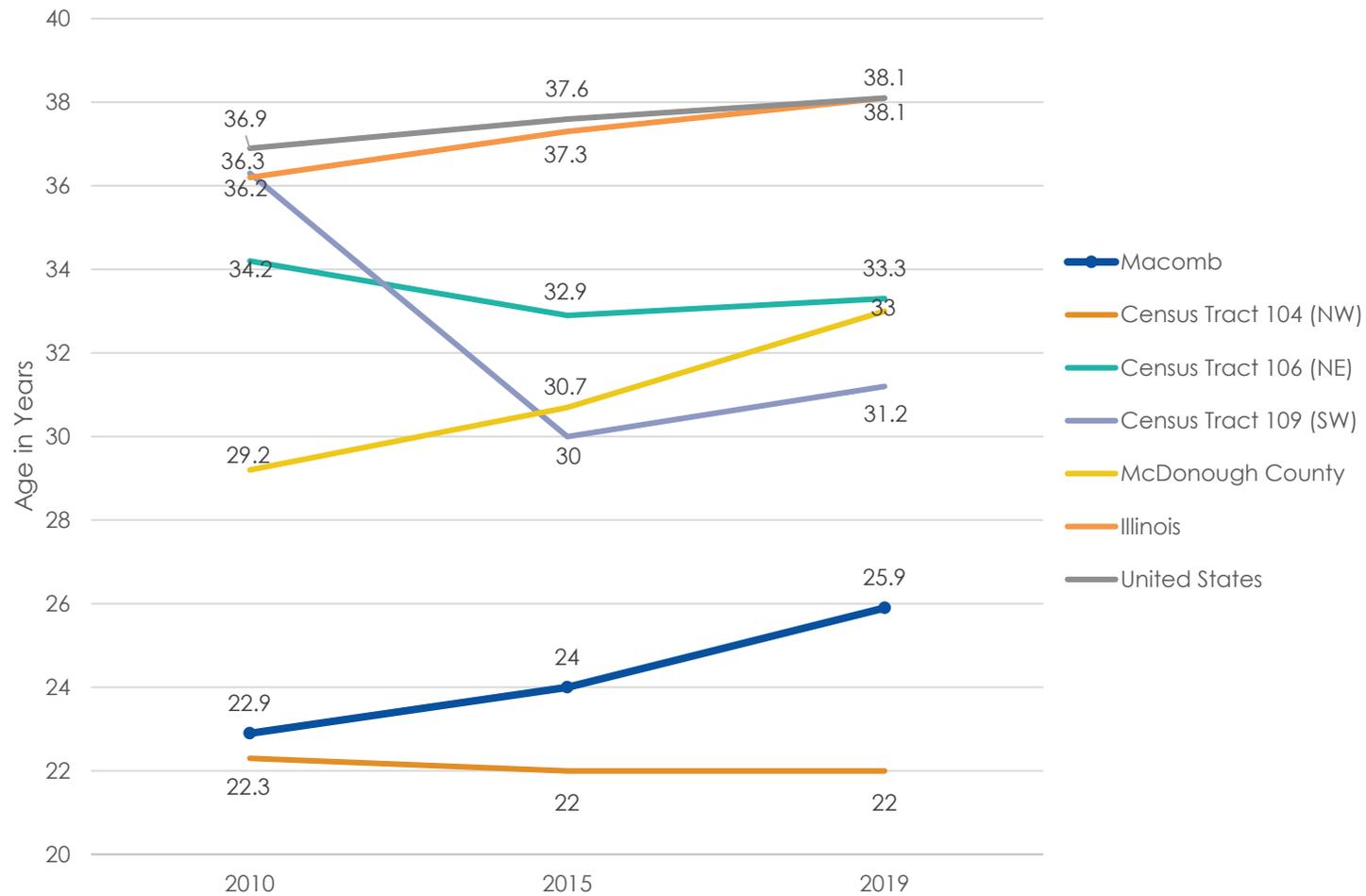
### Change in Share of Older Population (60+) between 2010 and 2019





Despite the significant growth in older individuals that Macomb has experienced throughout the past decade, the city's population still has a very young median age. Having grown from 22.9 years in 2010 to 25.9 years in 2019, the population of Macomb's median age is significantly younger than that seen in McDonough County (33 years), Illinois (38.1 years), and the United States (38.1 years).

### Change in Median Age of Population 2010-2019





## RACE AND ETHNICITY

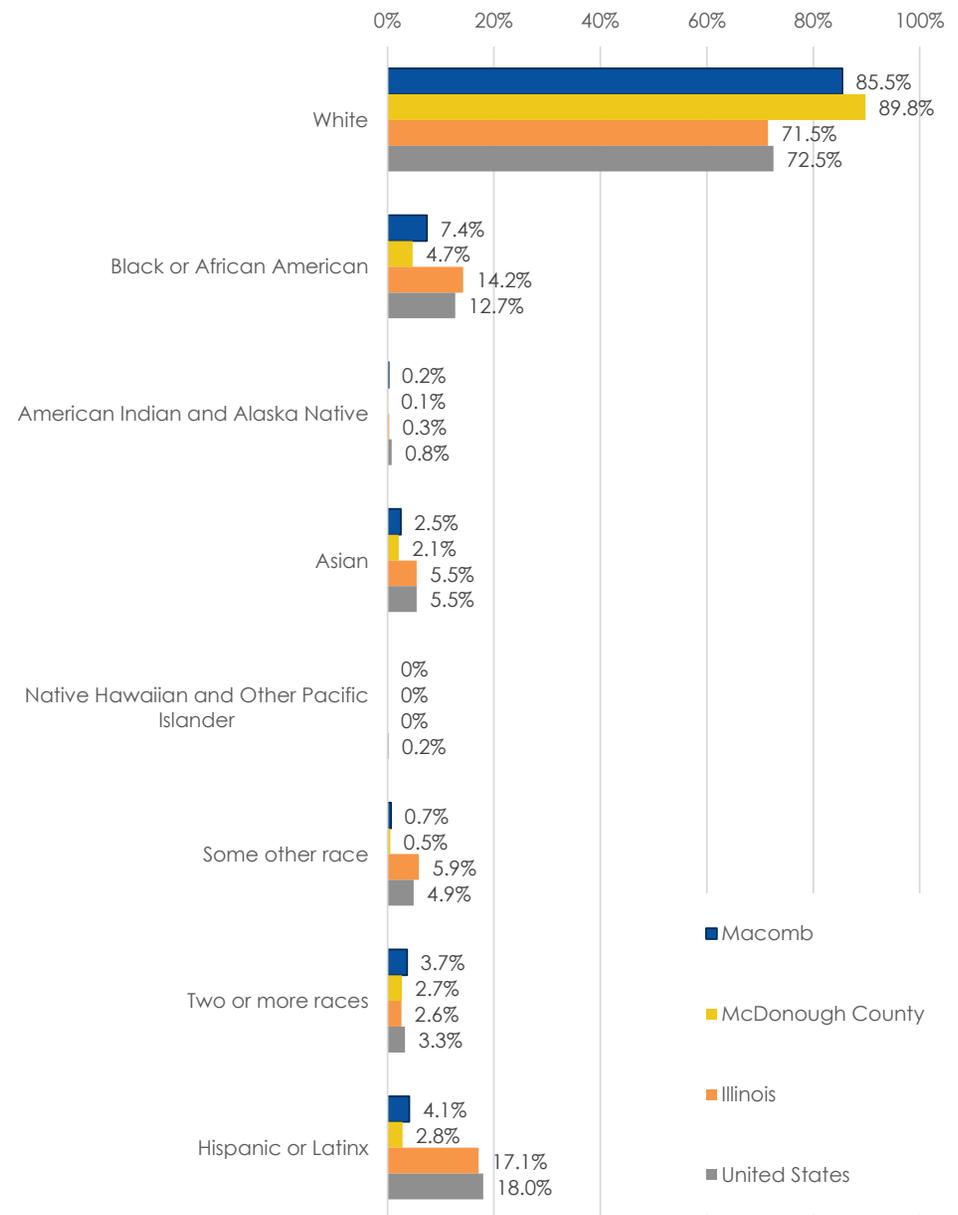
The city of Macomb is more racially and ethnically diverse than the broader McDonough County yet is notably less diverse in these areas compared to Illinois and United States overall. In 2019 Macomb's population was just over 85% White, 7.4% Black or African American, 3.7% two or more races, and 2.5% Asian. Native Hawaiians and other Pacific Islanders, American Indians and Alaskan Natives, as well as individuals of other races all comprised less than 1% of Macomb's population.

Within the CRSAs, the Northwest region is home to a higher share of many non-White populations when compared to Macomb. In 2019 Census Tract 104 maintained a population that was 8.7% Black or African American, 2.8% Asian, and 1.8% of some other race. Comprising 5.7% of its population, the tract's Hispanic and Latinx cohort is also higher than is seen within the city overall. Similarly, the Northeast region (Census Tract 106) maintained a higher Asian population (4.5%) than the city, whereas the Southwest region (Census Tract 109) maintained a higher population of individuals of two or more races (6.3%).

Among this study's comparison cities, Macomb maintains a relatively similar racial composition to Charleston. While it is more racially diverse than Bushnell, it is significantly less so than both DeKalb and Carbondale.

Macomb's Hispanic and Latinx population is notably smaller than that seen throughout the state and nation. With 4.1% of its population falling into this ethnic group in 2019, Macomb's Hispanic and Latinx population is less than four times smaller than that of Illinois (17.1%) or the United States (18%).

### Share of Population by Race and Ethnicity 2019

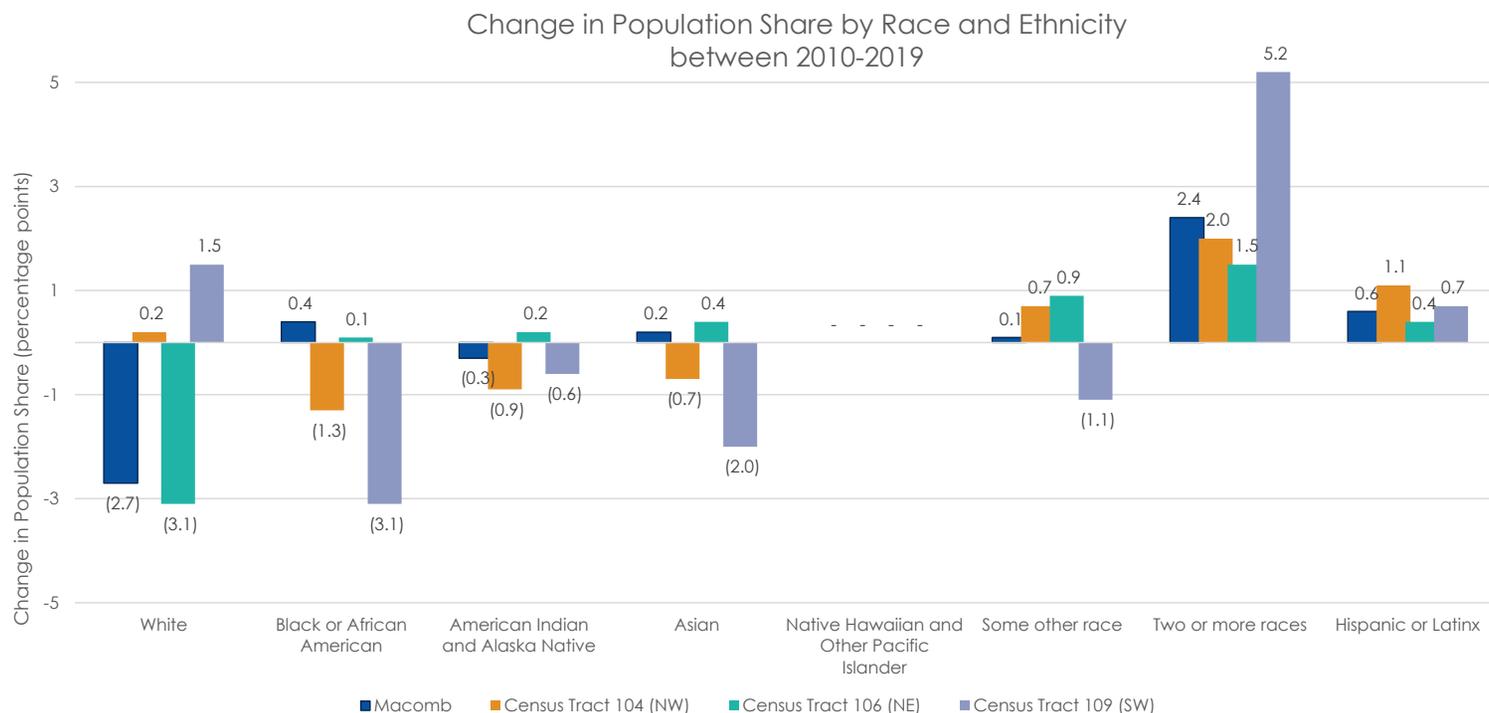




Like much of the country, Macomb has seen an overall growth in racial and ethnic diversity within the last decade. While nearly all geographies included in this plan grew in racial and ethnic diversity in between 2010 and 2019, Macomb has become diversified at a higher rate than most. In between 2010 and 2019, the share of Macomb's White population decreased by 2.7 percentage points, which represents a decrease higher than that seen within DeKalb, McDonough County (-1.2 percentage points), Illinois (-0.2 percentage points), and the United States overall (-1.5 percentage points). Among the CRSAs, only the Northeast region saw a loss in the share of its White population, whereas the Northwest and Southwest regions contrarily saw increases.

The Northeast region was the only CRSA to increase its racial and ethnic diversity over the last decade, with modest increases of its share of nearly all non-White populations. While the Northwest and Southwest regions did experience losses in their shares of many non-White populations, they also grew significantly in their shares of individuals belonging to two or more races, indicating that perhaps the areas' racial diversity did not decrease so much as change in composition. This is particularly pronounced in the Southwest region, which saw a significant loss in the share of its Black or African American population (-3.1 percentage points), however saw the greatest increase of the CRSAs in its share of the population belonging to two or more races (+5.2 percentage points).

The share of Macomb's as well as each CRSAs' population representing two or more races saw an increase of at least 1.5 percentage points between 2010 and 2019, outpacing the growth of this racial group in all of this study's comparison geographic areas and representing an increase nearly double that seen in Illinois (+0.9 percentage points) or the United States (+0.9 percentage points). All of the CRSAs and Macomb overall additionally saw a universal increase in their populations' shares of Hispanic and Latinx individuals, however at rates smaller than were seen among many of this plan's comparison geographies.



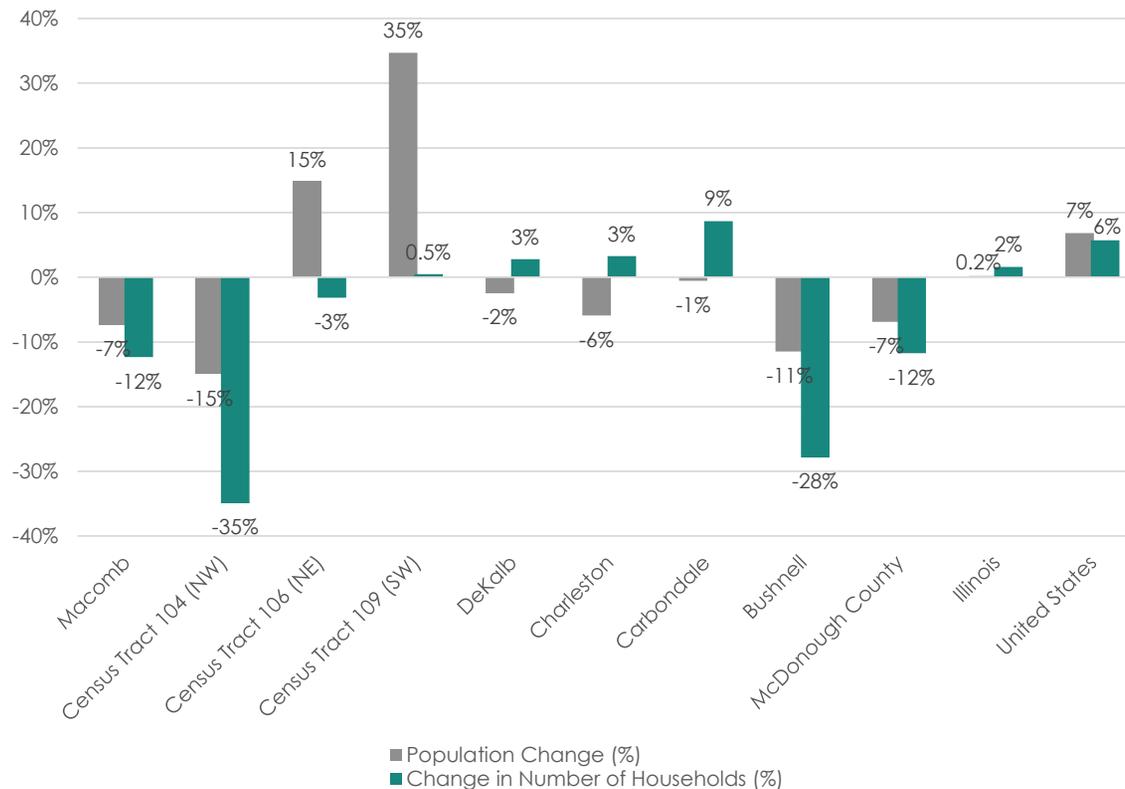


## HOUSEHOLD COMPOSITION

In 2019, Macomb was home to an estimated 6,121 households – a loss of close to 1,000 households<sup>1</sup> (-12.3%) since 2010. While corresponding to the population loss experienced during that same time period, the loss in households outpaced the population loss in Macomb by more than 5 percentage points which may indicate that more individuals on average were living within a housing unit than were in 2010. This same trend holds true, though at a much greater magnitude, within the Northwest region whose loss in households outpaced its population loss by approximately 20 percentage points.

Within the Northeast and Southwest regions, significant population growth severely outpaced their change in households between 2010 and 2019. The Northeast region saw a 15% population growth concurrent to a 3% decrease in households. The Southwest region's disparity between these metrics is the most exaggerated, however, with a 35% increase in population and a mere 0.5% increase in households.

Comparison of Change in Population and Households (%)  
between 2010 and 2019



<sup>1</sup> The US Census Bureau defines a "household" as consisting of all the people who occupy a housing unit, including related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. More information can be found at <https://www.census.gov/programs-surveys/cps/technical-documentation/subject-definitions.html>.

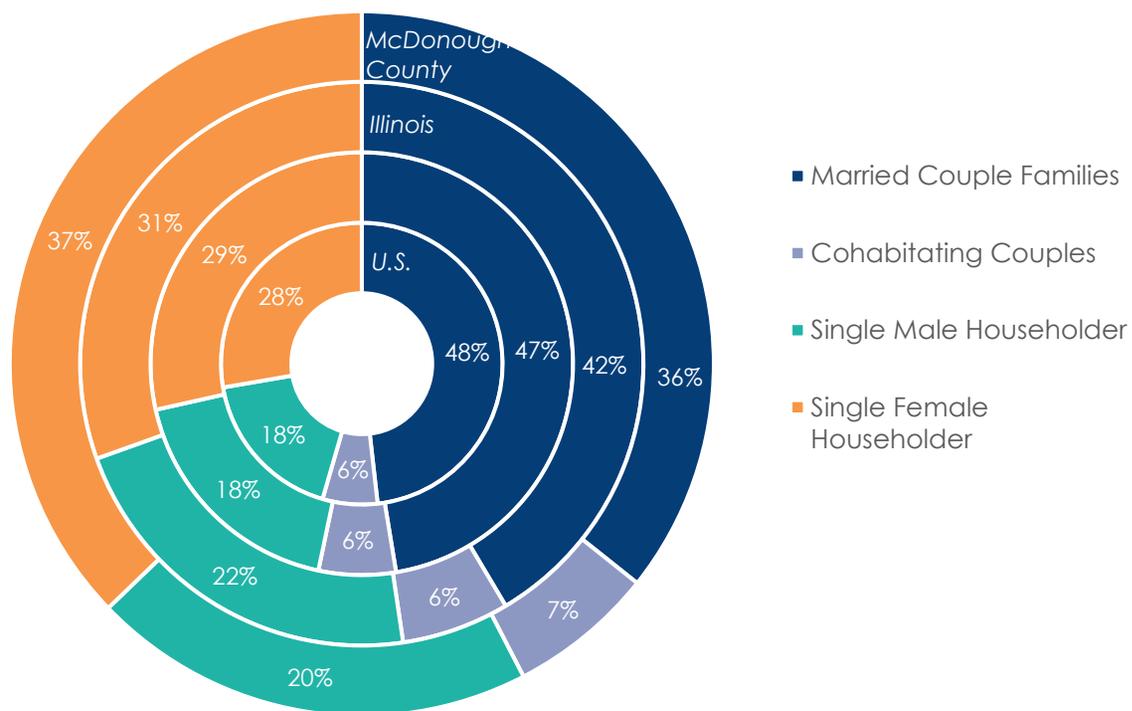


While Macomb's change in population and households during the past decade most likely resulted in larger household sizes, some of this study's comparison geographies experienced the opposite effect. Each university city other than Macomb examined in this study as well as Illinois overall experienced a growth in households from 2010 to 2019, but either a population loss or very small population increase that likely resulted in decreased average household sizes. This was most exaggerated in Carbondale, which saw a 9% increase in its number of households but a 1% loss in population.

As of 2019, the most common household type within the city of Macomb were those led by single females, representing 37% of the city's total households. Macomb's households are more heavily comprised of single male- and single female-householders than is seen within the state and nation overall, which falls in line with the other university cities examined in this study. Of Macomb's 6,121 households in 2019, 36% (n=2,185) represented married couple families, 7% (n=412) cohabitating couples, 20% (n=1,247) single male householders, and 37% (n=2,277) single female householders.

While the household types of the Northwest and Southwest regions of this study most strongly mirror that of other university cities, the Northeast region's households are more like that of McDonough County, Illinois, and the United States overall; each of these geographic areas maintain high shares of married couple families that represent at least 42% of their total households.

Share of Households by Type  
2019



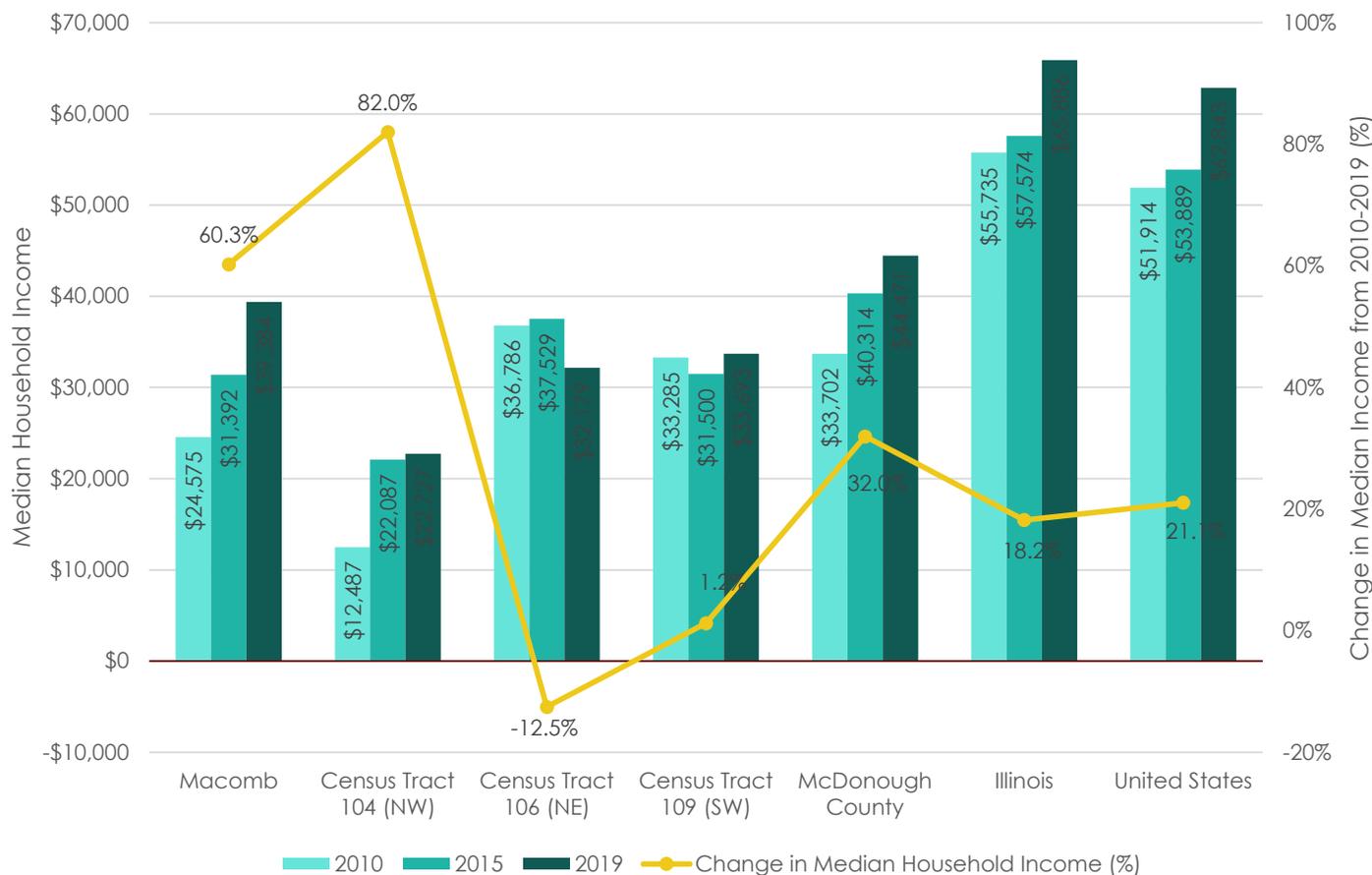
# EXISTING ECONOMIC CONDITIONS



## HOUSEHOLD AND INDIVIDUAL INCOME

Median household income in Macomb rose by more than 60% between 2010 and 2019 and outpaced the rates in McDonough County, Illinois, and the country. Although the household income is rising in the city it is still lower than the income levels at the county (\$44,471) and state (\$65,886) level. Within the CRSA, median household incomes are lower than in the city overall. Incomes in Census Tract 104 (Northwest quadrant) grew the most between 2010 and 2019 increasing from \$12,487 to \$22,727 but remaining the lowest earning quadrant compared to the other two in the CRSA. Census Tract 106 (Northeast quadrant) was the only quadrant in the CRSA that decreased in median household income during the period, falling from \$36,786 to \$32,179. Census Tract 109 remained relatively steady and increased by 1.2% in the nine-year period.

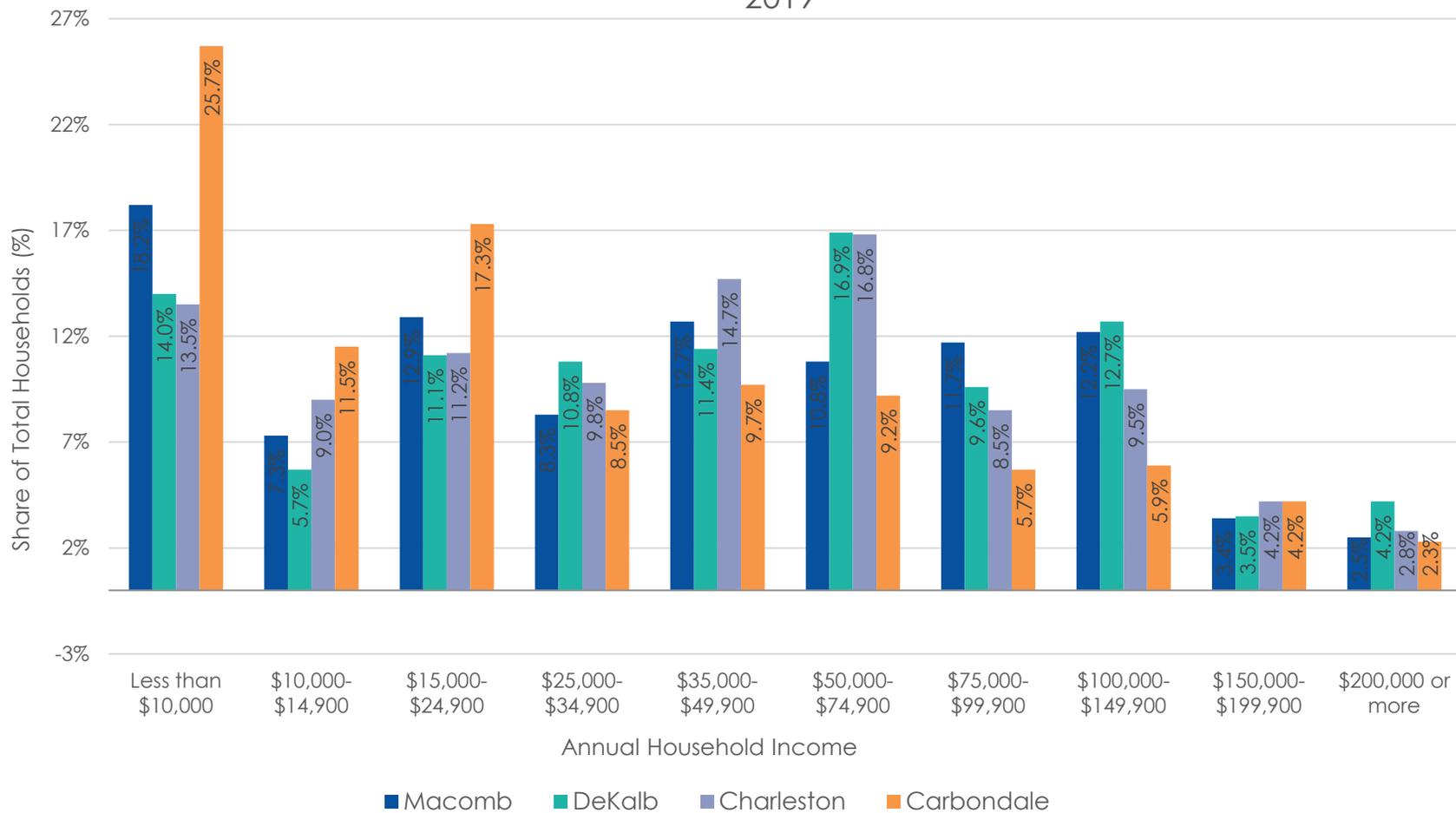
Change in Median Household Income  
2010-2019





Evaluating households' incomes by bracket reveals the distribution of income across Macomb and the three comparison geographies. The largest share of Macomb's households is earning less than \$10,000 (18.2%) with the smallest share earning \$200,000 or more (2.5%). The only comparison geography with a larger share of households earning less than \$10,000 is Carbondale at a rate of 25.7%. 11.7% of Macomb households are earning between \$75,000 and \$99,900 which is the largest share compared to DeKalb (9.6%), Charleston (8.5%), and Carbondale (5.7%).

Households by Income Bracket of University Cities  
2019

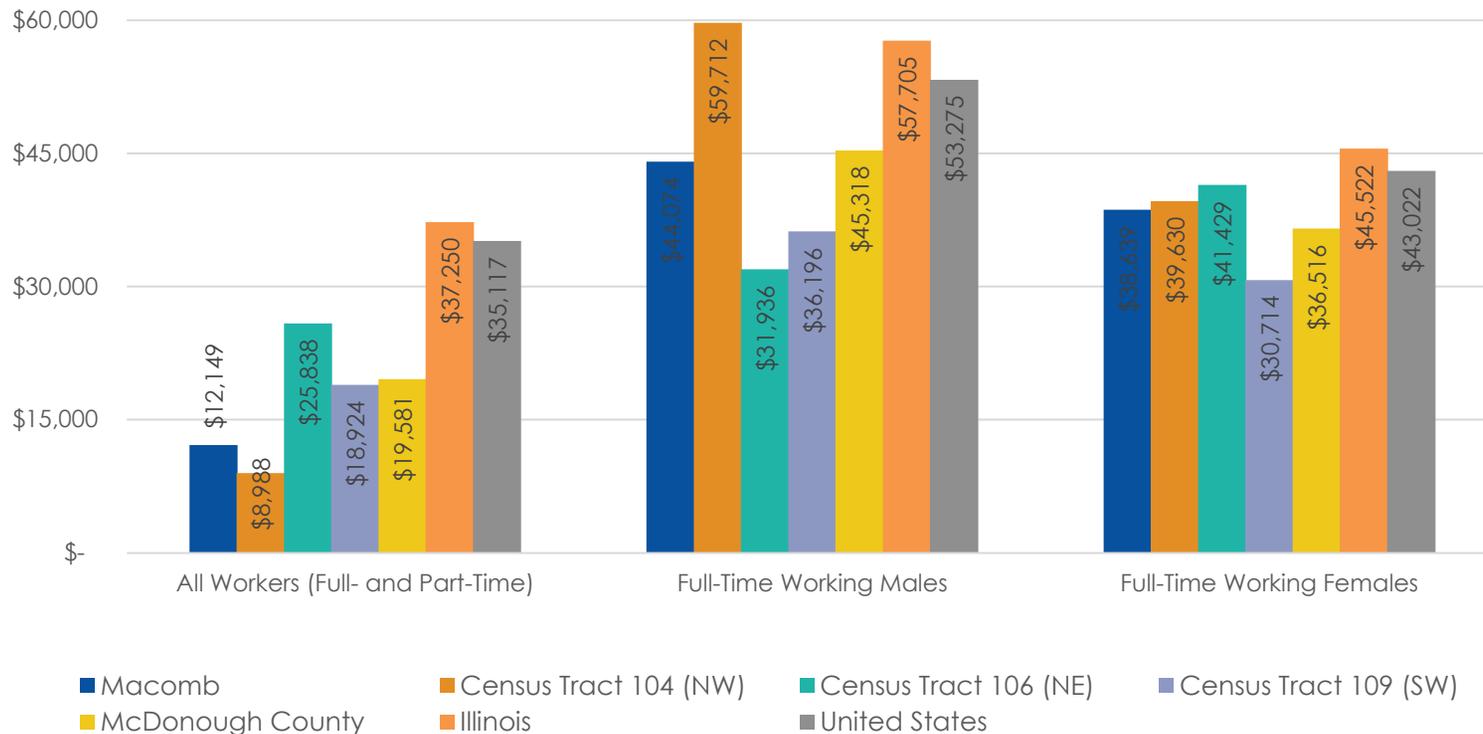




In 2019, 53.1% of Macomb residents were employed in an income-generating occupation within the civilian labor force. These occupations include part-time, full-time, self-employment, and contracted work, but exclude positions within the armed forces. As of 2019, the median annual income of all workers in Macomb was \$12,149 lower than that in McDonough County (\$19,581), and lower than Illinois (\$37,250) and the United States (\$35,117). Macomb's Northwest quadrant had a significantly lower median annual income at \$8,988 compared to the Northeast quadrant at \$25,838 and Southwest quadrant at \$18,924.

The median annual income of full-time workers is expectedly significantly higher than that seen among all types of workers. Assessing this figure by sex, male full-time workers in Macomb make considerably more than female full-time workers. Both the current median annual salary for males (\$44,074) and females (\$38,639) are lower than those seen for both sexes in Illinois, and the United States in 2019. Interestingly, female workers in Macomb earn more than in McDonough County overall.

### Median Annual Income of Workers by Employment Type and Sex 2019



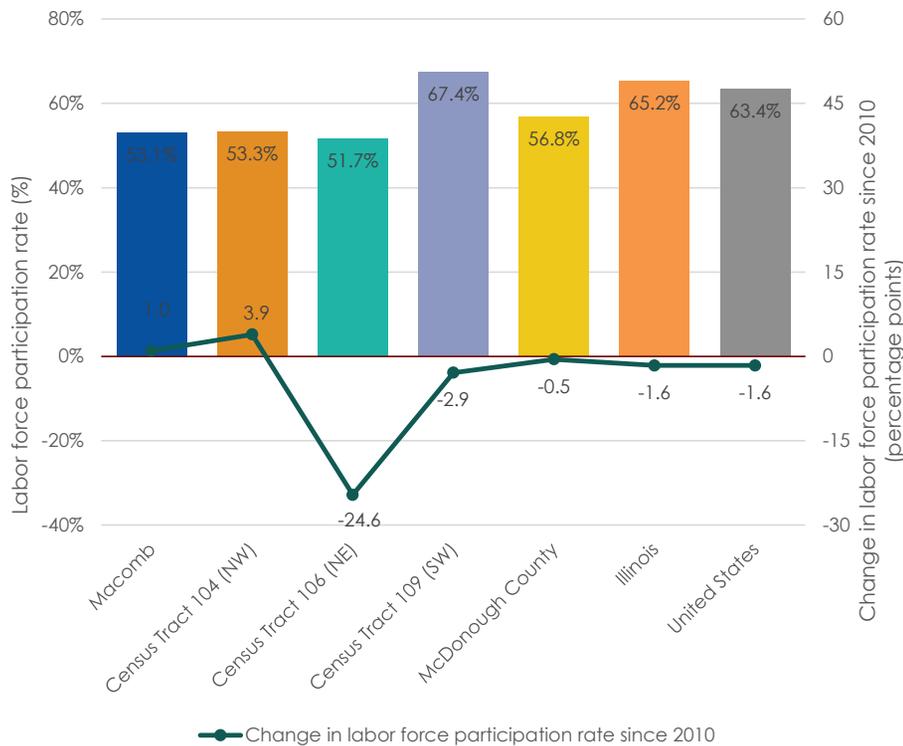


## LABOR FORCE PARTICIPATION AND UNEMPLOYMENT

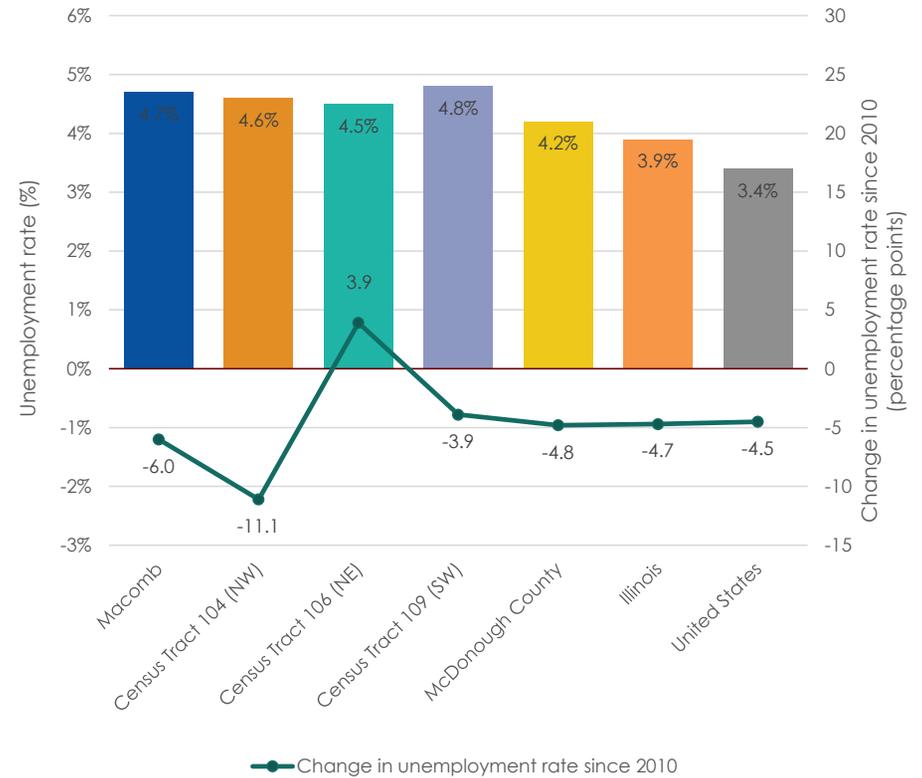
As of 2019, more than 53% of Macomb's population 16 years and older is considered active within its labor force. The labor force includes those that are employed, those that consider themselves unemployed (versus not seeking employment/not in the labor force), and those within the armed forces. The labor force participation rate in Macomb is 53.1%, which is 3.7 percentage points lower than that in McDonough County, 12.1 percentage points lower than Illinois, and 10.3 percentage points lower than the national rate. Census Tract 109 (Southwest quadrant) has a higher labor force participation rate than both of the other CRSA quadrants, the county, the state, and Macomb overall at 67.4%.

Overall, the unemployment rate in Macomb is 4.7% which is higher than McDonough County (4.2%), Illinois (3.9%), and the country (3.4%). Since 2010, unemployment rates in Macomb fell by 6.0% which is a more rapid decline than seen at the county or state levels. Census Tract 106 (Northeast quadrant) was the only quadrant in the CRSA that experienced a rise in unemployment rates (3.9%).

### Labor Force Participation Rate 2019



### Unemployment Rate 2019

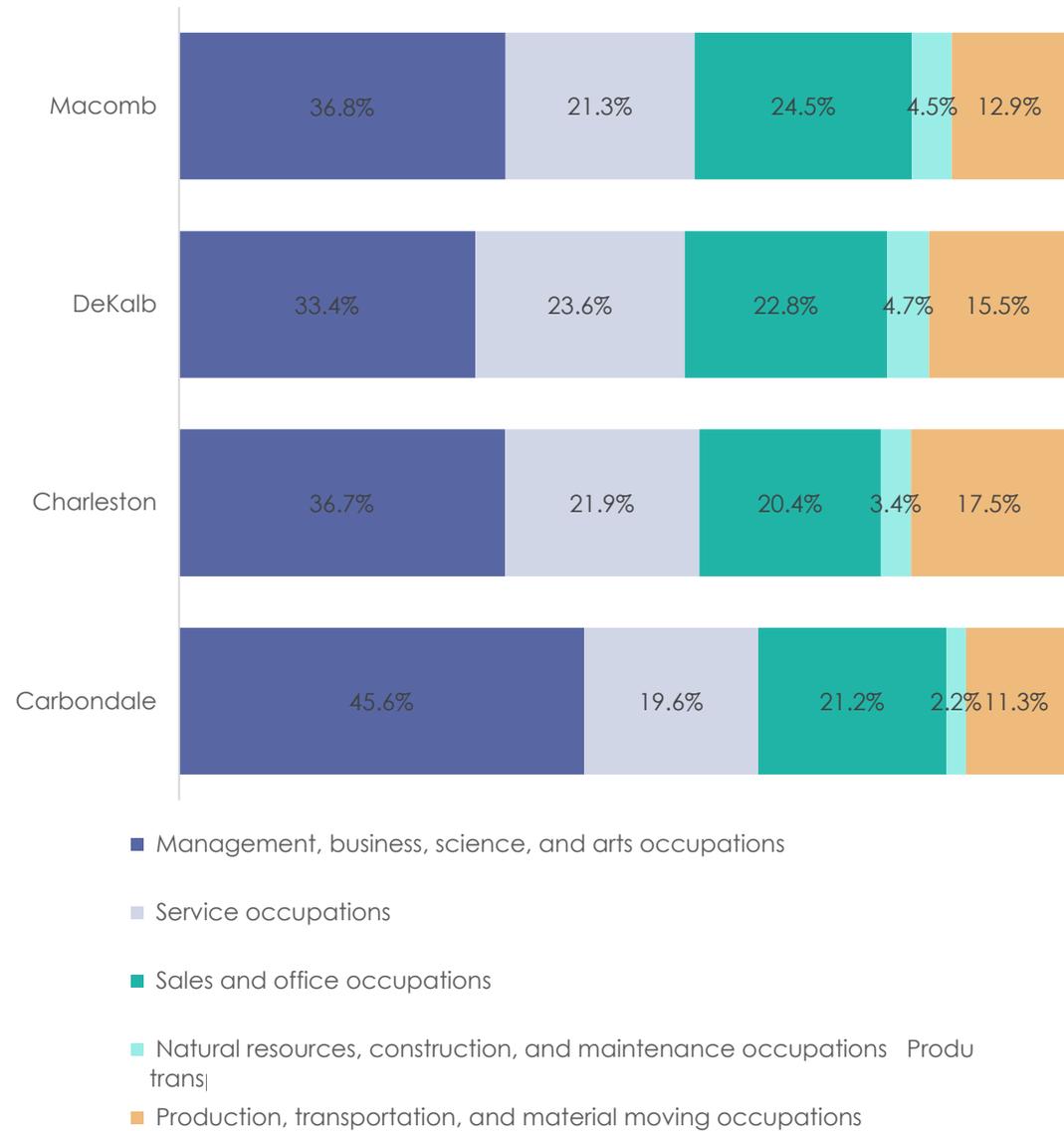




## OCCUPATION OF CIVILIAN WORKFORCE

When comparing workforces across the included geographies, a few differences are clearly seen. Among employed residents of Macomb, the most commonly held positions are those within management, business, science and arts occupations. With occupations in this category comprising 36.8% of the workforce in Macomb, these proportions are in line with rates in other university cities such as DeKalb (33.4%), Charleston (36.7%) and Carbondale (45.6%). The next largest part of Macomb's workforce (24.5%) work in sales and office occupations which is also a higher proportion than all the other comparison university cities. The smallest share of Macomb's workforce is employed in natural resources and construction.

### Occupation of Workers within University Cities 2019

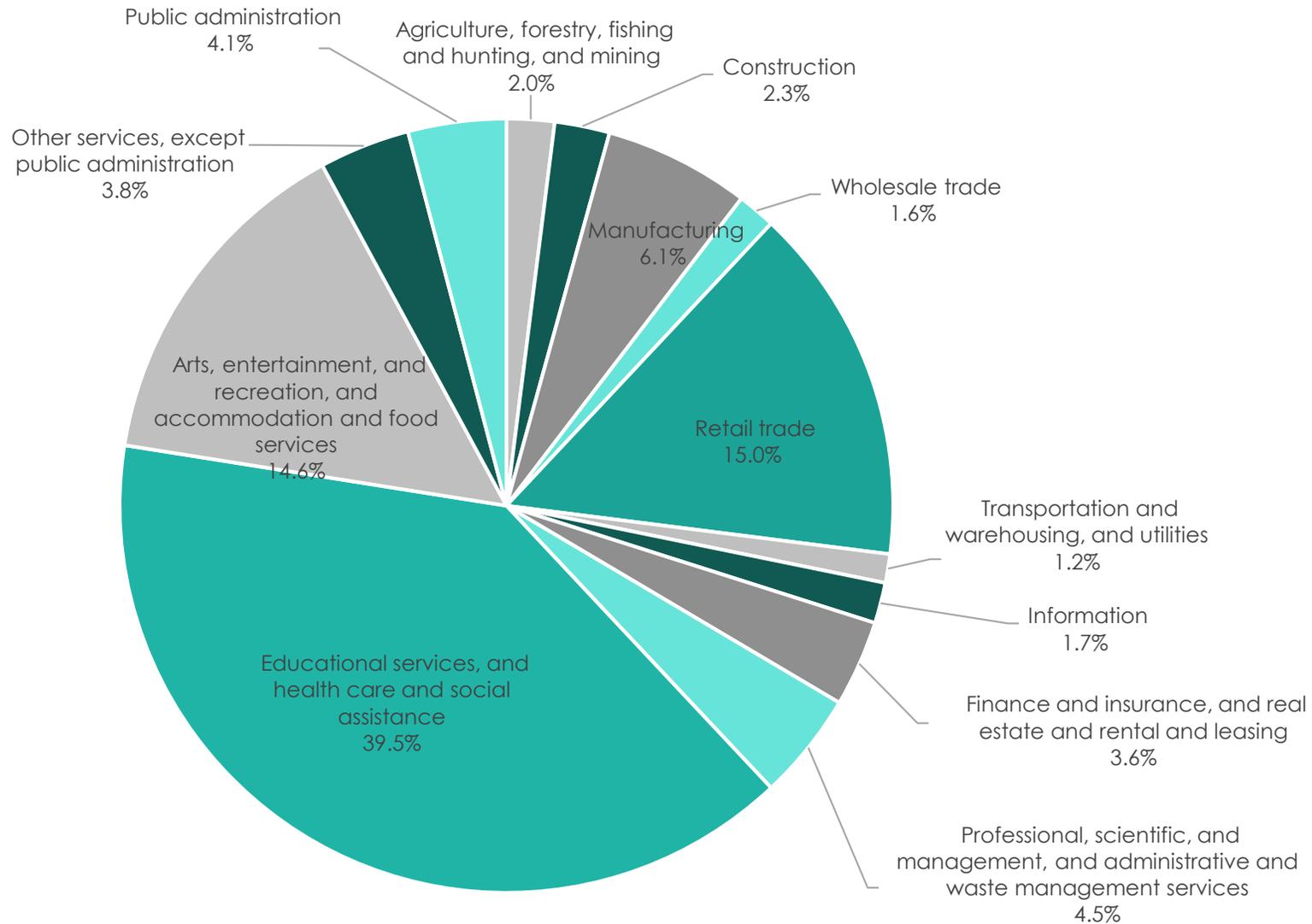




## INDUSTRY BY OCCUPATION

When comparing industries worked in for residents across the study's geographies, we begin to notice larger differences. Macomb's overall workforce shows 15.0% in the retail trade industry. However, as with most other geographies in the state, the education, health care, and social assistance category employ the most residents in Macomb, with just under 40% of the city's employees working in that industry, followed by arts, entertainment, recreation and accommodation and food services (14.6%). Manufacturing and professional, scientific, and management services represent the next largest segments of the city's workforce at 6.1% and 4.5% respectively. The smallest share of occupations in the city are in the information industry and transportation, warehousing, and utilities industry, comprising only 1.7% and 1.2% of occupations respectively.

### Industry of Employment of Workers in Macomb 2019



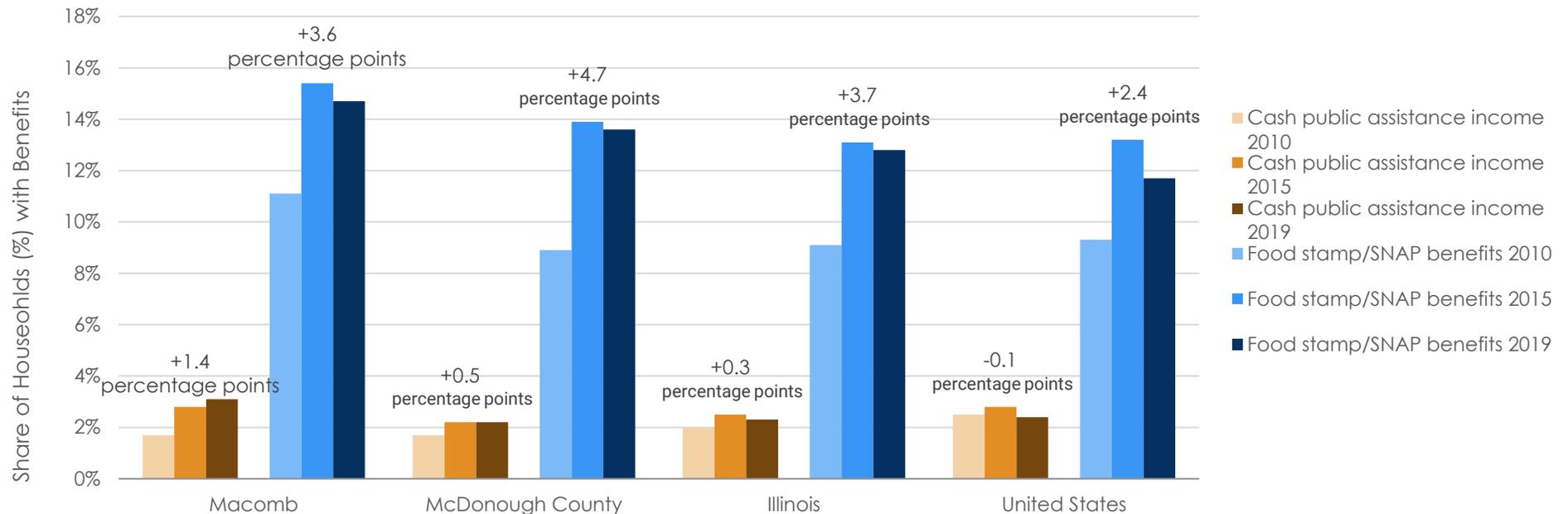


## POVERTY

Macomb shows moderate levels of household cash assistance (3.1%) and average utilization of SNAP benefits (14.7%). The levels of cash assistance align with McDonough County, which had 2.2% of households receiving cash assistance in 2019. Between 2010 and 2019 the number of households receiving cash assistance rose by 1.4 percentage points. Households in Macomb receiving SNAP benefits were somewhat higher than the rate at which households across the county, state, and country utilize the same benefits (13.6%, 12.8%, and 11.7% respectively). All of the comparison geographies exhibited noticeably higher levels of SNAP benefits usage in 2019 (DeKalb 17.0%, Charleston 18.1%, Carbondale 22.5%, and Bushnell 25.2%). The number of households receiving SNAP benefits also rose between 2010 and 2019 increasing from 11.1% to 14.7%.

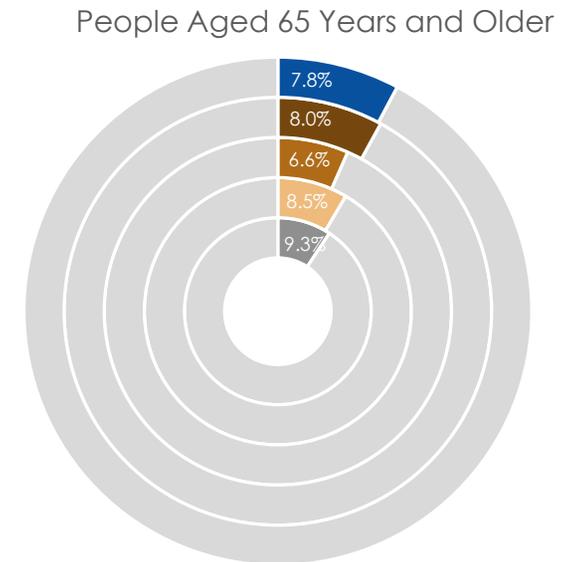
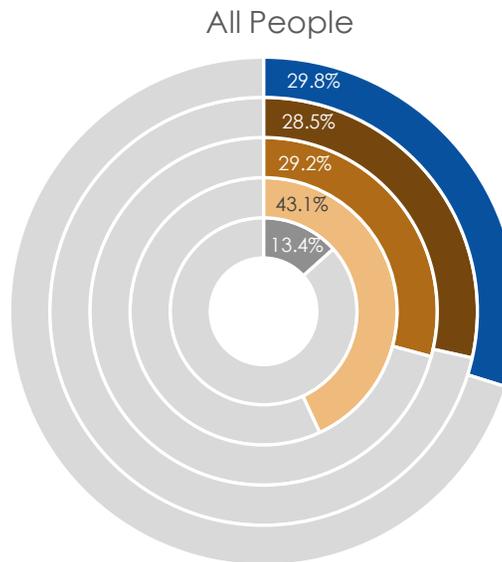
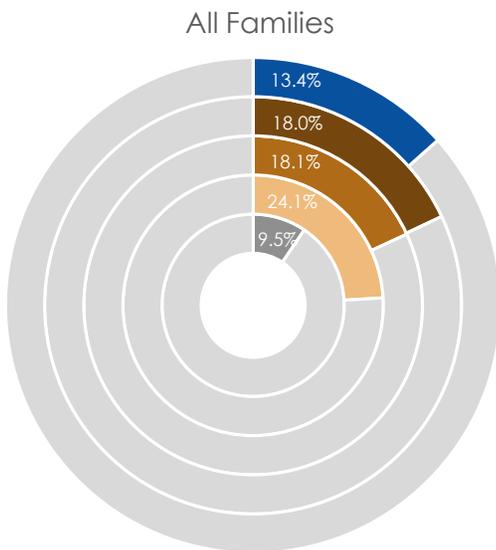
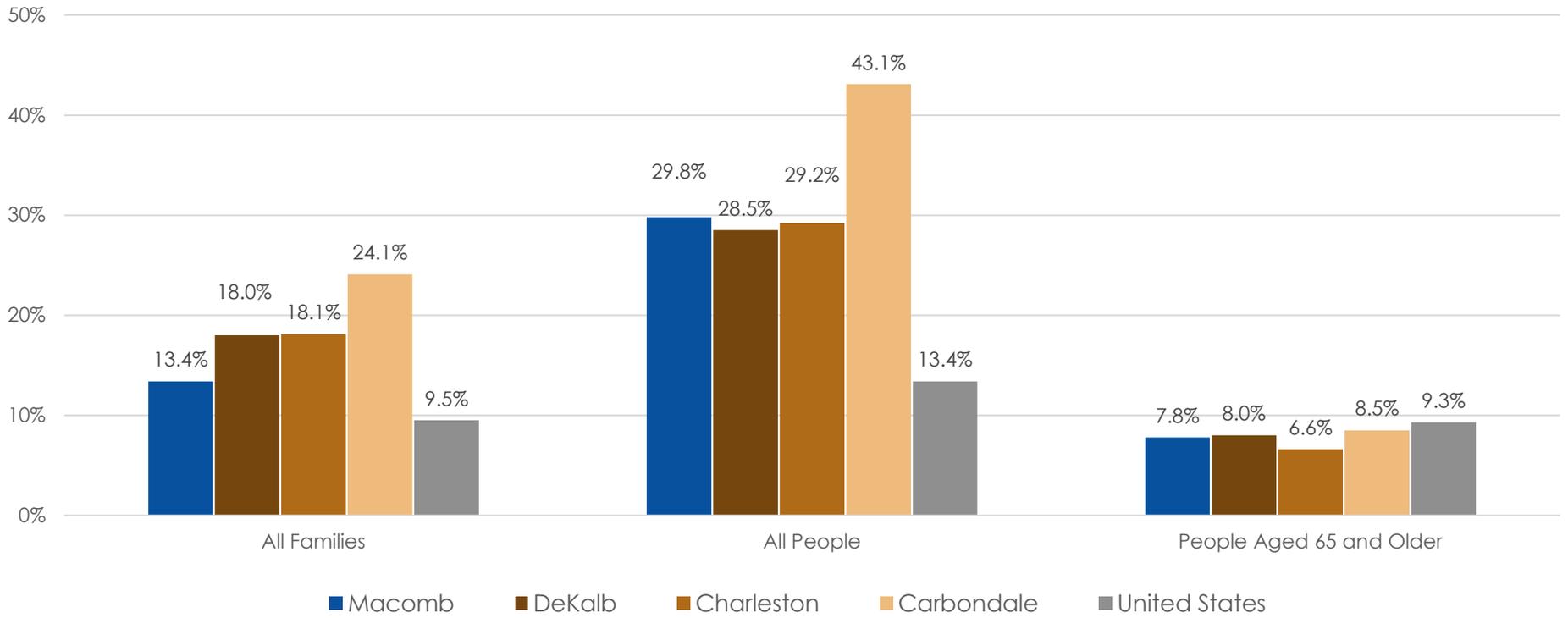
The poverty rate for families in Macomb was 13.4% in 2019, almost five percentage points lower than the next lowest comparison geography. DeKalb, Charleston, and Carbondale exhibited family poverty rates between 18.0% and 24.1%. For the population aged 65 and older, poverty rates were relatively low. In Macomb persons aged 65 and older experienced a poverty rate of 7.8% compared to 8.0% in DeKalb, 6.6% in Charleston, and 8.5% in Carbondale. Married couple families had the lowest rates of poverty across all comparison geographies except Carbondale (8.6%). In Macomb, 5.4% of married couple families were in poverty compared to 20.6% of families with children, and an astounding 46.9% of single female-led families with children. Families with children and single female-led families with children experienced lower rates of poverty in Macomb than in DeKalb, Charleston, and Carbondale.

Change in Households with Public Assistance and Benefits Over Time  
2010-2019



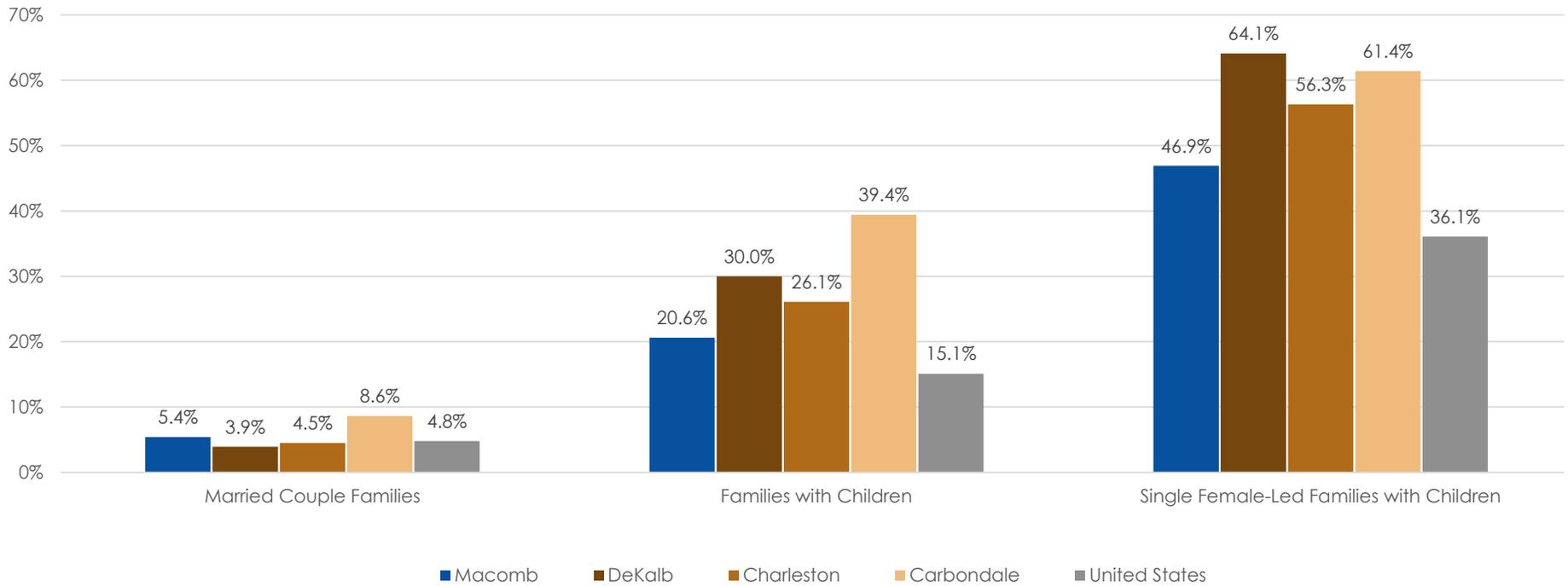


## Poverty Rate of Families, All People, and Older Population in University Cities and the United States 2019

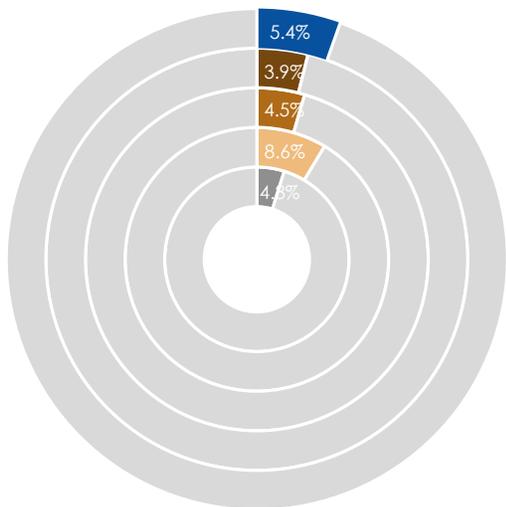




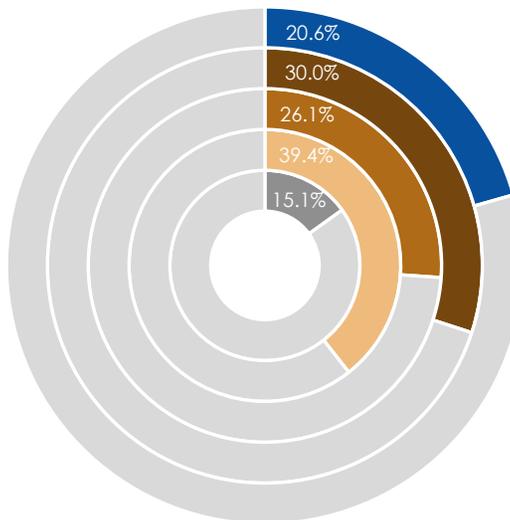
## Poverty Rate by Family Type in University Cities and the United States 2019



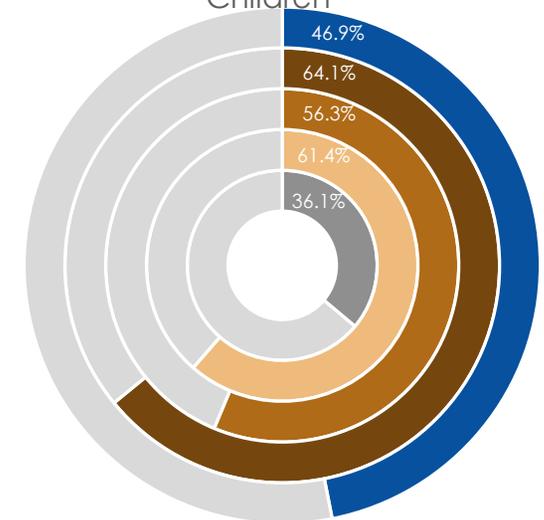
Married Couple Families



Families with Children



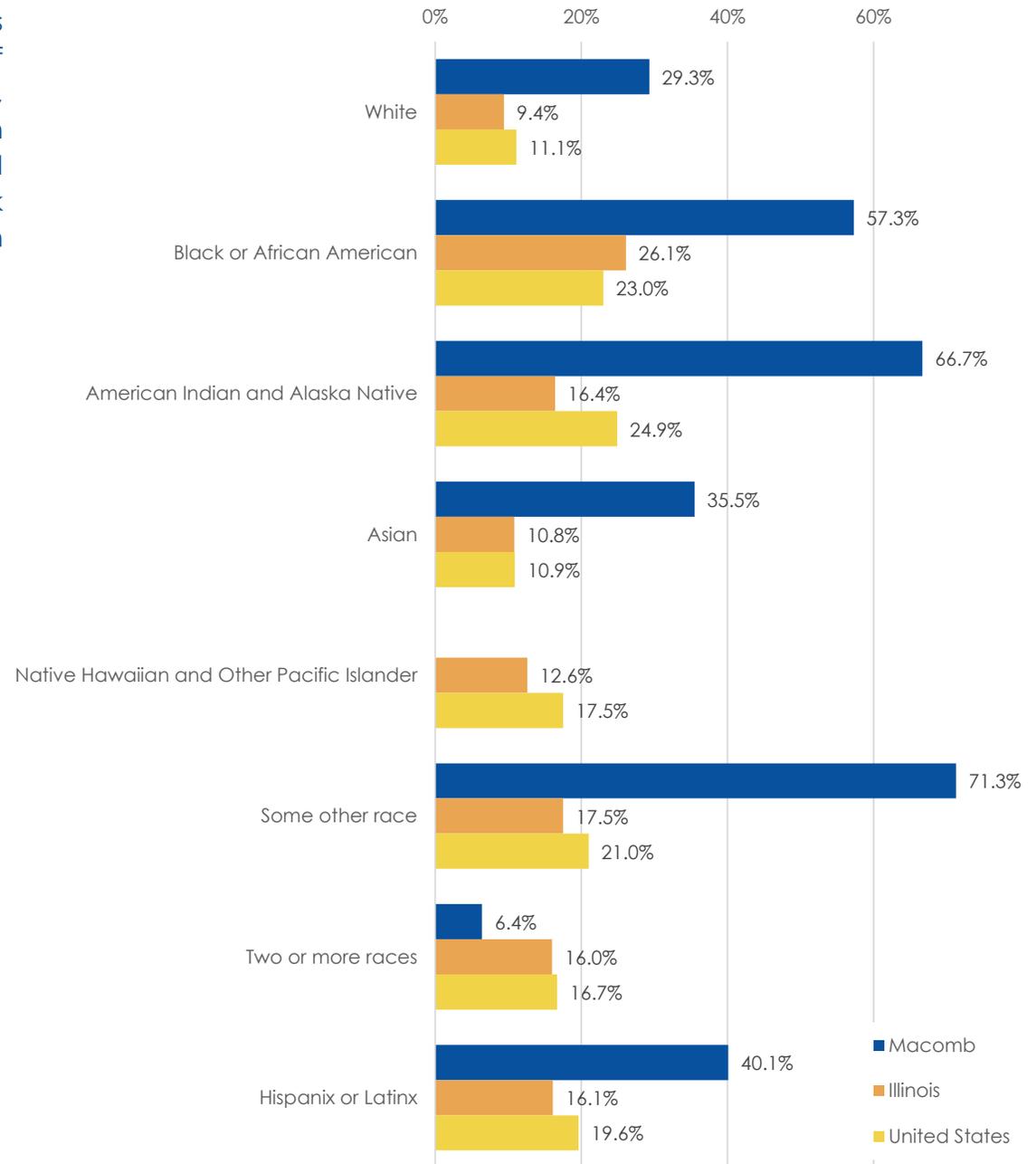
Single Female Led Household with Children



## POVERTY BY RACE AND ETHNICITY

The highest rates of poverty in Macomb are seen amongst people identifying as “some other race” (71.3%), followed by American Indian and Alaska Native (66.7%), then Black or African American (57.3%). Macomb's White population experienced the lowest rates of poverty of any one racial group at 29.3%. Importantly, the poverty rates across all racial and ethnic groups in Macomb are much higher than the rates in Illinois and the country overall. The rates of poverty amongst Black or African American and Hispanic or Latinx residents in Macomb is more than double the rate of Illinois.

Poverty Rate by Race and Ethnicity  
2019



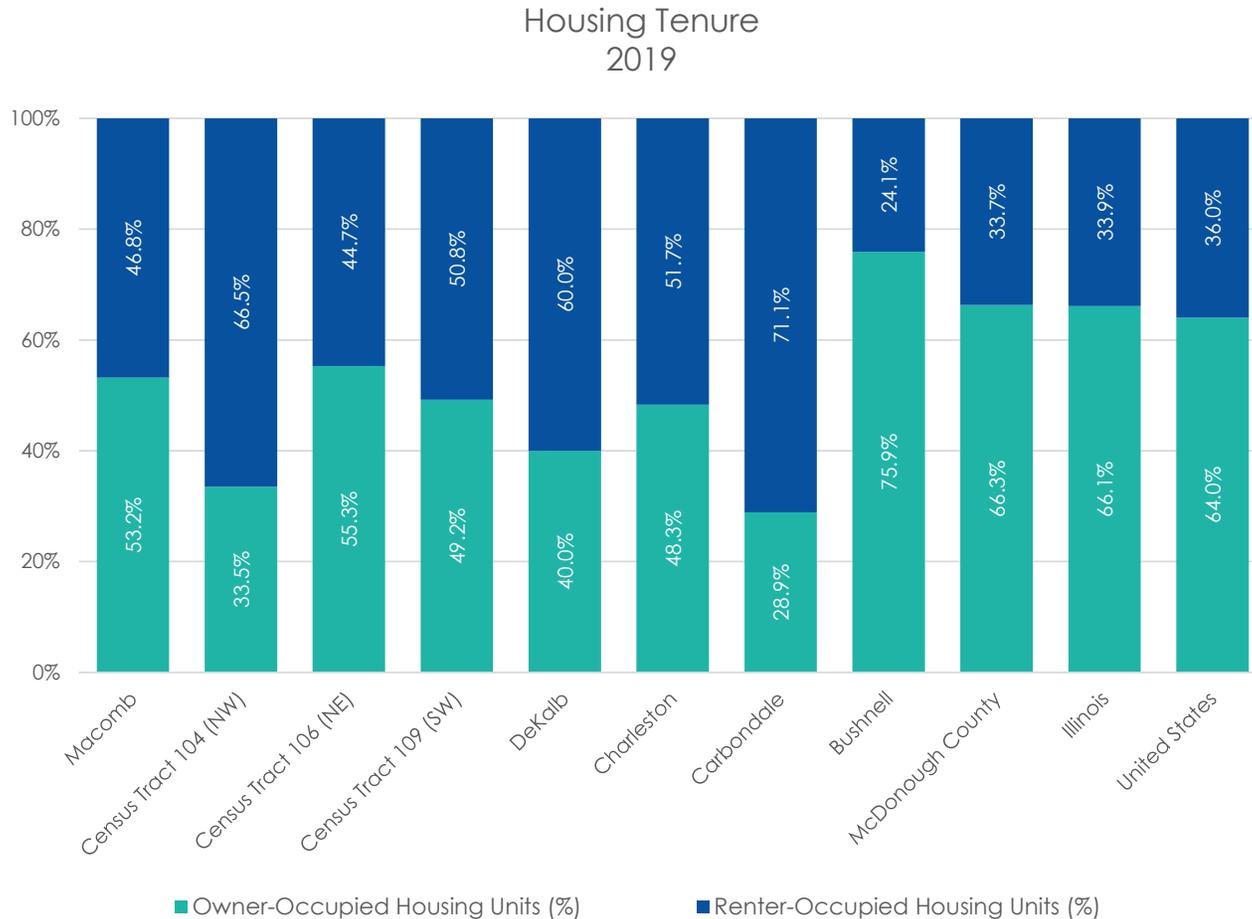
# EXISTING HOUSING CONDITIONS



## HOUSEHOLD TENURE

In 2019, Macomb had an estimated 8,273 total housing units. Of the 6,121 housing units that were occupied, more than 53% represented owner-occupied units. Macomb's renter proportion is high compared to the region but moderately low when compared to other university cities, with renters occupying 46.8% of all occupied housing units. In McDonough County renters occupy 33.7% of the total housing units available. At the same time, Illinois had a rental rate of 34.0%, lower than that in the United States overall (36.2%). Of the three quadrants comprising the CRSA, the Northeast exhibited the highest rate of owner occupancy (55.3%), compared to the Southwest (49.2%), and Northwest (33.5%).

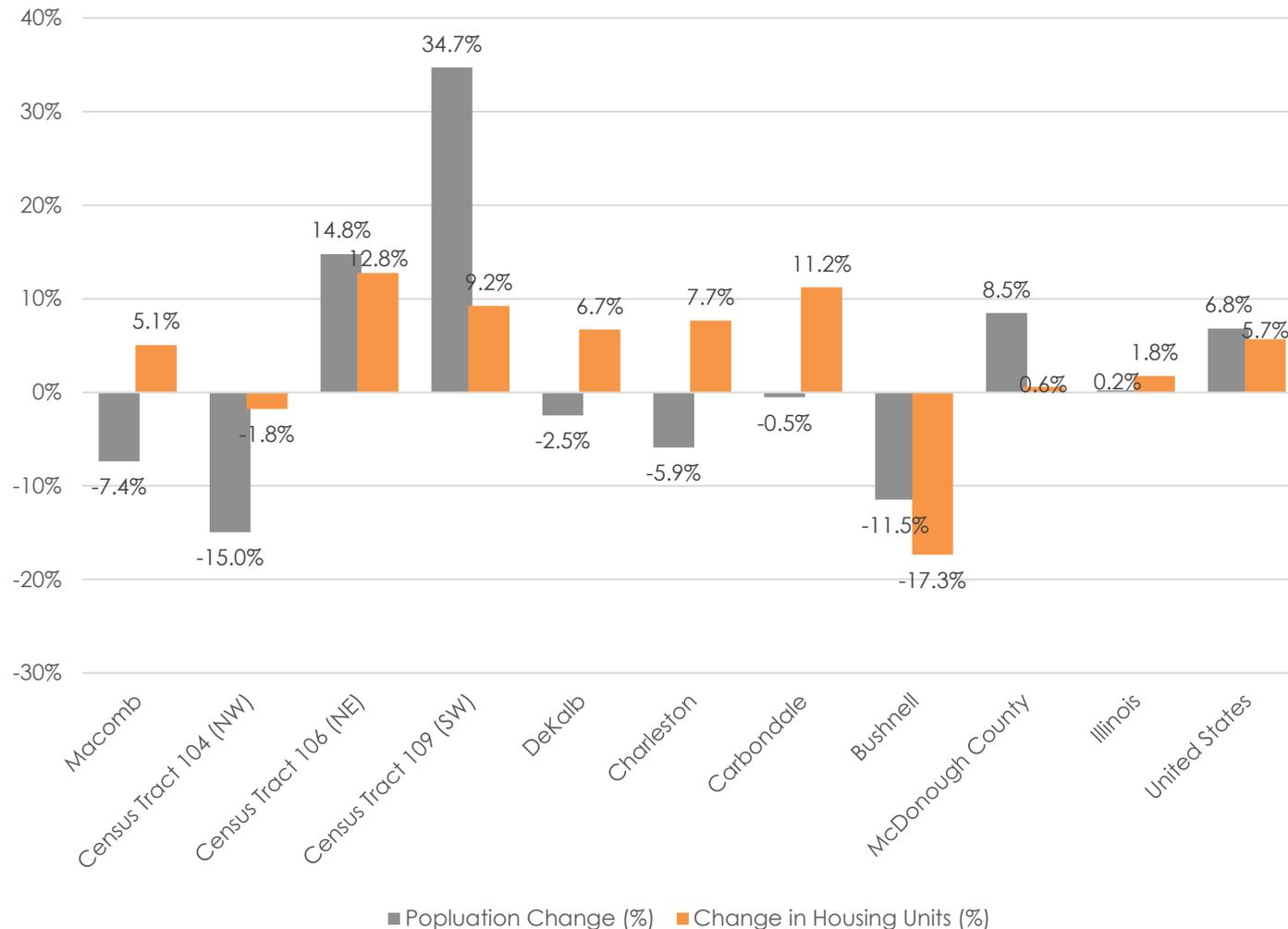
Overall, the share of owner occupied housing units in Macomb increased by 8.4% between 2010 and 2019. No other comparison geography, including the county, state, and country experienced such a dramatic increase in owner occupancy.





Between 2010 and 2019 the total population in Macomb fell by 7.4% however there was a 5.1% increase in the total housing units available in the city. Compared to DeKalb (6.7%), Charleston (7.7%), and Carbondale (11.2%), Macomb had the smallest increase in the number of housing units during the nine year period. Census tract 106 (Northeast quadrant) saw the most significant increase in housing units with a 12.8% leap during the period. Census tract 109 (Southwest quadrant) closely followed with an increase of 9.2% housing units and a population increase of 34.7%. Census tract 104 (Northwest quadrant) was the only quadrant in the CRSA that lost population (-15.0%) and housing units (-1.8%).

### Comparison of Change in Population and Housing Units Between 2010 and 2019

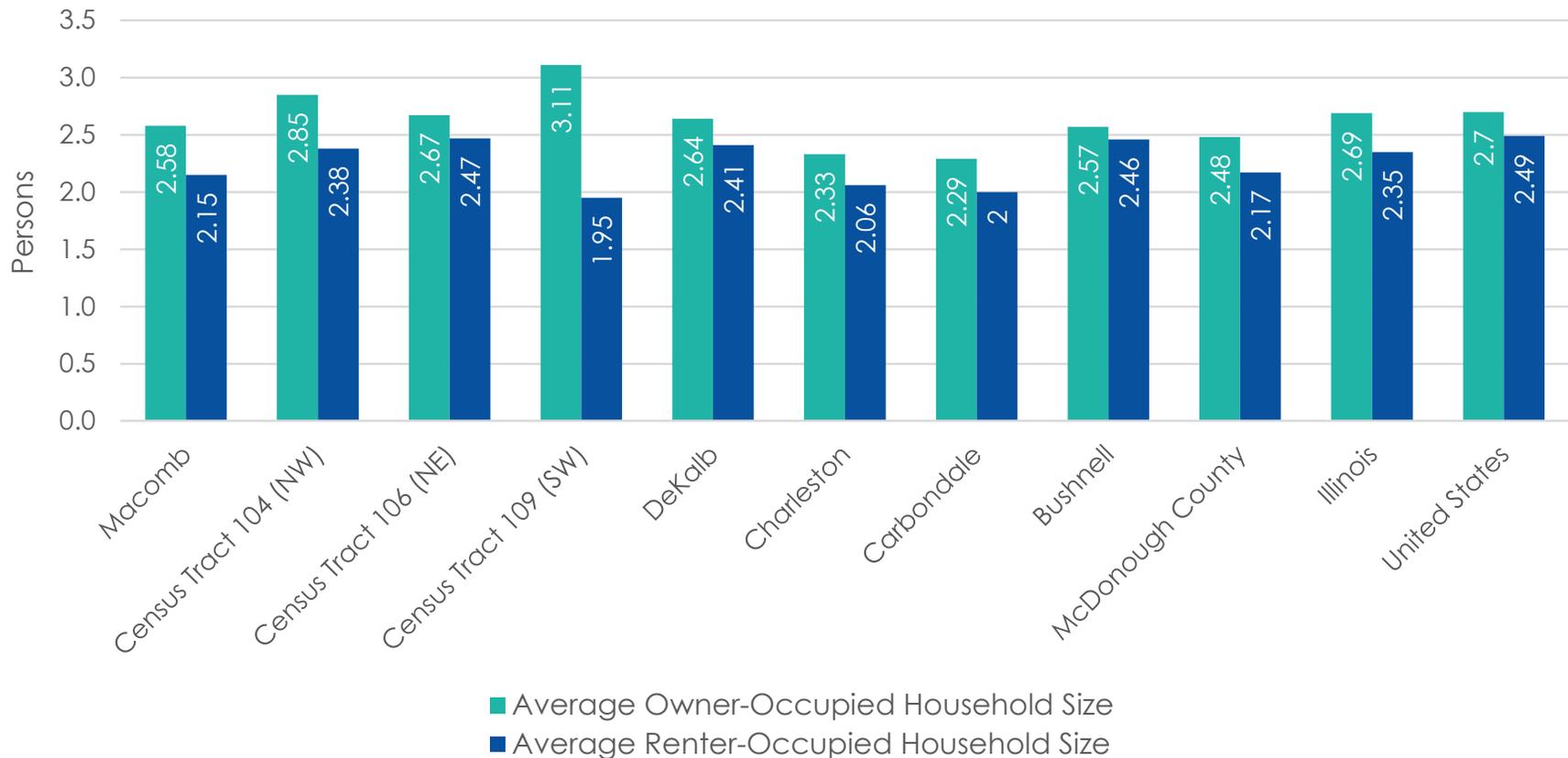




## HOUSEHOLD SIZE

The average household size for owner-occupied units in Macomb is 2.58, which is smaller than DeKalb, Illinois, and the county but larger than Charleston, Carbondale, Bushnell, and McDonough County. All three of the census tracts within the CRSA exhibited larger average household sizes: Northwest 2.85, Northeast 2.67, and Southwest 3.11. As is common for most communities in Illinois, renter-occupied households are smaller than owner-occupied households. In Macomb, the average household size for renters is 2.15 compared to 2.17 in McDonough County, 2.35 in Illinois, and 2.49 in the United States overall. The Northwest and Northeast quadrants in the CRSA had larger renter household sizes at 2.38 and 2.47 respectively.

### Average Household Size by Tenure 2019

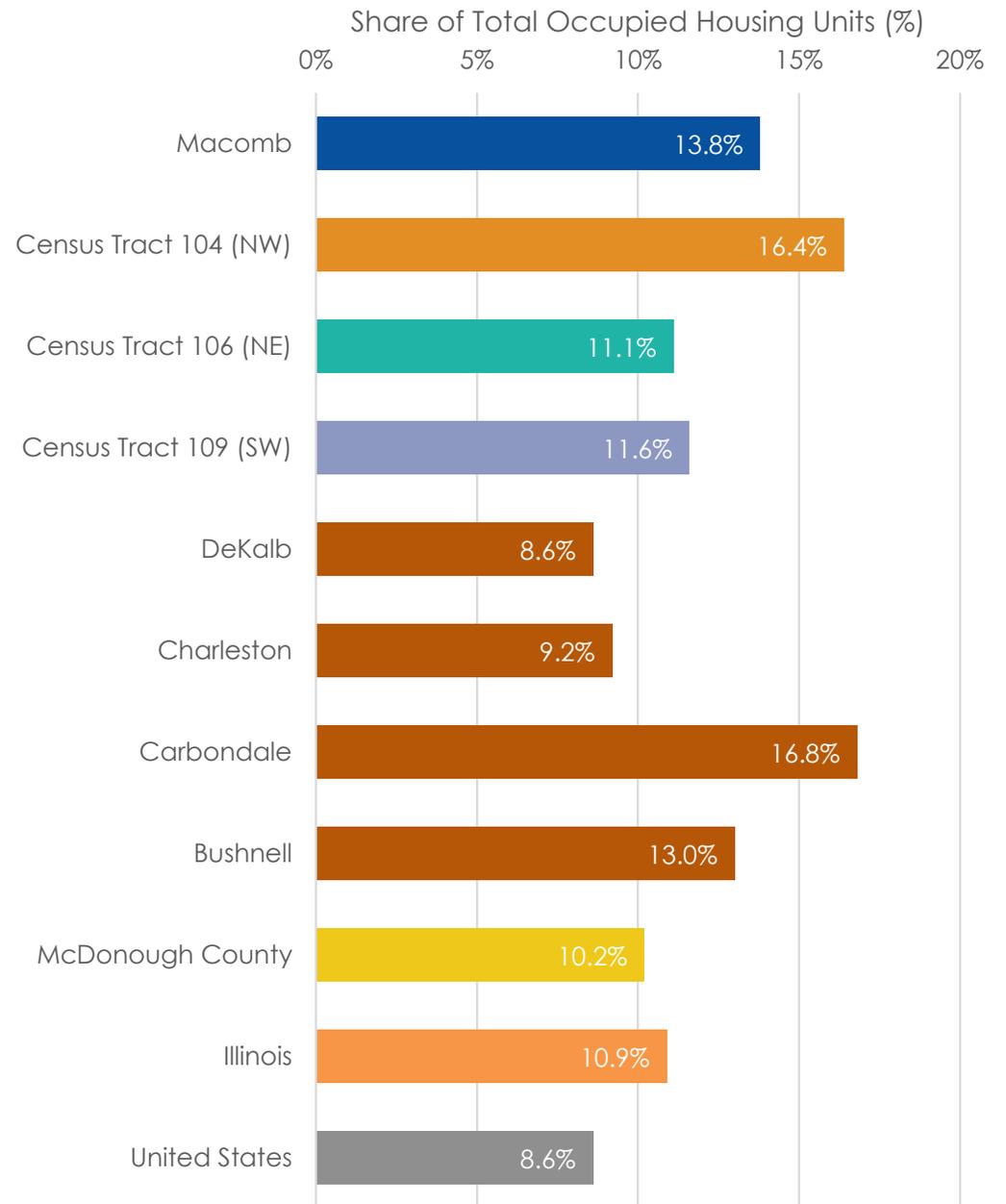




## VEHICLE ACCESS

Measuring vehicle availability helps to determine if residents of Macomb have transportation and to what degree there may be limitations in mobility. In Macomb, 13.8% of occupied housing units had no access to a vehicle for transportation needs. This rate was higher than the county (10.2%), state (10.9%), and country (8.6%). When compared to other university cities, Macomb's rate of housing units with no vehicles was the second highest with Carbondale having the highest rate (16.8%). Within the CRSA, Census tract 104 (Northwest quadrant) had a significantly higher rate of housing units without vehicles (16.4%).

## Housing Units with No Vehicles Available 2019

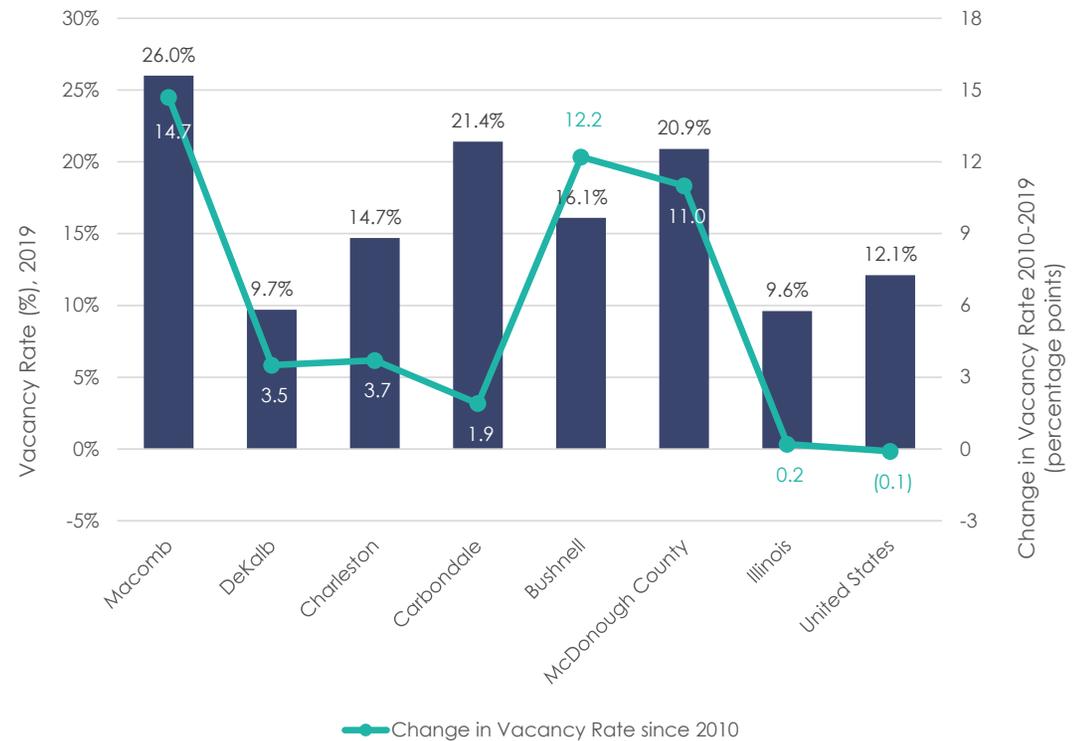


## OCCUPANCY AND VACANCY

In 2019, 26.0% of Macomb's housing units were vacant. This rate was higher than those seen in most other comparison geographies, with McDonough County demonstrating a vacancy rate of 20.9%, Illinois 9.6%, and the United States 12.1% during the same period. Carbondale had the second highest rate of housing vacancy, showing a rate of 21.4%. Among the three census tracts making up the CRSA, Census tract 104 (Northwest quadrant) had a markedly higher vacancy rate at 41.4% (1,237 of its 2,984 housing units). DeKalb and Charleston had some of the lowest rates of vacancy amongst university cities, 9.7% and 14.7% respectively. Between 2010 and 2019, the vacancy rate rose by 14.7 percentage points, the largest increase amongst all comparison geographies.

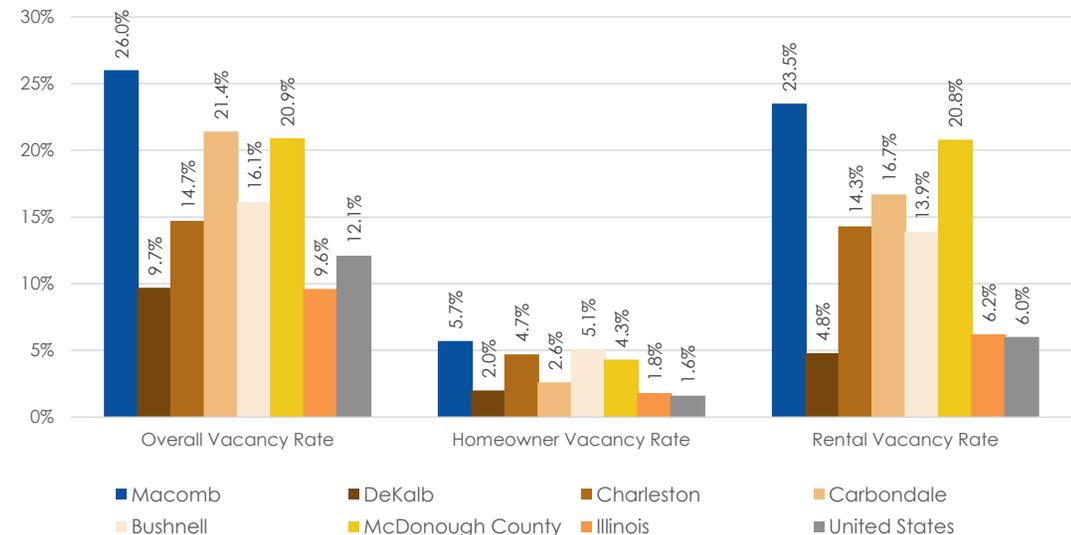
Homeowner vacancy rates were also highest in Macomb in 2019. 5.7% of the total owner-occupied housing units were vacant compared to 4.3% in McDonough County, 1.8% in Illinois, and 1.6% across the state. Comparison cities also exhibited lower rates of homeowner vacancy ranging from 2.0% in DeKalb to 5.1% in Carbondale. Rental vacancy rates were expectedly higher. In Macomb 23.5% of renter-occupied units were vacant in 2019. Rental vacancy was also significantly lower in DeKalb (4.8%), Charleston (14.3%), Carbondale (16.7%), and Bushnell (13.9%).

Overall Vacancy Rate and Change since 2010  
2019



Change in Vacancy Rate since 2010

Vacancy by Housing Tenure  
2019



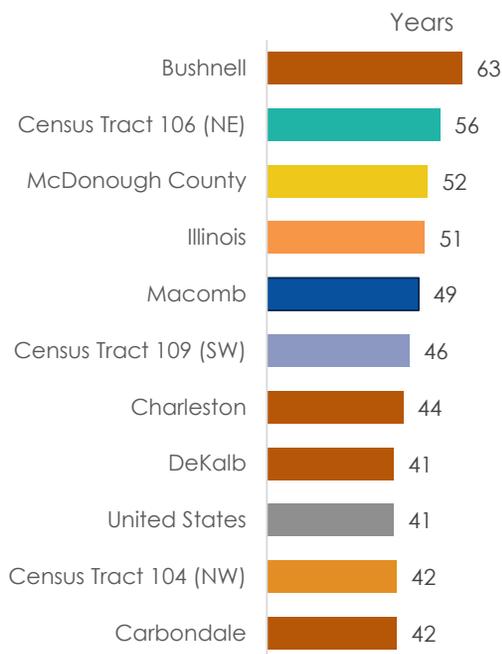


## HOUSING VALUE AND AGE

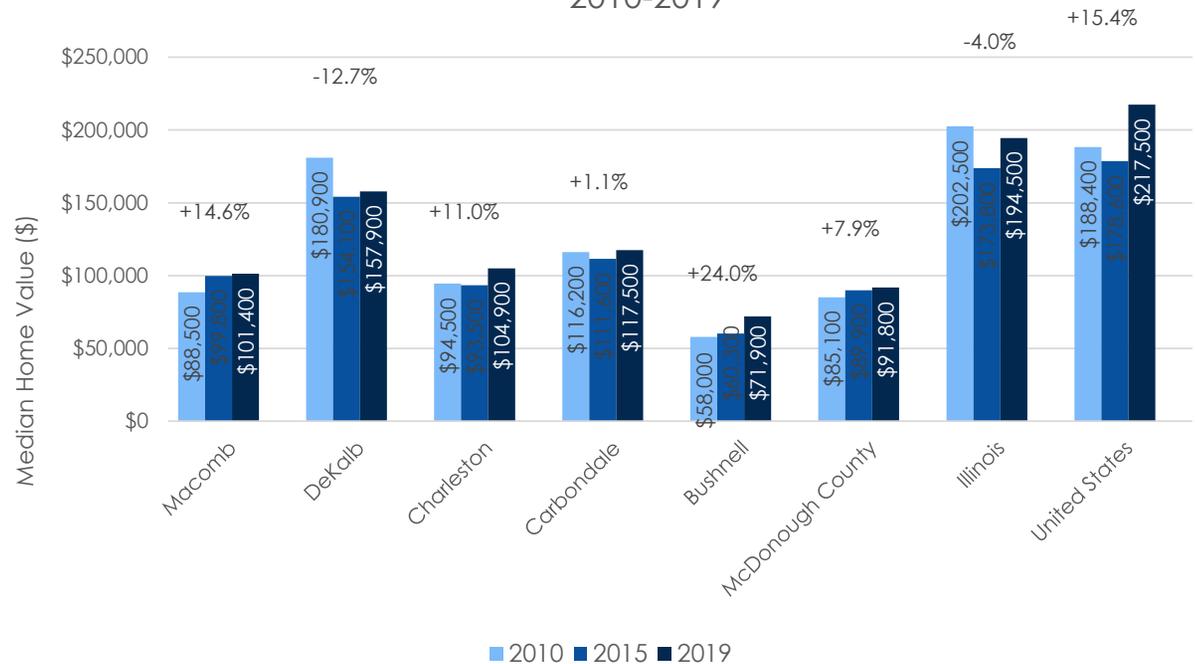
In 2019, Macomb had a total of 4,401 owner-occupied housing units, and the median value of those units was \$101,400, moderately above the median for McDonough County (\$91,800), and below the median for Illinois (\$194,500), and the United States (\$217,500). However, median home values in the CRSA varied considerably, with Census tract 104 (Northwest quadrant) showing a median home value of \$144,100, but Census tract 106 (Northeast quadrant) showing a median of only \$77,400. Homes in DeKalb, Charleston, and Carbondale had higher median values, however, Macomb did exhibit the largest increase in median home value during the period between 2010 and 2019 with a 14.6% increase.

Census tract 104 (Northwest quadrant) had the newest housing stock in comparison to the other census tracts in the CRSA (median age of 42 years). Compared to the other geographies, Macomb's median housing age fell in the middle of the sample. Bushnell, McDonough County, and the state all have older housing stock than Macomb (63 years, 52 years, and 51 years respectively). But, some of the other university cities had younger housing: 44 years old in Charleston, 41 years old in DeKalb, and 42 years old in Carbondale.

### Median Age of Housing Stock 2019



### Median Home Value Over Time 2010-2019

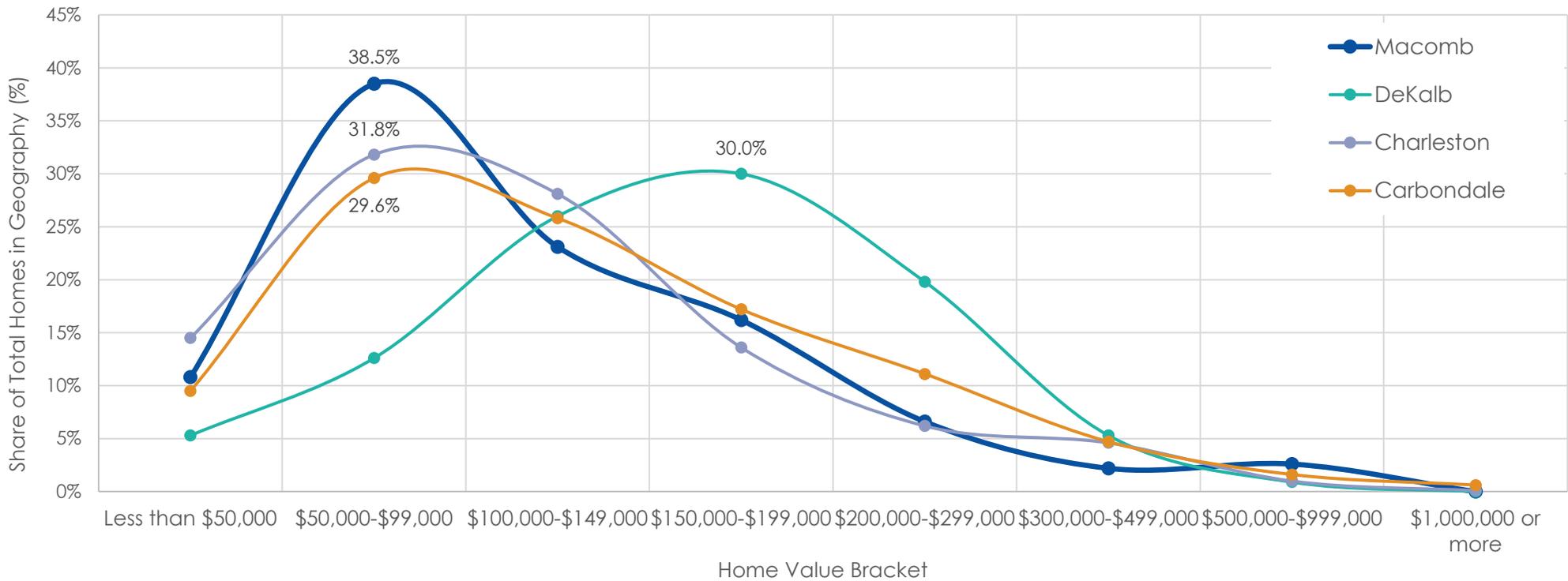




## HOME VALUE CONTNUED

The largest share of homes in Macomb were valued between \$50,000 and \$99,000 (38.5%). Of the three university comparison cities, Macomb also had the largest share of homes valued between \$500,000 and \$999,900. DeKalb and Carbondale both had a bigger distribution of homes in the middle value brackets with DeKalb's largest share of homes being valued between \$150,000 and \$199,000 (30.0%). The chart below depicts Charleston's, Carbondale's, and especially Macomb's concentration of homes valued below \$149,000. Macomb had the lowest share of homes in the \$100,000 to \$149,000 range and \$300,000 to \$499,000 range.

Distribution of Homes by Value in University Cities  
2019



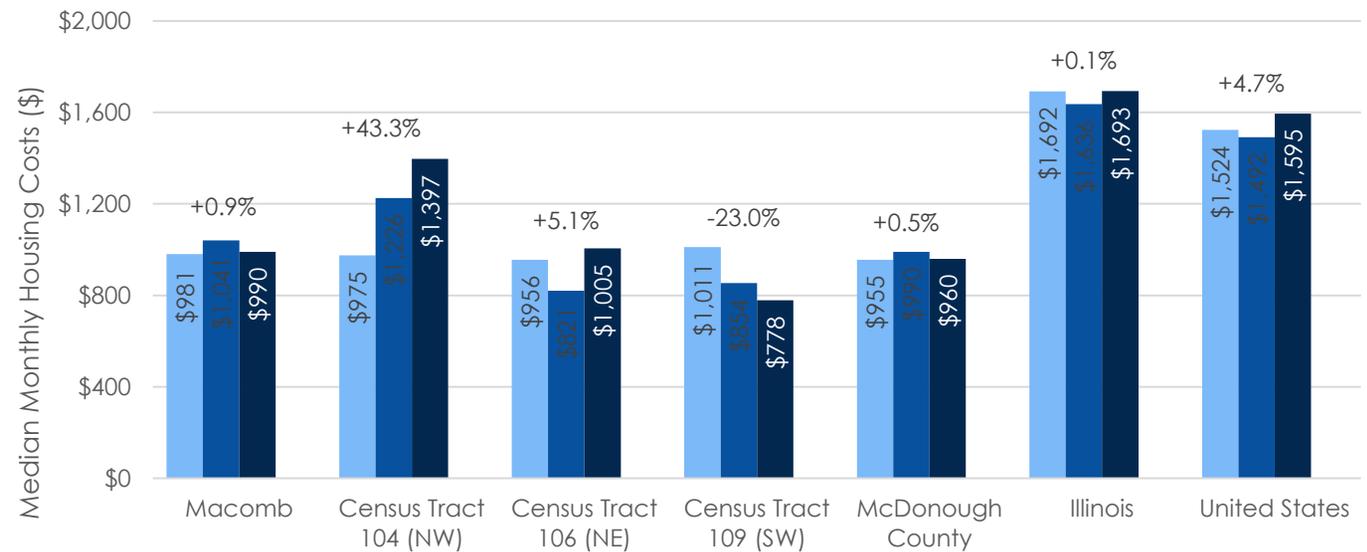


## HOUSING COSTS

Monthly housing costs, which include rent/mortgage, taxes, and utilities, vary across the country between tenure of household. It is rare to come across a community in which housing costs are nearly equal between renter-occupied households, owner-occupied households with a mortgage, and owner-occupied households without a mortgage. The variance in housing costs by tenure type holds true within the Gillespie, where differences in pricing between household tenures are similar to this study's comparison areas.

In 2019, the median monthly housing costs of owner-occupied units without a mortgage in Macomb was \$471; that of owner-occupied units with a mortgage was \$990. The median costs of owner-occupied housing units with a mortgage were significantly lower than those in Illinois overall (\$1,693) and higher than those in McDonough County (\$960), while median monthly costs for homeowners without a mortgage were generally in line with those across the United States (\$490), state (\$641), county (\$450), and all four comparison cities. Among this study's comparison cities, three had somewhat lower monthly housing costs for owners without a mortgage, ranging from \$340 in Bushnell to \$471 in Charleston, while monthly costs for homeowners with a mortgage were higher in all of the comparison cities except Bushnell (\$900).

### Owners with a Mortgage

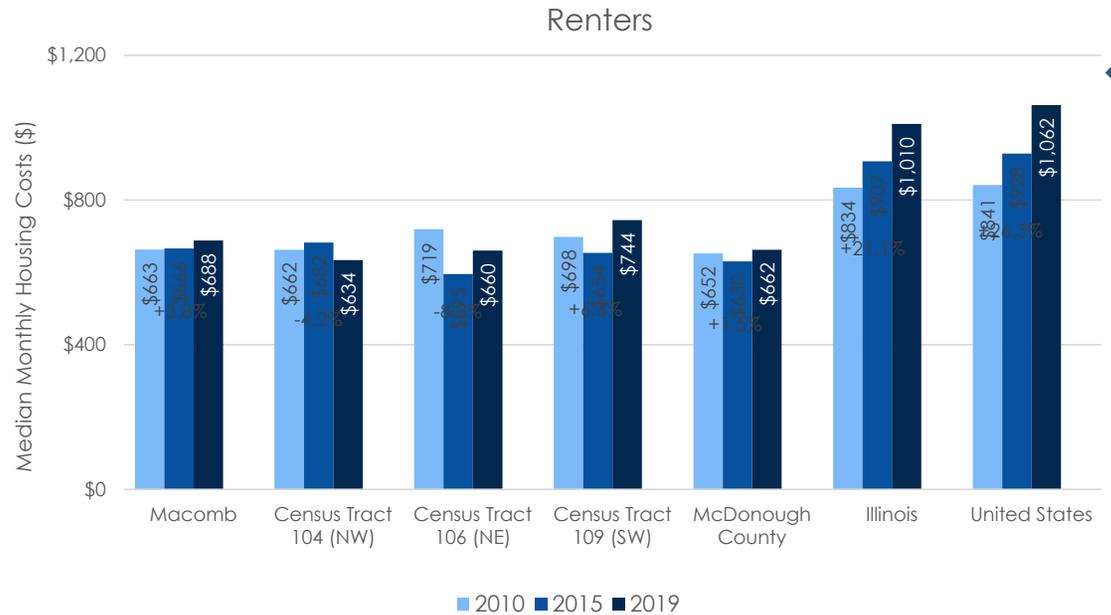


### Owners without a Mortgage



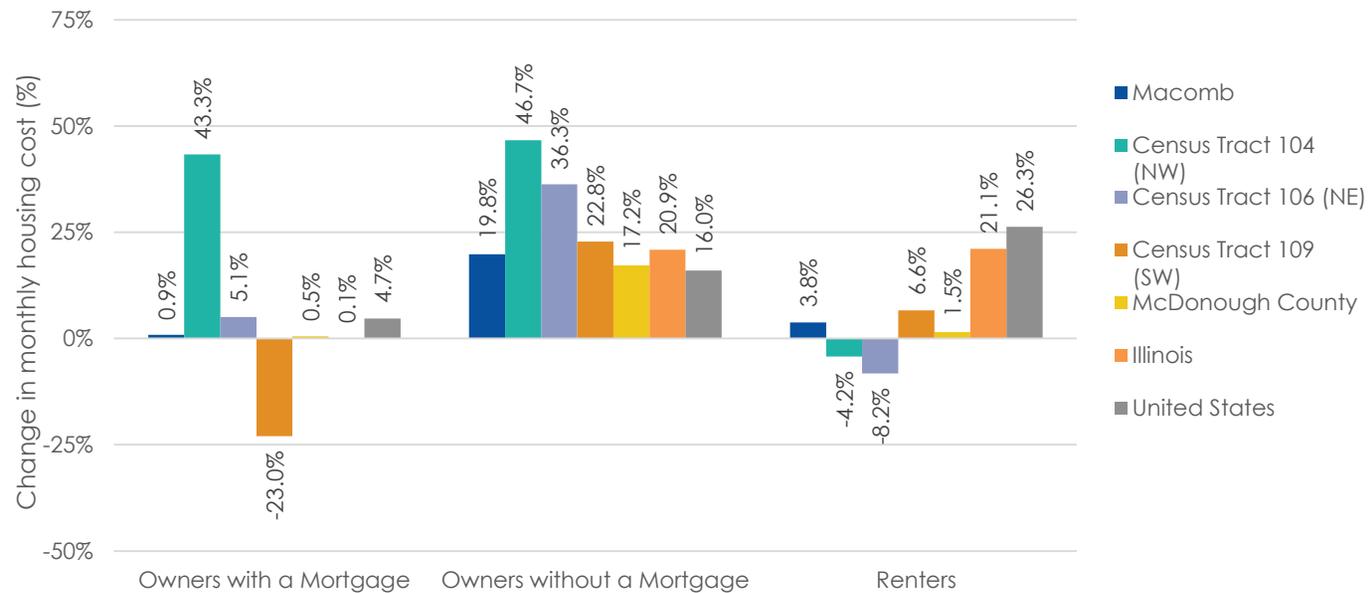


The median monthly housing cost paid by renter-occupied households in Macomb was \$688. While rental housing costs were higher in Macomb than in McDonough County (\$662) and considerably lower than those in Illinois (\$1,010) and the United States (\$1,023), they are also lower than in three of the four comparison cities, where renters pay between \$903 (DeKalb) and \$714 (Carbondale). When comparing the three census tracts in the CRSA, we do note some difference between them in renter monthly housing costs. Census tract 109 (Southwest quadrant) demonstrated monthly costs of \$744 for renters, while Census tract 104 (Northwest quadrant) and Census tract 106 (Northeast quadrant) show lower housing costs (\$634 and \$660 respectively).



Between 2010 and 2019, owners without a mortgage experienced the largest increase in monthly housing costs in Macomb (+19.8%). Similarly, the monthly housing costs for renters rose but by only 3.8% whereas renters across the state experienced an increase of 21.1%. In Census tract 104 (Northwest quadrant) owners with and without a mortgage had significant increases in monthly housing costs. Interestingly, renters in the same census tract saw a decrease in costs by about 4.2%. Renters in Census tract 106 (Northeast quadrant) also had a large decrease in housing costs, a drop of 8.2% in the nine year period.

### Change in Monthly Housing Costs by Tenure 2010-2019

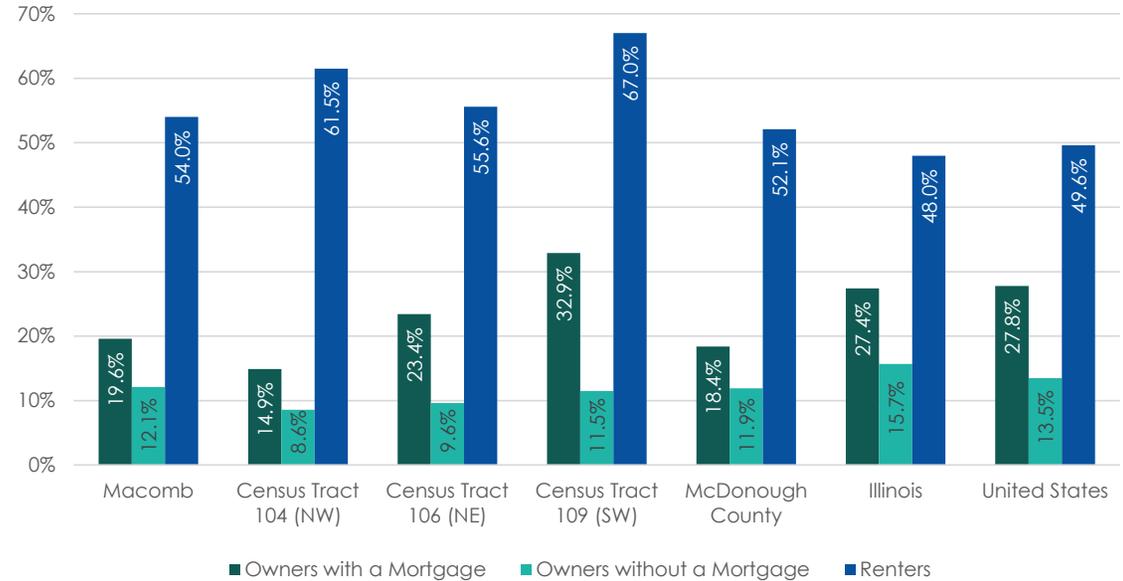


## COST BURDEN

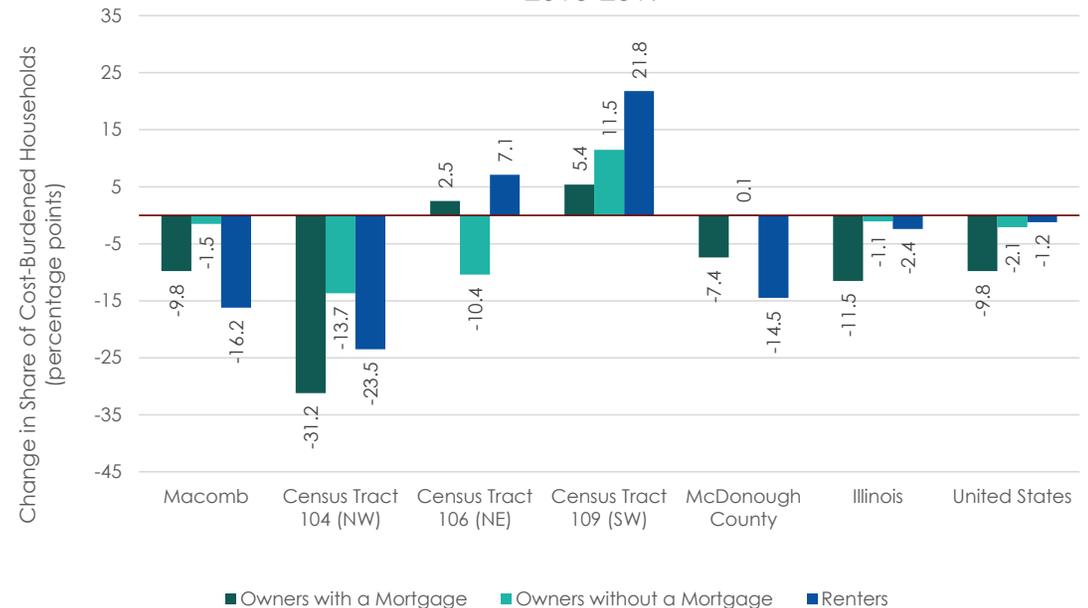
When households contribute more than 30% of their income towards housing costs (including mortgage/rent, utilities, taxes, homeowner's association fees, etc.), they are considered "cost-burdened." Much like the variance seen in monthly housing costs, the percentage of households that are cost-burdened within Macomb varies according to household tenure type. At a rate of 19.6% of owner-occupied households with a mortgage, the percentage of cost-burdened homeowners within the city is generally lower than those in the comparable geographies, while the proportion of cost-burden among homeowners without a mortgage (12.1%) is lower or in line with the other geographies. McDonough County's rate of cost-burdened homeowners with a mortgage was 18.4%, but the state of Illinois had higher proportions of cost-burdened owners, showing 27.4%. At the same time, two of the three census tracts in the CRSA demonstrated higher levels of cost burden for homeowners with a mortgage.

When examining the proportions of cost burden amongst the region's renters, we see a wide range. Macomb has the second lowest rate of renter cost burden (54.0%) compared to the comparison cities, which range from a low of 41.7% of renters in Bushnell up to 69.2% in Carbondale. Additionally, Macomb's rate of renter cost burden is also higher than those seen in McDonough County (52.1%).

Percent of Households that are Cost-Burdened by Tenure  
2019



Change in Households that are Cost-Burdened by Tenure  
2010-2019





# Community Revitalization Strategy Area (CRSA) Market Snapshot

2022-23 Community Revitalization Strategy Submission

<b>Project Name</b>	City of Macomb	<b>PID</b>		<b>LIHTC Round</b>	
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## What do you define as your project site(s)'s Community Revitalization Strategy Area (CRSA)?

For the purpose of this submission, the CRSA must be contained to an area that is **the smaller of the following two options:**

- (1) An area that is no larger than a three-mile radius from the subject property(ies), OR
- (2) An area (census tract(s), municipality, neighborhood/community area, etc.) with a population no greater than 30,000.

*IHDA Community Revitalization staff may approve a larger CRSA on an individual basis if sponsor provides documentation evidencing the need to define a larger area.*

City of Macomb, municipal limits as of 2022. This analysis was completed as a component of the City of Macomb's partnership with IHDA's Community Revitalization Program.

## Data Resources

Use the following hyperlinked resources (or other reputable data sources), or recent planning documentation contained within your submission to populate the information in the sections below for your defined CRSA.

<i>Illinois community tools</i>	<i>National tools</i>	<i>Chicago area community tools</i>
<a href="#">IHDA Market Analysis Application (IMAA)</a>	<a href="#">US Census Bureau</a>	<a href="#">CMAP Community Data Snapshots</a>
<a href="#">Illinois DCEO Community Profiles</a>	<a href="#">US Bureau of Labor Statistics</a>	<a href="#">Institute for Housing Studies at DePaul University</a>
	<a href="#">PolicyMap</a>	

## Demographic Information

Total Population		Senior Population		Race & Ethnicity - Current (2019):	
Population - 2016:	18,771	Senior Population - 2016:	3,191	Black/African American:	7.4%
Population - Current (2019):	17,857	Senior Population - Current (2019):	3,534	American Indian/Alaskan Native:	0.2%



Year:	2019	Year:	2019	Asian:	2.5%
Population Change 2016 to 2019:	-914	Senior Population Change 2016 to 2019:	343	Native Hawaiian/ Other Pacific Islander:	0.0%
Population Change %:	-4.9%	Senior Population Change %:	10.7%	White:	85.5%
				Latinx/Hispanic:	4.1%
				Year:	2019

### Economic Information

<i>Unemployment</i>		<i>Laborforce Participation</i>		<i>Poverty and Income</i>	
Unemployment Rate - 2016:	5.8%	Laborforce Rate -2016:	53.3%	Poverty Rate - Current (2019):	29.8%
Unemployment Rate - Current (2019):	4.7%	Laborforce Rate - Current (2019):	53.1%	Year:	2019
Year:	2019	Year:	2019	Median Household Income - Current (2019):	\$ 39,384
Unemployment Rate Change 2016 to 2019:	-0.011	Laborforce Rate Change 2016 to 2019:	-0.002	Year:	2019

### Housing Information

<i>Housing Units and Tenure</i>		<i>Housing Cost and Value</i>		<i>Vacancy</i>	
Total Housing Units:	8,273	Median Housing Cost for Renters:	\$688	Vacancy Rate - 2016:	20.8%
Renter-Occupied Units:	46.8%	Median Housing Cost for Owners:	\$990	Vacancy Rate - Current (2019):	26.0%
Owner-Occupied Units:	53.2%	Median Value of Owner- Occupied Units:	\$101,400	Year:	2019
Year:	2019	Year:	2019	Vacancy Rate Change 2016 to 2019:	0.052

# COMPARATIVE DEMOGRAPHIC, ECONOMIC, AND HOUSING CONDITIONS



The following figures depict the demographic, economic, and housing conditions discussed in the preceding sections, summarized into singular maps to examine comparative trends between the various geographic areas included in this study. Three different layers of geographic analysis are included: Community Revitalization Strategy Areas (CRSAs), census tracts, and municipalities. Geographies are layered from smallest (CRSA – City of Macomb) to largest (McDonough County) from top to bottom. It is important to note that because many of these geographies' boundaries overlap in part or whole, the data presented is oftentimes accounted for in more than one geographic designation (i.e. the tracts' poverty rates are also accounted for within and comprise a part of the City of Macomb's poverty rate).

**POPULATION CHANGE**  
2000 TO 2019



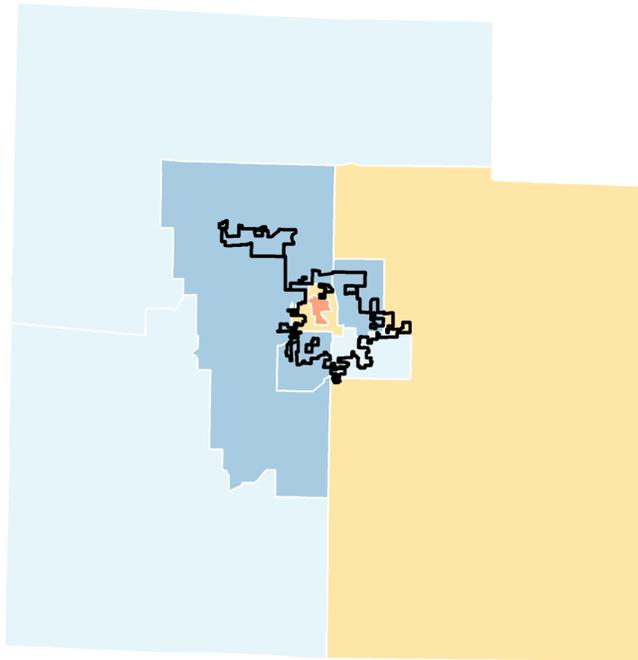
DeKalb

Charleston

Carbondale

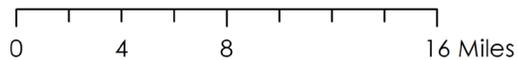


**Primary Market Area**



**Percent Pop. Change 2010 to 2019**

- 55.19% to -32.72%
- 32.71% to -10.24%
- 10.23% to 12.23%
- 12.24% to 34.7%
- Macomb



**TOTAL POPULATION**  
ALL INDIVIDUALS

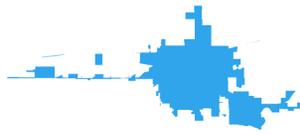
**TOTAL POPULATION**  
ALL INDIVIDUALS



DeKalb

Charleston

Carbondale



DeKalb

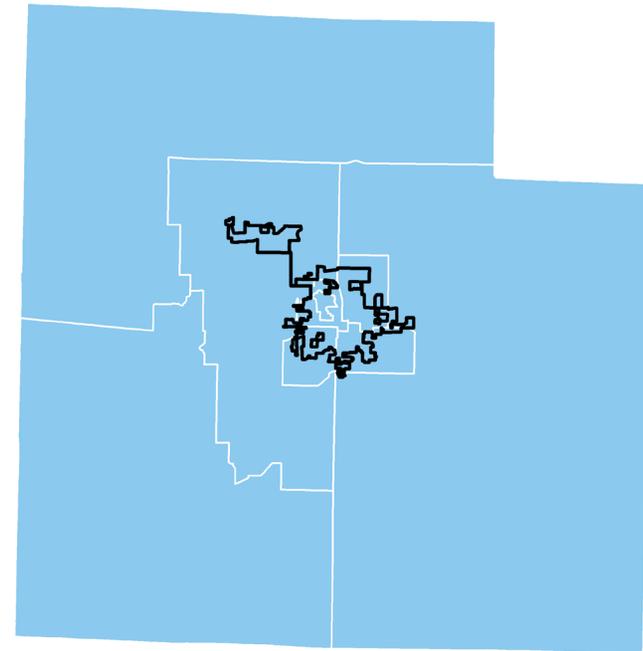
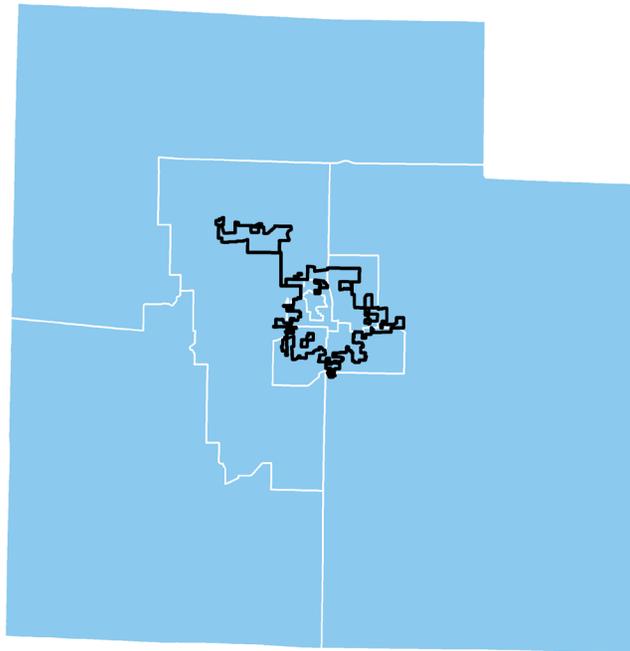
Charleston

Carbondale



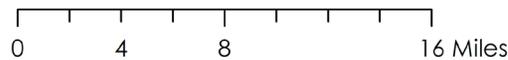
Primary Market Area

Primary Market Area



**Population 2010**

- 1,937 - 12,452
- 12,453 - 22,966
- 22,967 - 33,481
- 33,482 - 43,995
- Macomb



**Population 2019**

- 2,033 - 12,252
- 12,253 - 22,471
- 22,472 - 32,689
- 32,690 - 42,908
- Macomb



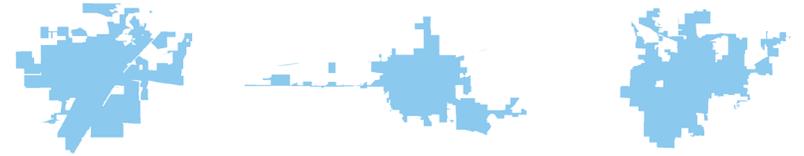


### AVERAGE HOUSEHOLD SIZE ALL HOUSEHOLDS

### MEDIAN AGE ALL INDIVIDUALS

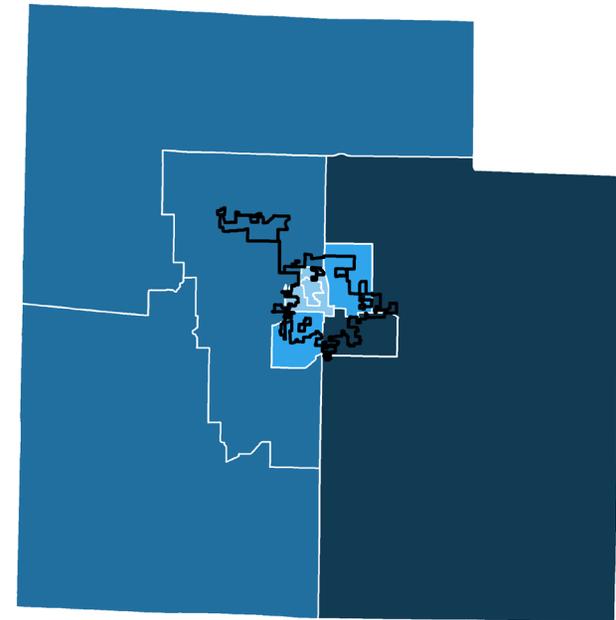
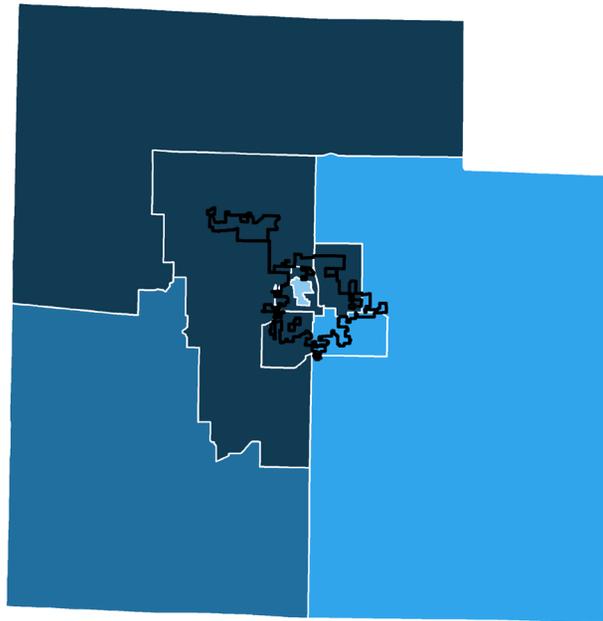
DeKalb      Charleston      Carbondale

DeKalb      Charleston      Carbondale



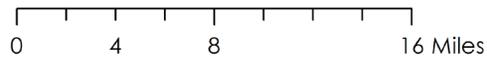
Primary Market Area

Primary Market Area



#### Average HouseHold Size 2019

- 1.73 - 1.94
- 1.95 - 2.15
- 2.16 - 2.37
- 2.38 - 2.58
- Macomb



#### Median Age 2019

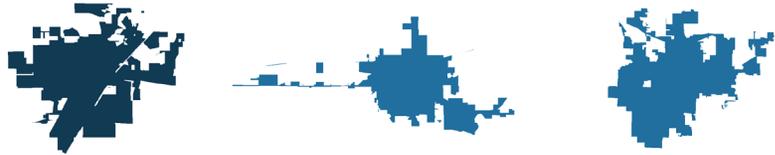
- 20.20 - 28.35
- 28.36 - 36.50
- 36.51 - 44.65
- 44.66 - 52.80
- Macomb



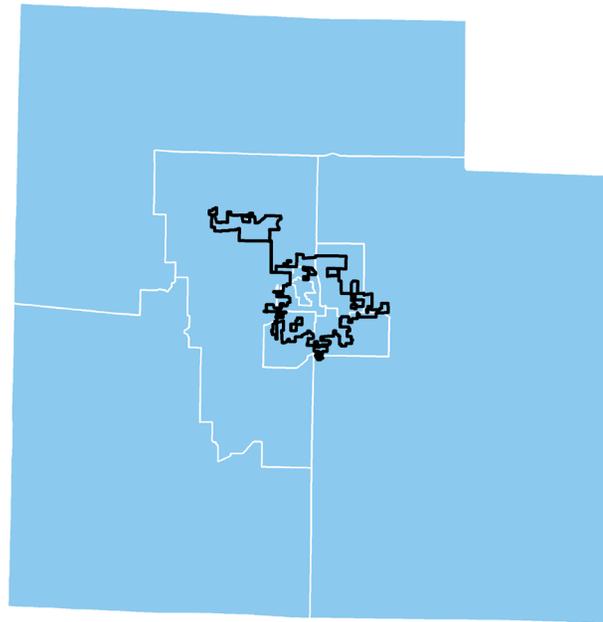
## NUMBER OF HOUSEHOLDS

ALL HOUSEHOLDS

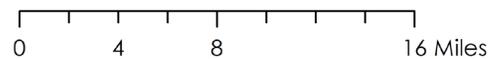
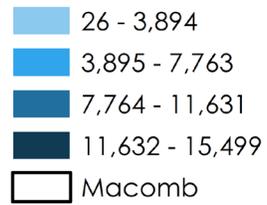
DeKalb Charleston Carbondale



Primary Market Area



### Number of Households 2019



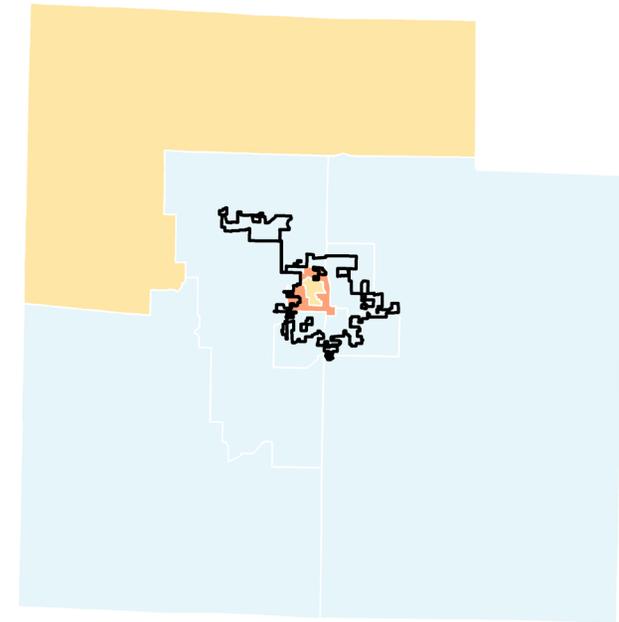
## NUMBER OF HOUSEHOLDS CHANGE

ALL HOUSEHOLDS

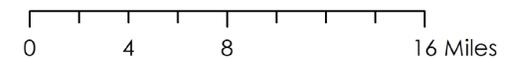
DeKalb Charleston Carbondale



Primary Market Area

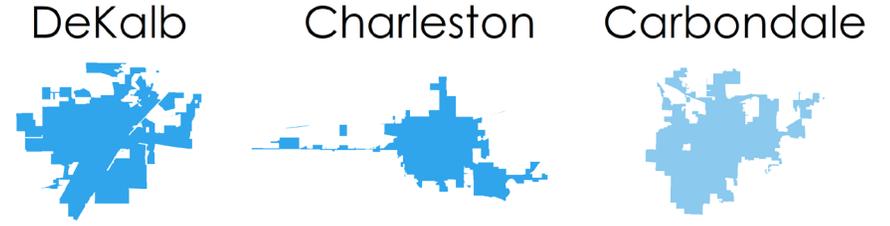


### Change in Number of Households 2010 to 2019



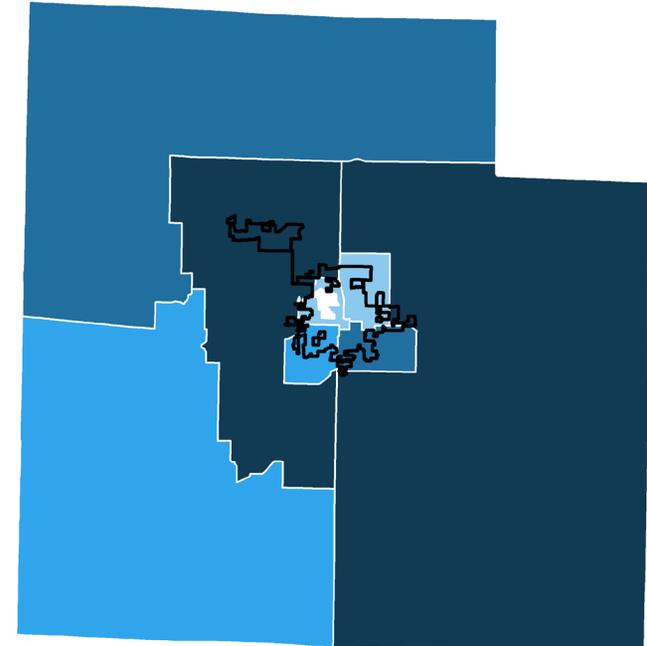
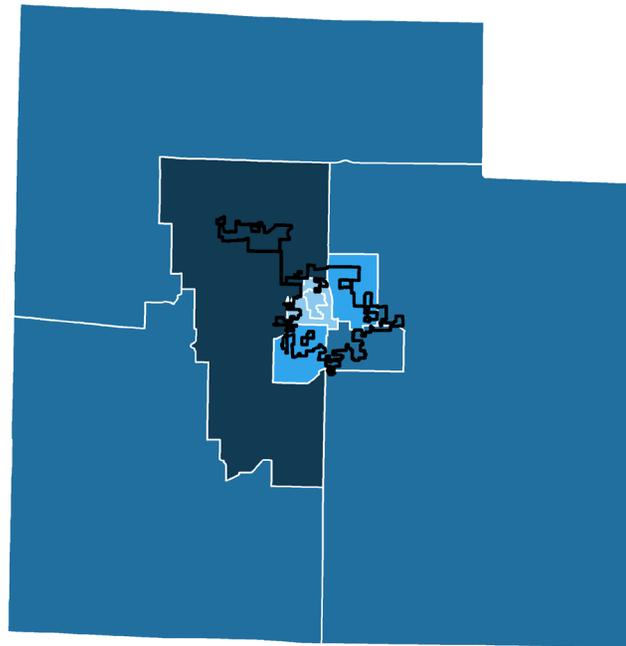
**MEDIAN ANNUAL HOUSEHOLD INCOME 2010**  
HOUSEHOLDS WITH EARNINGS IN THE PAST 12 MONTHS

**MEDIAN ANNUAL HOUSEHOLD INCOME 2019**  
HOUSEHOLDS WITH EARNINGS IN THE PAST 12 MONTHS



Primary Market Area

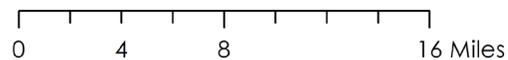
Primary Market Area



**Median Household Income 2010**

- \$6,200.00 - \$22,347.25
- \$22,347.26 - \$38,494.50
- \$38,494.51 - \$54,641.75
- \$54,641.76 - \$70,789.00

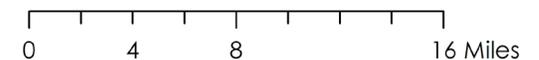
Macomb



**Median Household Income 2019**

- \$22,152.00 - \$33,642.00
- \$33,642.01 - \$45,132.00
- \$45,132.01 - \$56,622.00
- \$56,622.01 - \$68,112.00

Macomb



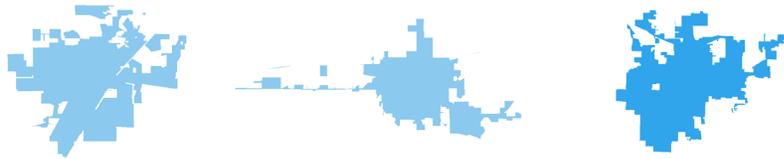
**POVERTY RATE**  
ALL INDIVIDUALS

**POVERTY RATE CHANGE**  
ALL INDIVIDUALS



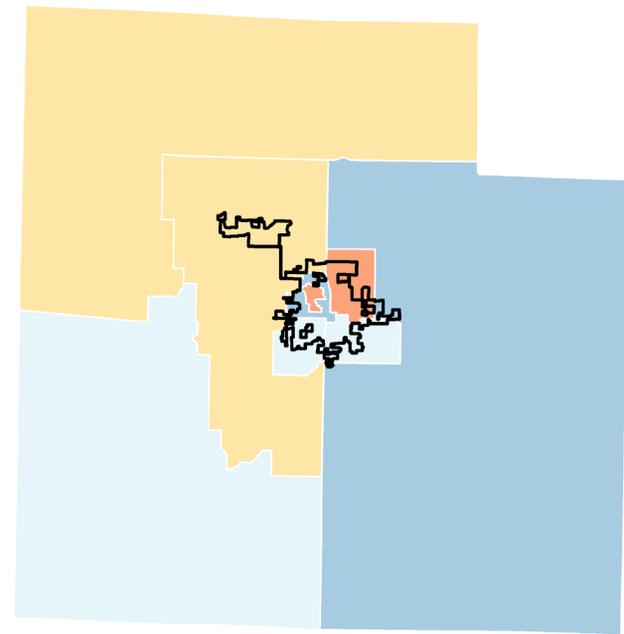
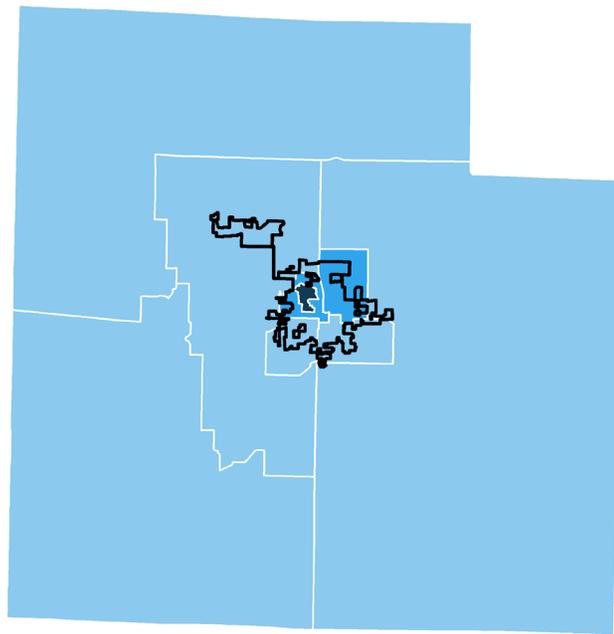
DeKalb      Charleston      Carbondale

DeKalb      Charleston      Carbondale



Primary Market Area

Primary Market Area



**Poverty Rate 2019**

- 10.3% - 29.95%
- 29.96% - 49.6%
- 49.61% - 69.25%
- 69.26% - 88.9%

Macomb

0      4      8      16 Miles



**Change in Poverty Rate 2010 to 2019**

- 12.2% - -4.42%
- 4.42% - 3.35%
- 3.36% - 11.13%
- 11.13% - 18.9%

Macomb

0      4      8      16 Miles





### LABOR FORCE PARTICIPATION RATE

INDIVIDUALS 16 YEARS AND OLDER IN THE CIVILIAN LABOR FORCE

### LABOR FORCE PARTICIPATION RATE CHANGE

INDIVIDUALS 16 YEARS AND OLDER IN THE CIVILIAN LABOR FORCE

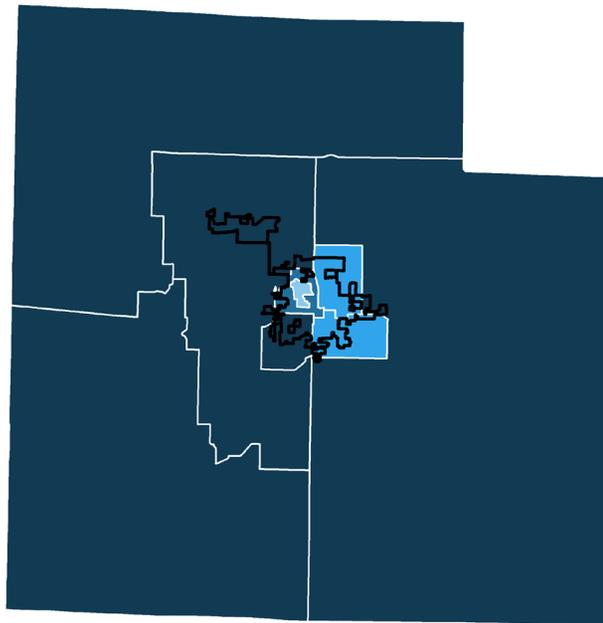
DeKalb

Charleston

Carbondale



Primary Market Area



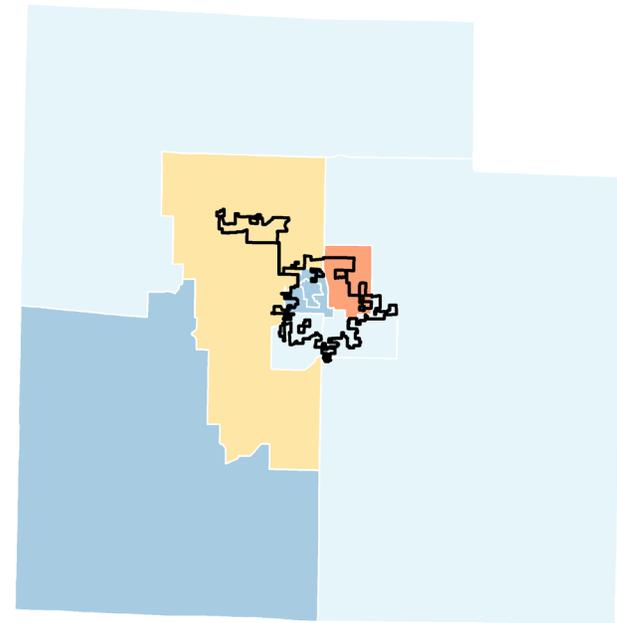
DeKalb

Charleston

Carbondale



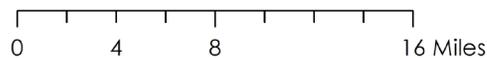
Primary Market Area



#### Labor force participation rate 2019

- 36.2% - 44.17%
- 44.18% - 52.15%
- 52.16% - 60.12%
- 60.13% - 68.1%

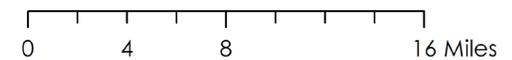
Macomb



#### Change in labor force participation rate since 2010

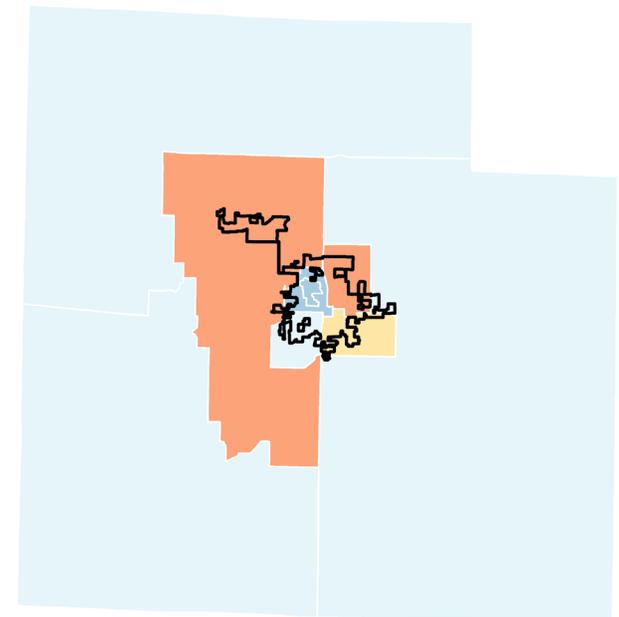
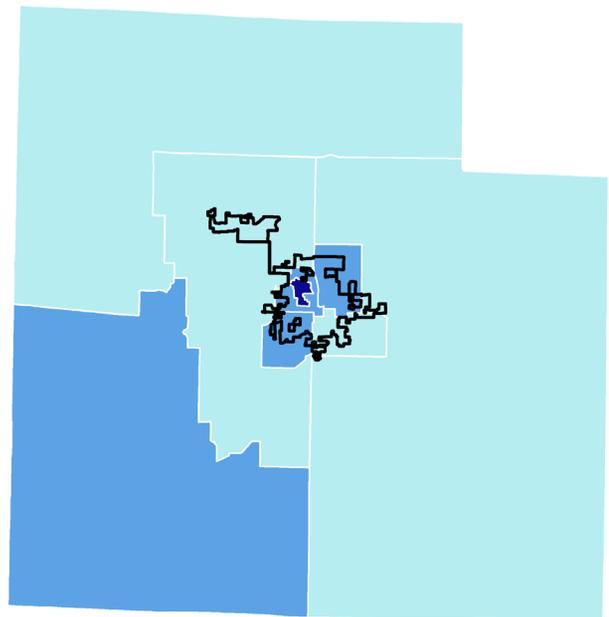
- 24.6% - -16.52%
- 16.51% - -8.45%
- 8.44% - -0.37%
- 0.36% - 7.7%

Macomb



**UNEMPLOYMENT RATE**  
INDIVIDUALS IN THE LABOR FORCE

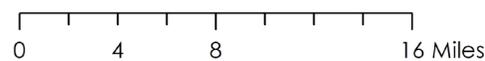
**UNEMPLOYMENT RATE CHANGE**  
INDIVIDUALS IN THE LABOR FORCE



**Unemployment rate 2019**

- 2.4% - 3.77%
- 3.78% - 5.15%
- 5.16% - 6.53%
- 6.54% - 7.9%

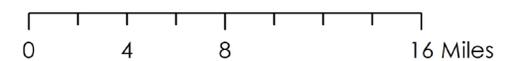
Macomb



**Change in unemployment rate since 2010**

- 11.1% - -7.35%
- 7.34% - -3.6%
- 3.59% - 0.15%
- 0.16% - 3.9%

Macomb

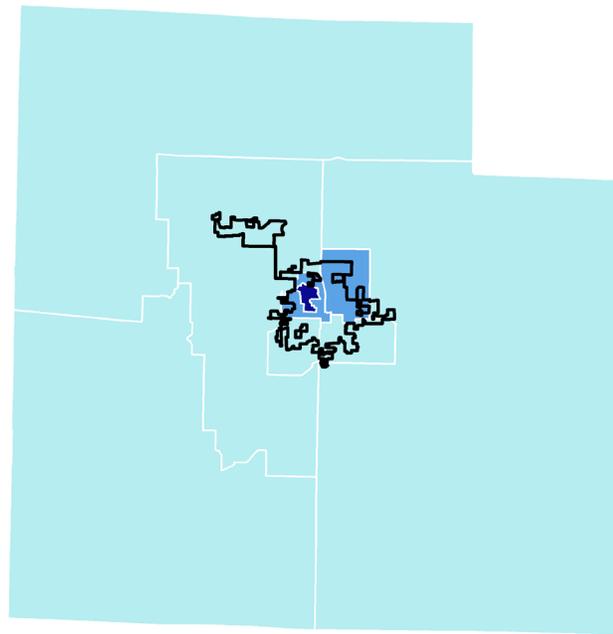


## HOUSING VACANCY RATE

ALL HOUSING UNITS



Primary Market Area

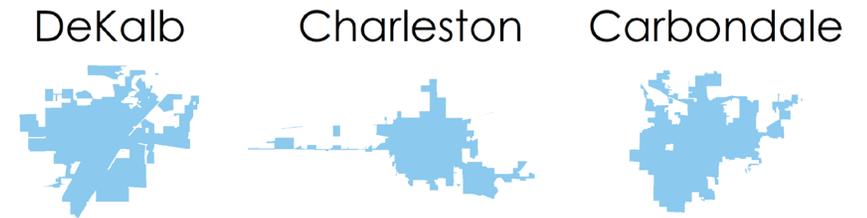


### Overall Vacancy Rate 2019

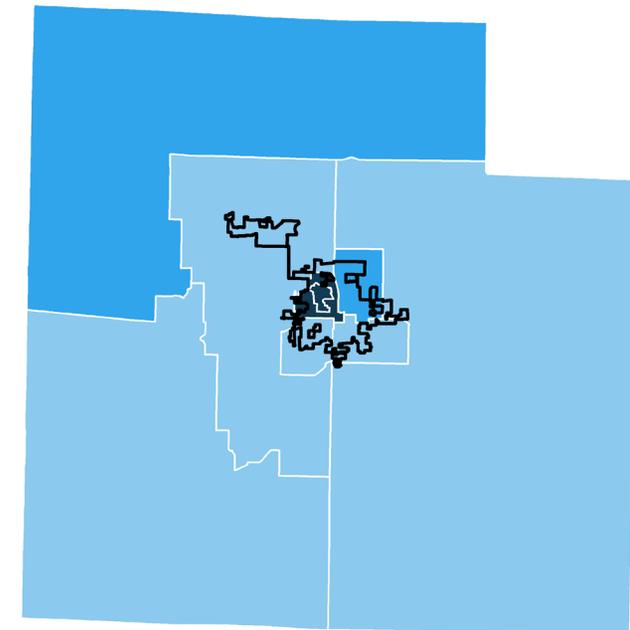


## HOUSING VACANCY RATE CHANGE

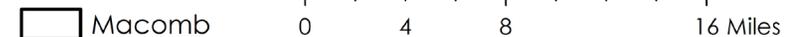
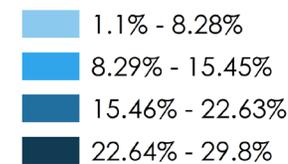
ALL HOUSING UNITS



Primary Market Area



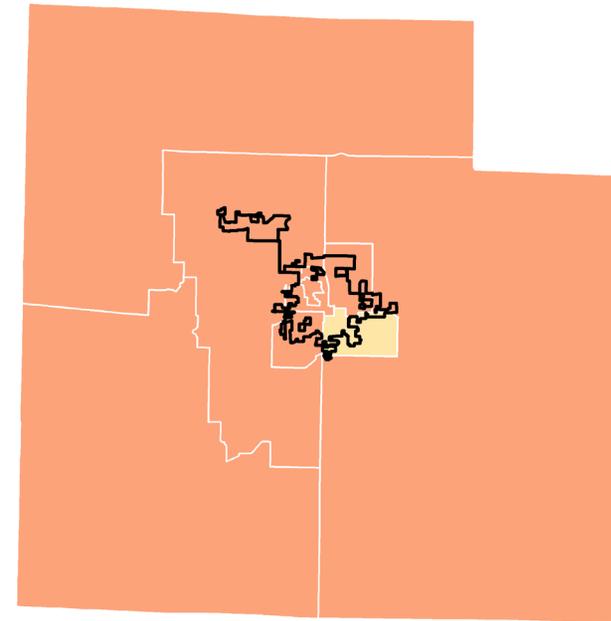
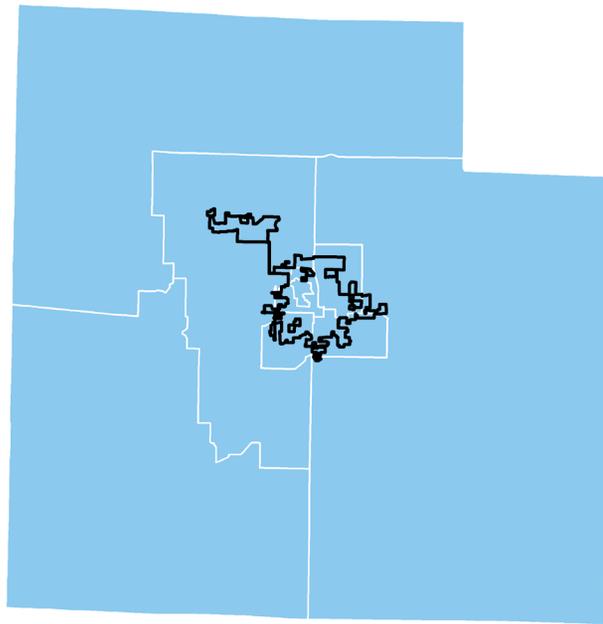
### Change in Vacancy Rate 2010 to 2019





**TOTAL HOUSING UNITS**  
ALL HOUSING UNITS

**TOTAL HOUSING UNITS CHANGE**  
ALL HOUSING UNITS



**Total Housing Units 2019**

- 102 - 4,366
- 4,367 - 8,630
- 8,631 - 12,893
- 12,894 - 17,157

Macomb 0 4 8 16 Miles



**Change in Total Housing Units 2010 to 2019**

- 236 - 160
- 161 - 555
- 556 - 951
- 952 - 1,346

Macomb 0 4 8 16 Miles



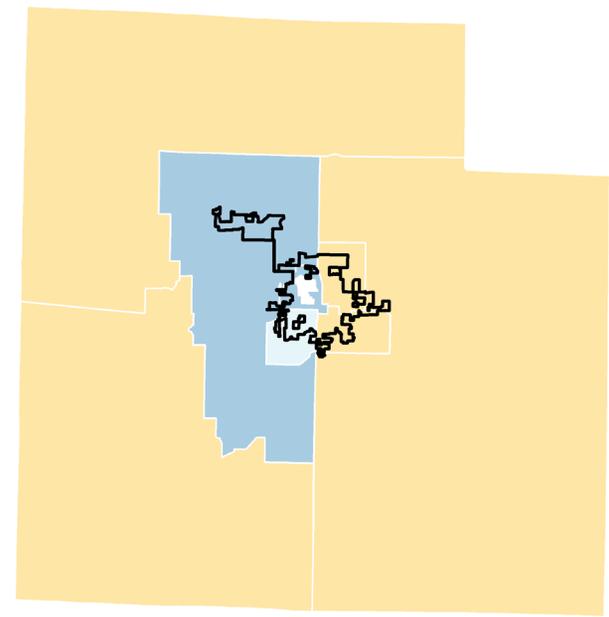
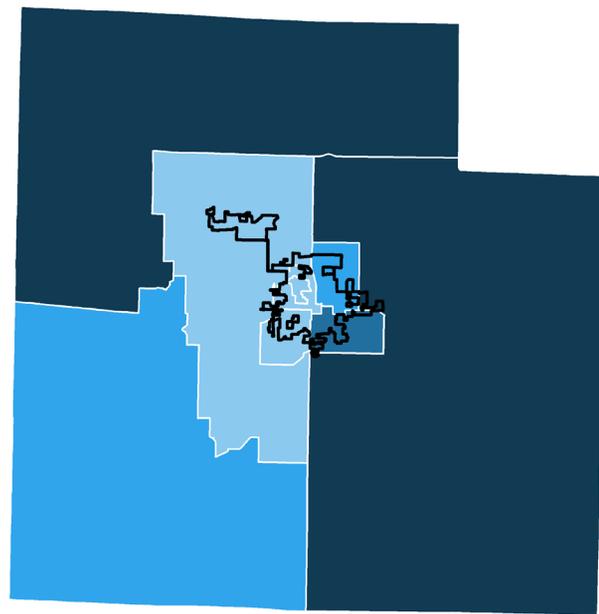


## YEAR HOUSING STRUCTURE BUILT

ALL HOUSING UNITS

## HOME VALUE CHANGE

OWNER-OCCUPIED UNITS



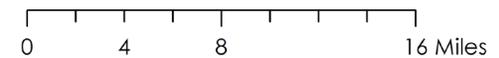
### Median Age of Housing Structure in 2019

- 41 - 49
- 50 - 57
- 58 - 64
- 65 - 72
- Macomb



### Change in Median Home Value 2010 to 2019

- \$23,000.00 - \$6,125.00
- \$6,124.99 - \$10,750.00
- \$10,750.01 - \$27,625.00
- \$27,625.01 - \$44,500.00
- Macomb



A photograph of a two-story house with a combination of brick and white siding. The house has a dark roof, a chimney, and several windows with shutters. A dark SUV is parked in the driveway in front of the house. The background shows trees and a clear sky.

# HOUSING STOCK SURVEY

Housing Stock Survey: Results

62



# HOUSING STOCK SURVEY

A Housing Stock Survey is a market tool used to evaluate the concentrations of varying housing structures within a community, and to provide an assessment of the structures' characteristics. This unique tool offers numerous insights into the housing needs of a community, ranging from types and locations of housing demand, to interventions required to address property condition, such as rehabilitation or demolition. Because a Housing Stock Survey provides a geographic diagram and statistical analysis of a community's housing needs, it can both support and inform a plan for seeking resources to address those needs. Serving as one of the primary assets offered to communities through partnership with IHDA's Community Revitalization Program, a Housing Stock Survey is strongly recommended and nearly always conducted for Community Revitalization Strategy Areas so as to gain a thorough understanding of their buildings' characteristics and needs.

## HISTORICAL SURVEY

In 2015 the City of Macomb (in partnership with the University of Western Illinois) conducted a housing stock survey to record various conditions of the residential properties located within Macomb. This survey captured the characteristics and conditions, including potential areas of needed investment, of more than 3,800 properties within the city. This historical survey included questions that allowed survey staff to classify the condition of properties' roof and siding/paint conditions<sup>1</sup> specifically, in addition to their utilization, size, and additions or amenities.

## METHODOLOGY

Pairing local knowledge with housing finance experts culminates in a Housing Stock Survey that is based in the unique context, history, and culture of each community while simultaneously being proactively oriented towards planning for future investment and development possibilities. As such, IHDA's Community Revitalization team works with the partnering community to recruit and train a group of volunteers to conduct the Housing Stock Survey comprised of both IHDA employees and community residents and stakeholders.

The Housing Stock Survey conducted for Macomb in 2020 was open for data collection between the months of September 2020 and May 2021, however, the vast majority of the survey was conducted on two individual days (one in September 2020 and one in May 2021) by a group of IHDA Community Revitalization staff and volunteers from the City of Macomb and Western Illinois University. The survey was conducted using a web-based application (ArcGIS Collector), which streamlined the collection and data-processing times significantly over traditional methods. Each participant was provided training in advance and in the field. Macomb's volunteer surveyors were trained in person by IHDA Community Revitalization staff on the survey content and classifications as well as the usage of the ArcGIS Collector app on their phones prior to beginning the surveying. Despite the training and guidelines provided, limitations for conducting Housing Stock Surveys include variance in subjectivity when assessing survey categories, and the potential for user-input error.

Surveyors were asked to record the utilization (residential, commercial, etc.) of each data point located within their assigned zones. Additional survey categories (exterior condition, occupancy, etc.) were only asked to be completed for data points assigned a "residential"

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<sup>1</sup> Classified in the historical survey as "Exterior Condition"



utilization. In order to complement the data provided by the City of Macomb's historical survey, Macomb's updated Housing Stock Survey also included a variety of questions that were also asked in the 2015 survey so that the change in conditions of specific structures could be evaluated. In addition to standardized questions used across all Community Revitalization Housing Stock Surveys, surveyors were also instructed to collect the roof, paint, and yard conditions of all data points assigned a "residential" utilization within their zones. Available classifications for each survey category are listed in the CATEGORIES AND GRADING GUIDE subchapter below. Surveyors never entered property lines, but remained on the sidewalk while conducting the survey. Therefore, ratings are based entirely on a sidewalk view.

While the maps throughout this chapter visualize data by parcel, IHDA conducts its Housing Stock Surveys by collecting information on all built structures and vacant/open parcels of land within a community. While each parcel can only visualize one data point, they may contain more than one built structure (i.e. a single-family home and a garage). The following pages distinguish the results of the Housing Stock Survey by parcels and data points. In order to construct the survey, a parcel map was obtained from McDonough County<sup>2</sup> and used as the base map of the Housing Stock Survey, upon which data points were placed for every built structure by Community Revitalization staff. Data points were then grouped into 20 different zones for ease of surveyor assignment. The Housing Stock Survey is grouped into three regions that align with this plan's overall targeted CRSAs, or areas of study. The results of the survey throughout this chapter are most often analyzed by CRSA.

## CATEGORIES AND GRADING GUIDE

### UTILIZATION

What purpose is this building used for?

- Residential
- Commercial
- Multi-use (apartments and storefront)
- Garage or Accessory Structure
- Public Space (community center, park, school, etc.)
- Agricultural Building (barn, silo, etc.)
- Industrial
- Vacant Lot or Open Land

### RESIDENTIAL TYPE

What type of home is this?

- Single Family Home: Detached
- Single Family Home: Attached
- Mobile Home
- Residential Garage or Shed
- Multi-Family: 2 units
- Multi-Family: 3-4 units
- Multi-Family: 5-19 units
- Multi-Family: 20+ units

### OCCUPANCY

What type of home is this?

- Occupied
- Vacant
- Unknown or Cannot Determine

<sup>2</sup> McDonough County, Illinois – Western Illinois University GIS Center: <https://gis.wiu.edu/js/mcdonough/>



### EXTERIOR CONDITION

What is the condition of the outside of the building?

0: Poor	1: Fair	2: Average	3: Good	4: Excellent
Open to the elements and/or overgrown	In need of major pressing repair (roof, foundation, etc.)	Appears to be livable but in need of repairs	Property is maintained	Occupied
Does not appear to be livable	Boarded up and/or broken windows	Non-pressing repairs needed (windows, siding, etc.)	No obvious major repairs needed	Well maintained
Visible structural deficiencies; likely in need of demolition	Does not appear to be in danger of collapsing	Minor structural issues	Minor cosmetic issues	No apparent or pressing issues

### PAINT CONDITION

What is the condition of the exterior paint?

- Good
- Average
- Poor
- N/A Structure not Painted

### ROOF CONDITION

What is the condition of the roof?

- Good
- Average
- Poor
- N/A Roof not Visible

### YARD CONDITION

What is the condition of the yard?

- Good
- Slightly overgrown weeds and plants
- Very overgrown weeds and plants
- Garbage or debris present



## OVERALL ANALYSIS

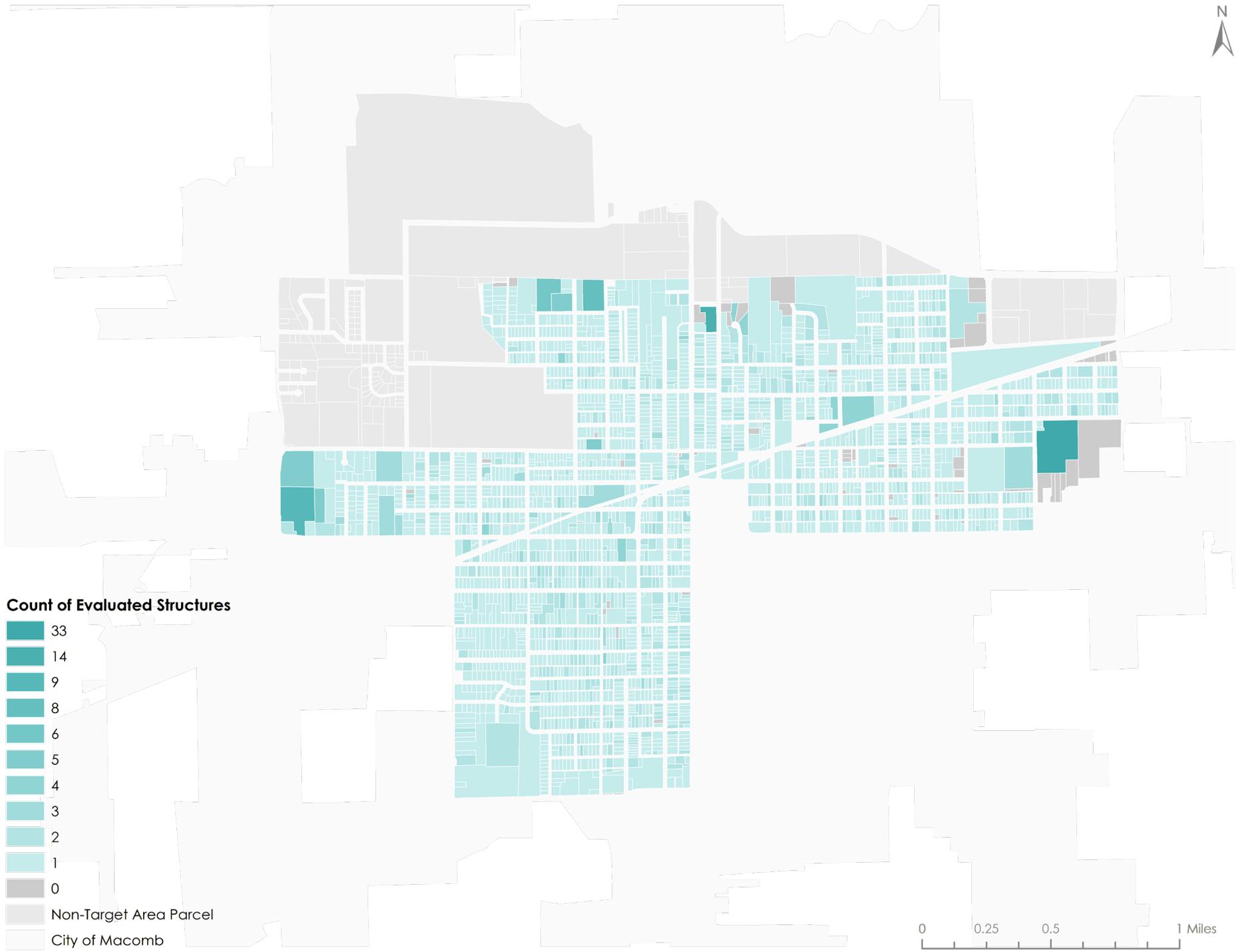
As mentioned above, Macomb's Housing Stock Survey was conducted within the three defined CRSAs of this plan: the Northwest, Northeast, and Southwest Regions. In total, the Housing Stock Survey collected information on a total of 3,304 data points (structures/buildings or vacant parcels of land) located on a total of 2,714 parcels. The breakdown of parcels and data points collected for the Housing Stock Survey by CRSA is contained in the table below:

DATA POINTS AND PARCELS BY COMMUNITY REVITALIZATION STRATEGY AREA (CRSA)								
Data Collection Unit	Northwest Region		Northeast Region		Southwest Region		Total: All Regions	
Data points	1,154	34.9%	1,177	35.6%	973	29.4%	<b>3,304</b>	<b>100%</b>
Parcels	798	29.4%	973	35.9%	943	34.7%	<b>2,714</b>	<b>100%</b>

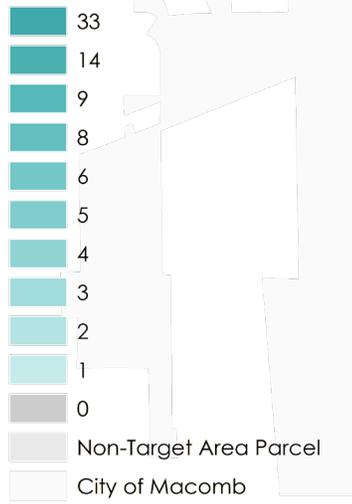
Throughout the areas that the Housing Stock Survey analyzed, there are a variety of parcels that contained more than one data point for which information was collected. These parcels may have had a small concentration of data points (i.e., a single-family home and a garage or shed), or a larger one (i.e., a single parcel of land which contains a large number of mobile homes). Because the maps throughout this chapter can only visualize one data point per parcel, Community Revitalization staff edited the data to ensure that the most representative data point's category was visualized for parcels containing more than one.

The region that contained the greatest number of parcels with multiple data points concentrated within them was the Northwest Region, comprising only 29.4% of the survey's overall parcels, but 34.9% of its overall data points. The map on the following page visualizes the concentration of data points per parcel across the entire Housing Stock Survey.

# CONCENTRATION OF DATA POINTS PER PARCEL



## Count of Evaluated Structures



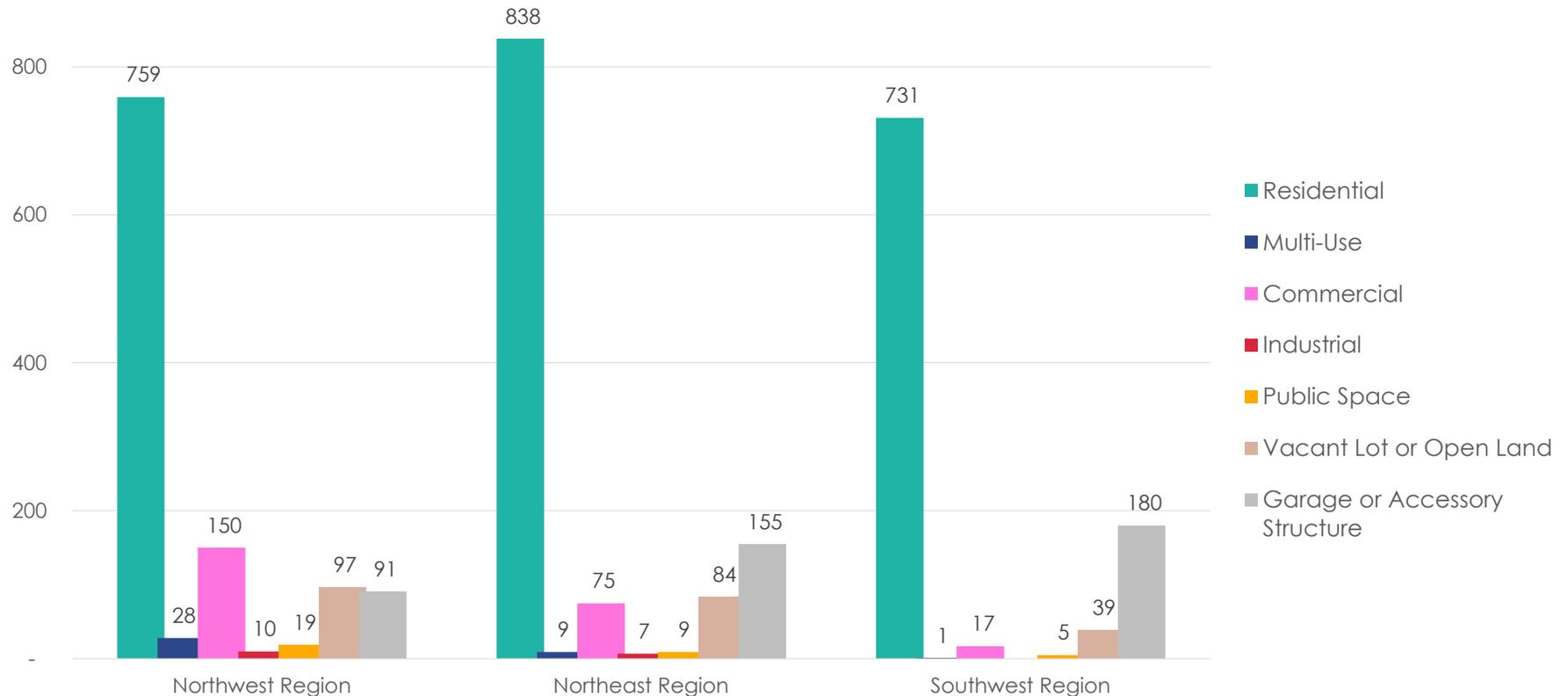


## UTILIZATION

Of the 3,304 data points collected in Macomb's Housing Stock Survey, 426 (12.9%) were classified as being utilized as garages or accessory structures. Garages and accessory structures comprised the largest share of overall structures within the Southwest Region, which at 18.5% of total data points, served as the most prominent building utilization after "residential." The region with the smallest share of garages or accessory structures was the Northwest Region, with just 7.9% of its total buildings classified as such. Unless otherwise noted, data points classified as having a utilization of garage or accessory structure have been removed from the remaining analyses discussed in this chapter.

Just over 80% of the remaining 2,878 non-garage data points across all regions were classified as residential, comprising the most prominent utilization of structures throughout the survey area, which is consistent with most communities. The second most common utilization represented across the survey was commercial, comprising 242 (8.4%) of all non-garage buildings. However, the share of commercial buildings varies widely by region, and is not consistently ranked as the second most prominent utilization among the three regions.

### Property Utilization by Strategy Area





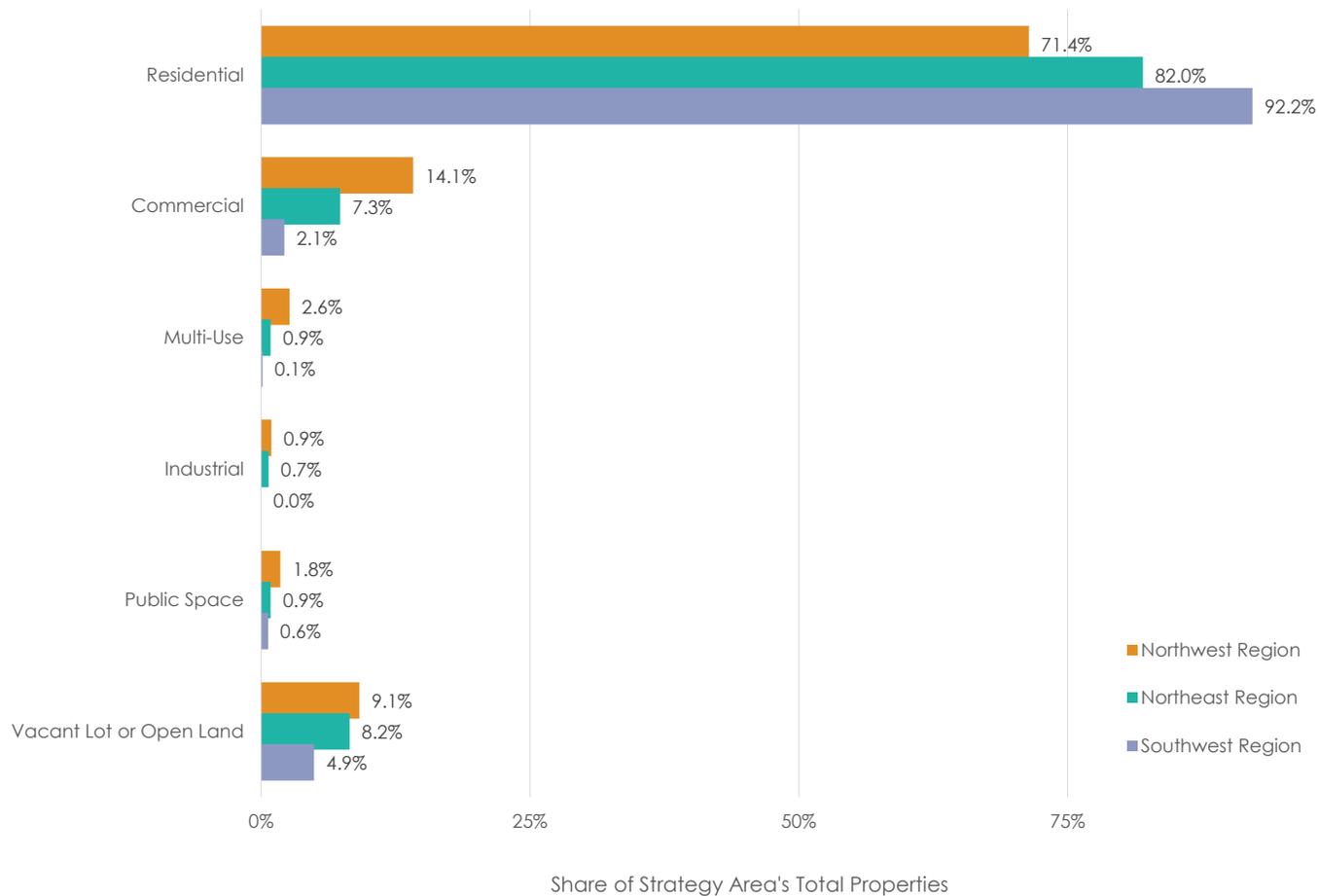
Across all three regions, residential buildings comprise the highest share of all property utilization, ranging from 71.4% of buildings classified in the Northwest Region to 92.2% in the Southwest Region. While buildings classified as having a commercial utilization only comprised 2.1% of the Southwest Region's total data points, this is largely attributable to the boundary that was drawn to define the region, which falls south of the major commercial corridor located along West Jackson Street/ US Highway 136, as well as the region's very high share of residential properties.

Making up only a slightly smaller share than commercial buildings, data points classified as vacant lots or open land comprised the third-highest utilization across the entire survey. Across the three regions a total of 220 properties and buildings fell within this utilization, being most prominently concentrated within the Northwest Region, with 97 (9.1%) of its data points receiving this classification. While the Southwest Region saw the smallest share of vacant lots or open land at 4.9% of its total data points, such properties served as the second-highest utilization within that region.

Similar to the Southwest Region, the Northeast Region also maintained vacant lots or open land as its most prominent utilization after residential, representing 84 (8.2%) of its total data points.

Survey-wide, industrial buildings comprised the smallest share of all utilizations with just 17 total data points (0.6%) receiving that classification, none of which fell within the Southwest Region. Multi-use buildings, which have both a residential and commercial utilization, and public spaces also comprised small shares of the overall survey, representing 1.3% and 1.1% of all data points, respectively.

Comparison of Property Utilization Shares across Strategy Areas (WITHOUT GARAGE)

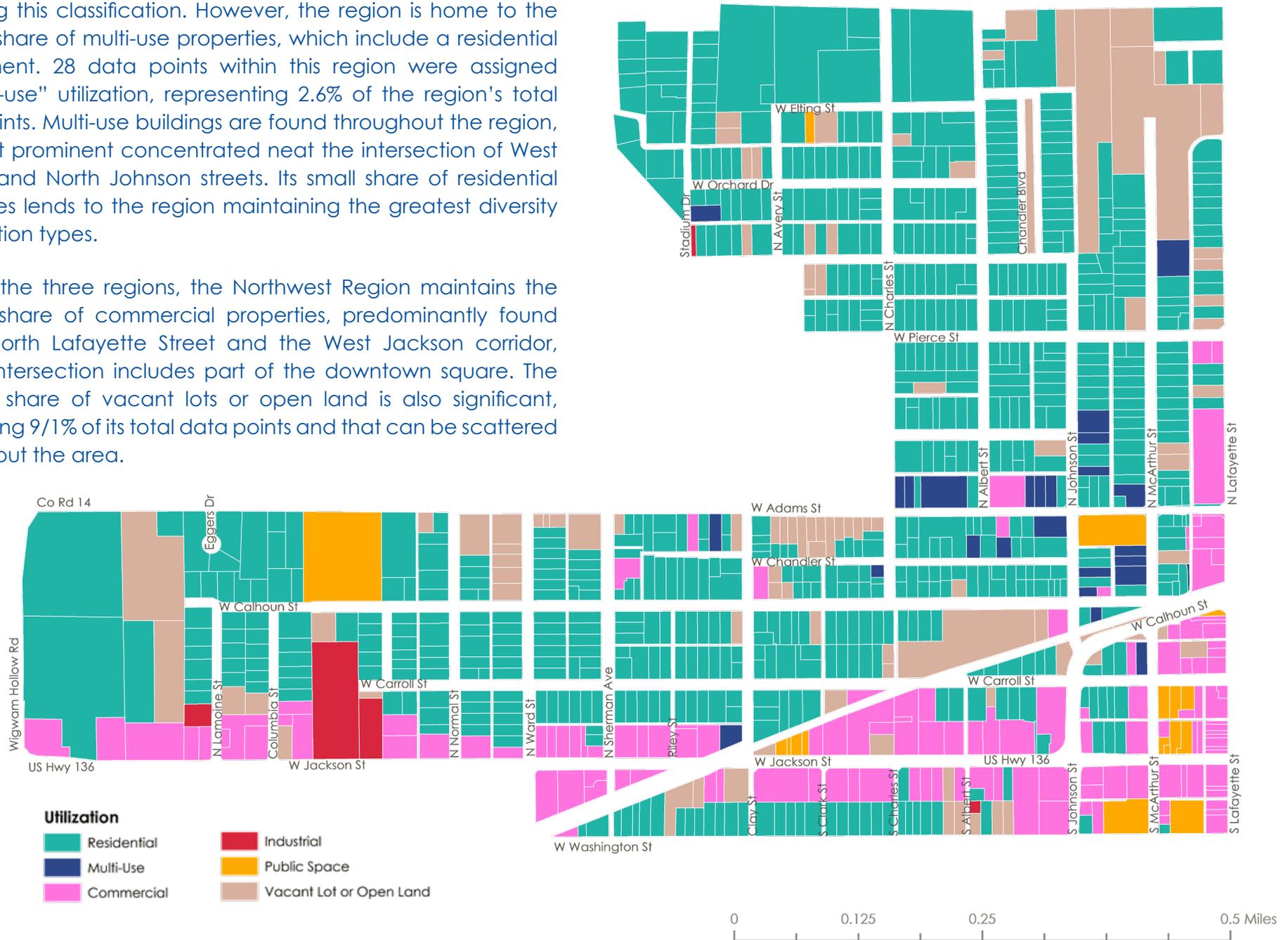




## NORTHWEST REGION: UTILIZATION

The Northwest Region maintains the smallest share of properties assigned a residential utilization, with just 71.4% of data points receiving this classification. However, the region is home to the highest share of multi-use properties, which include a residential component. 28 data points within this region were assigned a “multi-use” utilization, representing 2.6% of the region’s total data points. Multi-use buildings are found throughout the region, but most prominent concentrated near the intersection of West Adams and North Johnson streets. Its small share of residential properties leads to the region maintaining the greatest diversity of utilization types.

Among the three regions, the Northwest Region maintains the highest share of commercial properties, predominantly found along North Lafayette Street and the West Jackson corridor, whose intersection includes part of the downtown square. The region’s share of vacant lots or open land is also significant, comprising 9/1% of its total data points and that can be scattered throughout the area.





## NORTHEAST REGION: UTILIZATION

As previously discussed, the Northeast Region maintains a notable number of properties classified as vacant lots or open land. Comprising 8.2% of the region's total data points, properties assigned a utilization of vacant lot or open land are found consistently throughout the region, but also include large parcels of open land located along the very northern boundary of the region.

The East Johnson Street corridor as well as segment of Wheeler Street contained within the Northeast Region serve as the primary locations of the region's commercial properties, which comprise 7.3% of the region's overall data points.

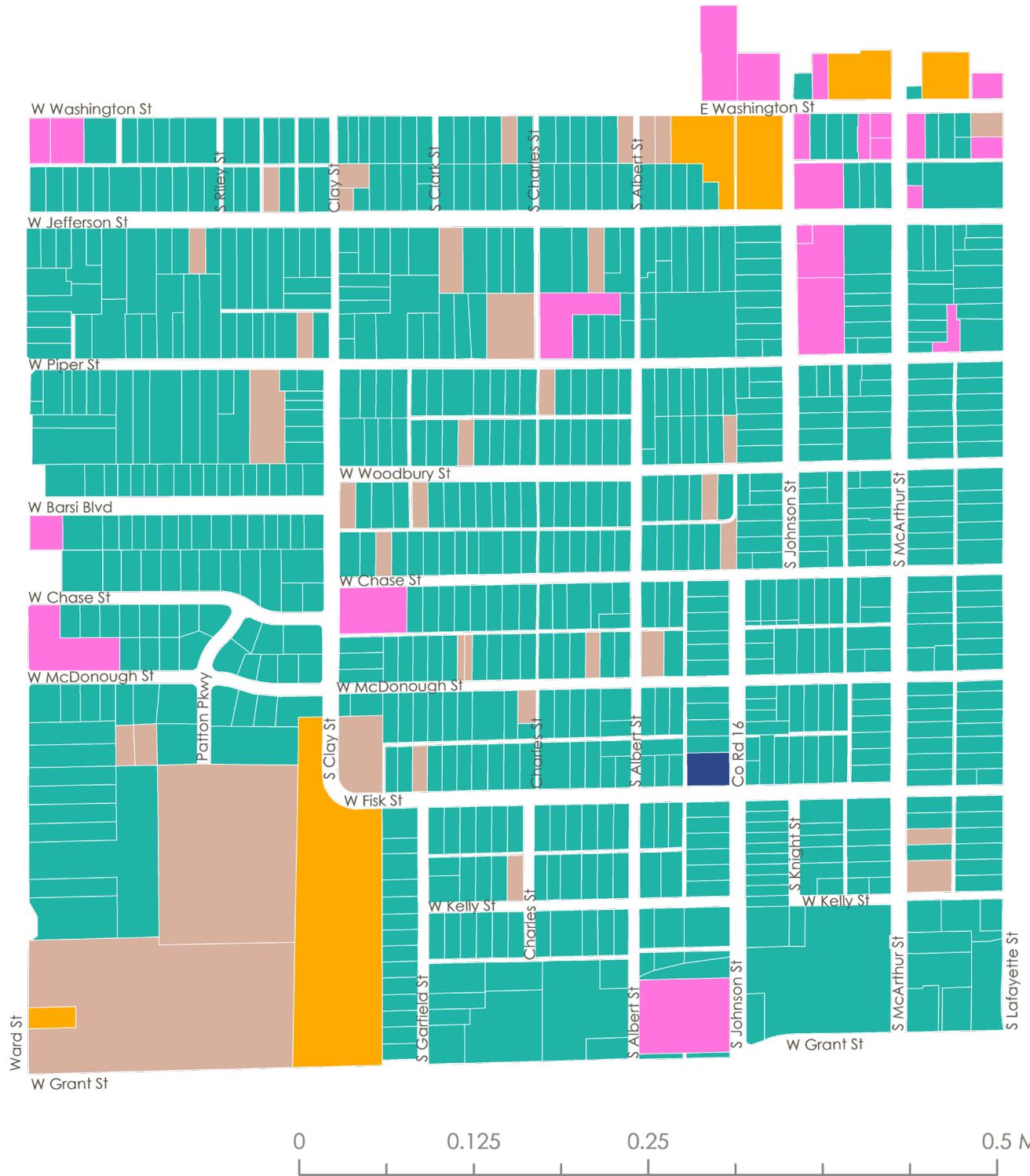
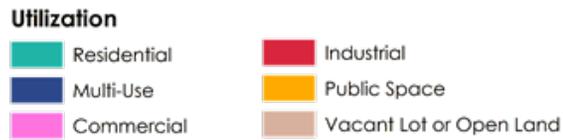




### SOUTHWEST REGION: UTILIZATION

The Southwest Region is characterized as having the most prominent residential utilization among its total properties, with a share greater than 92%. The region holds the smallest amount and share of commercial properties, with just 17 (2.1%) throughout, which are mostly concentrated near the northeastern boundary of the region near Macomb's downtown square.

While comprising a smaller share than is seen in the other two regions, the Southwest Region is also home to number of properties classified as vacant lots or open land. 39 properties received this classification, representing 4.9% of the region's total data points, and can be found scattered throughout the area.





## RESIDENTIAL UTILIZATION

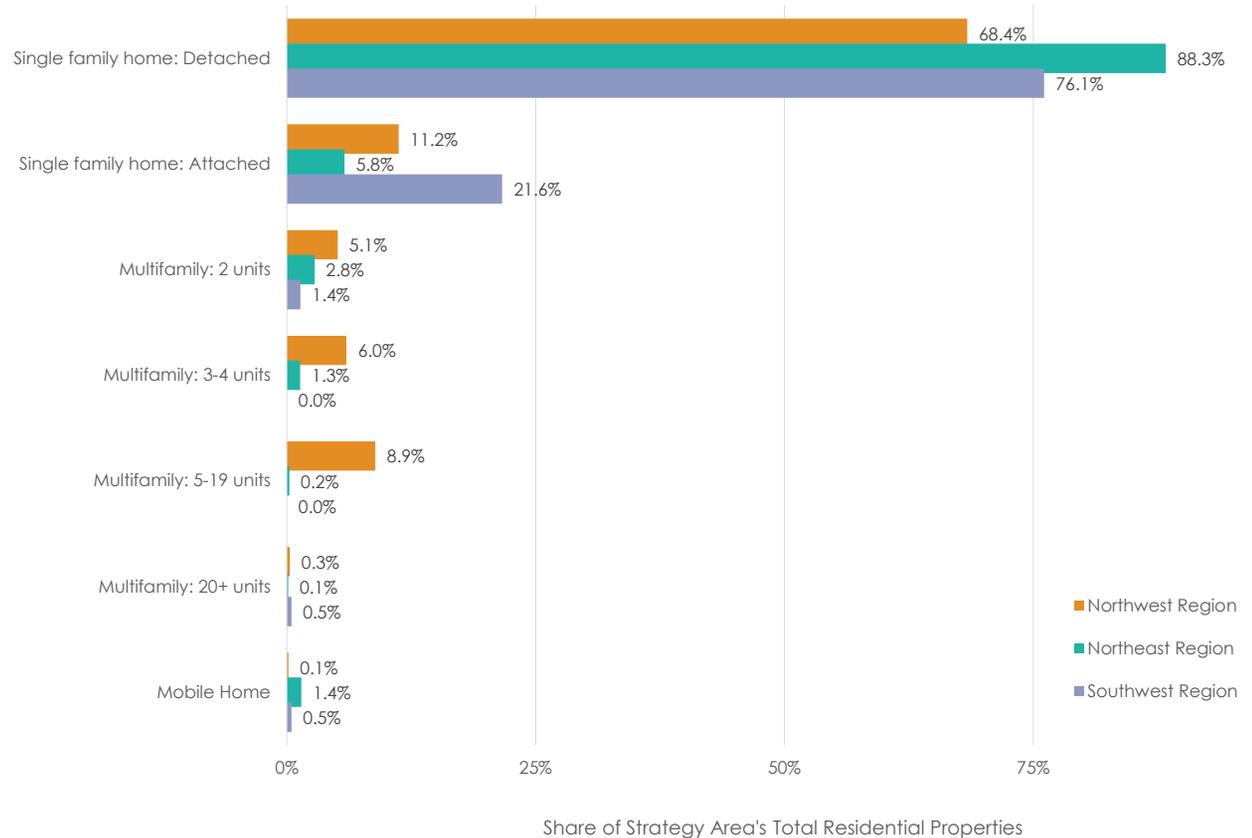
Among all three regions, single family detached homes comprised the highest share of residential properties. Across the entire survey, 1,705 buildings (78.3% of all residential buildings) were classified as single family detached (i.e., freestanding) homes. The Northeast Region serves as that with the greatest concentration of these buildings, whose residential housing stock is dominantly made up of single family detached homes, which comprise more than 88%.

Single family attached homes (townhomes, etc.) were also significantly represented among all three regions, but most predominantly within the Southwest Region, where 21.6% of the residential housing stock was classified as falling within this residential utilization.

188 total buildings were classified as being multifamily properties of varying sizes across the entire survey. The vast majority (73.9%) of the survey's multifamily properties fall within the Northwest Region, which abuts Western Illinois University's campus. Notably, the Northwest Region contains a greater number of multifamily buildings with 5-19 units (61) than those with 3-4 units (41) or 2 units (35). Across the entire survey, there were only 6 buildings that received a residential utilization of multifamily with 20+ units, which are located across all of the three regions.

A total of 16 data points across the entire survey were classified as mobile homes, which can be found nearly entirely within the Northeast Region.

Comparison of Residential Property Type Shares across Strategy Areas

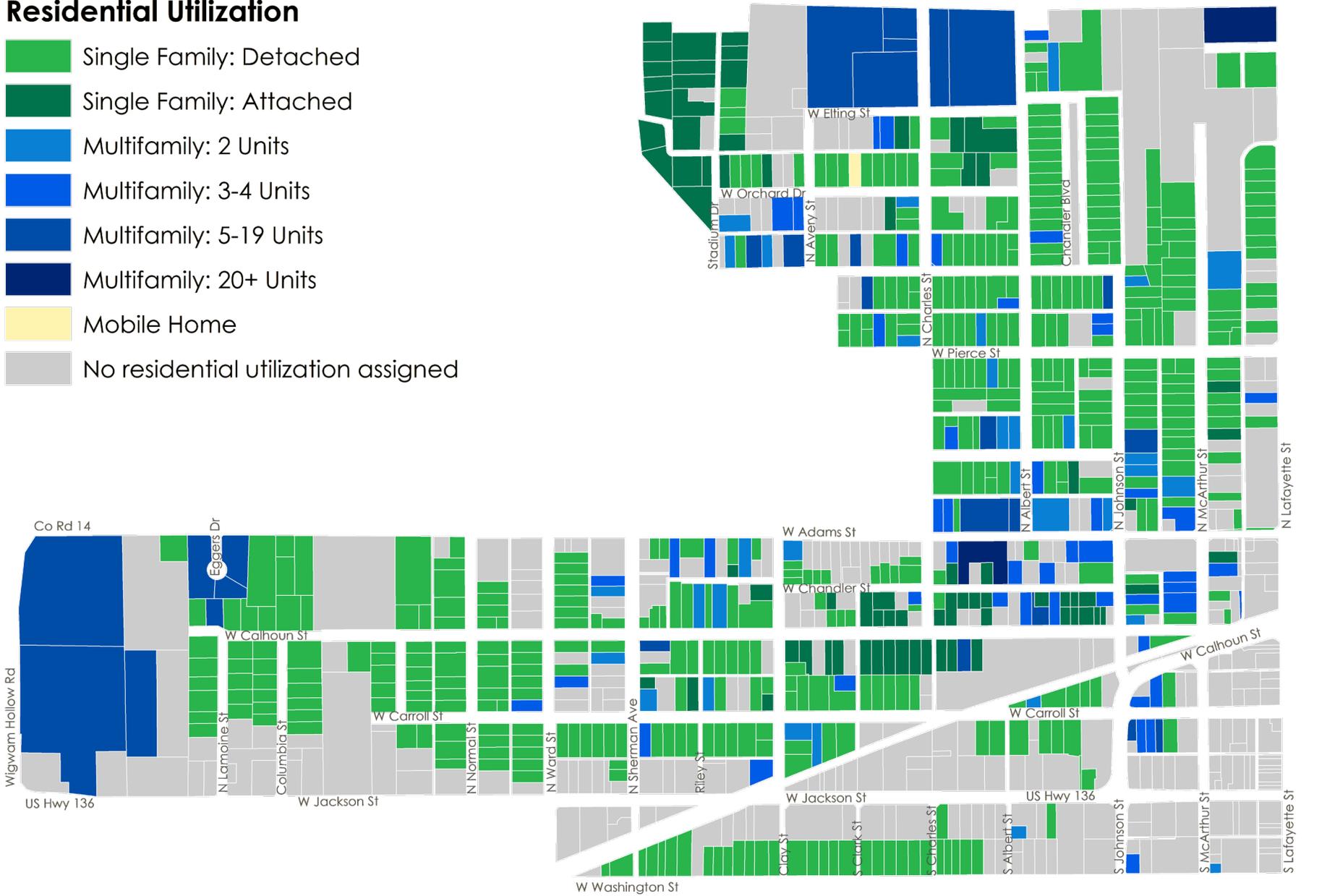


# NORTHWEST REGION: RESIDENTIAL UTILIZATION



## Residential Utilization

- Single Family: Detached
- Single Family: Attached
- Multifamily: 2 Units
- Multifamily: 3-4 Units
- Multifamily: 5-19 Units
- Multifamily: 20+ Units
- Mobile Home
- No residential utilization assigned



# NORTHEAST REGION: RESIDENTIAL UTILIZATION



## Residential Utilization

- Single Family: Detached
- Single Family: Attached
- Multifamily: 2 Units
- Multifamily: 3-4 Units
- Multifamily: 5-19 Units
- Multifamily: 20+ Units
- Mobile Home
- No residential utilization assigned





## OCCUPANCY

Per the instructions given to surveyors, occupancy was only required to be evaluated for data points or structures classified as having a residential utilization. Additionally, surveyors were explicitly instructed to forego classifying a structure's occupancy if it could not be clearly determined (i.e., not obviously occupied or vacant). Therefore, occupancy data within this Housing Stock Survey was the most limited in its collection; the analyses provided below provide a snapshot of select occupancy characteristics across the survey's three regions

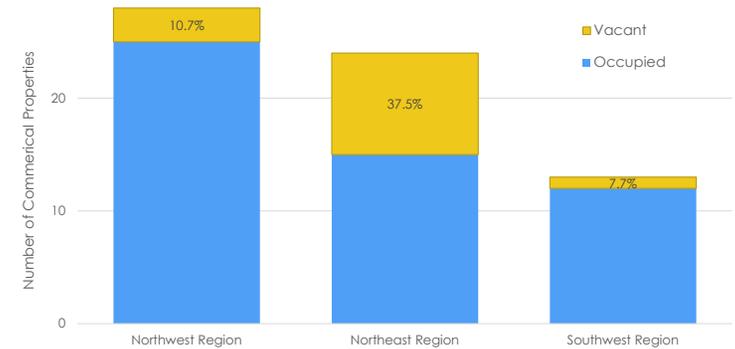
Across all regions, 2,364 (82.1%) of the survey's 3,304 total data points were assigned an occupancy status. The vast majority of the data points that received a classification were residential in utilization (2,228), followed by commercial (65) and multi-use (32)<sup>1</sup>. Overall, 200 data points in total (8.5%) were determined to be vacant across all three regions. The Southwest Region contains the smallest number (43) of vacant structures across the survey, followed by the Northwest region (69). The Northeast Region was determined to have more than double the number of vacant structures compared to the Southwest Region, with a total 88 data points receiving this classification.

Vacancy rates varied substantially among the type of property utilization as well as across regions. While most structures that were evaluated for occupancy were residential structures, this property type experienced the lowest vacancy rate overall at 7.9%. Across the three regions, the Northwest Region was determined to have the highest residential property rate at 10.0%, and the Southwest Region with the lowest at 5.8%. Vacancy rates among evaluated commercial and multi-use properties were much more pronounced, particularly within select regions. The 9 of 24 evaluated commercial properties in the Northeast Region were determined to be vacant, at a rate of 37.5%. Similarly, both the Northwest and Northeast Regions saw high vacancy rates among their evaluated multi-use properties, at 25% and 18.5%, respectively, though the sample size of such properties was low.

<sup>1</sup> The remaining data points which were assigned an occupancy status included those with utilizations of public space, vacant lot or open land, and garage or accessory structure.

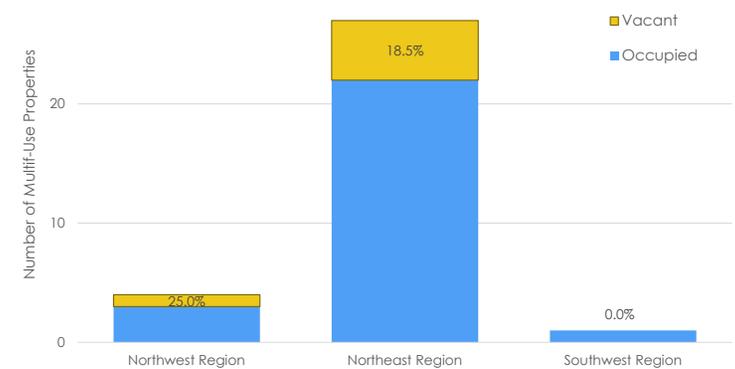
**Vacancy Rate among Commercial Properties by Strategy Area**

For Properties whose Occupancy was Determined



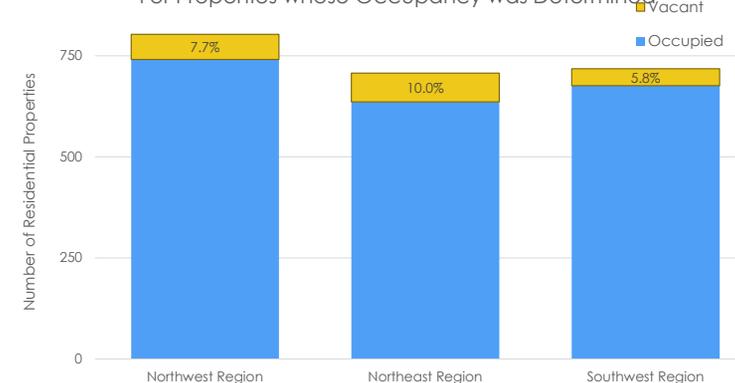
**Vacancy Rate among Multi-Use Properties by Strategy Area**

For Properties whose Occupancy was Determined



**Vacancy Rate among Residential Properties by Strategy Area**

For Properties whose Occupancy was Determined

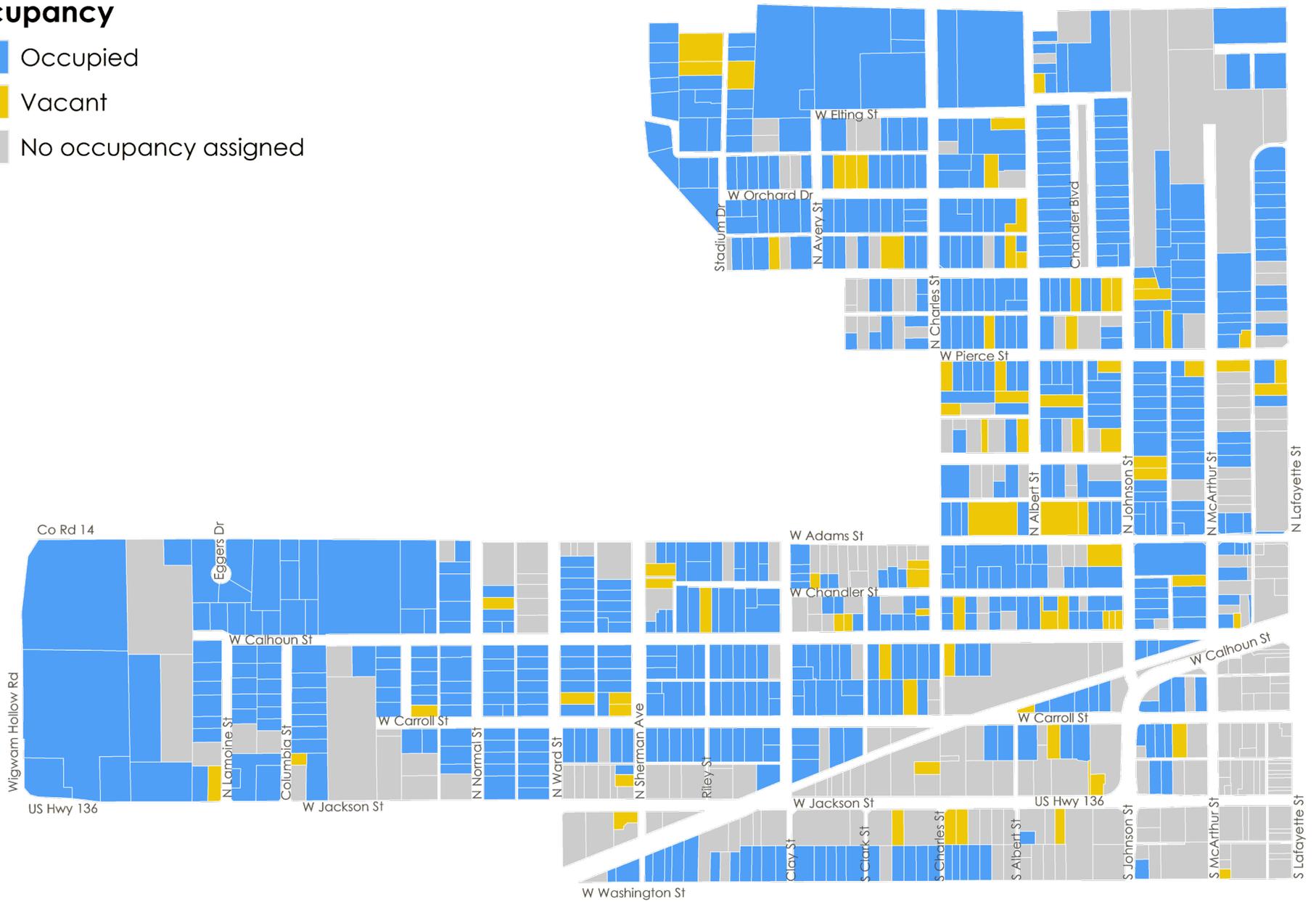


# NORTHWEST REGION: OCCUPANCY



## Occupancy

- Occupied
- Vacant
- No occupancy assigned

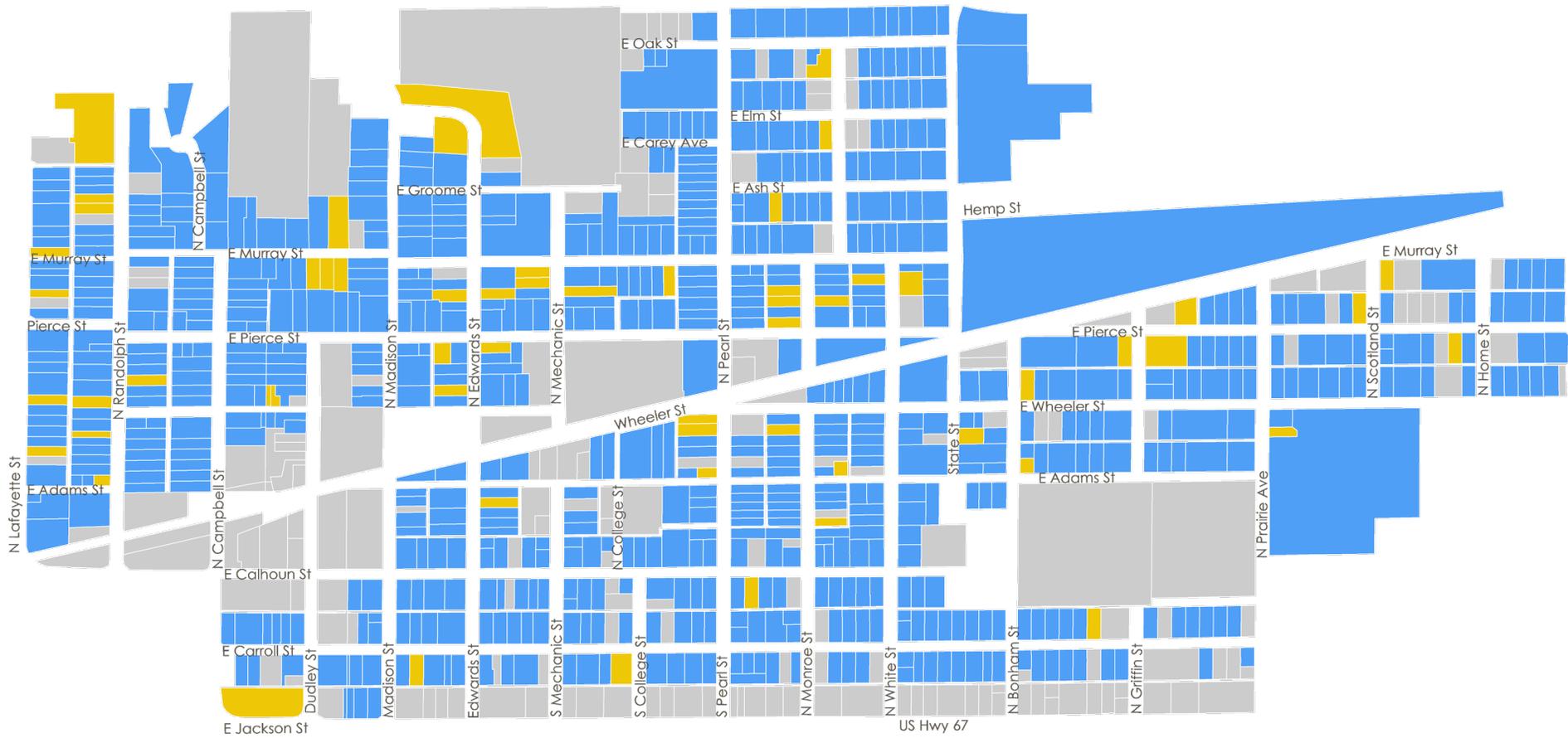


# NORTHEAST REGION: OCCUPANCY



## Occupancy

- Occupied
- Vacant
- No occupancy assigned







## EXTERIOR BUILDING CONDITION

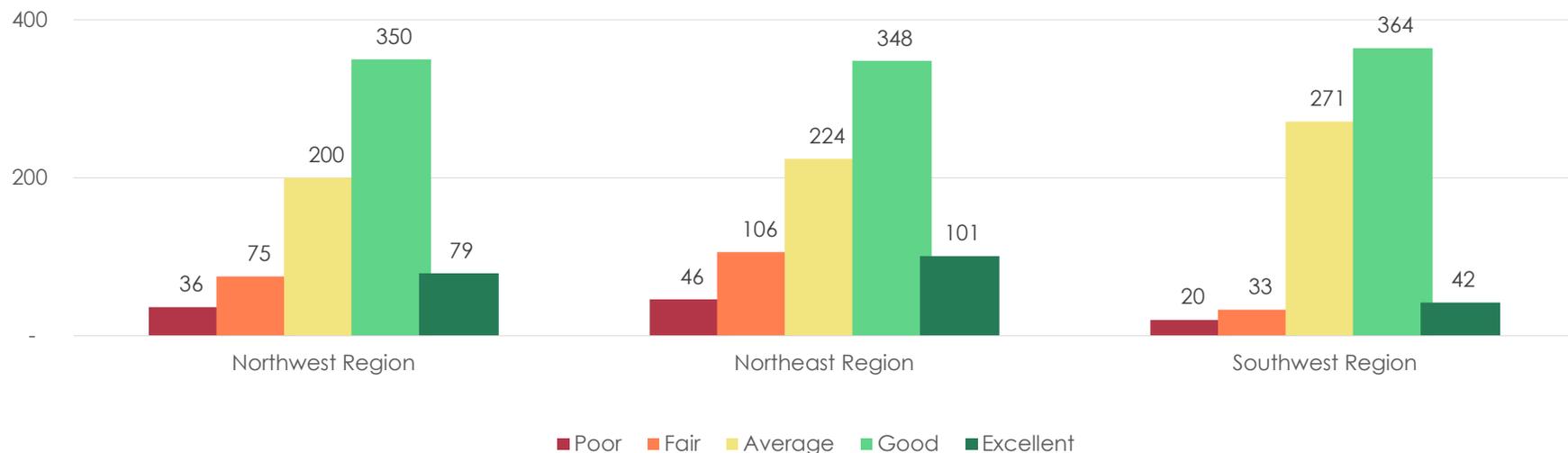
The Housing Stock Survey's exterior building condition category is meant to determine the level of need for investment in regard to a building's exterior condition; it is not an evaluation of a building's size, style, or the surveyor's subjective preference for it. 2,295 of the survey's 2,878 non-garage structures were assigned an exterior building condition. As instructed, surveyors only completed this category for residential data points or structures.

Among all three of the regions, the most prominent exterior building condition assigned to structures was "good," which according to the grading guide, indicates that the property is maintained, there are no obvious repairs needed, and that there may be minor cosmetic issues. A total of 1,062 structures (46.3%) received this classification, with each region demonstrating a share greater than 40% of structures that fell within this category. The Northeast Region saw the greatest share of structures evaluated as having an excellent exterior condition at 12.2%, followed closely by the Northwest Region at 10.7%. 42 structures (5.8%) were evaluated as having an excellent exterior condition within the Southwest Region.

Within each region, the second most prominent exterior condition among structures was the "average" classification, defining structures as livable, however, in need of repairs. The Southwest Region saw the greatest share of structures with an average classification at 37.1%.

Across all three regions, structures evaluated as having a "fair" or "poor" exterior condition comprised only 13.8% of the total structures evaluated within this category. The Southwest Region is home to the smallest share of structures receiving these classifications (7.3%), while the Northeast Region has the greatest share of structures with both a "fair" (12.8%) and "poor" (5.6%) exterior condition.

### Exterior Building Condition of Residential Properties





**Share of Exterior Building Condition by Residential Property Type**  
Northwest Quadrant



The exterior building condition among the different types of residential utilizations varied notably across the three regions. Single family detached homes were most often assigned a “good” exterior building condition across all three regions, however, within the Northeast Region, 70.8% of single family attached homes were assigned an “average” exterior condition.

**Share of Exterior Building Condition by Residential Property Type**  
Northeast Quadrant



The exterior condition of multifamily properties did not follow any consistent trend across the three regions.

The exterior condition of mobile homes across the entire survey also varied widely. Within the Northwest Region, the only mobile home within the region received a “poor” exterior condition.

**Share of Exterior Building Condition by Residential Property Type**  
Southwest Quadrant

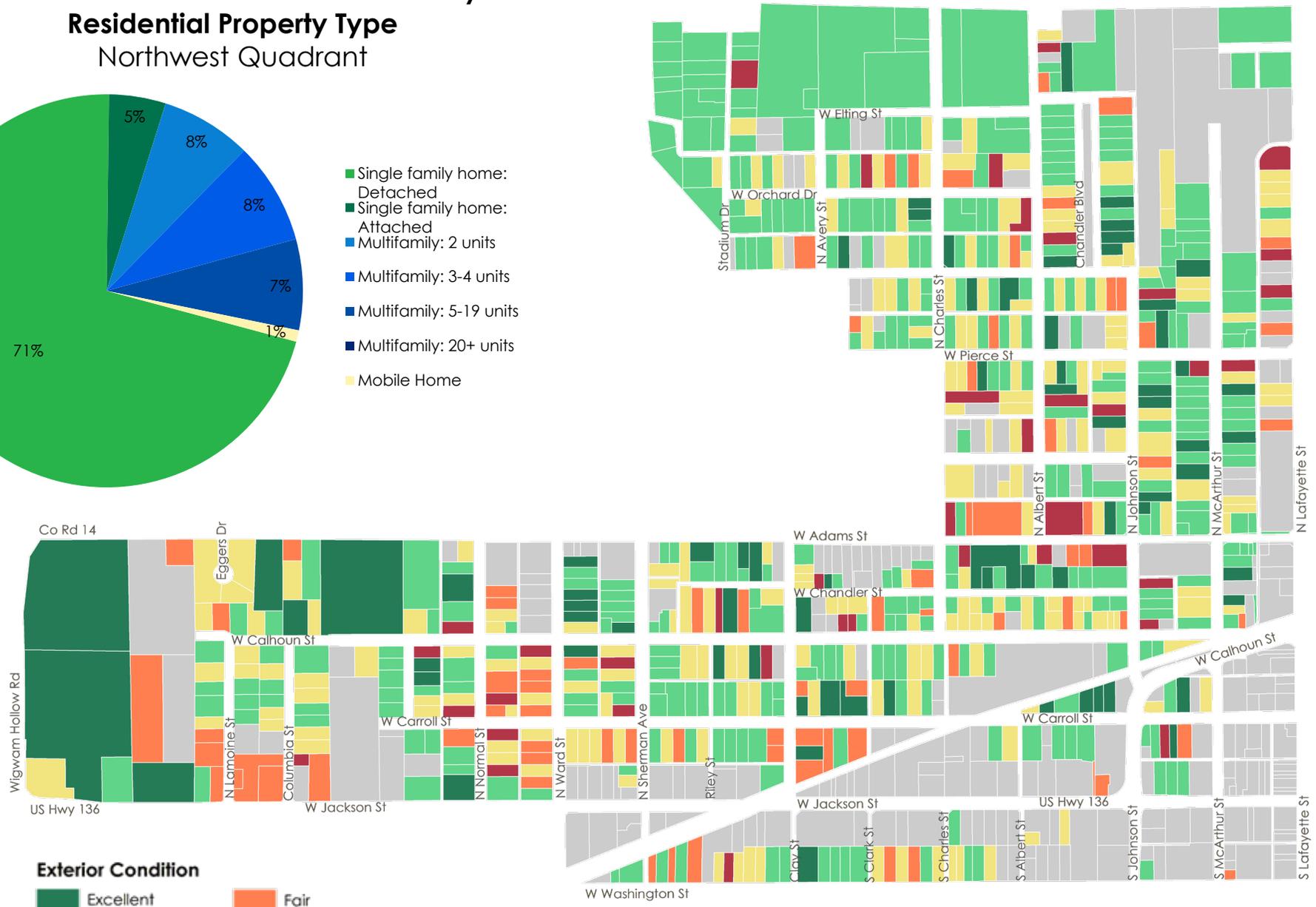
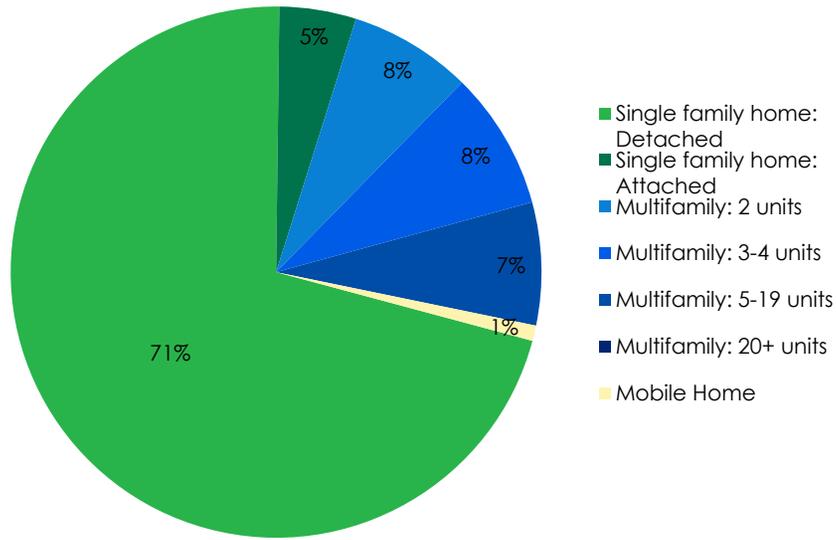


The charts on the following pages illustrate the type of residential utilization as a share of the total structures that were assigned a “poor” or “fair” exterior condition within each region.

# NORTHWEST REGION: EXTERIOR BUILDING CONDITION



## "Poor" and "Fair" Exterior Condition by Residential Property Type Northwest Quadrant

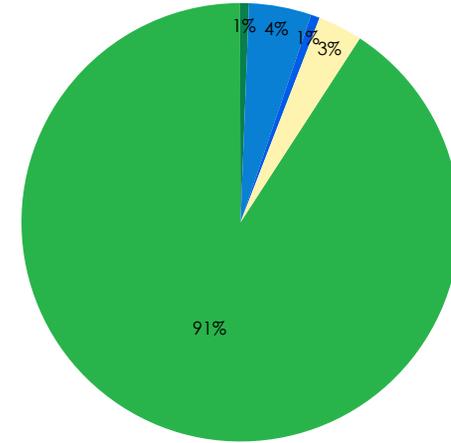


# NORTHEAST REGION: EXTERIOR BUILDING CONDITION

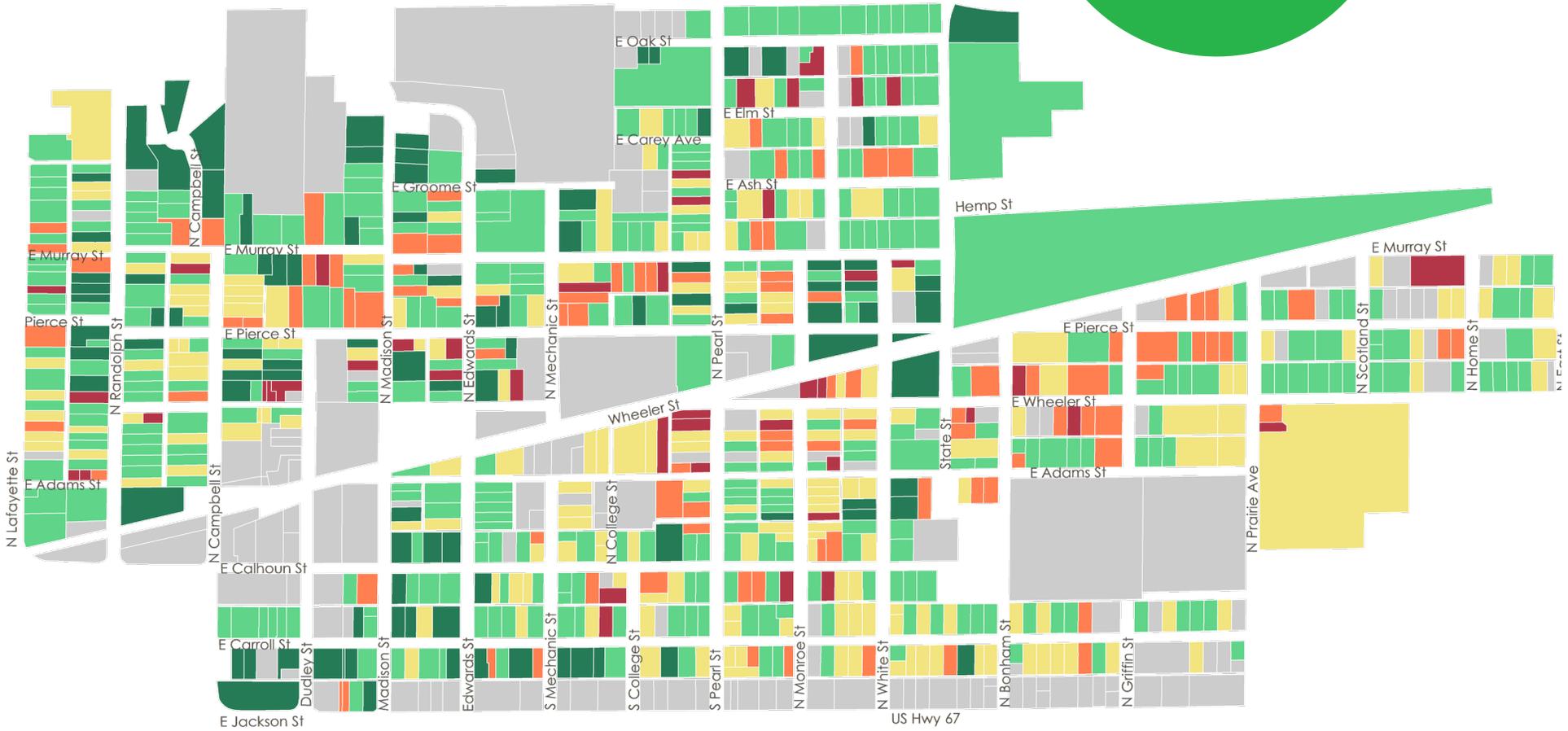
## "Poor" and "Fair" Exterior Condition by Residential Property Type Northeast Quadrant



### Exterior Condition



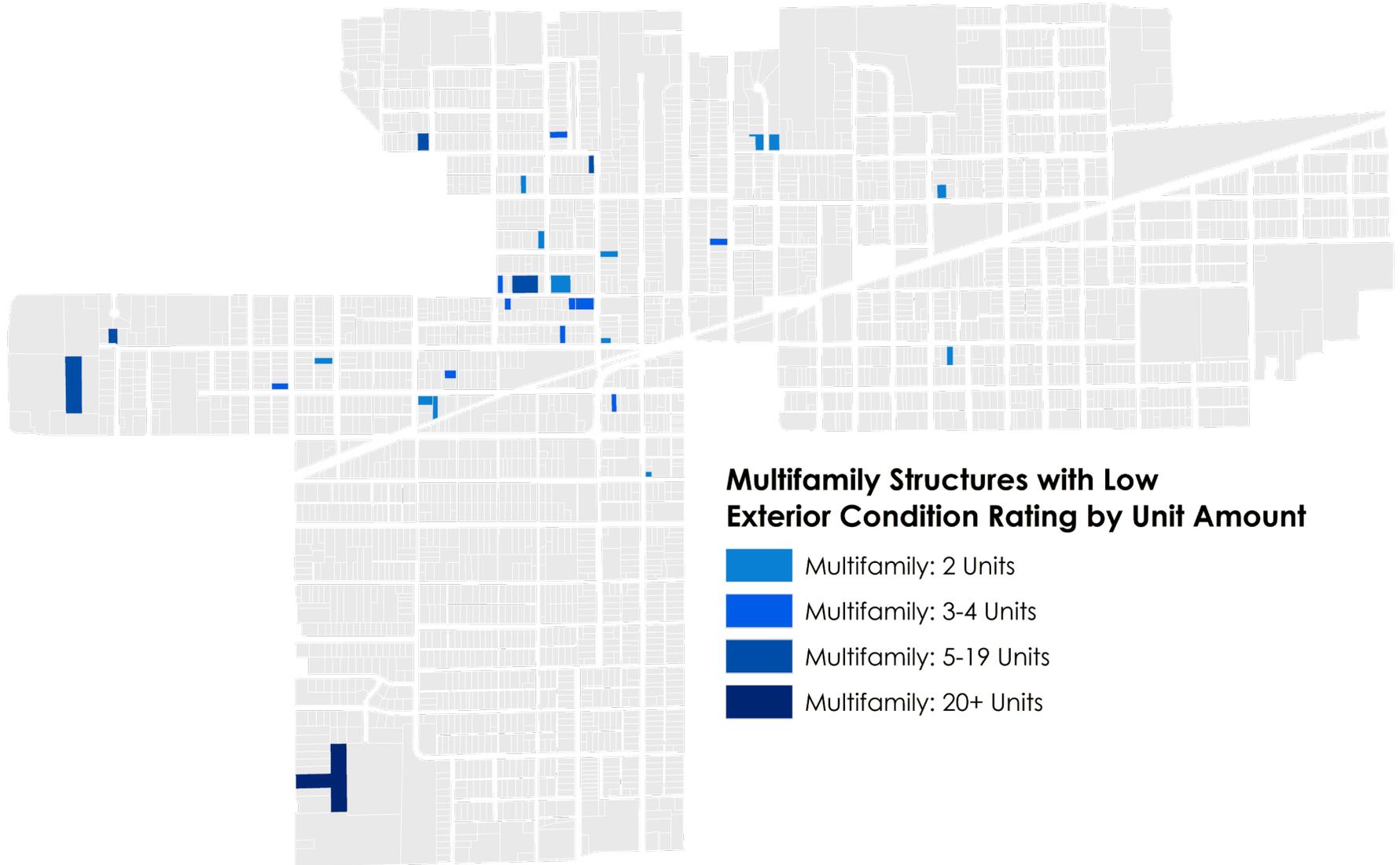
- Single family home: Detached
- Single family home: Attached
- Multifamily: 2 units
- Multifamily: 3-4 units
- Multifamily: 5-19 units
- Multifamily: 20+ units
- Mobile Home





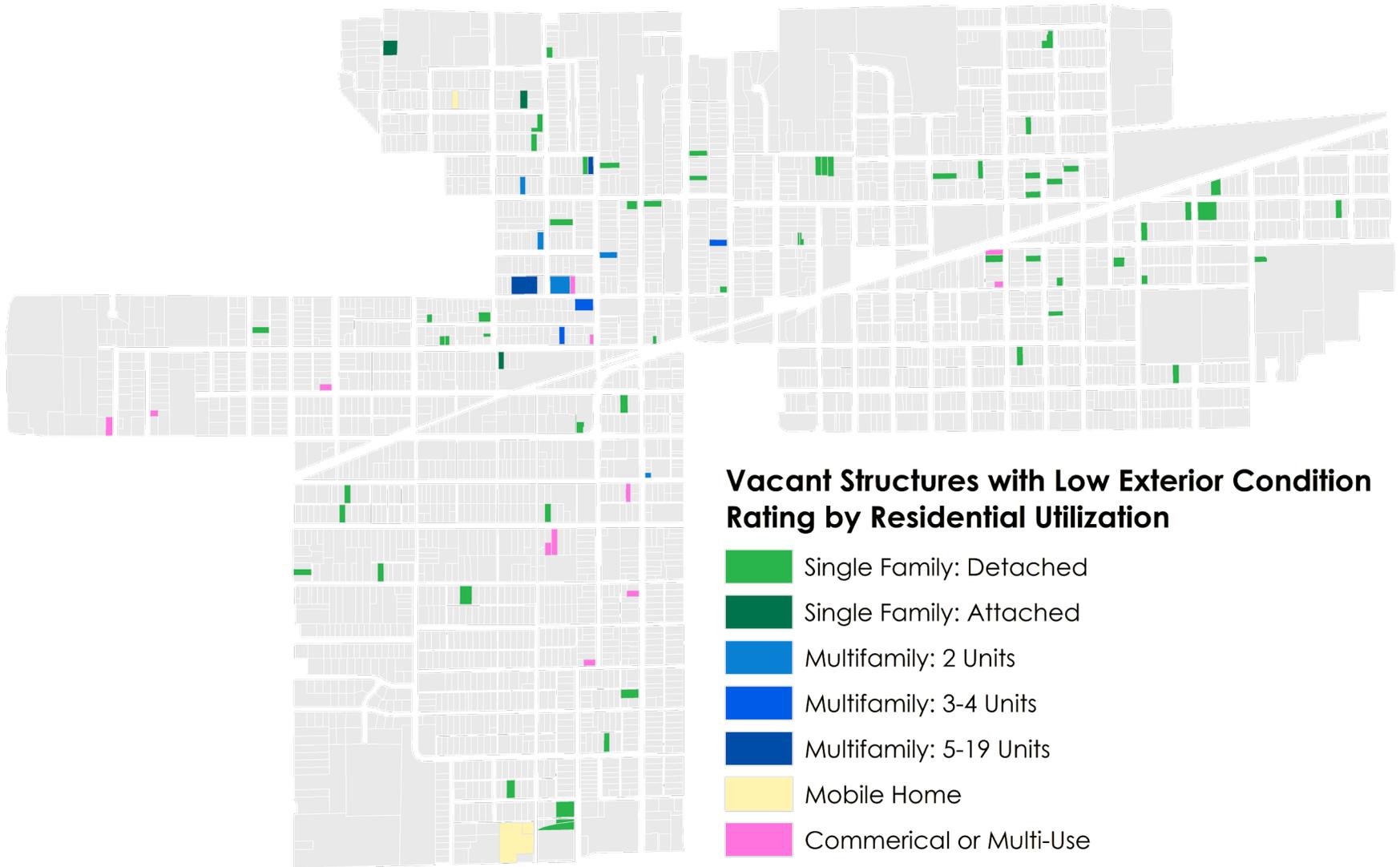


Across the full survey, a total of 34 multifamily structures received an exterior condition rating of “poor” or “fair.” Illustrated in the map below, these structures are primarily concentrated within the Northwest Region. 15 multifamily structures with 2 units received a low exterior rating, making them the most prominent type of residential structure to receive such a rating. Only one multifamily structure with 20 or more units received a “poor” or “fair” exterior condition rating, which is located along the southwestern boundary of the Southwest Region, and represents the only multifamily property to receive a low exterior condition within the region.





In addition to receiving a low exterior condition rating, there are a total of 83 data points that were also classified as being vacant across the entire survey. 63 (75.9%) of the structures that fit these criteria are single family detached homes, and are found most frequently throughout the Northeast Region. The Northwest Region also contains single family detached homes that are both vacant and received a low exterior condition rating, however, this region contains multifamily structures of various sizes as well as commercial properties that meet these criteria. The Southwest Region contains the smallest number of vacant structures with low exterior condition ratings, comprising single family detached homes, commercial structures, and a mobile home.



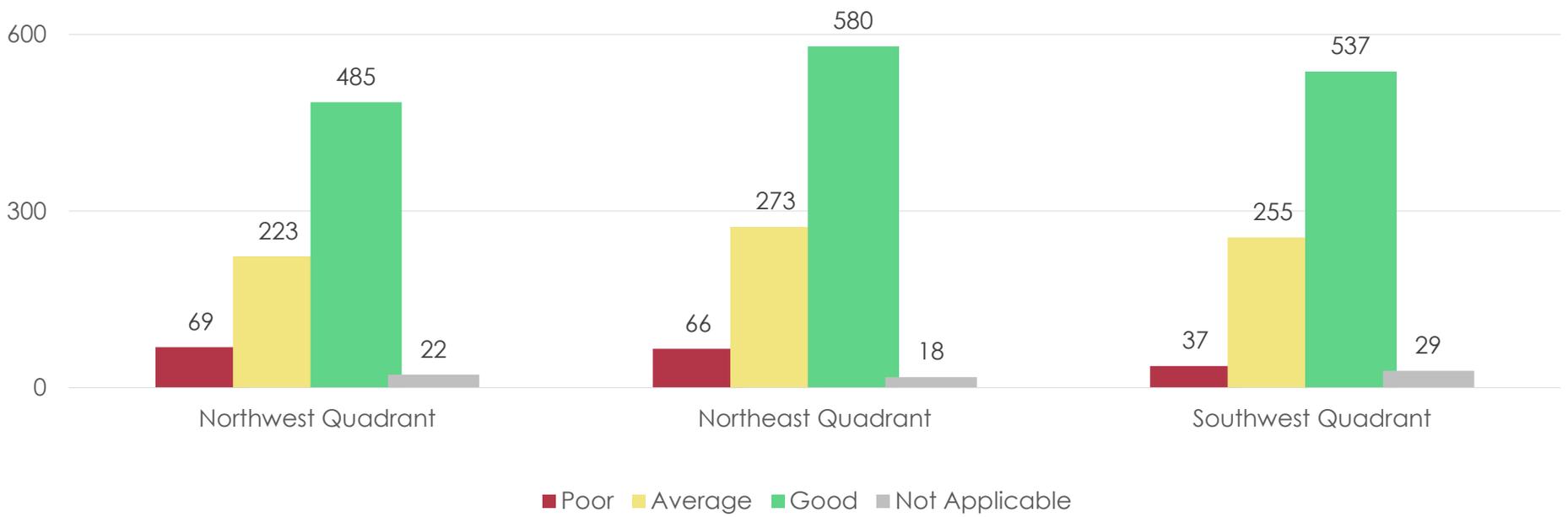


## OVERALL ROOF CONDITION

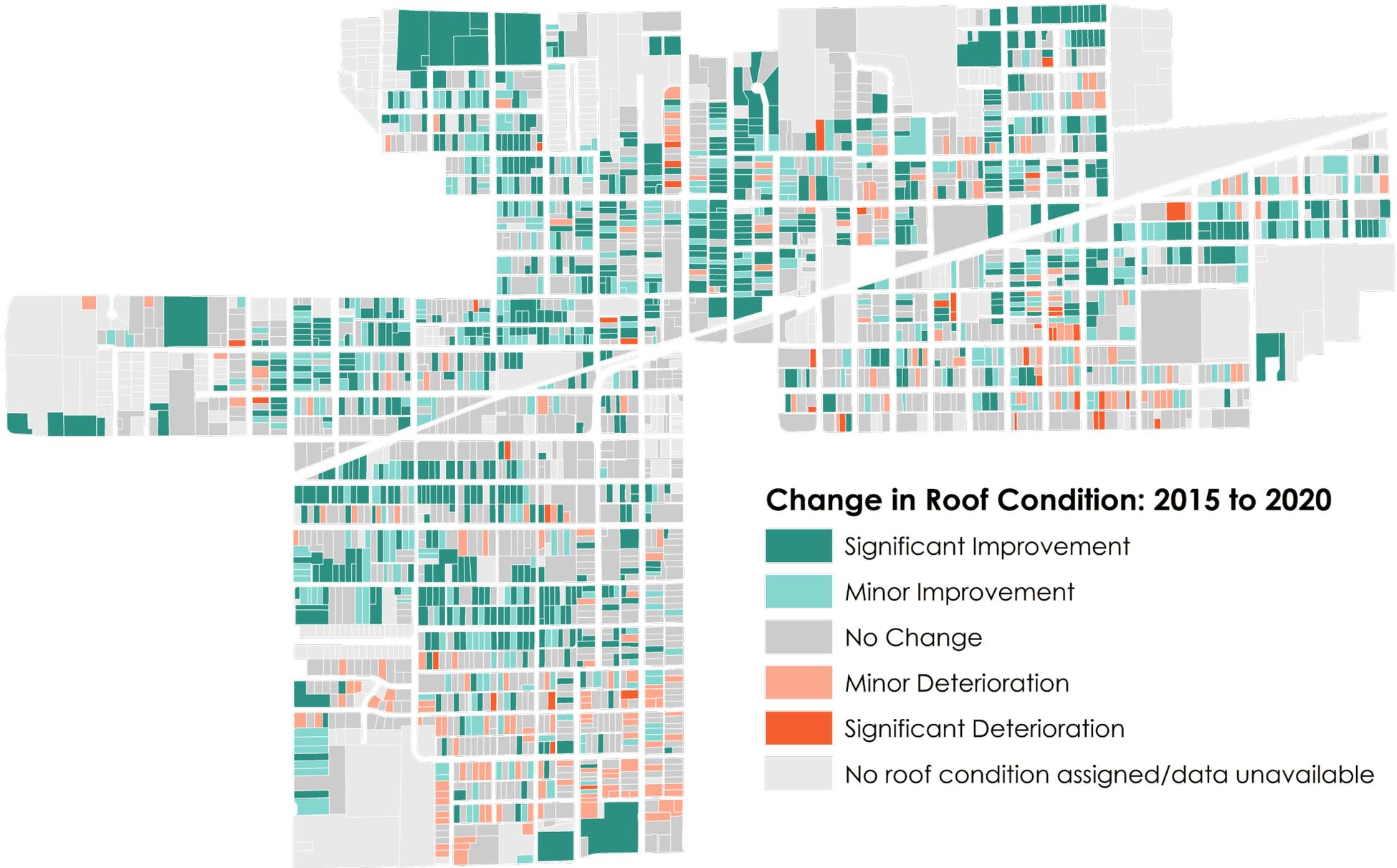
Roof conditions were also measured during the Housing Stock Survey and graded on a scale between poor, average, and good. The results of the roof condition analysis from IHDA's Housing Stock Survey were compared to a similar analysis conducted by the City of Macomb in 2015. A map depicting the change from 2015 to 2020 is shown on the following page.

Across the three quadrants, most homes had roofs in good condition (61.8%). The Southwest Quadrant had the highest percentage of roofs in good condition at 62.6% but the Northwest and Northeast quadrants had similar rates (60.7% and 61.9% respectively). In total, there were 172 properties with roofs considered to be in poor condition which represented about 6.6% of the total properties surveyed. The Northwest quadrant had the highest rate of roofs in poor condition at 8.6% whereas the Southwest quadrant had half as many roofs in that category (4.3%). Of the 2,594 roofs given a condition evaluation, 751 were determined to be in average condition, a total of 29.0% of roofs.

### Roof Condition



# OVERALL ROOF CONDITION CHANGE



## Change in Roof Condition: 2015 to 2020

- Significant Improvement
- Minor Improvement
- No Change
- Minor Deterioration
- Significant Deterioration
- No roof condition assigned/data unavailable

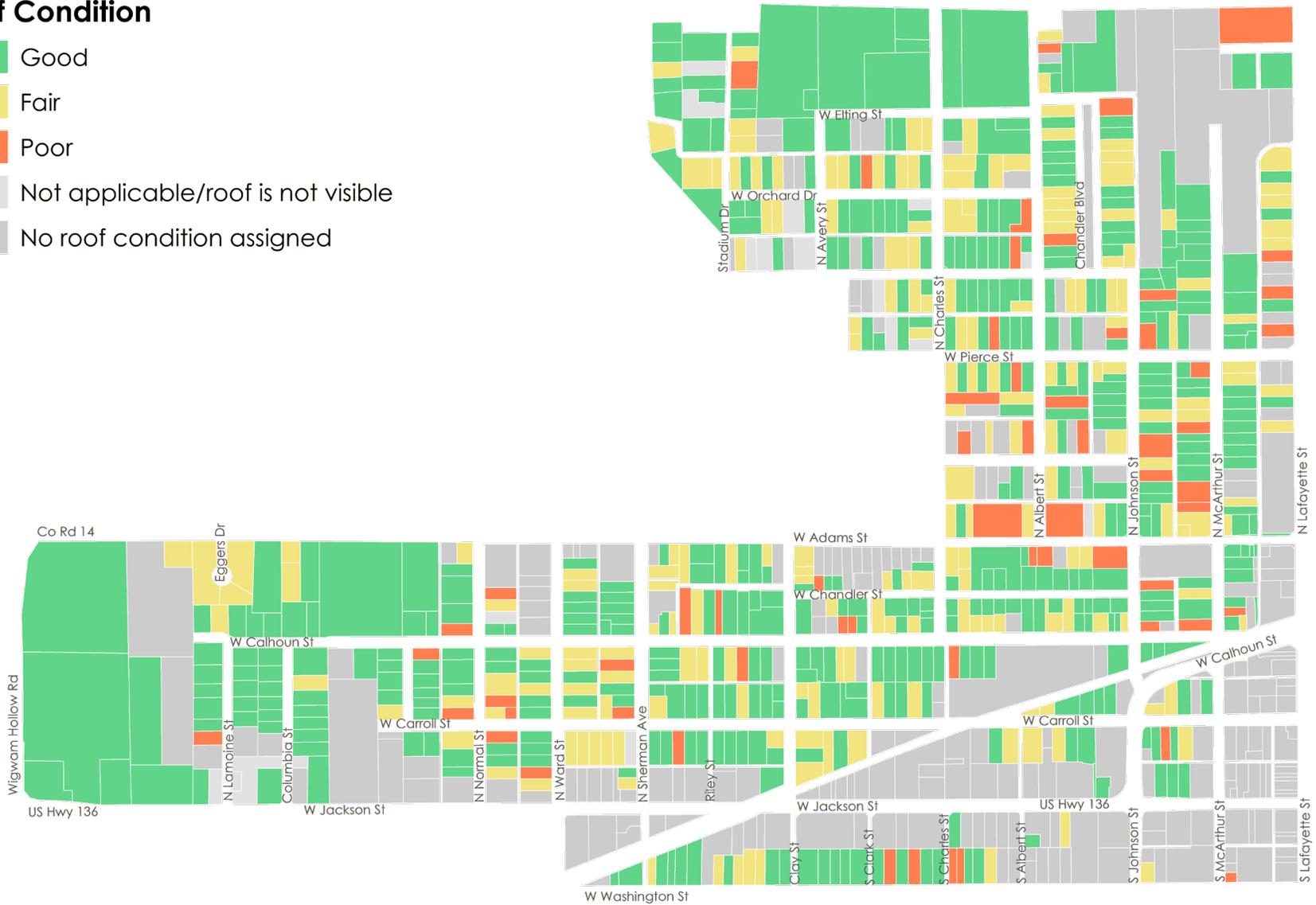


# NORTHWEST REGION: ROOF CONDITION



## Roof Condition

- Good
- Fair
- Poor
- Not applicable/roof is not visible
- No roof condition assigned

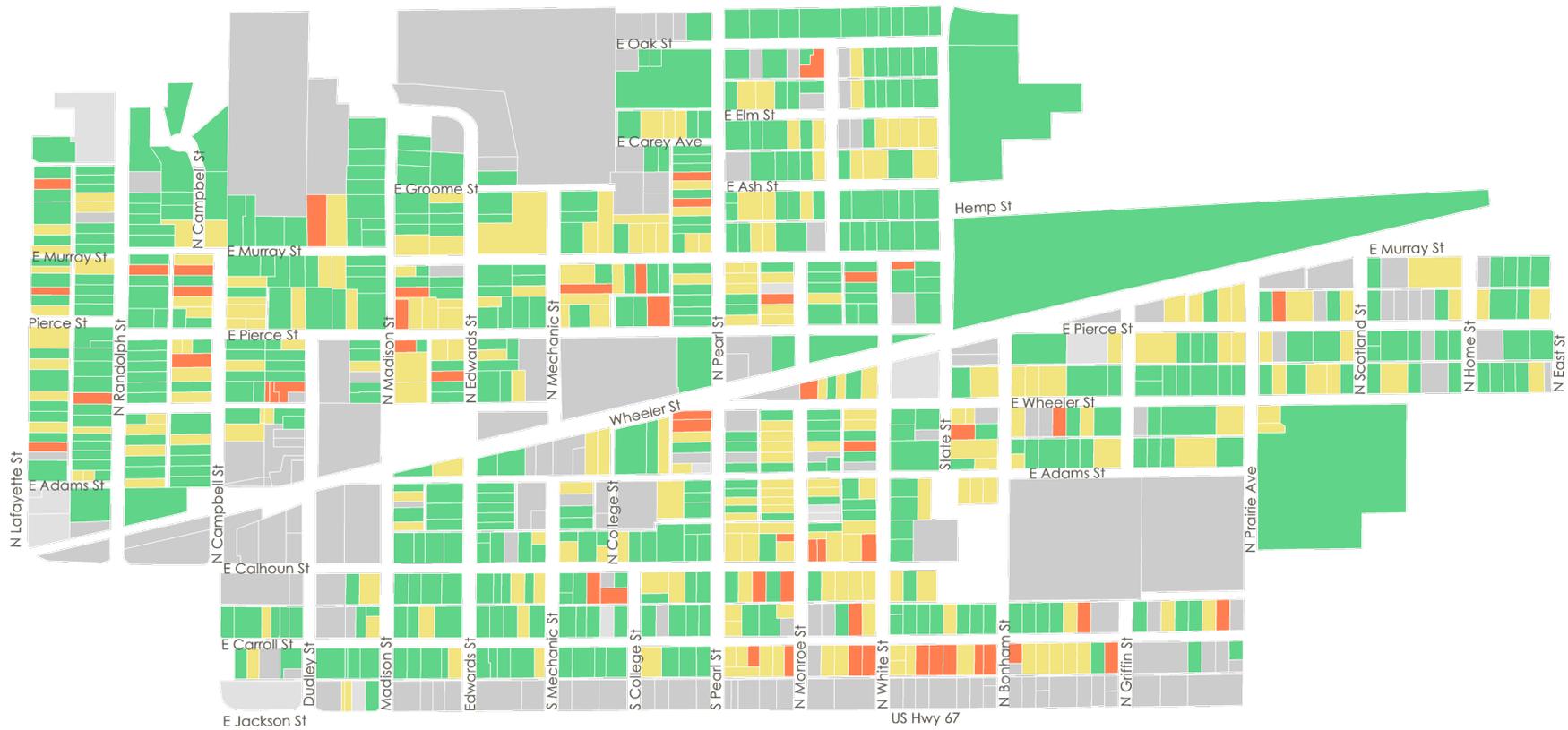


# NORTHEAST REGION: ROOF CONDITION



## Roof Condition

- Good
- Fair
- Poor
- Not applicable/roof is not visible
- No roof condition assigned

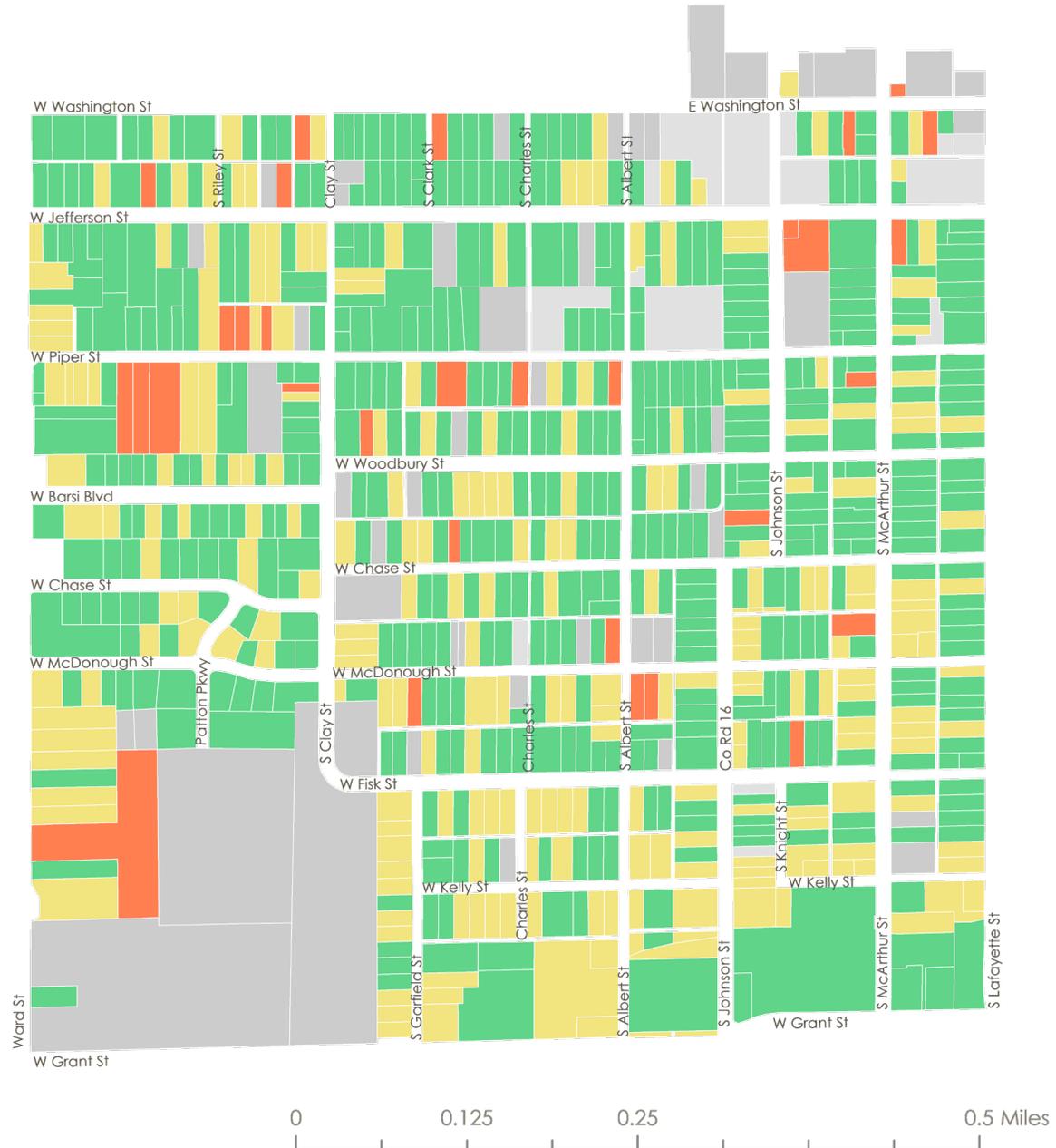


# SOUTHWEST REGION: ROOF CONDITION



## Roof Condition

- Good
- Fair
- Poor
- Not applicable/roof is not visible
- No roof condition assigned



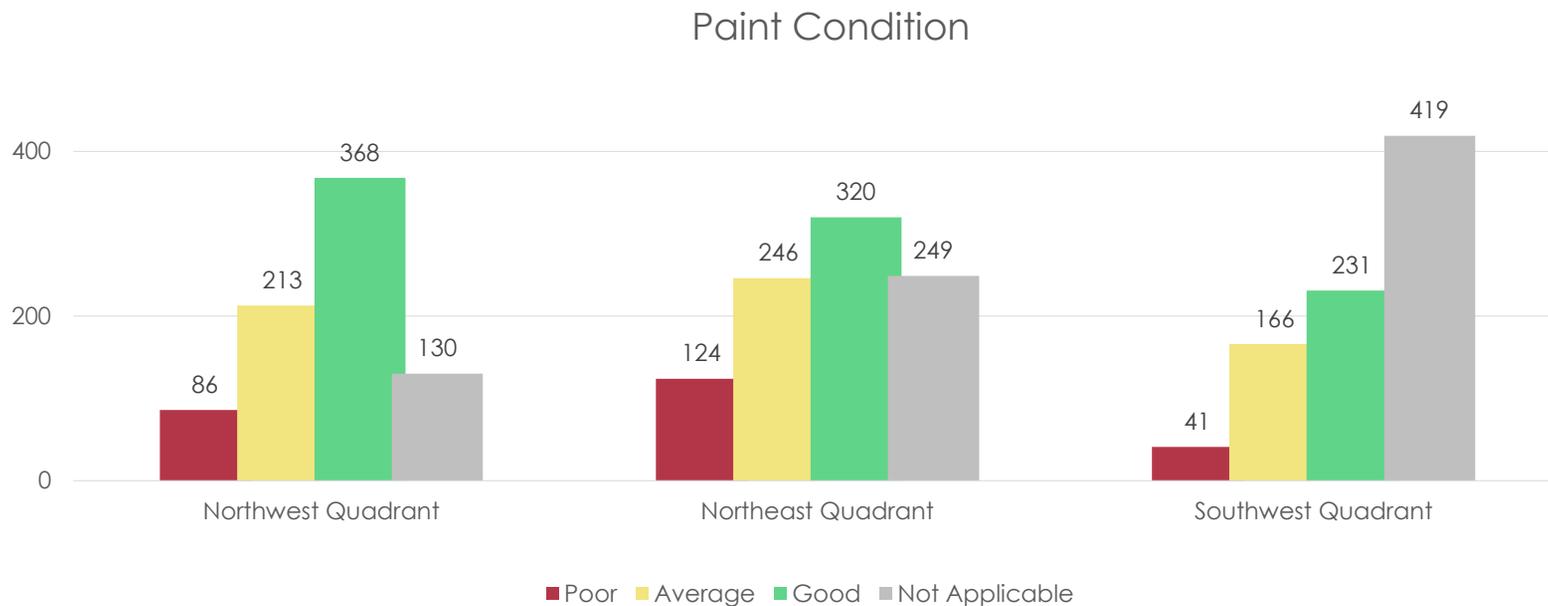


## OVERALL PAINT CONDITION

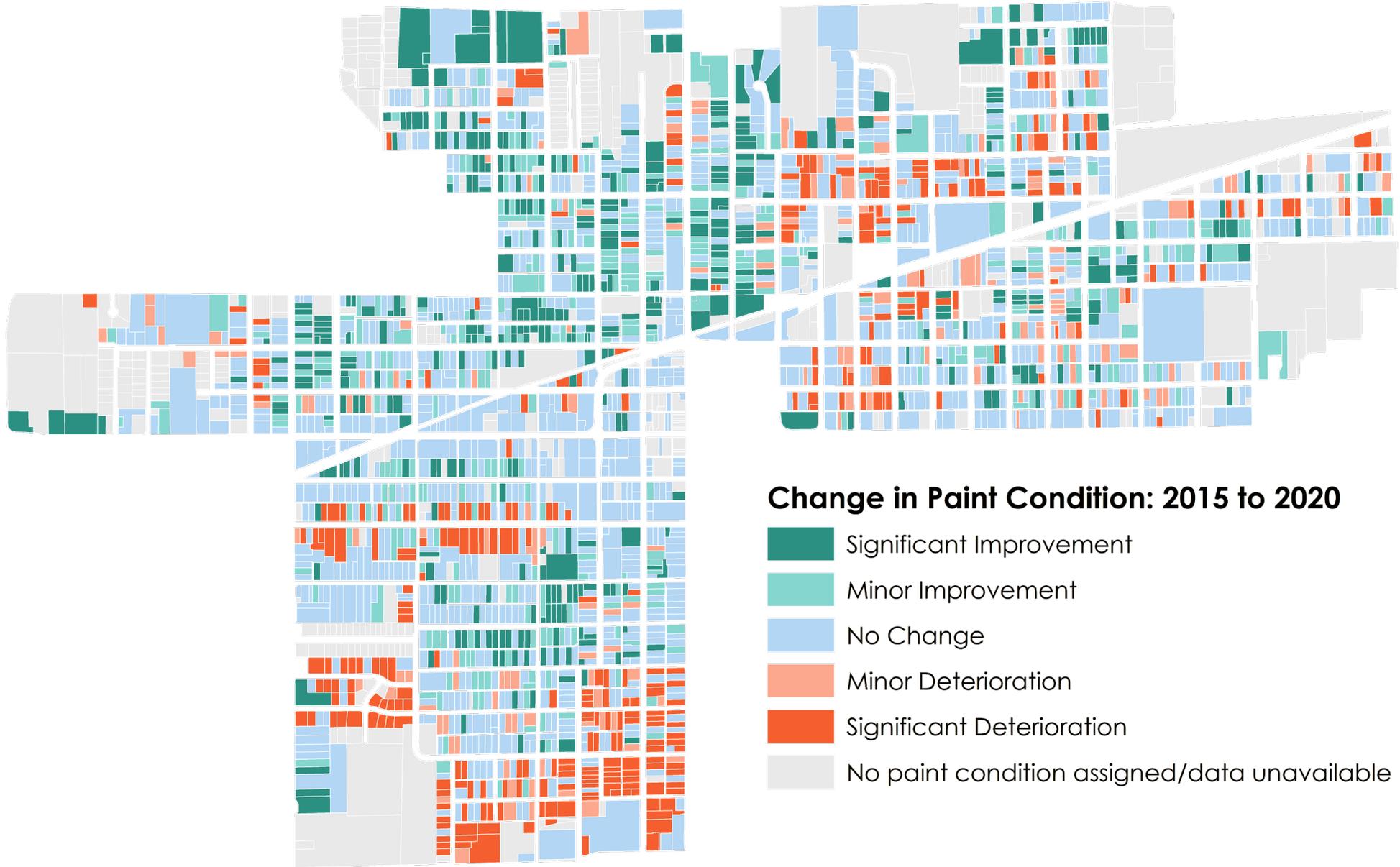
The condition of paint was measured in the 2015 City of Macomb survey as well as IHDA's 2020 Housing Stock Survey. A map depicting the change in paint conditions during 2015 and 2020 can be found on the following page.

Of the 2,593 properties assigned a paint condition, 919 were in good condition (35.4%). The Northwest quadrant showed the highest rate of homes with paint in good condition at 46.2%. In comparison, the Southwest quadrant had the lowest share of properties with paint considered to be in good condition at 27.0%. Across the three quadrants 251 properties had paint in poor condition with 124 of those being in the Northeast quadrant alone. The Northeast quadrant had a noticeably higher rate of homes with poor paint condition at 13.2% compared to 10.8% in the Northwest and only 4.8% in the Southwest. Overall, 24.1% of properties within the three quadrants had paint in average condition.

Importantly, 30.7% of properties in the quadrants were given a paint condition of "Not Applicable". This category indicated that the property was either all brick or masonry on the exterior or did not have any painted features.



# OVERALL PAINT CONDITION CHANGE

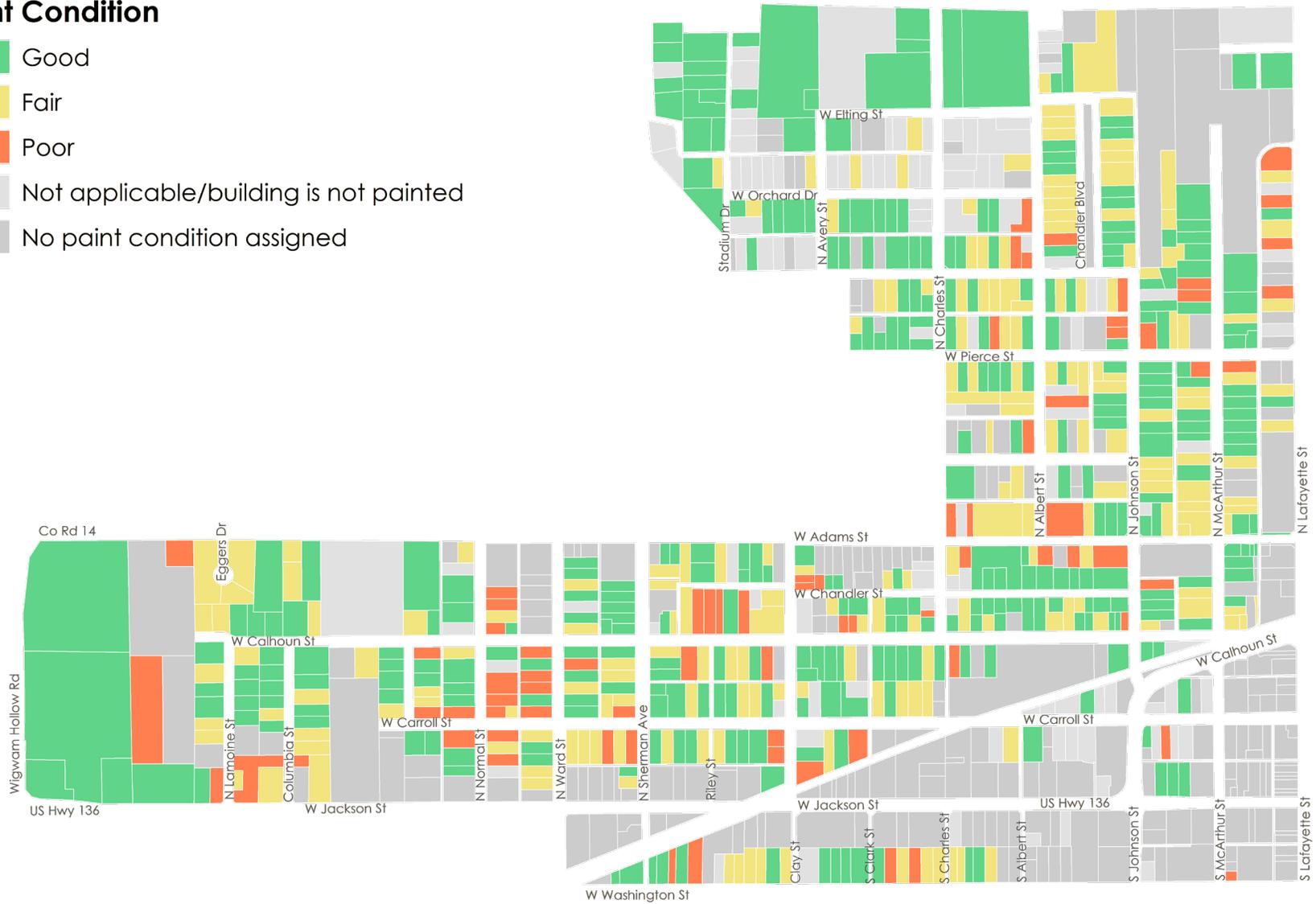


# NORTHWEST REGION: PAINT CONDITION



## Paint Condition

- Good
- Fair
- Poor
- Not applicable/building is not painted
- No paint condition assigned



# NORTHEAST REGION: PAINT CONDITION



## Paint Condition

- Good
- Fair
- Poor
- Not applicable/building is not painted
- No paint condition assigned

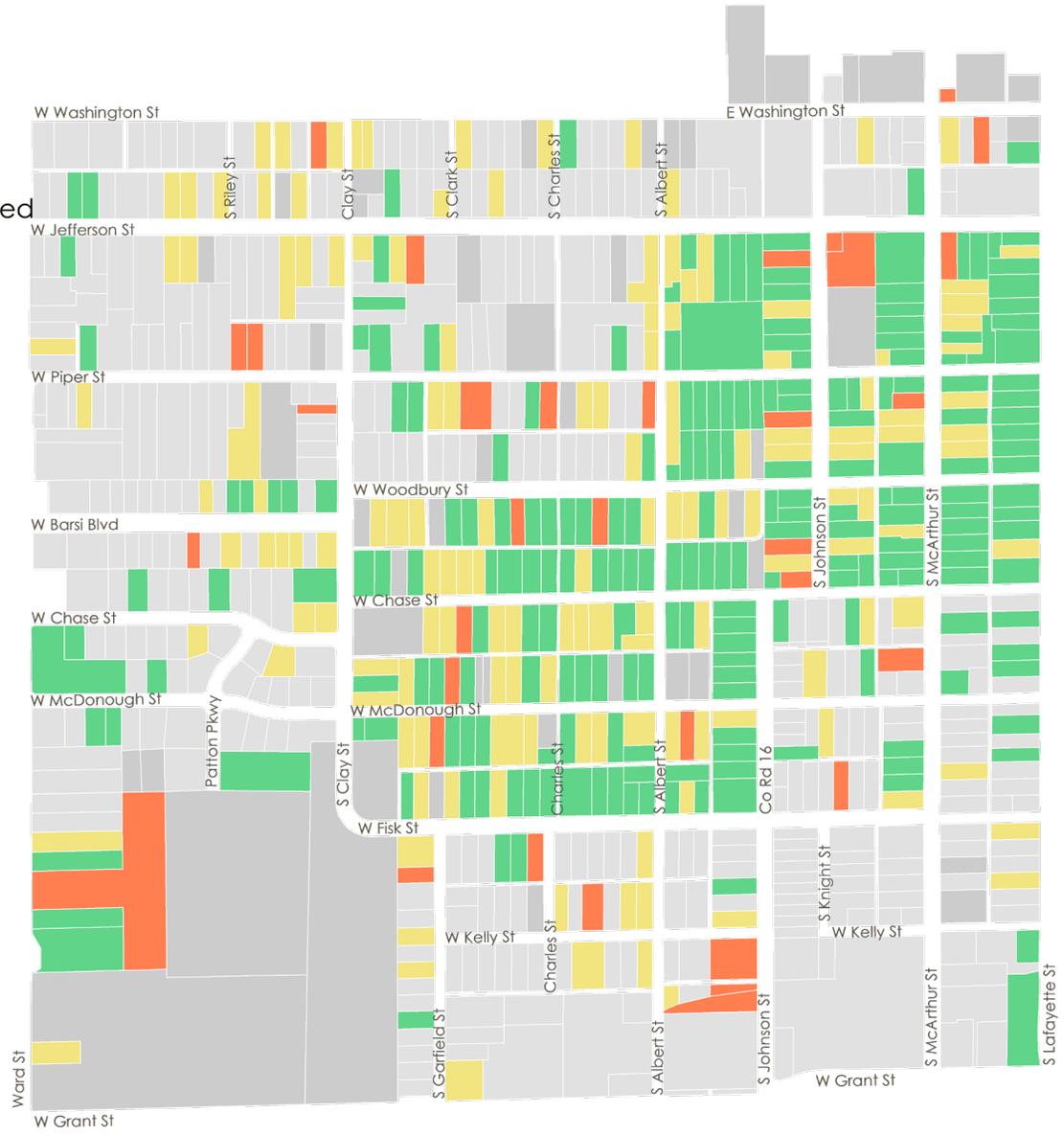


# SOUTHWEST REGION: PAINT CONDITION



## Paint Condition

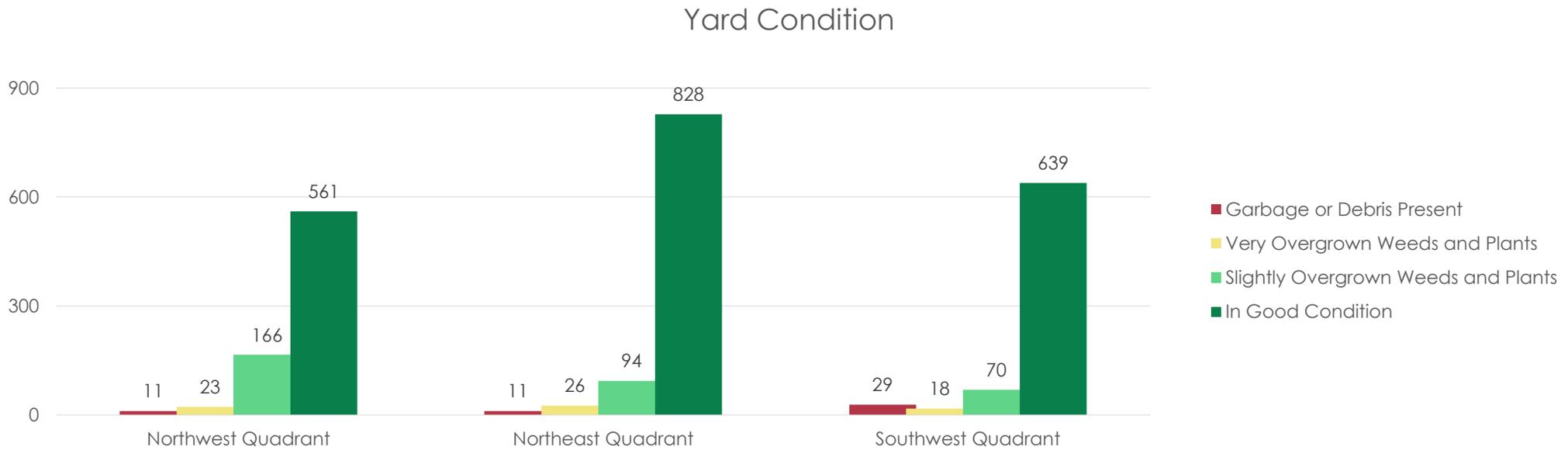
- Good
- Fair
- Poor
- Not applicable/building is not painted
- No paint condition assigned





## OVERALL YARD CONDITION

Yard conditions in Macomb were overwhelmingly good across all three quadrants. Overall, 81.9% of properties had yards in good condition with the largest share of those being in the Northeast quadrant. The Northwest quadrant had a noticeably lower rate of yards in good condition compared to the other quadrants (73.7%) but still had almost three quarters of the neighborhood in good condition. In total there were 51 properties with garbage or debris present: 29 properties in the Southwest quadrant, 11 in the Northwest quadrant, and 11 in the Northeast quadrant. Another 67 properties were categorized as “Very overgrown weeds and plants” which represented 2.7% of the total properties surveyed in the three quadrants.

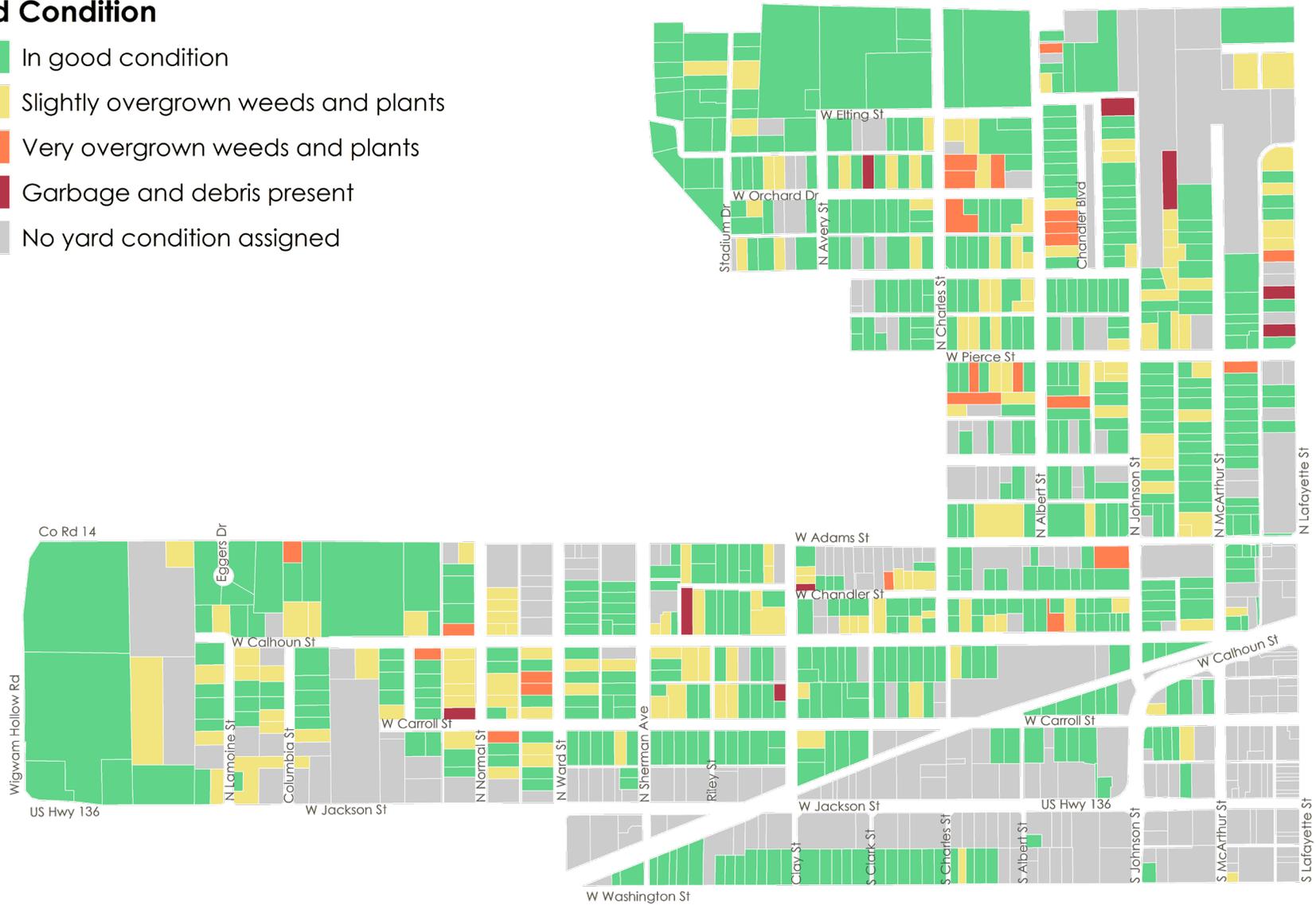


# NORTHWEST REGION: YARD CONDITION



## Yard Condition

- In good condition
- Slightly overgrown weeds and plants
- Very overgrown weeds and plants
- Garbage and debris present
- No yard condition assigned



# NORTHEAST REGION: YARD CONDITION



## Yard Condition

- In good condition
- Slightly overgrown weeds and plants
- Very overgrown weeds and plants
- Garbage and debris present
- No yard condition assigned

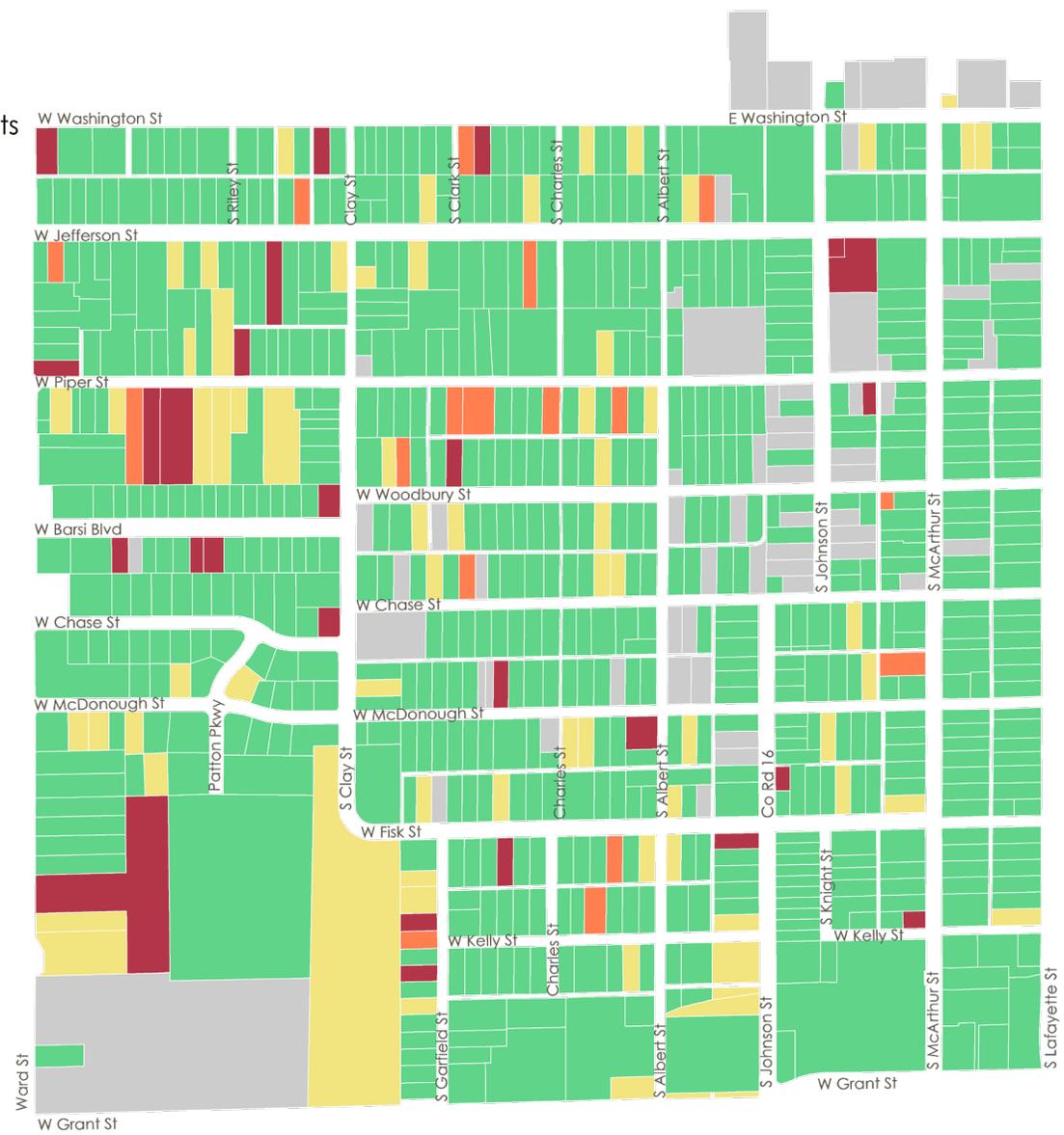


# SOUTHWEST REGION: YARD CONDITION



## Yard Condition

- In good condition
- Slightly overgrown weeds and plants
- Very overgrown weeds and plants
- Garbage and debris present
- No yard condition assigned





# PRIMARY MARKET AREA

Primary Market Area

102

IHDA Market Analysis Tools

110



## PRIMARY MARKET AREA ANALYSIS: DESIGNATION AND PURPOSE



**WHAT IS A PRIMARY MARKET AREA?**

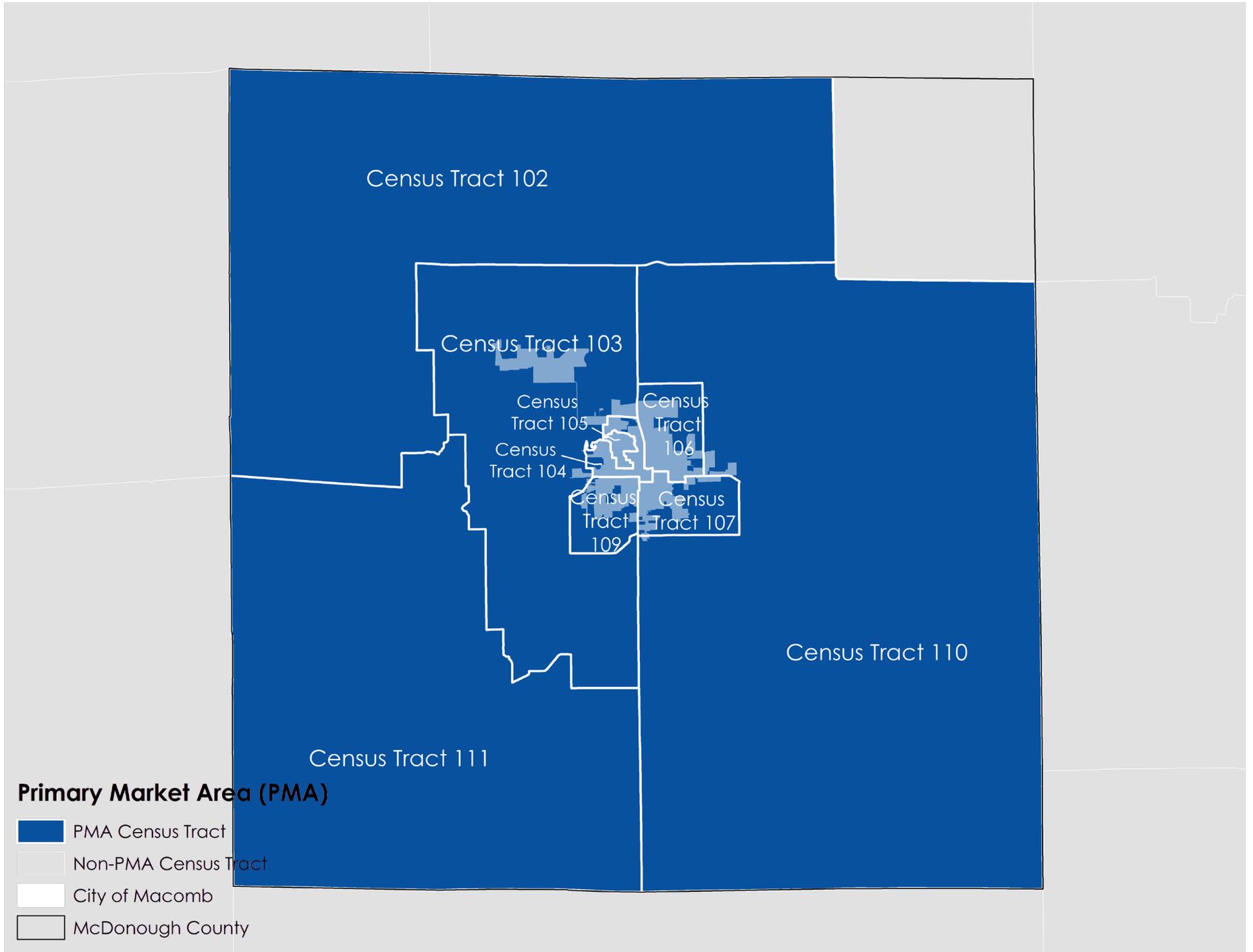
IHDA designates Primary Market Areas (PMAs) and collects data for these areas to understand the demographic, economic, and housing trends that are occurring within the larger geographic region of which a target community or project is a part. Taking into consideration the characteristics and trends of this larger region helps IHDA to identify and understand market forces that are occurring in the general vicinity of the target community, and which may impact or be impacted by the target community's development goals. Evaluating a PMA also provides a basis for comparison when evaluating the market of the target community. PMA analysis is an important process within the application review for many of IHDA's programs, including the Low-Income Housing Tax Credit program. It is helpful for communities to understand and communicate the characteristics of their area within and as a part of a broader geographic and regional context.

### ESTABLISHING MACOMB'S COMMUNITY REVITALIZATION PMA

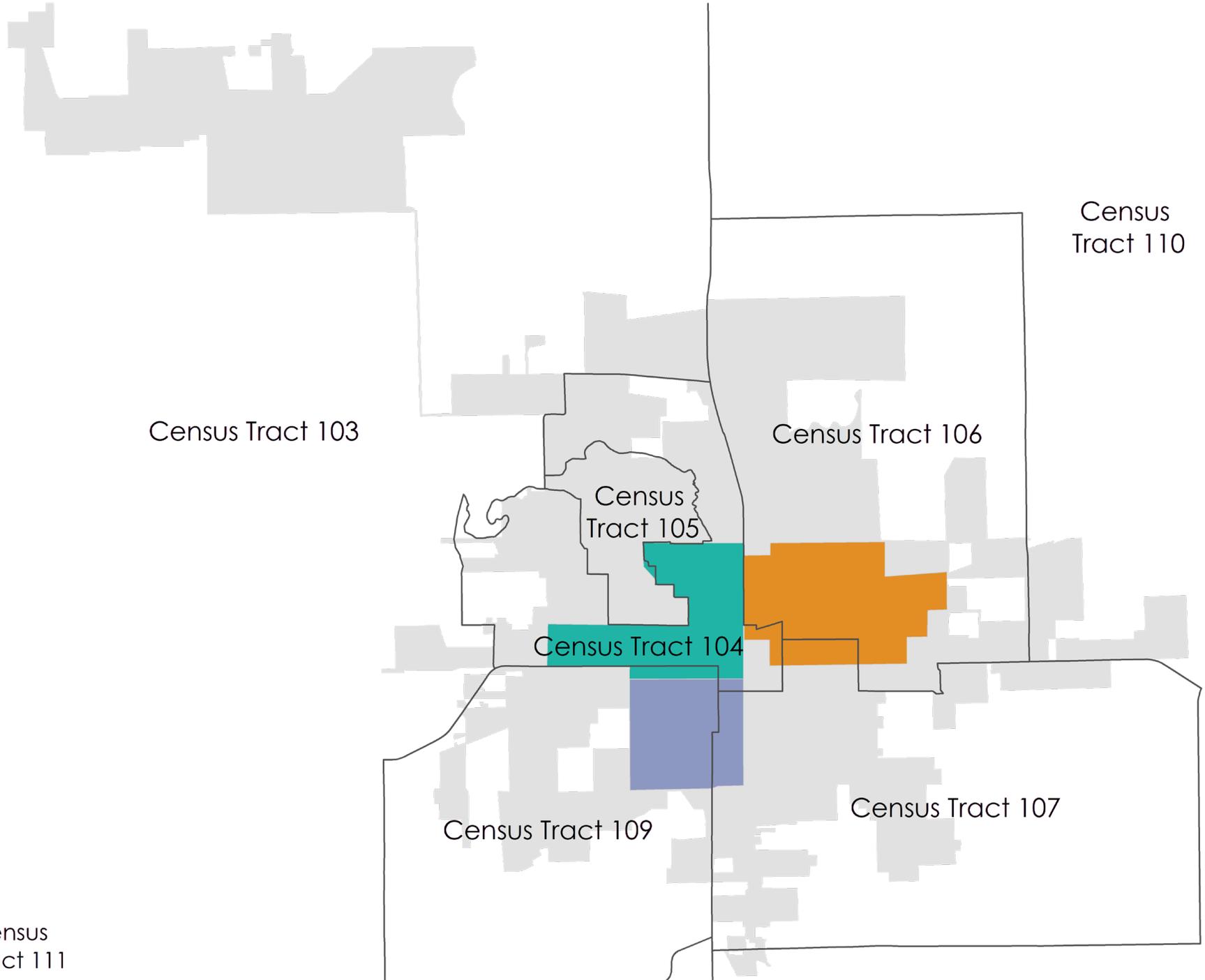
The core planning team representing both IHDA Community Revitalization staff as well as Macomb staff determined the appropriate Primary Market Area to apply to the target strategy areas within the City of Macomb. Because the City of Macomb is itself relatively large, a relatively large PMA was determined to be appropriate. The PMA for Macomb and its target strategy areas within this plan includes all census tracts located within McDonough County excepting one (Census Tract 101), which is home to the City of Bushnell and may be considered a different market area than that serving Macomb. The remaining census tracts throughout the county and comprising this PMA include those that fall fully- or partially-within Macomb's city limits as well as the predominantly rural tracts that surround it. Macomb's Primary Market Area includes the following nine tracts:

- Census Tract 102 (17109010200)
- Census Tract 103 (17109010300)
- Census Tract 104 (17109010400)
- Census Tract 105 (17109010500)
- Census Tract 106 (17109010600)
- Census Tract 107 (17109010700)
- Census Tract 109 (17109010900)
- Census Tract 110 (17109011000)
- Census Tract 111 (17109011100)

# MACOMB'S PRIMARY MARKET AREA



# COMMUNITY REVITALIZATION STRATEGY AREAS AMONG PMA CENSUS TRACTS





## PMAS IN IHDA'S LOW-INCOME HOUSING TAX CREDIT PROGRAM

IHDA has an established Preliminary Project Assessment (PPA) phase in its Low-Income Housing Tax Credit (LIHTC) process to assess the market need for development and redevelopment proposals prior to the submittal of a full application. This pre-assessment is the only place in the LIHTC process during which IHDA can provide feedback to developers regarding their applications, allowing IHDA to evaluate local market data and examine concentrations of poverty and affordable housing as preliminary indicators of “need” for revitalization. In addition, IHDA allows developers to include additional documentation that support the need for affordable housing and demonstrate local development efforts in their submissions, such as local community plans. In this way, the PPA allows IHDA to look beyond the data alone to determine whether investments in over-concentrated or otherwise “difficult” markets could help increase access to living wage jobs, education, services, and transit for low-income residents. The table provided on the following pages illustrates the market data and metrics used when assessing the market need for PPA submittals. It is important to note that the categories and criteria presented below are subject to change as updates are made to the Qualified Allocation Plan (QAP).

## PRIMARY MARKET AREA METRICS ANALYZED AT PPA-LEVEL

The data points included in IHDA's primary market analysis at the PPA-level show change over time, generally gathering and assessing data points over the course of approximately 10 years. All data is collected from the American Community Survey for the census tracts defined as the target project or community's primary market area, representing its nearby and adjacent areas. Each data metric used to in this analysis is evaluated at the PMA-level and is considered in comparison to the rates and figures of all counties in which the PMA census tracts fall, as well as those of state of Illinois. The metrics considered are demographic in nature, but also including important housing statistics, such as total vacancy, cost burden, and households with Section 8 vouchers (also known as Housing Choice Vouchers). The total number of subsidized housing units, the age of the housing stock, and the affordability of rental housing units at various income levels are also included in the PMA analysis. The following table outlines the metrics that IHDA collects and uses within its PPA-level analysis.

CRITERIA REVIEWED	DATA SOURCE	CONSIDERATION
<b>EXISTING UNIT APPROVALS AND PERFORMANCE</b>		
<b>Authority-funded projects in PMA</b> (number of units / number of units serving same population as proposed)	Authority active portfolio and Authority Board approvals	General picture of Authority's investment in PMA.
<b>Newly approved Authority-funded units</b> (recently constructed and placed in service or Board approved but not-yet constructed)	Authority active portfolio and Authority Board approvals	Approved projects in the PMA that are not-yet constructed or rented may negatively affect the PPA market ( <i>particularly if the projects serve the same populations</i> ) as the market may need to stabilize before additional units are approved.
<b>Occupancy levels / wait-list levels at active Authority projects in PMA / underperformance due to reported lack of demand</b>	Internal project monitoring by Authority, Phone calls to property managers	Occupancy levels in PMA below 80% ( <i>especially when serving same tenant type as proposed</i> ) are considered problematic.



## OCCUPANCY AND ON-THE-GROUND INDICATORS

<b>Age of housing stock</b>	American Community Survey (ACS) 5-year estimates	To demonstrate on the ground conditions that may indicate the need for new housing units or rehabilitation of existing units within an area.
<b>Vacancies</b>	HUD Aggregate of USPS Administrative Data; ACS 5-year Estimates and 2000 Census Data	Speaks to blight in an area and on the ground conditions. Can represent a need for infill housing. Growth can indicate fundamental changes within a market area.
<b>Median home value</b>	ACS 5-year estimates And 2000 census data	Growth can indicate fundamental changes within a market area - a progression towards revitalization as well as a progression towards changing demographics.
<b>Renter and owner occupancy levels</b>	ACS 5-year Estimates And 2000 Census Data	Demonstrate information about community "type" and "feel" and indicate predominant traits of the community. Growth can indicate fundamental changes within a market area - a progression towards revitalization as well as a progression towards changing demographics.

## EXISTING UNIT APPROVALS AND PERFORMANCE

<b>Authority market share</b> ( <i>units funded by the Authority in the PMA / total rental units in PMA</i> )	Authority active portfolio and Authority Board approvals; and ACS 5-year estimates	An Authority market share over 10% is considered high and may negatively affect the PPA review. Low rental concentrations may mitigate negative impact.
<b>Affordable market share</b> ( <i>unduplicated units funded by the Authority, HUD, HUD Public Housing and USDA-RD in the PMA / total rental units in PMA</i> )	Authority active portfolio and Authority Board approvals; published lists of HUD Multifamily, HUD Public Housing and USDA-RD developments; and ACS 5-year estimates	A market share over 20% is considered high and may negatively affect the PPA review. Low rental concentrations may mitigate negative impact.
<b>Affordable rental concentrations</b> ( <i>actual rents, regardless of subsidy in project census tract (or census tract + adjacent census tracts)</i> )	Affordable Rental Unit Survey (published on the website) a catalog of estimated numbers of affordable (to a variety of income levels) units for every census tract in Illinois regardless of rental subsidy – uses ACS 5-Year Estimates	An affordable rental unit concentration for income levels targeted by the proposed that exceed 60% of the total units is considered high and may negatively affect the PPA market review.

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## SOCIAL AND DEMOGRAPHIC INDICATORS

<b>Growth</b> ( <i>household and population</i> )	ACS 5-year estimates	Overall, negative trending and sharp year-to-year declines may negatively affect PPA market review.
<b>Household income</b>	ACS 5-year Estimates and 2000 Census Data	Can indicate a progression towards revitalization as well as a progression towards changing demographics.
<b>Poverty rate</b> ( <i>people in poverty, families in poverty</i> )	ACS 5-year Estimates and 2000 Census Data	Poverty levels exceeding 20% for PMA may negatively affect PPA market review. Similarly, low poverty rates and high local household Income levels may indicate opportunity within the PMA. Growth or declines in poverty rate can also indicate a market level progression towards revitalization.
<b>Low-Mod local household income compared to Area Median Income and / or Illinois median income</b>	Local median income as a share of area median income from ACS 5-year estimates of median household income and median family income	
<b>Rent-burden and extreme rent-burden</b>	ACS 5-year estimates	Higher than average levels may indicate need for rent-restricted housing within market.
<b>Households with Housing Choice Vouchers (HCV)</b>	HUD's 'A Picture of Subsidized Households'	Demonstrates local participation in HCV subsidy program. May indicate a concentration of subsidies in the rental market.
<b>Educational attainment</b>	ACS 5-year estimates	Education levels are considered indicators of opportunity.
<b>Percent of residents with a four-year degree</b>	ACS 5-year Estimates and 2000 Census Data	Can indicate a progression towards revitalization as well as a progression towards changing demographics.

## JOBS AND ECONOMIC VIABILITY

<b>Employment / unemployment rate</b>	ACS 5-year estimates; and/or Bureau of Labor Statistics Area Unemployment Statistics Annual and Monthly Estimates	Access to jobs is considered an indicator of opportunity and projects located in PMAs with low unemployment, high labor force participation rates, and high number of local jobs may be considered favorably.
<b>Labor force participation rate</b>		
<b>Number of jobs located in PMA</b>	US Census Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics	
<b>Jobs to population ratio in PMA</b> ( <i>number of jobs per 100 people</i> )	ACS 5-year estimates; US Census Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics	



## MACOMB PRIMARY MARKET AREA: TRENDS AND CHARACTERISTICS

Serving as the basis of a mid-level geographic analysis that is larger in scope than each individual Community Revitalization Strategy Areas (CRSAs) yet smaller than the city as a whole, the Primary Market Area (PMA) defined for the purposes of this plan includes census tracts that are both covered by and adjacent to the CRSAs, as well as non-adjacent but nearby census tracts that would likely be traveled to and utilized by strategy area residents. The PMA can be loosely understood and looked at as an area that is reasonably considered to part of the CRSAs' broader community.

The PMA analysis undertaken within this plan will provide insights into greater demographic, housing, economic trends that directly impact the CRSAs. However, it is not the only level of analysis for understanding the conditions of the strategy areas. This analysis and the definition of its census tracts will not limit or impact the scoring of any potential future applications to IHDA.

## MACOMB'S PRIMARY MARKET AREA: PPA METRICS

PPA Market Characteristics	Macomb PMA			McDonough County			Illinois		
	PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth
Total Population 2000	28,874			32,913			12,419,293		
Total Population 2010	28,868		0%	32,730		-1%	12,745,359		3%
Total Population 2019	26,937		-7%	30,479		-7%	12,854,526		1%
People aged 60+ 2000	4,992	17%		5,782	18%		1,962,911	16%	
People aged 60+ 2010	5,060	18%	1%	6,112	19%	6%	2,176,050	17%	11%
People aged 60+ 2019	6,217	23%	23%	7,013	23%	15%	2,614,633	20%	20%
People Unemployed 2000	1,828	6%		1,994	6%		375,412	3%	
People Unemployed 2010	1,295	4%	-29%	1,458	4%	-27%	569,744	4%	52%
People Unemployed 2019	978	4%	-24%	1,085	4%	-26%	491,310	4%	-14%
People in Laborforce 2000	15,893	55%		17,953	55%		6,230,617	50%	
People in Laborforce 2010	14,387	50%	-9%	16,198	49%	-10%	6,654,048	52%	7%
People in Laborforce 2019	13,039	48%	-9%	14,653	48%	-10%	6,690,195	52%	1%
Jobs by Job Location 2019 (LEHD)	8,825	33%		9,860	32%		5,413,250	42%	
Jobs by Res Location 2019 (LEHD)	9,245	34%		10,837	36%		5,432,151	42%	
High School Graduates 2010	8,535	30%		5,548	17%		2,324,361	18%	
High School Graduates 2019	9,414	35%	10%	11,180	37%	102%	4,776,071	37%	105%
College Graduates 2000	4,513	16%		4,820	15%		2,078,049	17%	
College Graduates 2010	5,462	19%	21%	5,851	18%	21%	2,526,884	20%	22%
College Graduates 2019	5,505	20%	1%	5,873	19%	0%	2,898,584	23%	15%
People in Poverty 2000	4,882	17%		5,557	17%		1,291,958	10%	
People in Poverty 2010	5,713	20%	17%	6,372	19%	15%	1,572,048	12%	22%
People in Poverty 2019	5,427	20%	-5%	5,928	19%	-7%	1,698,613	13%	8%
Cost Burdened Owners 2019	969	15%		1,160	15%		788,994	25%	
Cost Burdened Renters 2019	1,634	46%		1,751	46%		744,760	46%	
Average Median Income 2000	\$31,565			\$32,141			\$46,590		
Average Median Income 2010	\$37,462		19%	\$33,702		5%	\$55,735		20%
Average Median Income 2019	\$39,899		7%	\$44,471		32%	\$61,229		10%
Total Vacant Units 2000	782	6%		929	7%		293,836	6%	
Total Vacant Units 2010	1,257	9%	61%	1,418	10%	53%	497,663	9%	69%
Total Vacant Units 2019	2,725	18%	117%	3,018	17%	113%	516,395	9%	4%
Owner Occupied Units 2000	6,557	57%		7,794	63%		3,089,124	67%	
Owner Occupied Units 2010	6,580	53%	0%	8,067	62%	4%	3,300,691	69%	7%
Owner Occupied Units 2019	6,514	51%	-1%	7,569	52%	-6%	3,185,142	60%	-4%
Occupied Rental Units 2000	4,183	36%		4,566	37%		1,502,655	33%	
Occupied Rental Units 2010	4,542	37%	9%	4,856	38%	6%	1,469,260	31%	-2%
Occupied Rental Units 2019	3,548	28%	-22%	3,839	27%	-21%	1,633,310	31%	11%
Total Housing Units 2000	11,522	40%		12,360	38%		4,591,779	37%	
Total Housing Units 2010	12,379	43%	7%	12,923	39%	5%	4,769,951	37%	4%
Total Housing Units 2019	12,787	47%	3%	14,426	47%	12%	5,334,847	42%	12%
Households with HCVs 2019	141	4%		0	0%		87,754	5%	
Overall Housing Unit Change	3,208								



## Market Research

“What good is mountains of information if it’s too difficult to find or understand what matters? We strongly believe that research and insights are the starting point to many great affordable housing stories in communities across our state. We’re doing our best to help you find the information you need and helping you understand what it means by providing relevant research reports and easy-to-use tools.”

– IHDA Department of Strategic Planning and Reporting

IHDA is leading the nation in using Market Research to help you identify locations where affordable housing is most needed. IHDA makes it a priority to locate affordable housing in close proximity to job centers and in flourishing communities that represent an array of options for the residents.

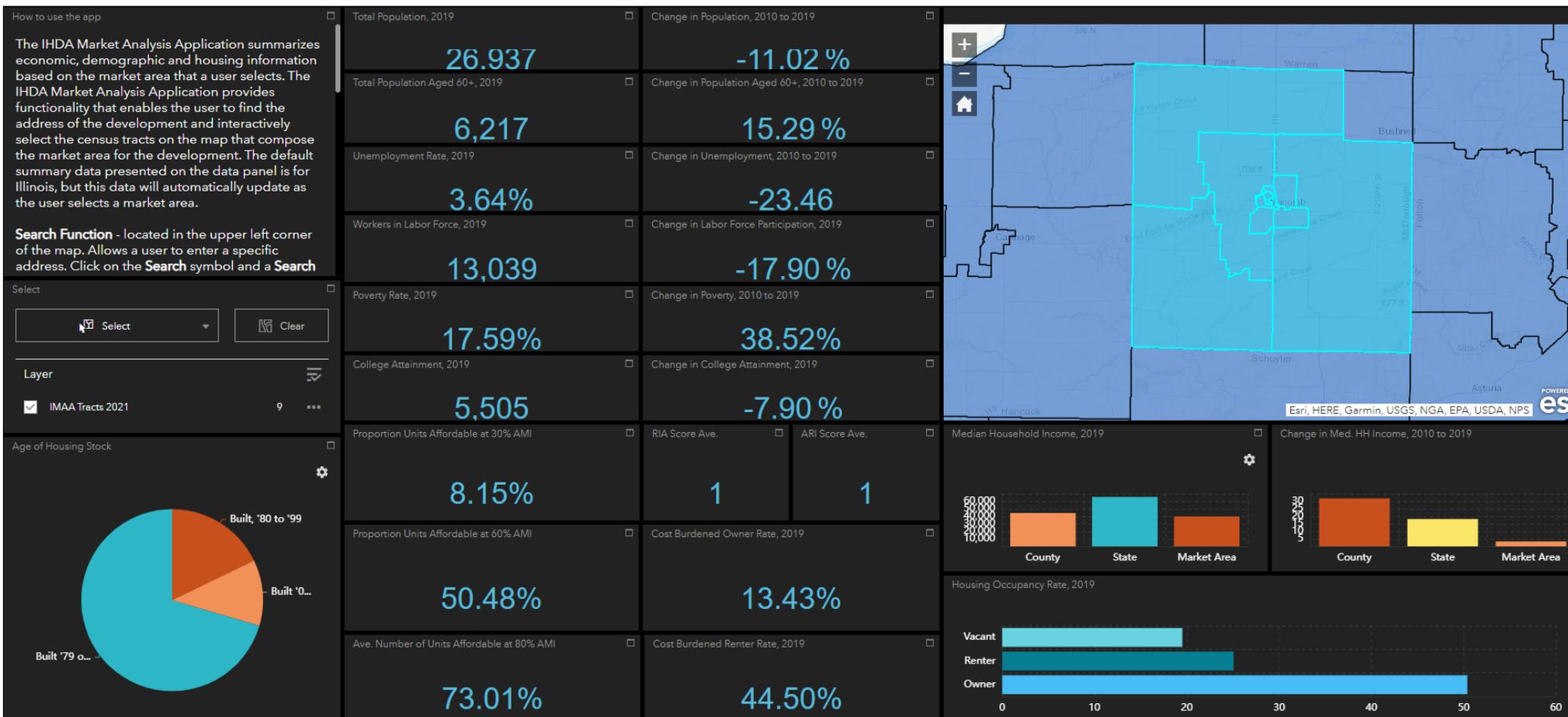
# IHDA MARKET ANALYSIS TOOLS

Market Research Section Links
<a href="#">Community Revitalization</a>
<a href="#">Opportunity Areas</a>
<a href="#">Affordability Risk Index</a>
<a href="#">Affordable Rental Unit Survey</a>
<a href="#">Preliminary Project Assessment Site And Market Review</a>
<a href="#">Site And Market Studies</a>

# IHDA MARKET ANALYSIS APPLICATION



The IHDA Market Analysis Application (IMAA) summarizes economic, demographic, and housing information based on the market area that a user selects. The data presented in the application is generally aggregated from publicly available data, but additional market-level access to many of IHDA's independently published metrics and measurements are also incorporated. The application is intended to aid all affordable housing practitioners in analyzing markets and site appropriateness. IMAA provides market level data that can help with tenant targeting, local coordination, income targeting, etc., and can be used to build better and more competitive applications and to better address the underlying housing needs of Illinoisans throughout the state.

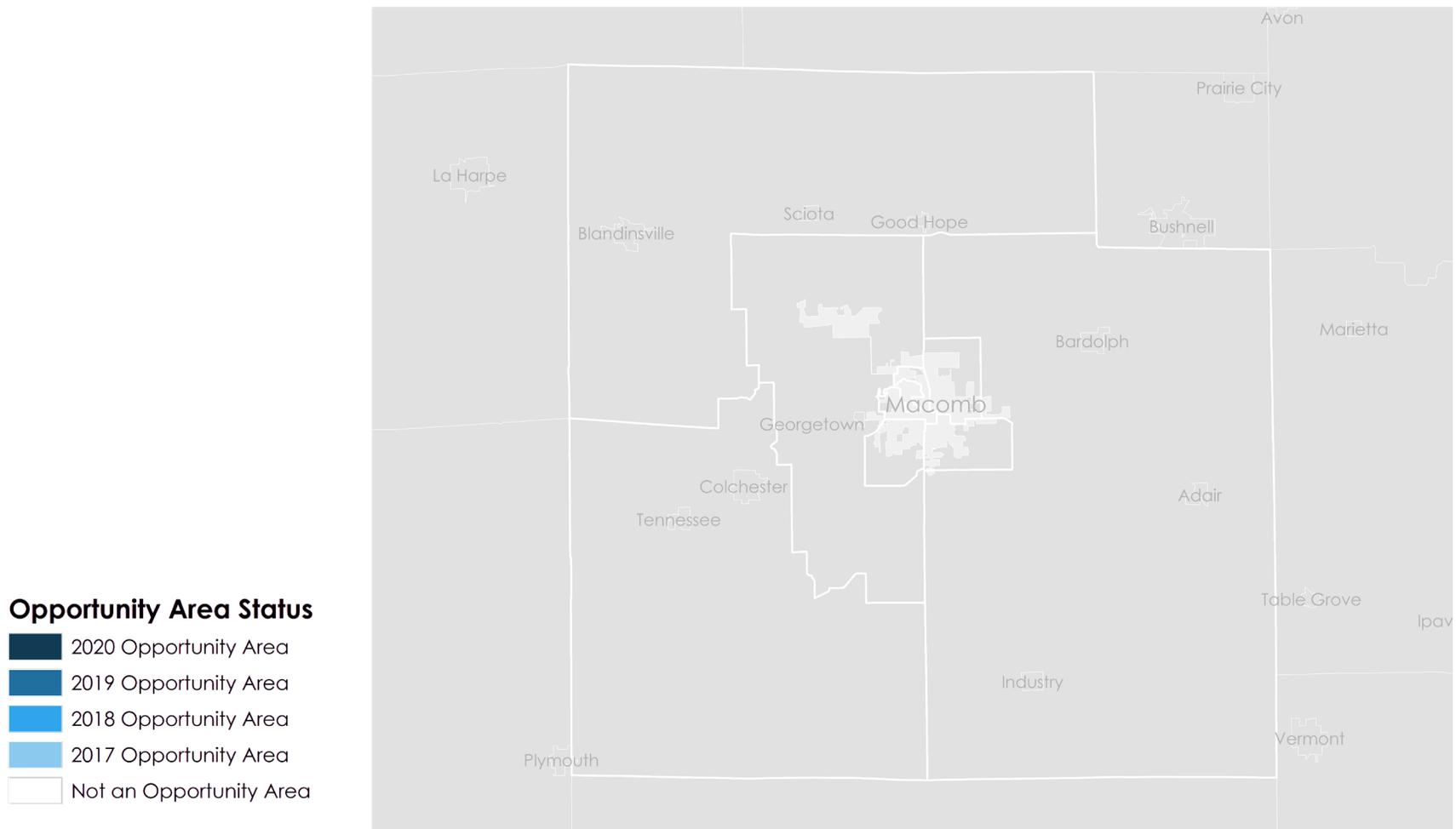


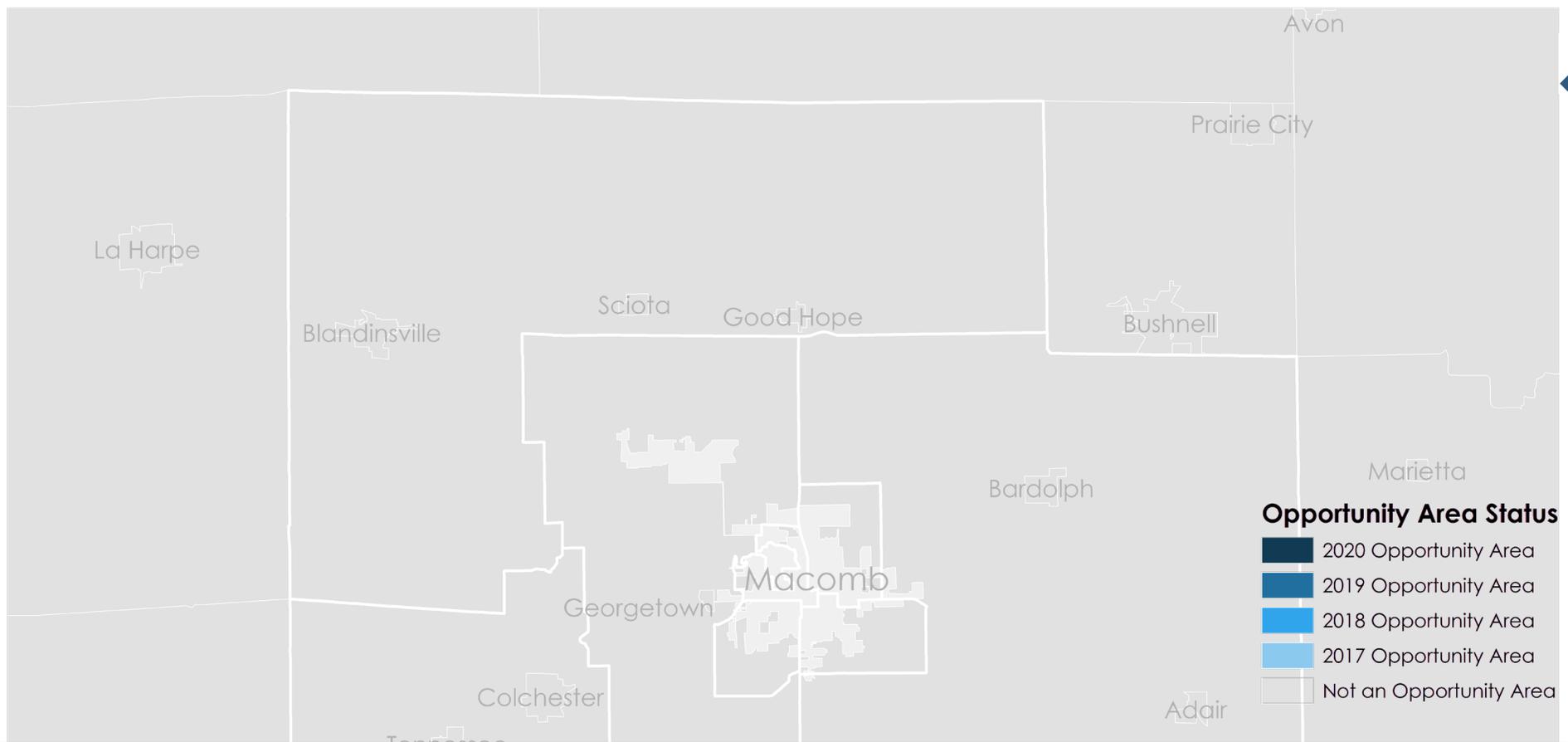
# OPPORTUNITY AREAS



Opportunity Areas (OAs), as defined by IHDA, are communities with low poverty, high access to jobs and low concentrations of existing affordable rental housing. OAs are identified annually and retain their designation for at least four years. Since 2015, OAs have been incentivized as a scoring criteria under IHDA's Low Income Tax Credit (LIHTC) program; projects proposing to locate within or directly nearby an OA can be automatically awarded up to 10 points of a total 100. Projects that are not eligible to receive OA points are instead given the option to submit documentation of Community Revitalization planning, such as this Community Revitalization plan, which can also be awarded up to 10 points in a competitive scoring application.

As of 2021, there are no Opportunity Areas located within Macomb's Primary Market Area. As this tool will not be issuing redesignations moving forward, the Opportunity Area incentive provided to designated communities within the LIHTC program cannot be considered for projects looking to locate within Macomb or its PMA.





## HOW ARE OPPORTUNITY AREAS DESIGNATED?

Opportunity Areas (OAs) are a market tool developed by IHDA to identify places and census tracts throughout Illinois that demonstrate low poverty, high access to jobs, and low concentrations of existing affordable rental housing. OAs are calculated by place, except where a place has a population greater than 50,000, which then are calculated instead by census tract. Places with a population less than 1,000 are not considered eligible for Opportunity Area designation.

Calculated on an annual basis, data from the United States Census Bureau and IHDA's database (for affordable housing concentration data) is utilized to determine averages in all of the metrics by both the state and geographic set-asides used within IHDA's Qualified Allocation Plan. Affordable housing concentrations include units financed by IHDA, HUD, USDA, and other sources of housing subsidies. Places and census tracts are then compared to the appropriate averages. Places and census tracts demonstrating stronger than average characteristics across all metrics receive the designation of an Opportunity Area.

More information and current designations of Opportunity Areas can be found at IHDA's Market Research website.



# AFFORDABLE RENTAL UNIT SURVEY (ARUS)

IHDA uses an Affordable Rental Unit Survey (ARUS) to examine the estimated number and percentage of rental units affordable (regardless of subsidy) to various income levels by Census Tract throughout Illinois. Although there are many factors beyond this market tool alone that help to determine the needs of a market, the ARUS provides insight into the demand for affordable rental housing investments in communities by examining the existing levels of affordability that are already naturally occurring or that have been achieved by other subsidies. In order to calculate ARUS percentages, population and housing data is collected from American Community Survey 5-year estimates and includes housing units that are subsidized and/or rent-restricted, as well as housing units without any subsidies or rent-restrictions. Using this data, the ARUS determines the percentage of a census tract's rental units that are affordable to individuals in a census tract at a designated income level.

There is likely a stronger demand for affordable rental units in census tracts with a lower ARUS percentage. Conversely, census tracts with a higher ARUS percentage, particularly where the percentage equals or exceeds the area median income (AMI) level being evaluated, likely have a lesser demand for additional affordable rental units. For instance, a census tract with 60% or greater affordable rental units at 60% AMI may already be meeting the needs of its renters at that income level, whereas a census tract with an ARUS percentage less than 60% may benefit from additional affordable units.

## VARIOUS LEVELS OF RENTAL UNIT AFFORDABILITY

Housing is considered affordable when individuals pay no more than 30% of their income towards housing costs (rent, mortgage, taxes, utilities, etc.). When looking at an overall market, utilizing the 60% AMI level is most often used as a standard evaluation for housing affordability. However, the overall affordability of a housing market should also take into consideration a wide variety income levels. Most often, housing options are harder to afford for very low-income individuals, such as those with incomes at or lower than 30% of the AMI. Similarly, higher income-brackets, such as 80% AMI, should also be considered when evaluating affordable housing needs and planning for future investments.

Generally when the percentage of affordable rental units available is equal to or slightly above the same level of AMI being evaluated (i.e. 40% of rental units area affordable at 40% of the AMI), it is in indicator that the market for units at that income level is already being fulfilled. When the percentage of affordable rental units exceeds the same level of AMI being evaluated, it is likely an indicator of saturation or over-saturation of the market at that level. Conversely, a percentage of affordable rental units below the level of AMI being evaluated is usually an indicator of need for more units at that level. Communities should aim to meet the needs of all residents at various income-levels to achieve a truly affordable housing market.



While levels of affordability vary among each census tract depending on the level of AMI served, generally, the tract containing the greatest amount of affordable housing units is Census Tract 111, comprising the rural southwestern quadrant of the PMA. While this tract contains the highest share of affordable housing units for households earning 30%, 40%, 70%, and 80% of the area median income among all tracts in the PMA, even its affordability wanes for households falling within the lowest earning brackets.

The PMA tract with the least amount of affordable housing units is Census Tract 103, serving as the rural tract to the northwest of Macomb's city limits. While there is a dearth of affordable housing at every income bracket within this census tract, there is a particularly extreme lack of affordable rental units available to households falling within relatively high income levels. Only 36% of the area's rental housing stock is available at an affordable level to households making 80% of the area median income.

Of note is the lacking affordability within Census Tract 105, particularly for households within lower income brackets. Located at the center of the northwestern quadrant of Macomb's city limits, and containing the majority of the city that includes the university, this tract is especially devoid of affordable housing units that serve extremely low-income households, with 0% of its rental units affordable to households that earn 20%, 30%, or 40% of the area median income, and just 2% affordable to households earning 50% of the area median income. Interestingly and contrary to its lacking affordability among extremely low-income households, Tract 105 contains the highest share of affordable units that serve low-income households earning 60% of the area median income.

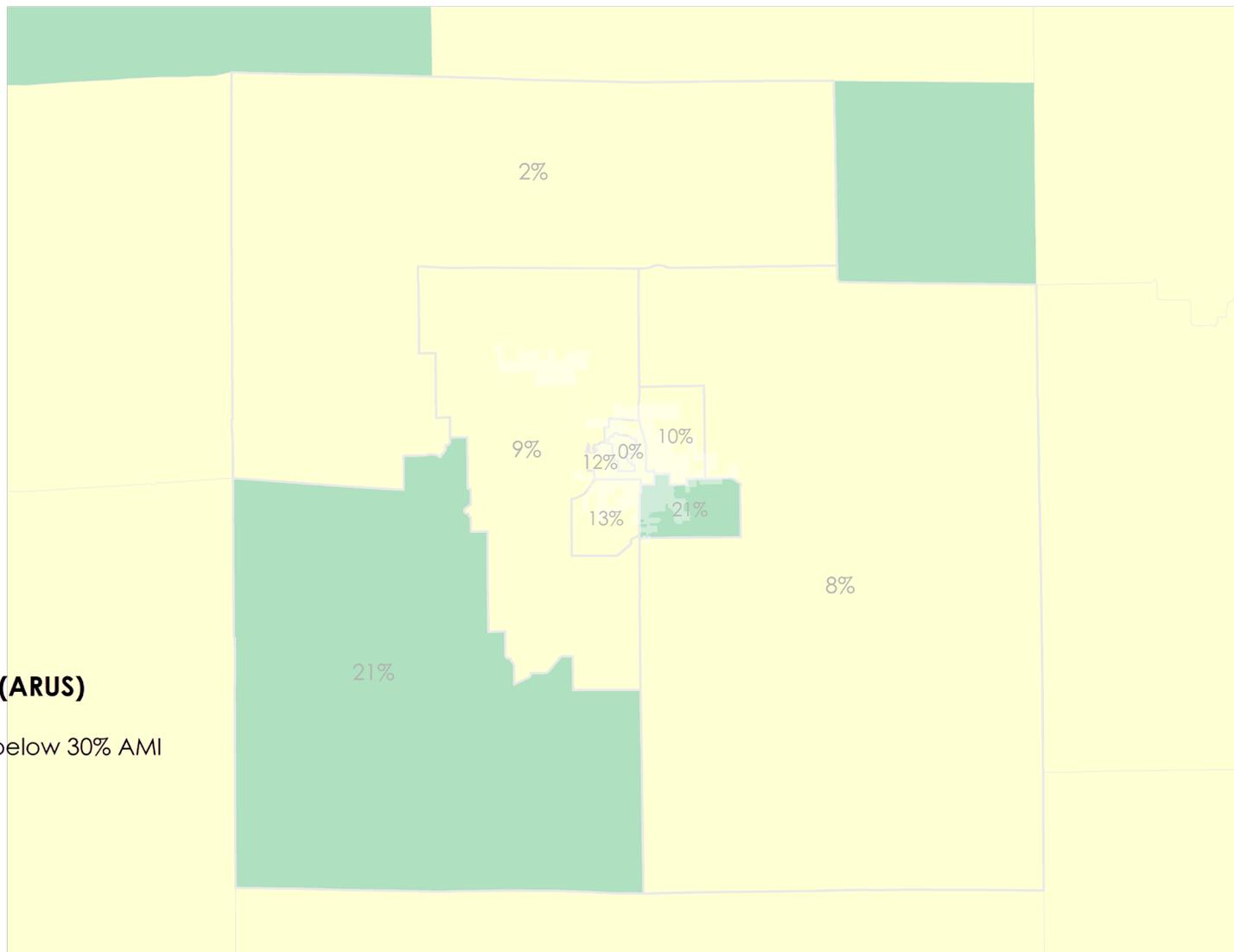
AFFORDABLE RENTAL UNIT SURVEY, AVAILABILITY OF HOUSING UNITS BY AMI LEVEL							2021
Area Median Income for McDonough County: \$44,471							
PMA Census Tract	20% AMI	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI
Census Tract 102	1%	2%	17%	31%	43%	51%	55%
Census Tract 103	0%	9%	9%	18%	29%	34%	36%
Census Tract 104	7%	12%	20%	39%	54%	62%	66%
Census Tract 105	0%	0%	0%	2%	69%	69%	69%
Census Tract 106	5%	10%	15%	21%	49%	55%	68%
Census Tract 107	6%	21%	23%	41%	52%	57%	62%
Census Tract 109	12%	13%	17%	22%	31%	52%	65%
Census Tract 110	0%	8%	18%	37%	42%	54%	61%
Census Tract 111	10%	21%	28%	37%	61%	78%	82%

Lowest share of affordable units among PMA	Highest share of affordable units among PMA
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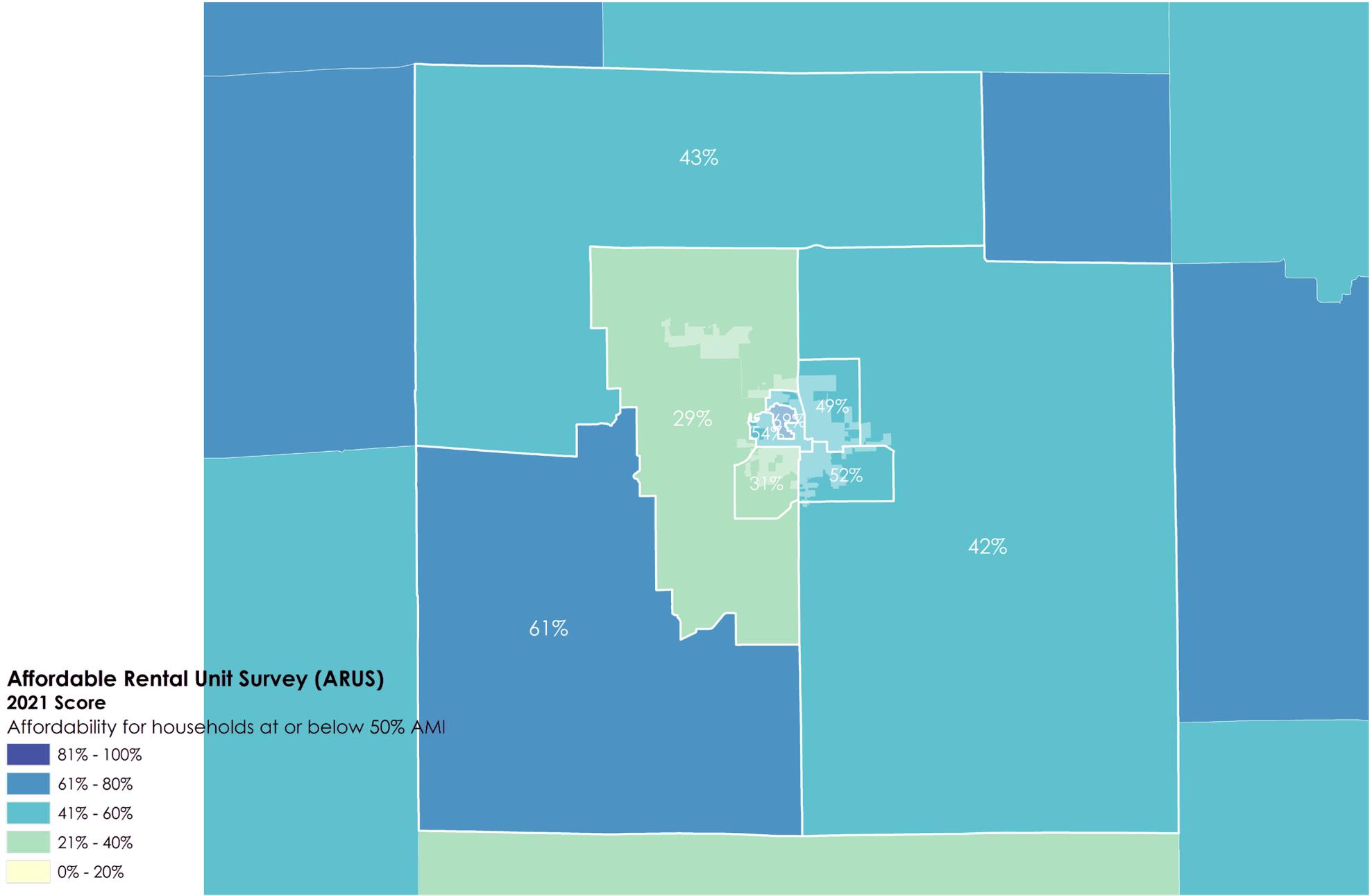
## AFFORDABLE RENTAL UNITS AVAILABLE FOR EXTREMELY LOW-INCOME HOUSEHOLDS

Households that earn an annual income that is equivalent to or less than 30% of the area median income (AMI) are generally considered extremely low-income households. Affordable housing units are generally the least available to households within this level of income. Within Macomb's PMA, this also holds true; as of 2021 not one of its nine census tracts contains at least 30% of housing units that would be affordable to extremely low-income households. The tracts with the highest share of affordable units for extremely low-income households are Tract 107, in the southeastern quadrant of Macomb's city limits, and Tract 111, the rural tract comprising the southwestern quadrant of the PMA. Yet both tracts still demonstrate an inadequate supply of affordable housing units, with just 21% affordable to households earning 30% or less of the AMI. Tract 105, located most central to the university campus, contains no units that are affordable to extremely low-income households.



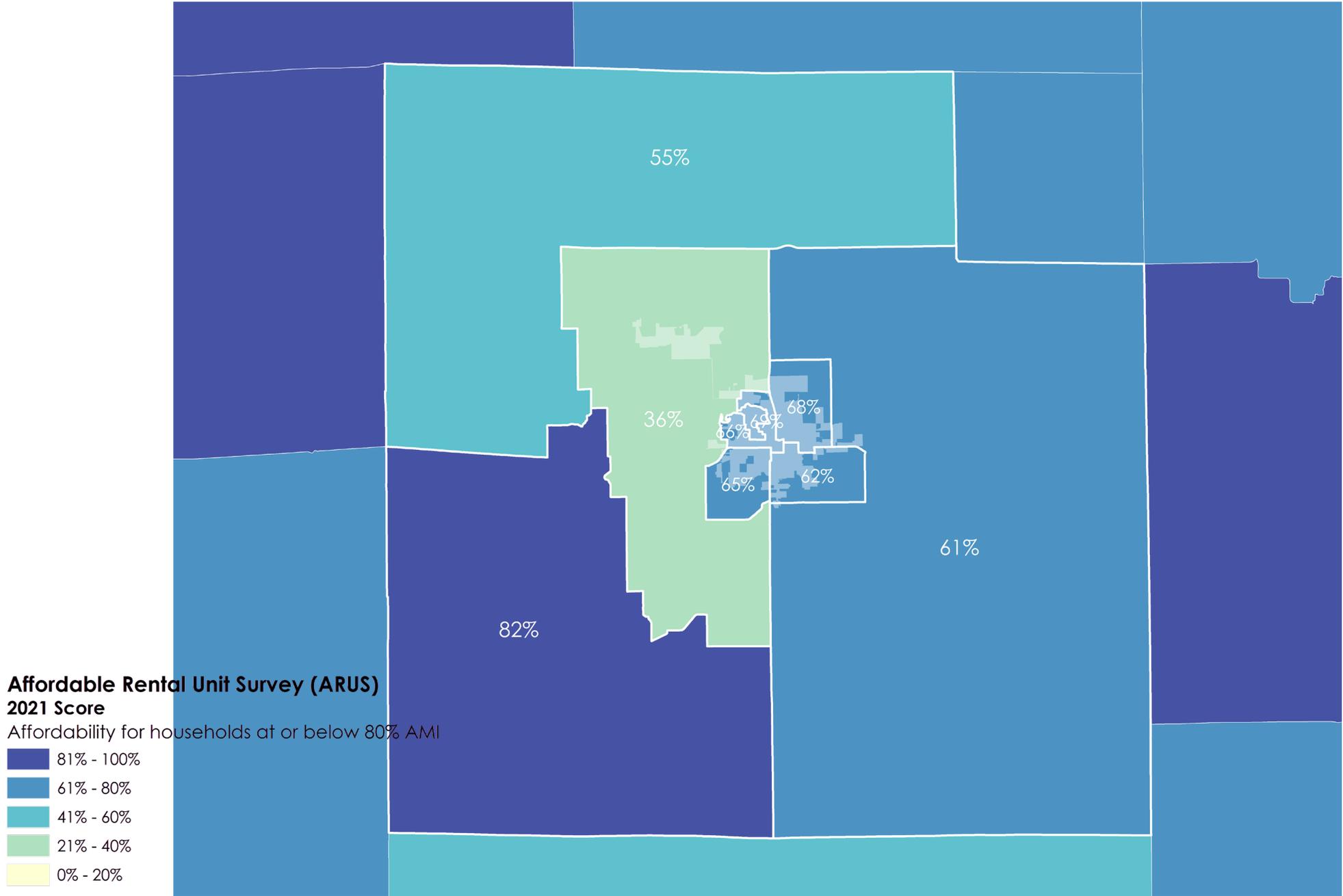


# AFFORDABLE RENTAL UNITS AVAILABLE FOR LOW-INCOME HOUSEHOLDS





# AFFORDABLE RENTAL UNITS AVAILABLE FOR MODERATELY LOW-INCOME HOUSEHOLDS





# AFFORDABILITY RISK INDEX (ARI)

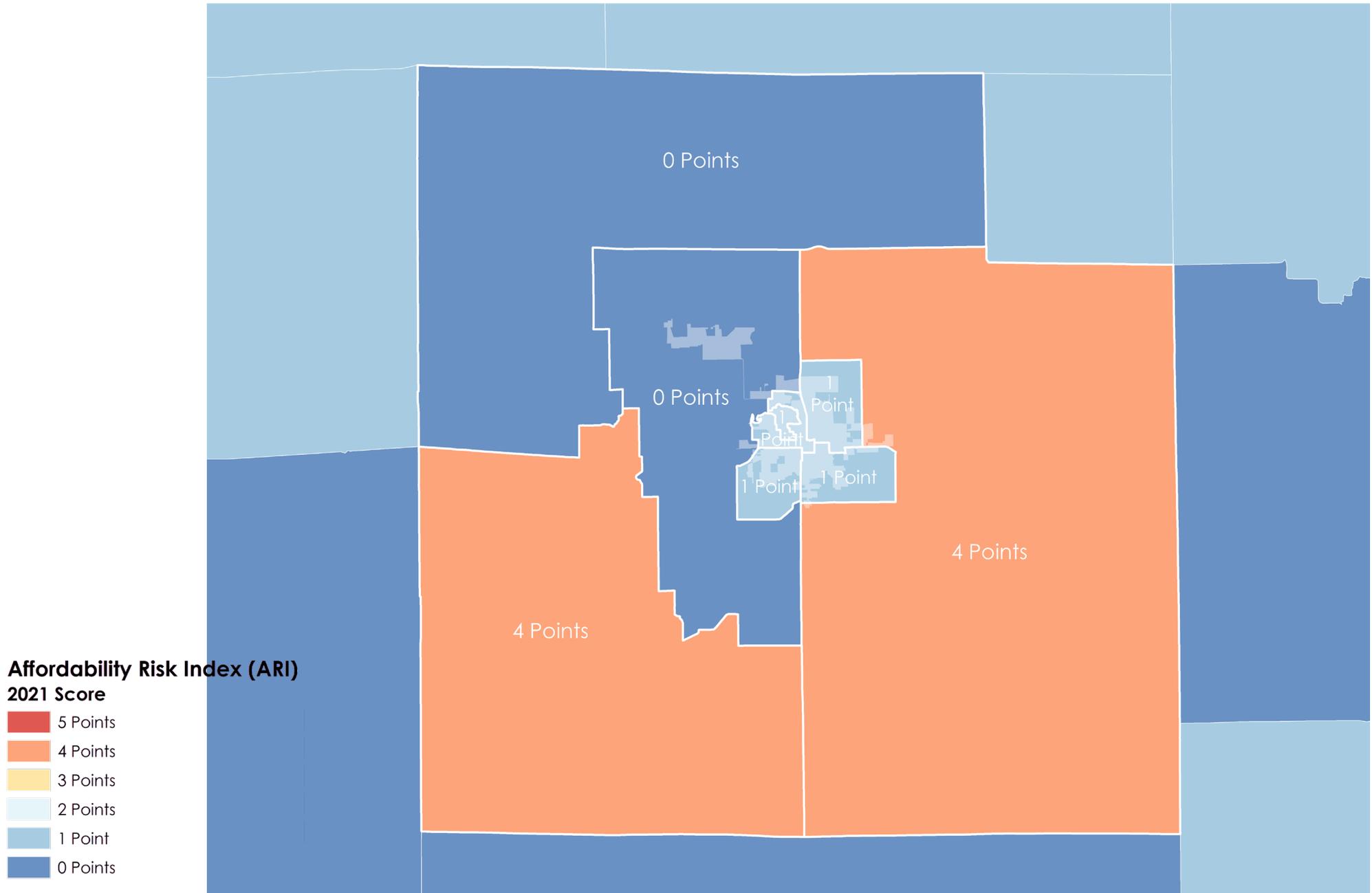
The Affordability Risk Index (ARI) is a market tool developed by IHDA that is intended to demonstrate the need to preserve affordability in areas that are becoming less affordable at a faster rate. Communities can utilize this tool to identify areas (calculated at the census tract-level) in which a variety of market factors that work in conjunction with one another indicate a threat to affordability. The ARI uses census data to measure change over time for the following market factors: median household income; median home value; families below the federal poverty level; housing unit vacancy; renter tenancy; individuals employed in management, business, science, and arts occupations; and individuals with a four-year degree (bachelor's) or higher. This tool provides an index that highlights the areas within communities (and throughout the state) which are the most vulnerable to market changes that often lead to increased costs of living, and where affordable housing investments may be beneficial in an effort to preserve housing affordability.

As of 2021, Macomb's primary market area contains tracts with ARI scores that range from 0 to 4 points. The five census tracts at the center of the PMA, and those that predominantly comprise the city limits, all received 1 point under the 2021 ARI evaluation. This indicates that although small, there is some calculated risk of loss in affordability in the housing stock within the city limits of Macomb. The rural census tract to the west of Macomb (Tract 103) as well as the one to its north (Tract 102) both received 0 points under the 2021 ARI calculation, signifying very little-to-no risk in loss of affordability. Conversely, the rural tracts to the east and southwest of Macomb (Tracts 110 and 111, respectively) demonstrated the highest risk to housing affordability, with both receiving 4 points.

## INCENTIVIZING AFFORDABILITY IN VULNERABLE MARKETS

IHDA places value providing housing that is affordable and accessible to all. Therefore, preserving affordability in the most vulnerable markets is a priority that informs a variety of IHDA's programs. As a result, the ARI has been incorporated within IHDA's Low Income House Tax Credit program as a scoring incentive. Under the program's competitive 9% applications, projects can receive up to 5 points for locating within an ARI-scored census tract. This scoring design encourages communities and developers to consider affordable housing investments in geographic areas that will help to encourage long-term equity and accessibility within housing markets across the state.

# RISK OF LOSS IN AFFORDABILITY



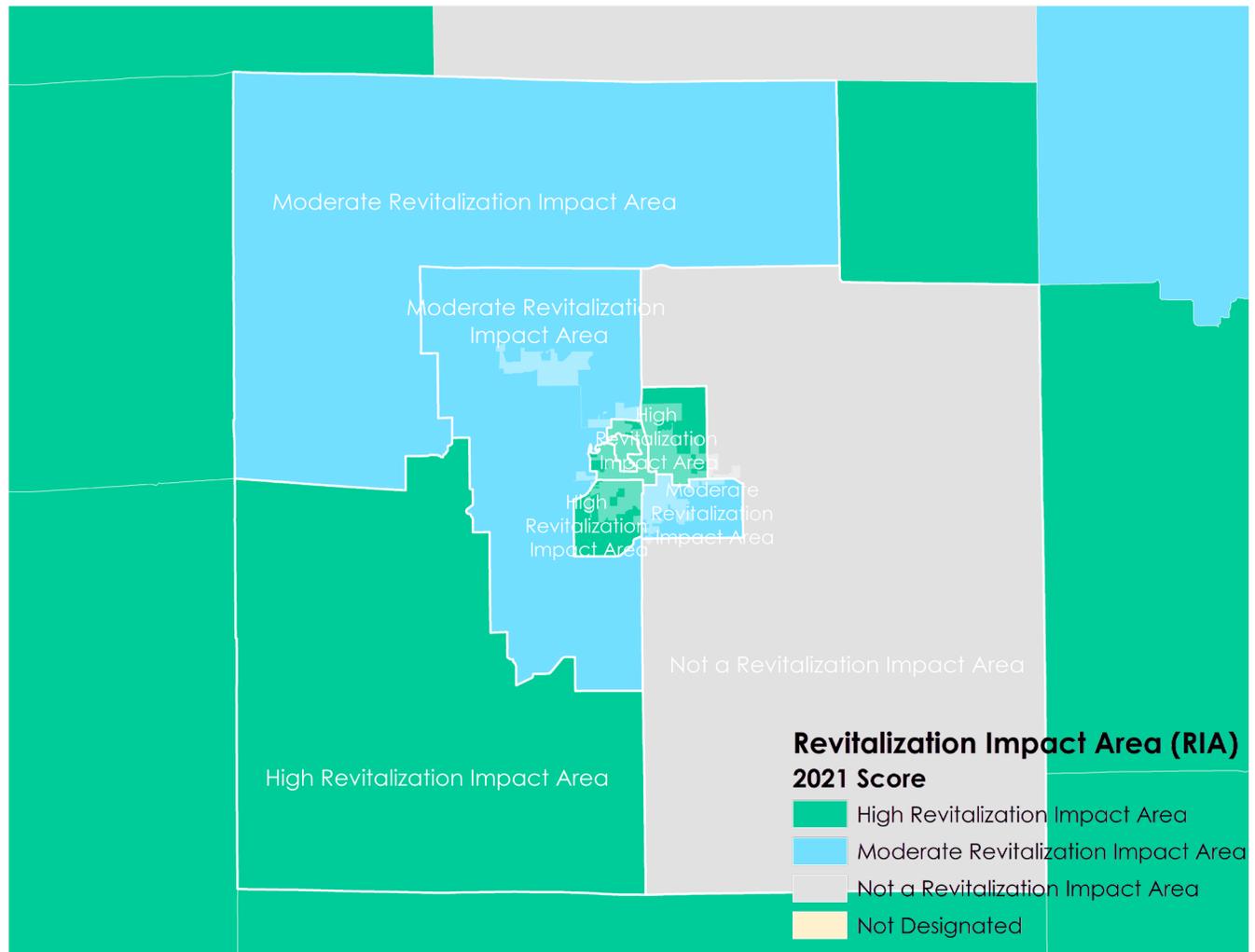


## REVITALIZATION IMPACT AREAS (RIA)

In 2019 IHDA added a new market analysis tool to identify the most salient characteristics indicating a need for revitalization. The Revitalization Impact Areas (RIA) tool evaluates census tracts in Illinois for the presence of “extreme” rates in a variety of the most relevant market metrics to revitalization activities. Considerations for these market metrics include family poverty rate, unemployment rate, median household income, vacancy rate, and concentration of affordable housing units, as well as the presence of federal designations. Census tracts are evaluated under each of these characteristics, and assigned a Revitalization Impact Area status based upon how many of these metrics fall within an extreme percentile (25th or 75th percentiles, dependent on metric) in comparison to all other census tracts within their set-aside throughout Illinois. Tracts that demonstrate 1 extreme market metric are classified as “Moderate Revitalization Impact Areas,” whereas those demonstrating 2 or more are classified as “High Revitalization Impact Areas.” Additionally, any tract that is aligned with certain current state and federal community development designations are also automatically classified “High Revitalization Impact Areas.”

The RIA is intended to help communities identify areas where concerted planning and revitalization activities may be most beneficial to the area's future growth and health, and to provide a point incentive for these areas in the LIHTC program.

As of 2021, eight of nine census tracts within Macomb's PMA received a designation under the Revitalization Impact Area tool. Along with rural Tract 111 in the PMA's southwest corner, all but one census tract falling within Macomb's city limits received a High Revitalization Impact Area designation, indicating a greater market need for revitalization. Tract 107, comprising the city's southeast quadrant, along with rural Tracts 103 and 102 to the city's northwest, all received a Moderate Revitalization Impact Area designation, indicating the presence a vulnerability in one of the tool's categories. Tract 110 along the PMA's southeast corner did not receive a RIA designation as of 2021.



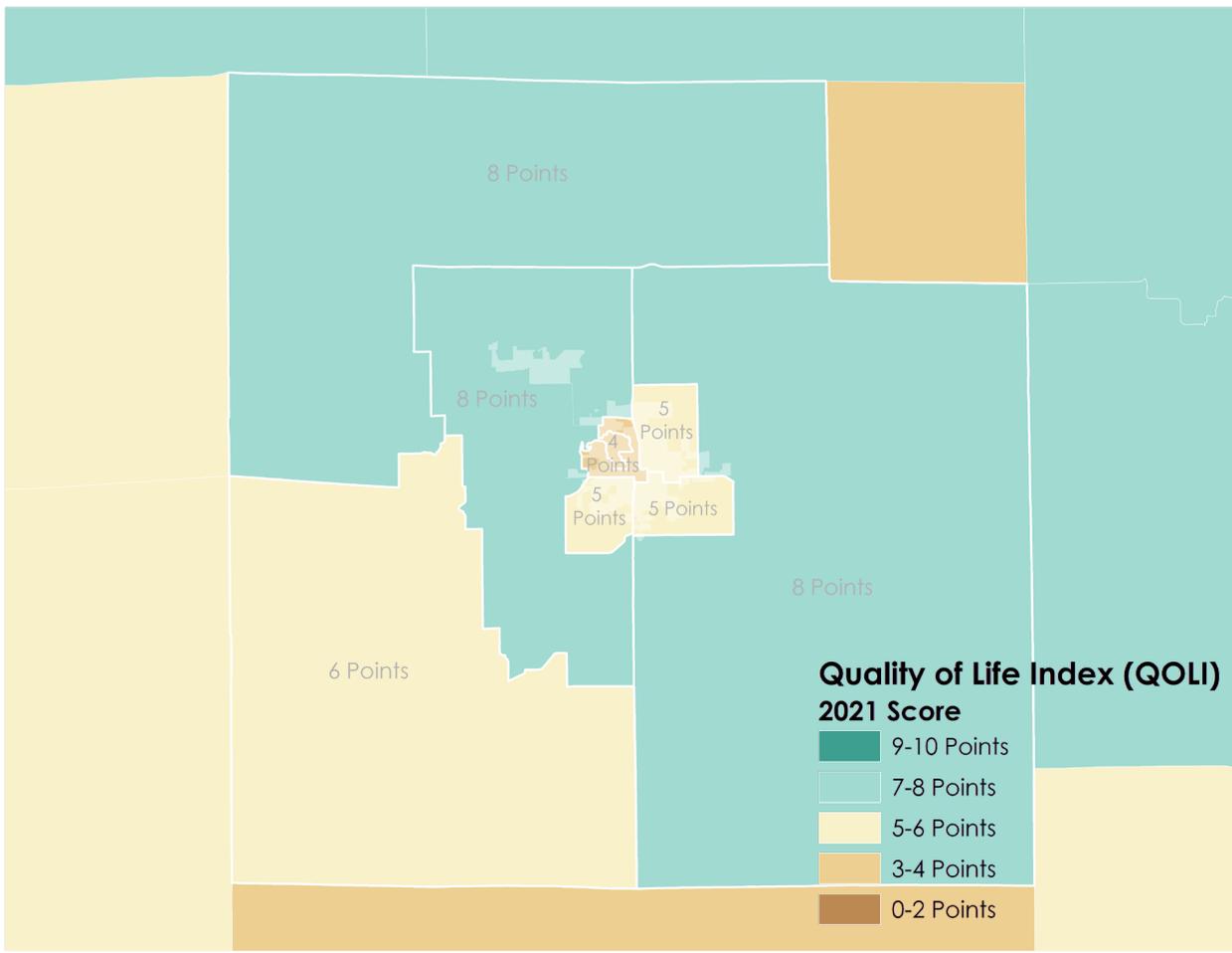


# QUALITY OF LIFE INDEX (QOLI)

The Quality-of-Life Index (QOLI) is a statewide planning tool intended to determine areas of high livability within Illinois. This census tract-based tool is carefully designed to bring awareness to the details that make communities strong and where a community can improve the quality of life for its residents. Quality of Life in a planning context refers to access to resources that are used to enhance health, prosperity, and safety. Basing measurements of opportunity on a Quality of Life spectrum places funding decisions within a context of long-term community viability and improvement and denotes where an affordable housing development will fit within a community, rather than identifying a community alone without context. Utilization of a Quality of Life model will help IHDA base its funding decisions on aspects of what a community is doing well, as well as on what it needs, thinking beyond affordability and creating investments in a community's long-term sustainability.

With a Quality of Life measurement, IHDA can drill down into a community with data and understand where there are gaps in resources as well as what the strengths of a community truly are. We look beyond poverty with a "quality of life" approach and look at what a community is currently offering its residents and can make an informed decision about investment knowing what and where its strengths are.

While varying in scores and indicators, the census tracts comprising Macomb's PMA received relatively high Quality of Life Index scores as of 2021. With scores ranging from 4 to 8 points, all PMA tracts demonstrated strengths in a majority of the tool's five categories. Three of the PMA's four rural tracts received the highest scores of 8 points, while the two census tracts comprising the northwest quadrant of Macomb's city limits (Tracts 104 and 105 received the lowest scores of 4 points. While these two tracts still received one point (of a possible two) under the tool's connectivity, education, health, and housing categories, they each scored zero points under the prosperity category.





# COMMUNITY ENGAGEMENT

Community Needs Assessment Survey Results	124
Public Meetings	129

# COMMUNITY NEEDS ASSESSMENT SURVEY

A core tool used to engage community residents throughout this process was the distribution and collection of a Community Needs Assessment (CNA) Survey. This survey posed 35 questions that polled permanent resident as well as college students opinions regarding their experience of their neighborhood regarding the following areas:

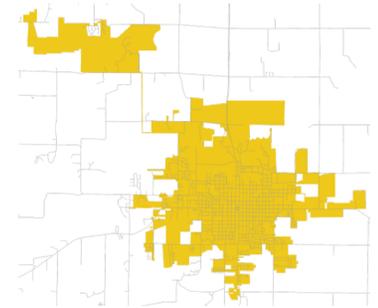
- **MOBILITY**
- **COVID-19**
- **COMMUNITY LIFE**
- **ECONOMY**
- **EDUCATION AND WELLNESS**
- **COMMUNITY ENGAGEMENT AND INITIATIVES**

The survey also incorporated one question that allowed residents and students to provide an open-ended response to describe development that they believed would be most beneficial to their neighborhood. The survey took every measure possible to not collect any identifying information and ensure that all responses would remain anonymous. Five questions were included in the survey to collect the following general respondent information: household size, income bracket, preferred platform for learning about neighborhood happening, and residency in the strategy area. Surveys were distributed or left open for response for a period between January and February 2021. 421 survey responses were collected in total for the permanent resident survey and 191 for the student survey.

Community responses and feedback provided through the CNA survey was a central and fundamental method for informing IHDA and the core planning team about the experiences, needs, and desires of community residents. The survey was conducted very early on in the planning process of this project so that a relationship could be built between community residents and the planning team. The information and opinions gathered from this survey and subsequent community meetings laid the foundation for this plan and its recommendations surrounding future development within the City of Macomb.

## MACOMB PERMANENT RESIDENT COMMUNITY NEEDS ASSESSMENT SURVEY

The **City of Macomb**, in partnership with the **Illinois Housing Development Authority (IHDA)**, is undertaking a planning effort to complete a Housing Needs Assessment as a part of an overall Community Revitalization Strategy. This planning effort will examine housing needs as well as community life in the City of Macomb, and will be informed by past planning efforts, data analyses, and community participation. **We invite all permanent residents and students\* to take part in this planning process by completing this Community Needs Assessment Survey to provide valuable information about their experiences living in Macomb.** The survey is completely anonymous and does not collect any identifying information. You should be able to complete it in under 10 minutes. Your participation will help our agency and the City of Macomb identify community needs and goals, and strategize for future planning and investment.



\*If you are student living in Macomb, please complete the **student survey**

### NEEDS SURROUNDING COVID-19

IMPACT	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Not Applicable
<b>COVID-19 has or will have impacted me by...</b>						
Making my housing costs unaffordable	<input type="radio"/>					
Loss of my job, or decrease in hours/pay	<input type="radio"/>					
Loss or concern of losing my housing situation	<input type="radio"/>					
Loss or concern of losing childcare/education options	<input type="radio"/>					
Affecting my health (physical, mental, etc.)	<input type="radio"/>					
Affecting my ability to access necessary amenities (groceries, healthcare, etc.)	<input type="radio"/>					

### HOUSING

AVAILABILITY AND CONDITION	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Not Applicable
<b>Housing in my community...</b>						
Is in good condition	<input type="radio"/>					
Is available for the elderly	<input type="radio"/>					
Offers options that suit a variety of lifestyles and needs	<input type="radio"/>					
<b>My community has a need for...</b>						
More overall housing opportunities	<input type="radio"/>					
More rental housing opportunities	<input type="radio"/>					
More homeownership opportunities	<input type="radio"/>					
<b>AFFORDABILITY</b>						
<b>Housing in my community is affordable to households making a variety of incomes</b>	<input type="radio"/>					
<b>Generally, housing costs in my community are affordable</b> (rent/mortgage, utilities, taxes)	<input type="radio"/>					
<b>My personal housing costs are affordable</b> (rent/mortgage, utilities, taxes)	<input type="radio"/>					



# PERMANENT RESIDENT: COMMUNITY NEEDS ASSESSMENT SURVEY

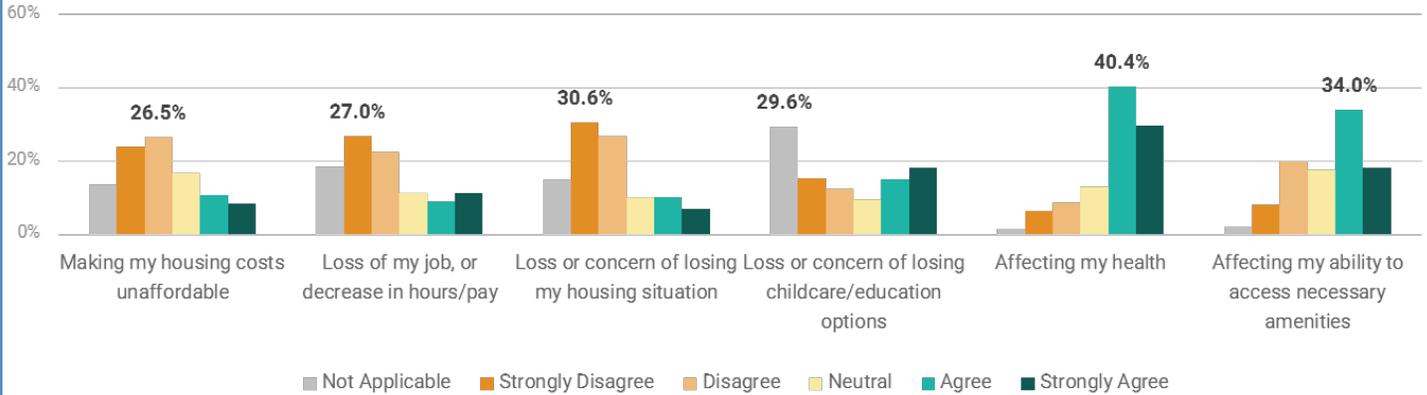
MACOMB, IL

## COMMUNITY NEEDS ASSESSMENT SURVEY RESULTS

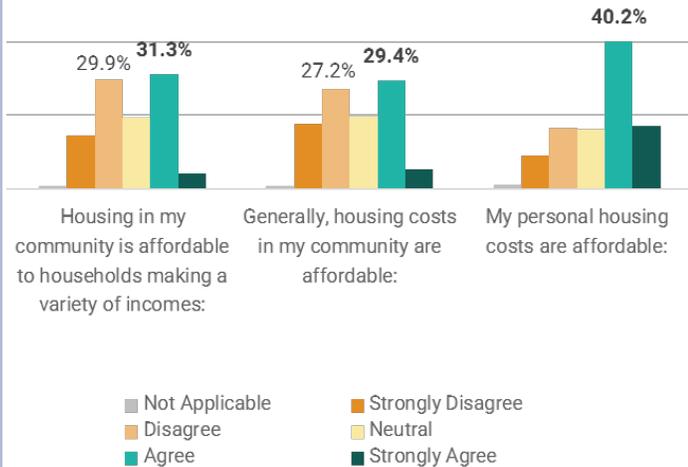
This handout presents the results of permanent resident responses to the Macomb Community Needs Assessment Survey conducted by the City of Macomb and the Illinois Housing Development Authority in the Spring of 2021. In total, the survey captured **421 resident opinions** on various areas of community development. This document presents highlights from each survey category.

### NEEDS SURROUNDING COVID-19

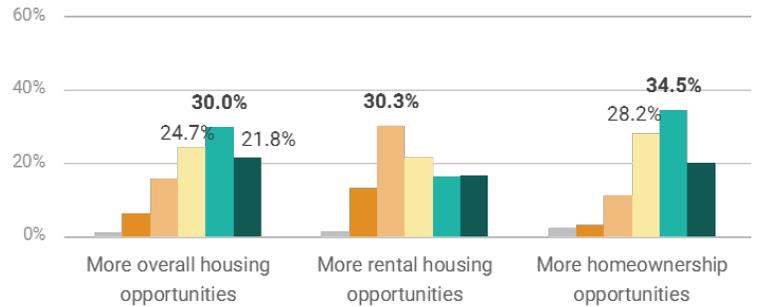
COVID-19 HAS OR WILL HAVE IMPACTED ME BY...



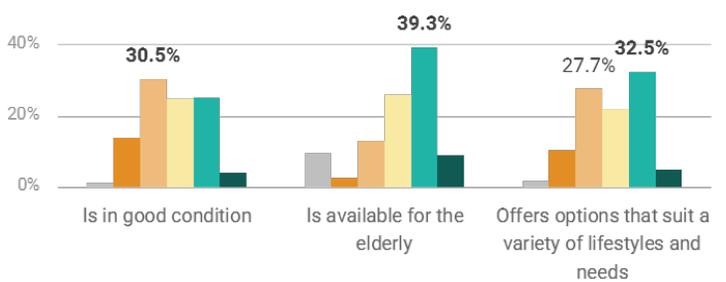
### COMMUNITY CHARACTERISTICS HOUSING



MY COMMUNITY HAS A NEED FOR...

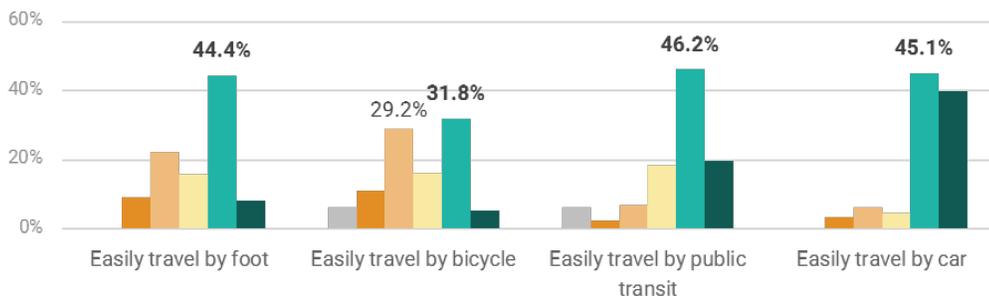


HOUSING IN MY COMMUNITY...



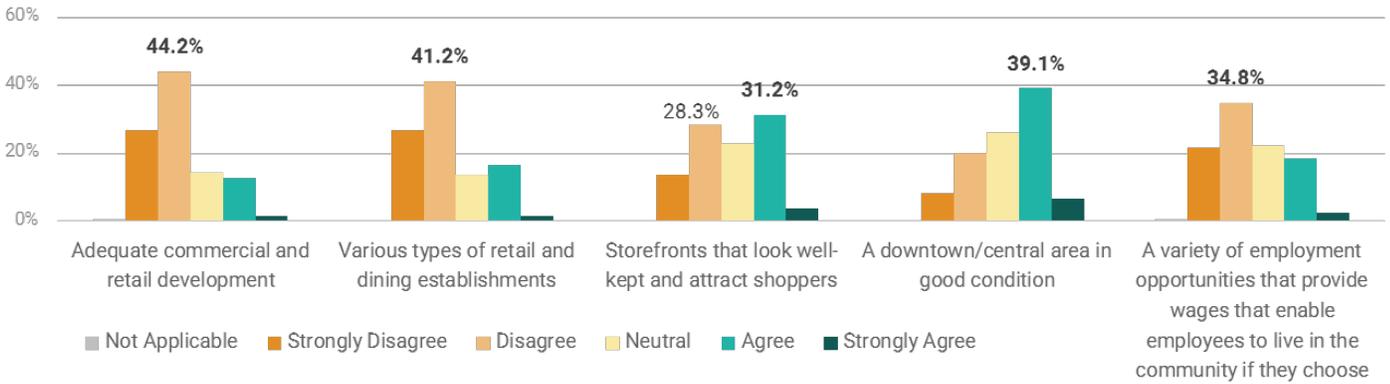
### MOBILITY

IN MY COMMUNITY I CAN...



## ECONOMY

MY COMMUNITY HAS...



## AMENITIES AND RESOURCES

Respondents most strongly **AGREE** that their community has the following opportunities and services that meet their needs:

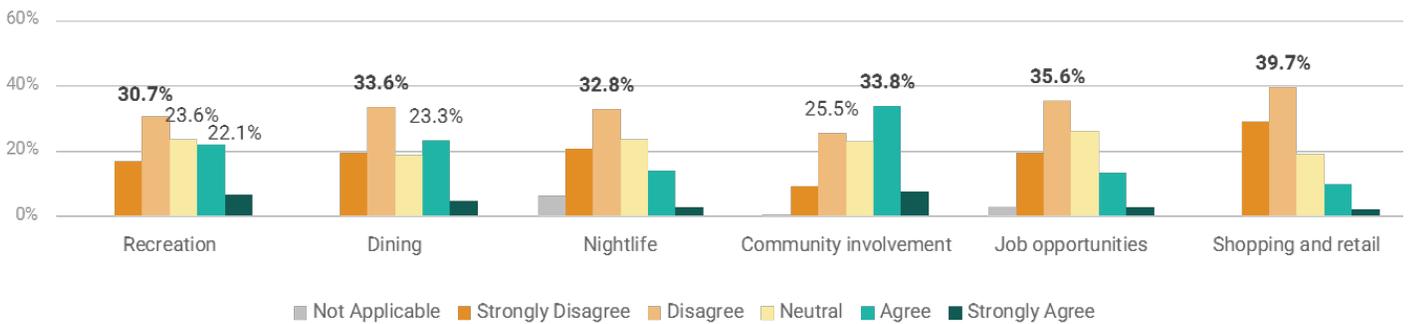
1. **POST-SECONDARY EDUCATION** (75%)
2. **AFFORDABLE NUTRITIOUS FOOD** (58%)
2. **LEGAL SERVICES** (58%)

Respondents most strongly **DISAGREE** that their community has the following opportunities and services that meet their needs:

1. **HEALTH SERVICES** (29%)
2. **VOCATIONAL TRAINING & EDUCATION** (24%)
3. **JOB TRAINING & EDUCATION** (23%)

## ENGAGEMENT

THERE ARE EXCITING OPPORTUNITIES IN MACOMB FOR...

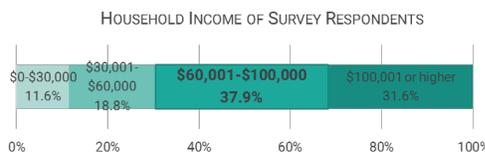
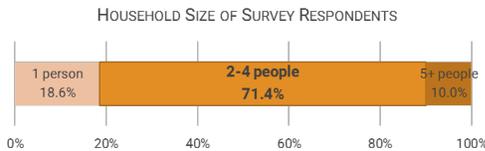


## COMMUNITY INPUT

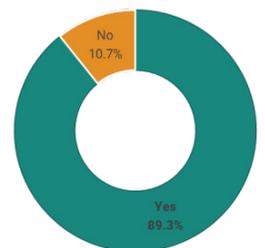
### TOP AREAS OF DEVELOPMENT FOCUS

- 1) RESTAURANTS
- 2) BUSINESSES AND RETAIL
- 3) STUDENTS/WIU
- 4) HOUSING
- 5) DOWNTOWN

### RESPONDENT CHARACTERISTICS



DO YOU CURRENTLY LIVE IN THE CITY OF MACOMB?



# STUDENT RESIDENT: COMMUNITY NEEDS ASSESSMENT SURVEY

MACOMB, IL

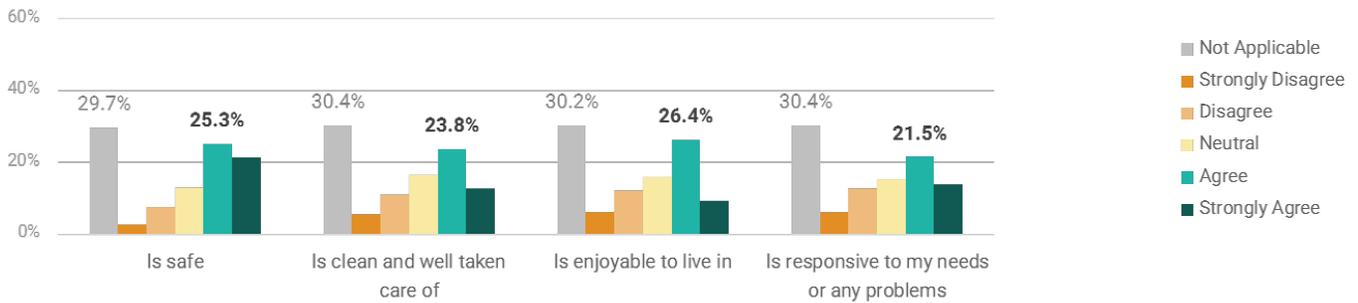
## COMMUNITY NEEDS ASSESSMENT SURVEY RESULTS

This handout presents the results of student responses to the Macomb Community Needs Assessment Survey conducted by the City of Macomb and the Illinois Housing Development Authority in the Spring of 2021. In total, the survey captured **191 student opinions** on various areas of community development and housing. This document presents highlights from each survey category.

### HOUSING

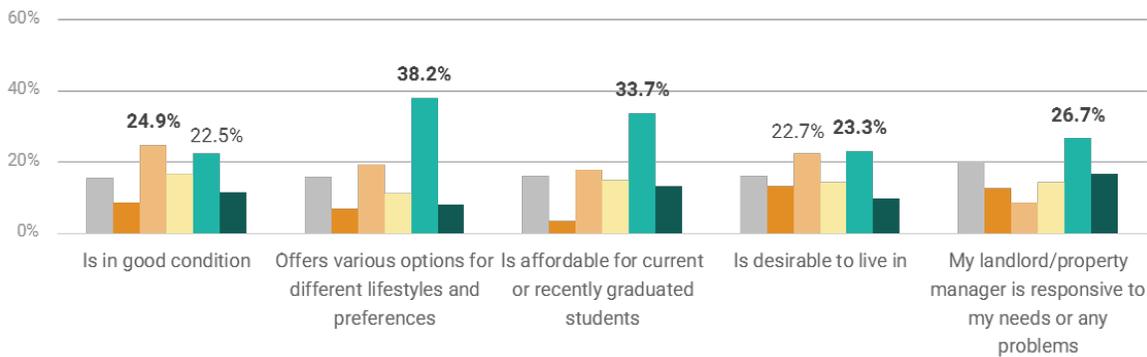
#### ON-CAMPUS HOUSING

HOUSING ON-CAMPUS IN MACOMB...



#### OFF-CAMPUS HOUSING

HOUSING OFF-CAMPUS IN MACOMB...



### MOBILITY

IN MY NEIGHBORHOOD I CAN...

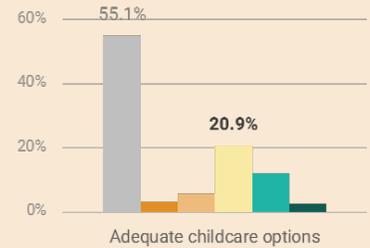


## AMENITIES AND RESOURCES

Respondents **AGREED** that the following opportunities and services are available and meet their needs within their neighborhood, ranked from the highest to lowest agree response rate

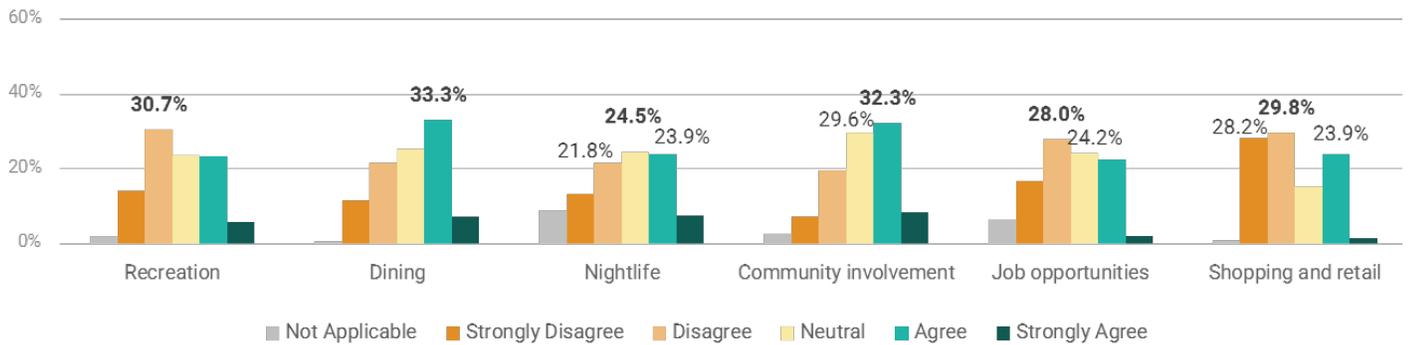
1. **PHARMACY CARE AND SERVICES** (78%)
2. **HEALTH SERVICES** (67%)
3. **AFFORDABLE NUTRITIOUS FOOD** (66%)
4. **JOB TRAINING AND EDUCATION** (60%)
5. **VOCATIONAL TRAINING AND EDUCATION** (54%)

**ADEQUATE CHILDCARE OPTIONS** was the only amenity/resource that was not identified as meeting the needs of most respondents



## ENGAGEMENT

THERE ARE EXCITING OPPORTUNITIES IN MACOMB FOR...



## COMMUNITY INPUT

### TOP ASSETS OF MACOMB STUDENT LIFE

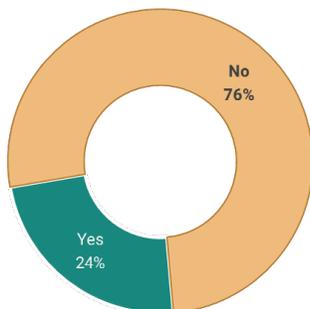
- 1) SMALL TOWN
- 2) COMMUNITY LIFE
- 3) SAFE
- 4) AFFORDABLE
- 5) BUS/WALKABILITY

### TOP AREAS OF IMPROVEMENT

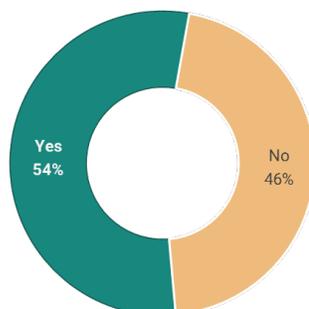
- 1) HOUSING
- 2) FOOD OPTIONS
- 3) SHOPPING
- 4) MORE ACTIVITIES
- 5) BARS/NIGHTLIFE

## RESPONDENT CHARACTERISTICS & FUTURE

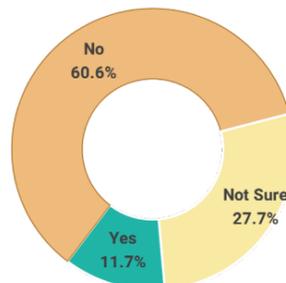
DO YOU CURRENTLY LIVE ON-CAMPUS?



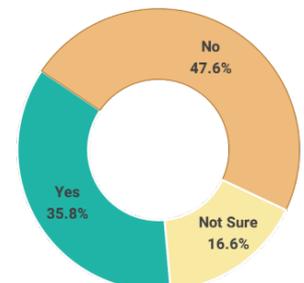
DO YOU CURRENTLY WORK IN THE CITY OF MACOMB? (INCLUDING ON-CAMPUS)



ARE YOU CONSIDERING STAYING IN MACOMB AFTER GRADUATING?



DO YOU THINK THAT THE HOUSING OPTIONS IN MACOMB ARE ATTRACTIVE FOR STUDENTS OR RECENT GRADS?



COMMUNITY NEEDS ASSESSMENT SURVEY: CITY OF MACOMB – STUDENT SURVEY



# PUBLIC MEETINGS



As Macomb's partnership with IHDA began at the onset of the COVID-19 pandemic, public meetings were relatively limited as staff capacity and safety concerns were prioritized. Yet, a total of three public meetings were held as a part of this planning partnership. These meetings served as opportunities for the City of Macomb and IHDA planning staff to inform residents about the partnership and engage them in planning activities.

## STAKEHOLDER MEETING

The first meeting was held on the morning of June 5, 2020 via a virtual platform, and was attended by a group of core stakeholders that staff at the City of Macomb was asked to comprise. Nine attendees included Mayor Inman, various City Council members, City staff, and representatives from regional stakeholder organizations including the Western Illinois Regional Council, Illinois Institute of Regional Affairs, the Macomb Area Economic Development Corporation, and the McDonough County Health Department. This being the first open meeting of the partnership, the agenda largely centered on the origination, timeline, and expected outcomes of Macomb's partnership with IHDA's Community Revitalization Program. Attendees also shared their professional and personal histories as residents and employees within the City of Macomb, and referenced past planning efforts that should be looked to as guidance within this planning effort. Macomb and IHDA planning staff also used this meeting as an opportunity to share upcoming opportunities to participate in plan components such as the Housing Stock Survey and Community Needs Assessment Survey.

## COMMUNITY MEETING

The second public meeting was held nearly one year after the partnership's initial stakeholder meeting, following the completion of many planning activities. This meeting, publicized and open to all residents of Macomb, served as an opportunity for IHDA to discuss the results of the Community Needs Assessment Survey and Housing Stock Survey, and solicit nuanced feedback about individuals' experiences living in Macomb as well as their hopes for its future. The second public meeting was held on the evening of May 26, 2021, at the Macomb Arts Center and was attended by at least 13 residents of the city. IHDA planning staff presented both in-person and virtually, enabling the meeting to be recorded for note-taking purposes. Completed plan components, including the market data analysis, Community Needs Assessment Surveys, and Housing Stock Survey were presented to attendees, comprising the majority of the meeting.

Residents were also encouraged to react to the draft plan components shared at this meeting, which facilitated a discussion providing greater historical context of, reasoning for, and perceptions surrounding the initial findings. A perception that was widely shared by attendees surrounding housing needs is that much of the rental stock in Macomb, particularly surrounding the campus, is in disrepair and in need of exterior work at a minimum. Attendees also voiced that the city's housing stock is variable, noting that nearly every neighborhood contains both homes in good condition as well as those in need of repair. The attendee conversation reinforced that Macomb is a desirable community to live in, but housing options – particularly rental housing options – can serve as a deterrent to prospective residents. Concerns voiced about rental housing primarily focused on substandard conditions of units aimed at students (or young adults), as well as lack of knowledge about renter resources and rights for individuals living in such properties. Additionally, a desire for more high-quality housing for young professionals and families was also raised by many attendees, who noted that Macomb does not have a large rental stock of high-quality units. Attendees also felt that there is adequate stock of housing for older individuals and the elderly population in Macomb.



The City of Macomb, in partnership with the Illinois Housing Development Authority (IHDA), invites you to take part in a community meeting on housing in Macomb. Come to the Macomb Arts Center for a presentation on the current condition of Macomb's housing/resident feedback on Macomb's housing, and give input on Macomb's future housing plan.

#### Macomb Housing Plan Community Meeting

- ✓ Wednesday, May 26, 2021
- ✓ 5:30PM
- ✓ Macomb Arts Center  
25 East Side Square, Macomb IL
- ✓ Face coverings required

Wednesday, May 26, 2021

**5:30PM**



Get in Touch:  
**309-833-4944**  
JBANNON@CITYOFMACOMB.COM



Upon entering or leaving the meeting room, participants were also asked to anonymously engage by responding to various questions asked at the door. Two posters were setup with the questions “What is the best thing about housing in Macomb?” and “What is your vision for the future of housing in Macomb?” Meeting attendees wrote responses on post-it notes, whose contents are listed in the table below.

### What is the best thing about housing in Macomb?

- Well, I love the older housing stock
- It's affordable & neighborhoods are safe and quiet (in most areas)
- Still really affordable compared to other cities
- The variety of choices in town
- Affordable convenient options
- It's affordable & there are historic homes
- A variety of genres/types of housing – not too many homes look the same
- Affordable housing
- More affordable than many other places
- It's (usually) affordable!
- More available than needed
- Affordable
- Love the small-town neighborhoods and walkability of town
- The variety of houses and styles by age
- Affordable
- Variety
- No longer have neighborhood covenant
- Affordable

### What is your vision for the future of housing in Macomb?

- Rules against unrelated residents in one property
- Mixed neighborhoods
- Tax saving incentives for homes who improve
- Partnerships with local contractors, businesses, etc. to entice local partnership
- Would love to see neighborhoods renovated & cared for with junk houses gone
- Like to see historic homes/rentals rehabbed to single family residences & incentives to do so
- Change more rentals in family and starter homes
- More affordable property taxes
- Better accountability for upkeep of properties
- Good enough condition for it to be affordable
- Landlords willing to work with Section 8
- Enough reasonably priced housing for everyone
- Bike paths and pedestrians being able to commute from home
- Overpriced for income level in community
- More up-to-code rentals
- Less poorly kept/dilapidated homes
- University housing prices increase over rest of region
- Upgrades to older housing but not enough money
- That we utilize our housing for people in need
- Modern renovation
- Affordable housing for everybody across their lifespan

The city's affordability was most often cited as the best thing about housing Macomb, whereas the need for renovation/improvements and blight-reduction was frequently cited as a attendees' vision for the future of housing in the city.



WHAT IS THE BEST THING ABOUT HOUSING IN MACOMB?

Handwritten sticky notes on the left board include phrases such as: "Affordable housing", "Community", "Quality of life", "Safety", "Stability", "Economic growth", "Job creation", "Education", "Healthcare", "Transportation", "Environment", "Culture", "Diversity", "Inclusion", "Equity", "Justice", "Resilience", "Sustainability", "Well-being", "Happiness", "Peace", "Love", "Compassion", "Kindness", "Generosity", "Gratitude", "Patience", "Forgiveness", "Humility", "Simplicity", "Authenticity", "Integrity", "Honesty", "Transparency", "Accountability", "Responsibility", "Commitment", "Dedication", "Passion", "Enthusiasm", "Energy", "Positivity", "Optimism", "Hope", "Faith", "Trust", "Respect", "Empathy", "Understanding", "Tolerance", "Acceptance", "Appreciation", "Gratitude", "Love", "Compassion", "Kindness", "Generosity", "Gratitude", "Patience", "Forgiveness", "Humility", "Simplicity", "Authenticity", "Integrity", "Honesty", "Transparency", "Accountability", "Responsibility", "Commitment", "Dedication", "Passion", "Enthusiasm", "Energy", "Positivity", "Optimism", "Hope", "Faith", "Trust", "Respect", "Empathy", "Understanding", "Tolerance", "Acceptance", "Appreciation".

WHAT IS YOUR VISION FOR THE FUTURE OF HOUSING IN MACOMB?

Handwritten sticky notes on the right board include phrases such as: "Affordable housing", "Community", "Quality of life", "Safety", "Stability", "Economic growth", "Job creation", "Education", "Healthcare", "Transportation", "Environment", "Culture", "Diversity", "Inclusion", "Equity", "Justice", "Resilience", "Sustainability", "Well-being", "Happiness", "Peace", "Love", "Compassion", "Kindness", "Generosity", "Gratitude", "Patience", "Forgiveness", "Humility", "Simplicity", "Authenticity", "Integrity", "Honesty", "Transparency", "Accountability", "Responsibility", "Commitment", "Dedication", "Passion", "Enthusiasm", "Energy", "Positivity", "Optimism", "Hope", "Faith", "Trust", "Respect", "Empathy", "Understanding", "Tolerance", "Acceptance", "Appreciation".



## DESIGN CHARRETTE

The final public meeting of this partnership was held in the fall of 2021, and served as an opportunity for City of Macomb and IHDA planning staff to summarize all planning components undertaken throughout the partnership, as well as ask residents to develop a vision for the plan's recommendations. As such, this meeting served as a design charrette of the Community Revitalization partnerships final goals. 14 residents attended this meeting, which was held on the evening of November 16, 2021, at Spoon River College in Macomb. IHDA planning staff briefly summarized the partnership and all planning activities completed, allowing time for further questions and comments about the results of the Community Needs Assessment Survey, Housing Stock Survey, prior plan review, and market data analysis. The majority of the meeting was dedicated to fostering dialogue surrounding the most logical and pertinent goals for housing in Macomb that would guide the plan. Using Mentimeter, an interactive platform where meeting attendees can vote on pre-determined questions as well as contribute free-form responses, IHDA planning staff led a variety of topical discussions relating to housing and overall development objectives in Macomb.

When asked what the City of Macomb should start, stop and continue, attendees submitted the following responses:

Start	Stop	Continue
<ul style="list-style-type: none"> <li>• Bike activities</li> <li>• Things to do (activities), a bakery, and more interaction between town and gown</li> <li>• Renovate housing and buildings on the square</li> </ul>	<ul style="list-style-type: none"> <li>• Criticism without solutions</li> <li>• No more neglected rental housing</li> </ul>	<ul style="list-style-type: none"> <li>• Building infrastructure, getting rid of bad houses, and having grants for small businesses</li> <li>• Renovate</li> <li>• Infrastructure improvements</li> <li>• Continue improvements</li> <li>• Art and cultural programs and infrastructure improvements</li> <li>• Continue improvements</li> </ul>

Attendees were also asked to rank pre-determined development priorities for the City of Macomb from high-to-low. While most of the available selections were ranked highly, the one that emerged as the highest priority across all attendees was "renovating existing housing." Conversely, building new housing was ranked as the lowest priority. The full rankings and responses are included in the picture below.

Attendees were also asked to rank pre-determined development priorities for the City of Macomb from high-to-low. While most of the available selections were ranked highly, the one that emerged as the highest priority across all attendees was “renovating existing housing.” Conversely, building new housing was ranked as the lowest priority. The full rankings and responses are included in the picture below.

Attendees were also asked a suite of questions related directly to the housing needs and priorities of Macomb and its residents. Overall, attendees highly favored the prioritization of rehabilitation, preservation, and homeownership opportunities over senior housing and new construction (which did not receive any support from respondents). Adaptive reuse and redevelopment of existing building was highly favored as the type of affordable housing that respondents thought would most benefit Macomb, with more than half of respondents selecting that option. Finally, young professionals and low-income individuals were the two-highest ranking populations that respondents selected as being in need of additional housing options in Macomb. All housing questions and their responses are shown in full in the images below.



### Rank the populations that you think need additional housing options the most in Macomb:

Mentimeter

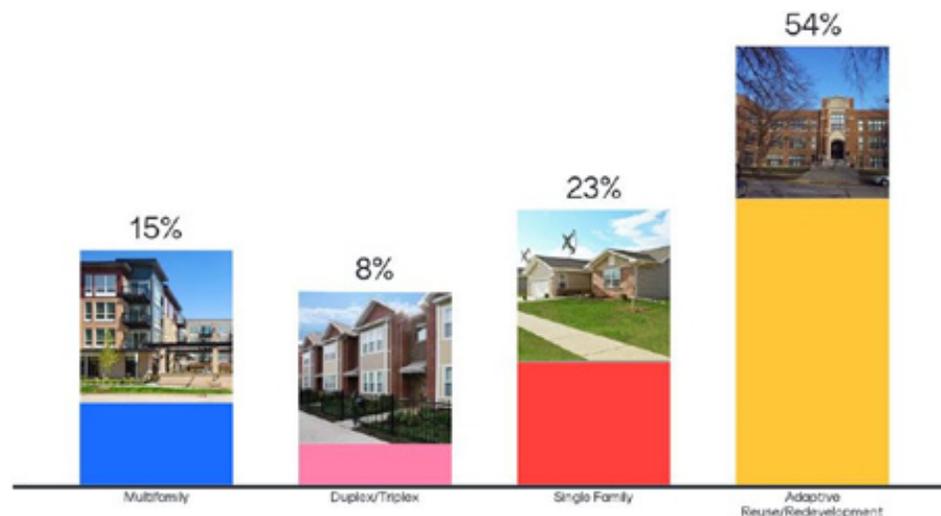




# Select your top 5 choices for what type of housing activities should Macomb prioritize:

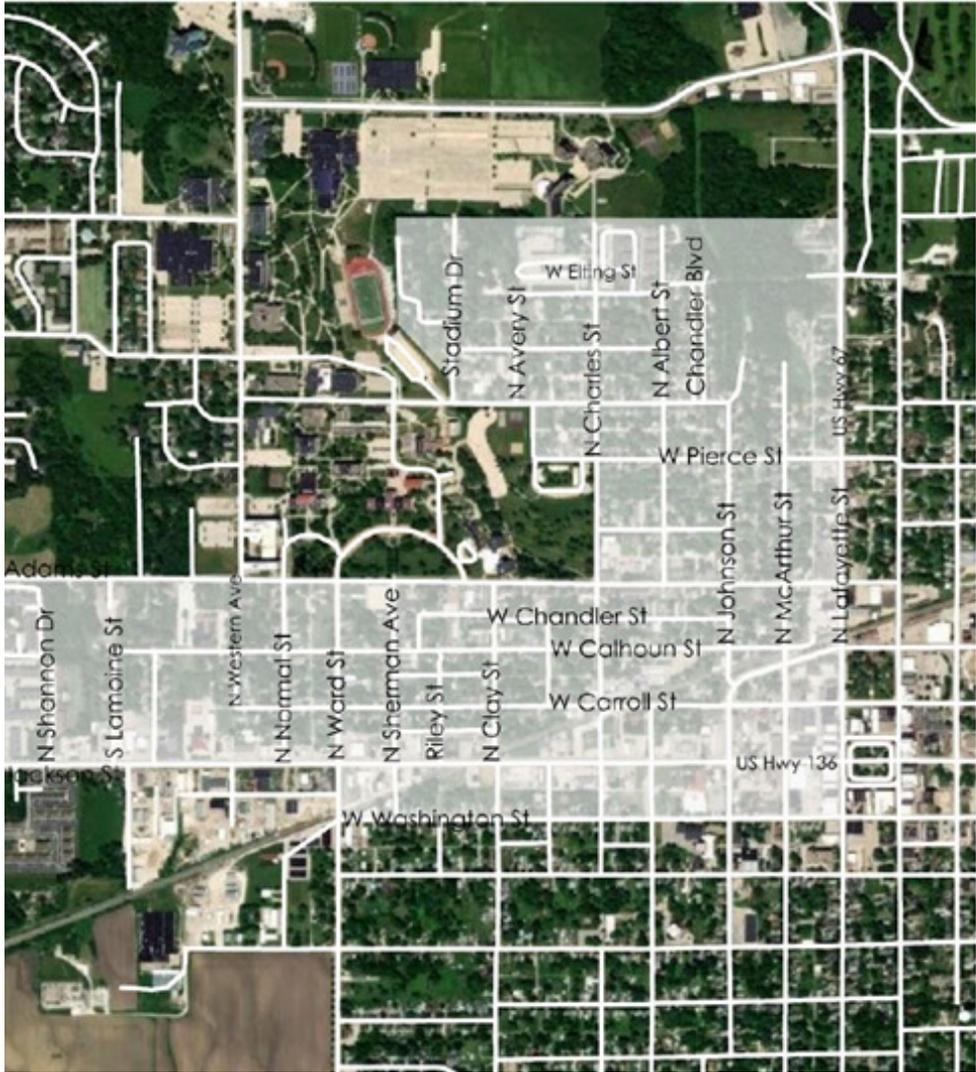


# Select up to 2 types of affordable housing design that you think would benefit Macomb:

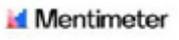




Finally, attendees were encouraged to submit free-form responses that summarized their thoughts about development goals specific to each region of this plan. Responses received per each area are shown in the images on the following pages.



## Please list goals that you would like to see accomplished specific to the Northwest Region:



Clean it up.  
Near university housing doesn't look great...:

More rentals and cleanup of housing

Improvement of property maintenance and enforcement of ordinances

Reuse of student housing



# Please list goals that you would like to see accomplished specific to the Northeast Region:

Park, Sidewalks

Investment in historically disinvested areas





# Please list goals that you would like to see accomplished specific to the Southwest Region:

Regulate truck and large vehicle traffic. More and improved sidewalks.

Clean up worst areas

An aerial photograph of a large, calm lake with several forested islands. The water is a light blue-green color. In the foreground, a shoreline with some buildings and trees is visible. The right side of the image is overlaid with a solid blue background.

# GOALS AND RECOMMENDATIONS

# GOALS AND RECOMMENDATIONS



## SUMMARY

The City of Macomb has experienced some population loss, but retains a strong educational, industrial, and service economy. Adjusting to changes in the population and their corresponding housing needs and preferences for Macomb is an opportunity for the community to reflect and redirect itself. The northeast, northwest, and southwest quadrants of the City were surveyed to determine the condition of the housing stock. The southeast quadrant of the City, which is heavily single-family, was not included due to the limitation of resources.

## GOALS

- **IMPROVE CONDITION OF HOUSING STOCK BY FOCUSING ON EXTERIORS, PRIMARILY PAINT AND SIDING, GIVEN THE DETERIORATION IN PAINT CONDITION ON PROPERTIES IN THE NORTHEAST AND SOUTHWEST QUADRANTS.**
- **IMPROVE CONDITION OF HOUSING STOCK BY PRESERVING AS MUCH HOUSING STOCK AS POSSIBLE THROUGH PROGRAMS DESIGNED TO INCENTIVIZE PROPERTY OWNERS TO REINVEST IN THEIR PROPERTIES.**
- **IMPROVE AVAILABILITY OF “MISSING MIDDLE” HOUSING OPTIONS FOR UPPER-SCALE RENTAL AND AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES.**
- **PARTNER WITH LARGER LOCAL EMPLOYERS TO ENSURE ADEQUATE AVAILABILITY OF AFFORDABLE HIGH-QUALITY WORKFORCE HOUSING.**
- **IMPROVE EASE OF BICYCLE AND PEDESTRIAN TRAVEL TO BE ON PAR WITH CAR AND PUBLIC TRANSIT.**
- **ENSURE SUFFICIENT INFRASTRUCTURE IS IN PLACE TO SUPPORT POTENTIAL NEW CONSTRUCTION AREAS / SUBDIVISIONS.**
- **IMPROVE INFRASTRUCTURE IN HISTORICALLY UNDER-SERVED AREAS.**
- **INCREASE PARTNERSHIPS TO PROVIDE JOB CREATION, TRAINING, PLACEMENT.**
- **WORK WITH MAJOR COMMERCIAL AND ANCHOR INSTITUTIONS TO DEVELOP AND COORDINATE A DEVELOPMENT VISION.**
- **ENCOURAGE MIXED-USE AND VARIABLE HOUSING DEVELOPMENT IN THE CORE NORTHEAST, NORTHWEST, AND SOUTHWEST NEIGHBORHOODS WHERE APPROPRIATE.**
- **SECURE, DEMOLISH, OR RENOVATE VACANT HOUSES AND GREEN OR REDEVELOP VACANT LOTS.**

An aerial photograph of a city, likely Chicago, showing a mix of urban and residential areas. In the background, there are several tall buildings, including a prominent one with a white tower. The foreground shows a residential neighborhood with houses, trees, and a paved area. A large blue vertical bar covers the right side of the image, containing the title and table of contents.

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# FUNDING AND IMPLEMENTATION



## MACOMB'S LOCAL DEVELOPMENT TOOLS

There are many local resources that are available throughout the City of Macomb to aid with local economic and community development initiatives.

The following section provides an overview of select incentive programs that may be utilized to promote economic and community development initiatives. Those highlighted may be particularly relevant to achieve the housing goals of this plan's strategy area, however this guide is not meant to serve as an exhaustive list of all resources available within the City of Macomb. Resources and programs that are not currently available within the City of Macomb may be provided for potential future application or reference. It is important to note that IHDA does not designate, administer, allocate, or fund these programs. Program information, including incentives and eligibility, is subject to change. For specific and current program information, contact the City of Macomb or appropriate program administrator.



# ENTERPRISE ZONE PROGRAM

## BACKGROUND

An Enterprise Zone is a specific area designated by the State of Illinois in cooperation with a local government to receive various tax incentives and other benefits to stimulate economic activity and neighborhood revitalization. The Illinois Enterprise Zone Program is designed to stimulate economic growth and neighborhood revitalization in economically depressed areas of the state through state and local tax incentives, regulatory relief and improved governmental services. Once designated, an Enterprise Zone maintains its designation for 15 years. After 13 years, the Enterprise Zone Board will review the zone to determine a possible ten-year extension of the designation. Enterprise Zones range from a half square mile to fifteen square miles. Businesses located or expanding in an Illinois enterprise zone may be eligible for the state and local tax incentives. The Enterprise Zone program was enacted by the Illinois Enterprise Zone Act (20 ILCS 655/) and took effect December 7, 1982. The Illinois Department of Commerce and Economic Opportunity (DCEO) administers the program at the state level.

## STATE INCENTIVES

### ILLINOIS DEPARTMENT OF REVENUE (IDOR)

- Building Materials Exemption (BME)
- Relief from sales tax on building materials used in the construction, rehabilitation, or renovation of real estate
- See Business Incentives Reporting and Building Materials Exemption Certification
- Investment Tax Credit
- Allows for a 0.5% credit against the state income tax for investments in qualified property
- For more information, please contact IDOR

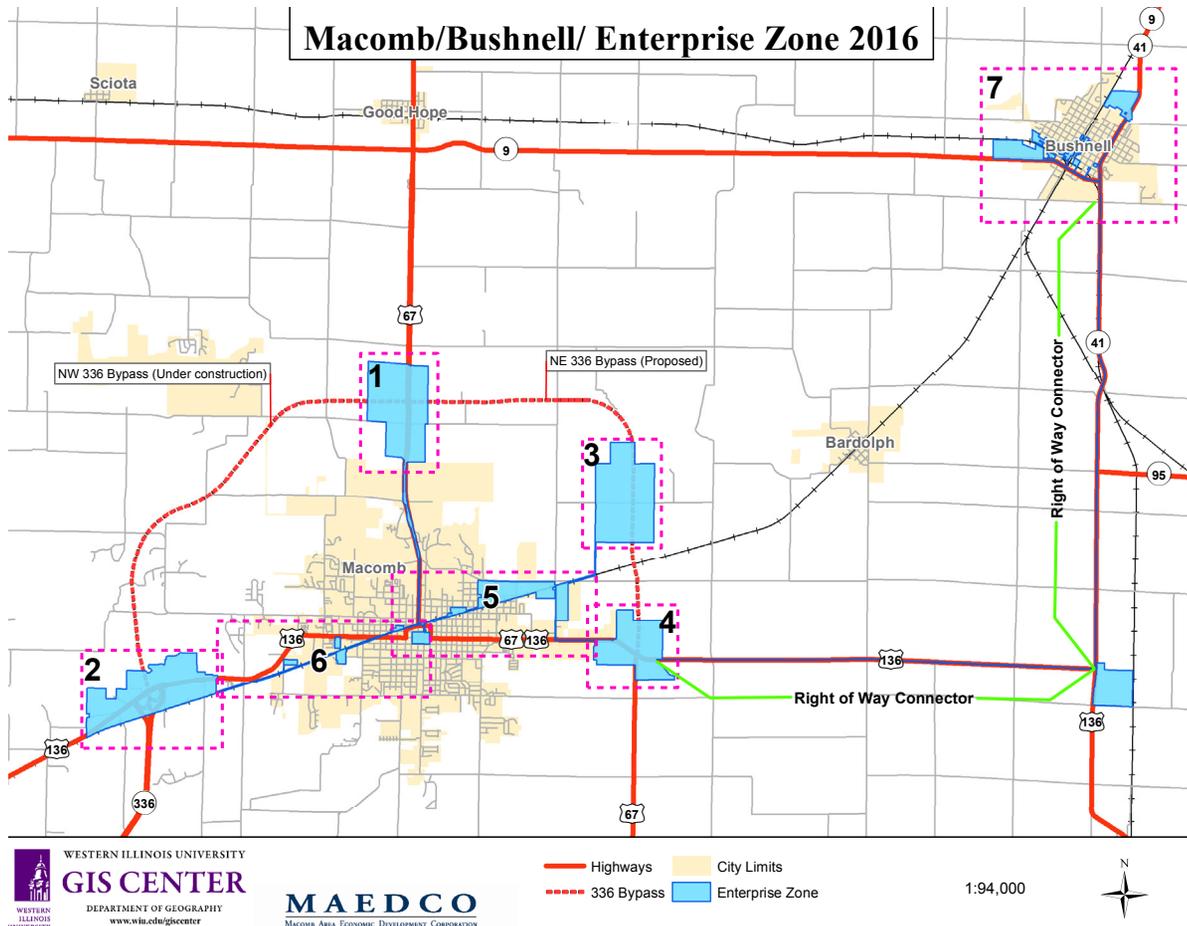
### ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY (DCEO)

- Manufacturing Machinery and Equipment/Pollution Control (MM&E)
- Provides a 6.25% state sales tax exemption on all tangible property
- Utility/Telecommunications Tax Exemption
- Provides a 5% state tax exemption on gas and electricity, as well as an exemption of the Illinois Commission 0.1% administrative charge and excise taxes on the act or privilege of originating or receiving telecommunications
- Certification through DCEO requires business entities to submit an application and supporting documentation which demonstrate that the business has met the minimum statutory requirements of investment and job creation/retention



## LOCAL INCENTIVES

Macomb contains five Enterprise Zones that cover areas in downtown Macomb in addition to the north, east, and western boundaries of the city. The Macomb/Bushnell Enterprise Zone (designated in yellow on the map below) was designated in 2016. The Macomb/Bushnell Enterprise Zone, in addition to the state incentives above, also provides a property tax abatement on increases in assessed value, resulting in an approximately 100% abatement, effective after the project has been completed. Industrial and Commercial project abatements are available for ten years, while qualified residential projects located in the zone's core area (downtown Quincy) will receive a five-year abatement. Additional tax abatement incentives for Industrial taxpayers are available provided that the taxpayer constructs improvements in addition to those for which abatements were granted, or causes the taxpayer's suppliers or customers to construct new improvements and make capital expenditures of at least \$1 million in the Zone within five years of the original abatement. Also, exemption from city, county, and state sales tax is available on building materials which will be permanently incorporated into real estate, and remains in effect for one year after the building permit is issued. Finally, there is a reduction by 50% of all building-related permit fees normally charged in conjunction with Commercial, Industrial, or Residential projects involving rehabilitation, expansion, or new construction for properties located within the Zone boundaries.





# TAX INCREMENT FINANCING (TIF)

## BACKGROUND

Tax Increment Financing, (TIF) is a local economic development tool that dedicates sales tax revenues and additional incremental property tax revenues generated within the TIF for improvements made within the district to encourage new economic development and job creation. In the State of Illinois, the Tax Increment Allocation Redevelopment Act (TIF Act) was adopted in 1977. Units of local government designate TIF districts within their jurisdiction. Therefore, TIF enables municipalities to self-finance redevelopment programs. The Illinois TIF Act specifies a number of requirements that must be satisfied for an area to qualify for TIF. To add, Illinois law allows a TIF district to exist for a period of up to 23 years, with the possibility of extending the district's life for another 12 years upon application to the Illinois legislature.

A TIF District's revenue (tax increment) comes from the increased assessed value of property and improvements within the District. Once a TIF District is created, the value of the property in the area is established as the "base amount." The property taxes paid on the base amount continue to go to the various taxing bodies as they always had. The growth of the value of the property over the base is what generates the tax increment. Funds may be used for costs associated with the development or redevelopment of property within the TIF district, allowing blighted, declining, and underperforming areas to again become viable, and allowing these areas to compete with vacant land at the edge of urban areas. Overall, the intent is to reinvest and leverage any short-term gains so that all the taxing bodies receive larger financial gains in the future.

## STATE AND LOCAL INCENTIVES<sup>1</sup>

Municipal officials regulate allocation and disbursement of funds within the TIF District. Each TIF request is thoroughly evaluated by the municipal officials. Projects in TIF Districts typically include:

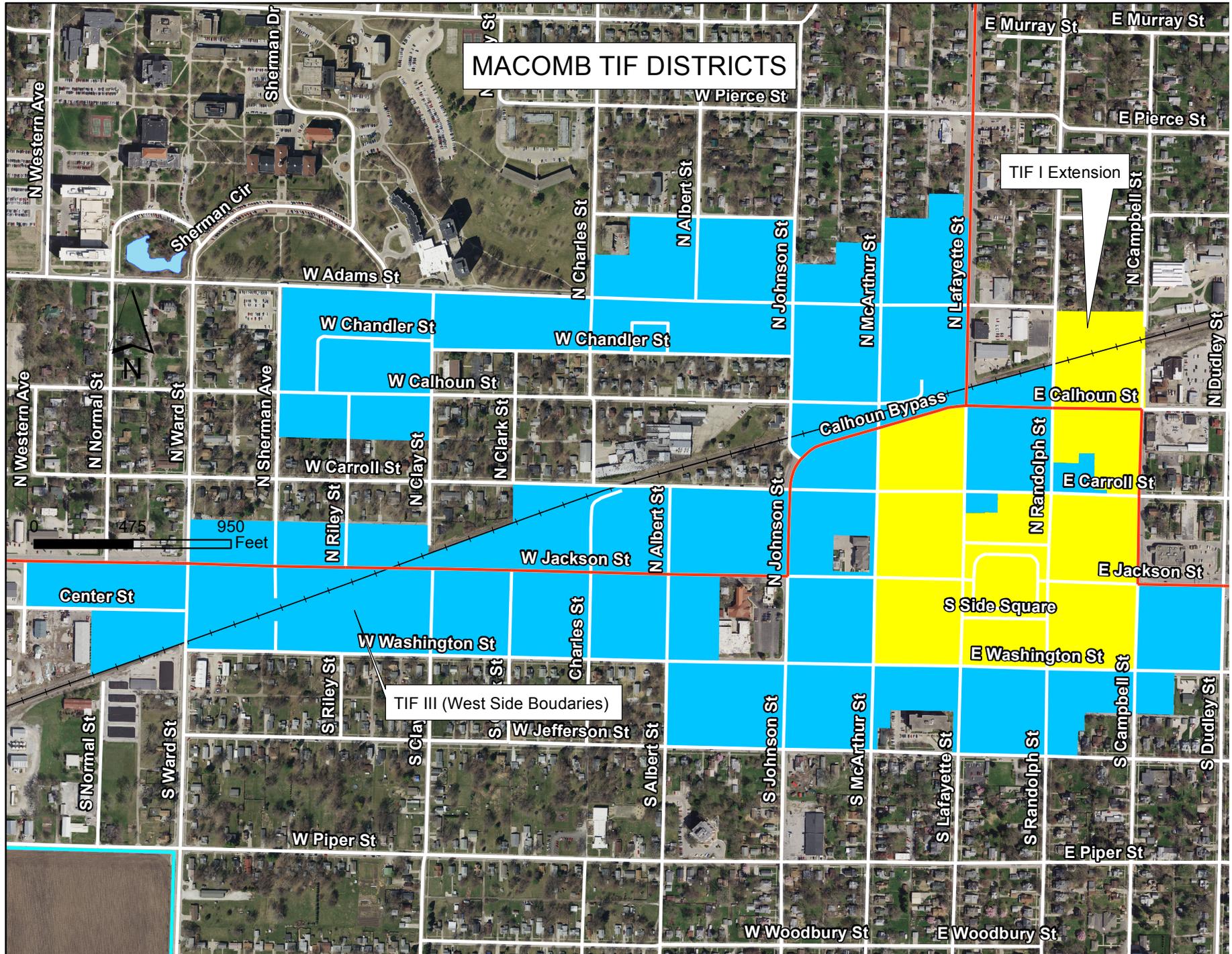
- Redevelopment of substandard, obsolete, or vacant buildings
- Financing public infrastructure improvements, including streets, sewer, water, in declining areas
- Cleaning up polluted areas
- Improving the viability of downtown business districts; rehabilitating historic properties
- Providing infrastructure needed to develop a site for new industrial or commercial use

As mentioned TIF can be used to fund a variety of public improvements and other investments that are essential to a successful redevelopment program. The eligible uses for TIF funds are provided in Illinois' Tax Allocation Redevelopment Act/TIF Act. The TIF Act generally authorizes that TIF funds may be used for<sup>2</sup>:

- The administration of a TIF redevelopment project;
- Property acquisition;
- Rehabilitation or renovation of existing public or private buildings;
- Construction of public works or improvements;
- Job training;
- Relocation;
- Financing costs, including interest assistance;
- Studies, surveys and plans;
- Marketing sites within the TIF;
- Professional services, such as architectural, engineering, legal and financial planning;
- Demolition and site preparation

<sup>1</sup> The City of Macomb has two active TIF districts as of April 2022.  
<sup>2</sup> Some restrictions may apply; see the Act for the list of TIF-eligible costs

MACOMB TIF DISTRICTS



MACOMB TIF DISTRICTS

TIF I Extension

TIF III (West Side Boundaries)



# OPPORTUNITY ZONES (OZ)

## BACKGROUND

Opportunity Zones are low-income census tracts into which investors can put capital to work financing new projects and enterprises in exchange for certain federal capital gain tax advantages. In addition, Opportunity Zones are an economic development tool that is designed to spur economic development and job creation in distressed communities. The program is designed to spur long-term private sector investment in low-income communities, while offering a frictionless way for investors to reinvest capital gain. Opportunity Zones were presented and established by U.S. Congress in the Tax Cuts and Jobs Act of 2017 passed December of 2017 (see Public Law No. 115-97).

Legislation requires governors to designate Opportunity Zones among eligible census tracts within their state. Eligible census tracts are determined based on having median family income that does not exceed 80% of area median income and a poverty rate of at least 20%. Governors are to designate 25% of such tracts within their state, although 5% of a governor's selection may be ineligible tracts that are contiguous with Opportunity Zone-eligible tracts and have a median income that does not exceed 125% of the median income of the adjacent qualified tract. Following the governor's proposal, the U.S. Treasury Department certifies the eligible tracts as Opportunity Zones for ten years.

In Illinois, then Governor Bruce Rauner was eligible to nominate 25% (327) of the state's 1,305 qualifying low-income census tracts as Opportunity Zones. Governor Rauner, along with local units of government, Economic Development Organizations, Chamber of Commerce and community organizations, engaged in a three-phase approach to identify and nominate the 327 Opportunity Zones (Illinois DCEO). The methodology consisted of:

- 1) Need Based Indexing
- 2) Equitable Distribution
- 3) Local Consideration

*To find a detailed summary of Opportunity Zone designation in Illinois, visit the Illinois Department of Commerce and Economic Opportunity's website<sup>1</sup>.*

Opportunity Funds are private sector investment vehicles that invest at least 90% of their capital in Opportunity Zones. The fund model is intended to enable several investors to pool their resources in Opportunity Zones, increasing the scale of investments going to underserved areas. This self-certifying program has no cap on how much capital can move, creating a simple business model. Consequently, all investments that seek the benefit from the tax advantages of the program must be made through an opportunity fund. Funds are to invest at least 90% of capital in qualified zones and will be audited two times per year for compliance. The program is driven by the private sector; therefore, the private sector is responsible, along with other stakeholders, for establishing Opportunity Funds.

<sup>1</sup> <https://www2.illinois.gov/dceo/Pages/OppZn.aspx>



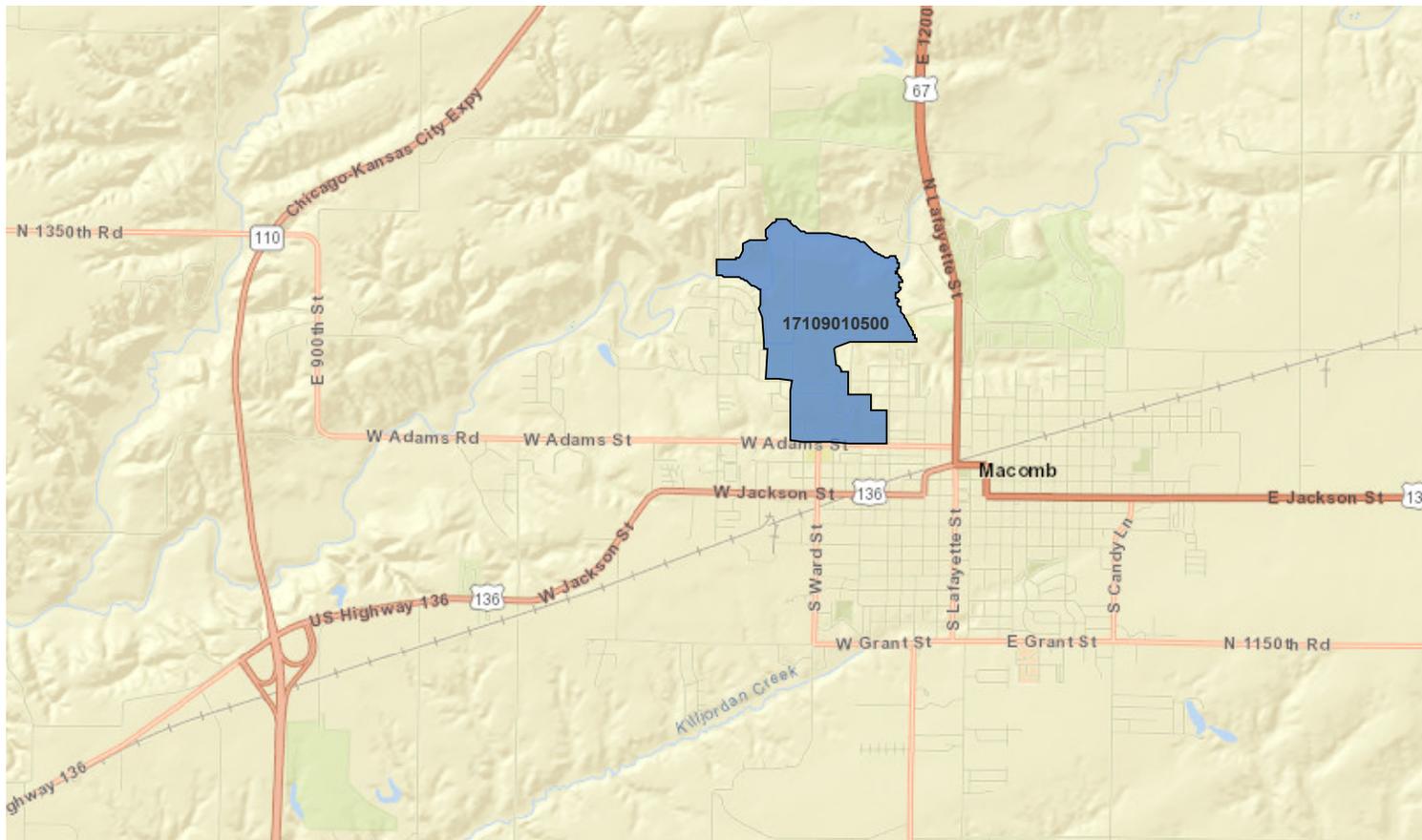
## STATE AND LOCAL INCENTIVES

Opportunity Zones can help finance any number of projects throughout a state, such as startups, commercial development, innovation districts, brownfield development, energy assets, and lastly, housing. Investors benefit from the program by the following ways:

- Temporary deferral - Investors can defer capital gains taxes until 2026 by putting and keeping unrealized gains in an Opportunity Fund.
- Reduction – The original amount of capital gains on which an investor has to pay deferred taxes is reduced by 10%, if the Opportunity Fund investment is held for 5 years, and another 5% if held for 7 years.
- Exception – Any capital gains on investments made through the Opportunity Fund accrue tax-free as long as long as the investor holds them for at least 10 years.

## OPPORTUNITY ZONES IN MACOMB

As of March 2022, Macomb has one designated Opportunity Zone.



# HISTORIC DISTRICTS



## BACKGROUND

A historic district is listed on the National Register of Historic Places as a historic place worthy of preservation and is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources. According to the National Register, there are more than 93,000 properties representing 1.8 million contributing buildings, sites, districts, structures, and objects. Almost every county in the United States has at least one place listed in the National Register. The Illinois State Historic Preservation Office (SHPO, and formerly the Illinois Department of Conservation) designates historic districts in Illinois, but districts and buildings may be nominated by anyone.

## STATE AND LOCAL INCENTIVES

Listing on the National Register makes the district/property eligible for certain financial benefits and increases a community's awareness and appreciation of its cultural resources by promoting a sense of pride in local history and the built environment. Benefits include: potentially stopping the damage or destruction of registered places by requiring state or federally permitted/funded/licensed projects to examine alternatives; offering a federal AND a state income tax incentive for rehabilitating income-producing places; offering a property tax assessment freeze incentive for rehabilitating single family, owner occupied residences; and increasing awareness and appreciation of registered places. Being listed in the National Register does not require property owners to obtain prior approval to change their property when using private, city, or county funds; require private property owners to preserve or restore their registered place; or block state or federally funded/permitted/licensed projects when these are desired by the owner and shown to be in the public interest.

## FEDERAL HISTORIC PRESERVATION TAX CREDIT

The Tax Reform Act of 1986 provides a 20% federal income tax credit for owners of income producing historic buildings that undergo substantial rehabilitation. A credit equal to 20% of a rehabilitation's qualified expenditures may be subtracted directly from the owner's federal income taxes. The program benefits the owner, the occupants, and the community by encouraging the preservation of historic buildings through promotion, recognition, designation, and reuse; increasing the value of rehabilitated properties; returning underutilized structures to the tax rolls; revitalizing downtowns and neighborhoods and often increasing the amount of housing available within the community; and sustainably reusing the built environment.

## ILLINOIS HISTORIC PRESERVATION TAX CREDIT

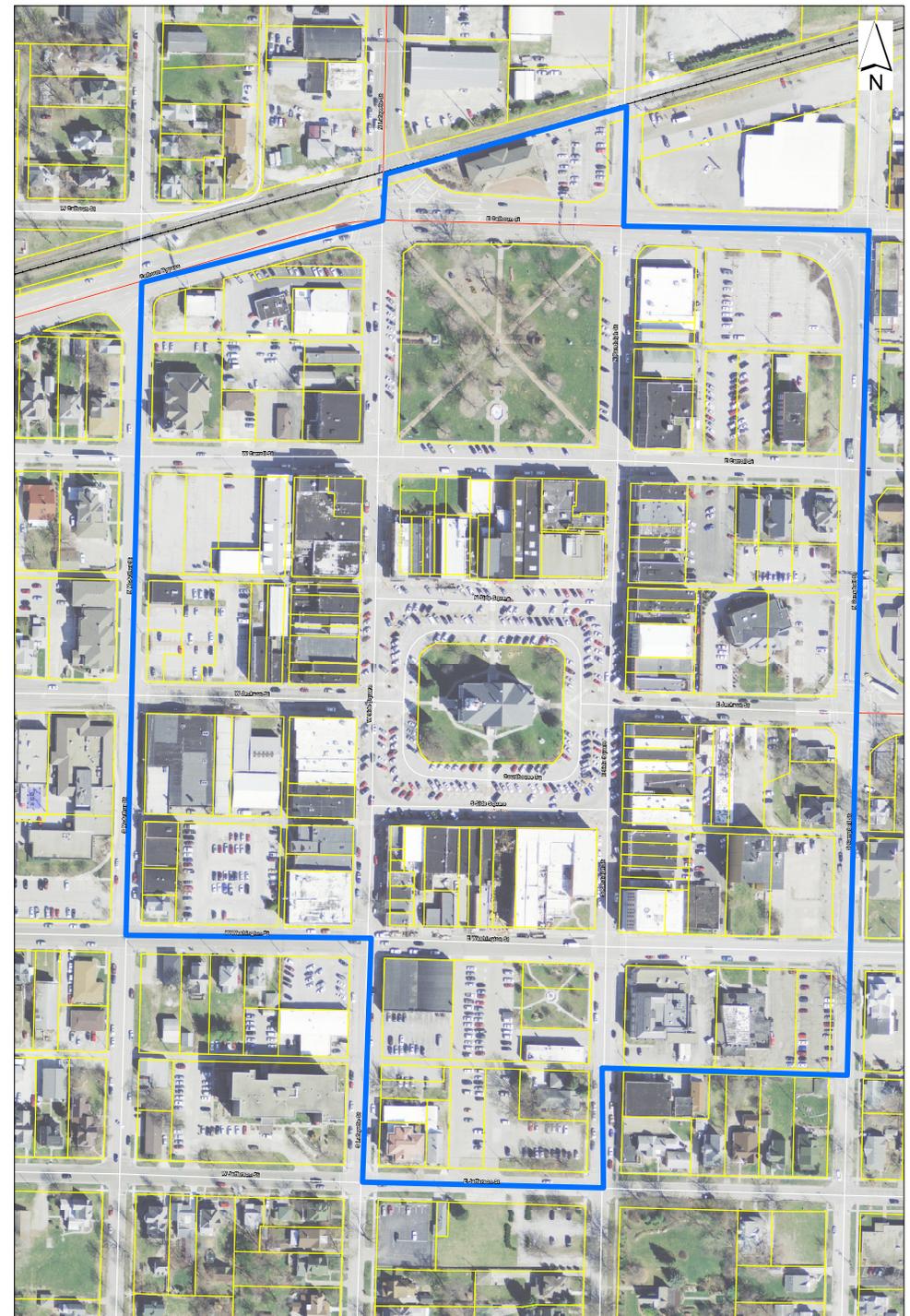
Signed by former Governor Bruce Rauner in July 2018 and beginning on January 1, 2019, the state Historic Tax Credit will provide a state income tax credit equal to 25% of a project's qualified expenditures to owners of income producing certified historic structures who undertake certified rehabilitations. The state tax credit may be layered with the federal tax credit, resulting in a 45% overall tax credit for qualified expenditures. Projects with qualified expenditures incurred on or after January 1, 2019, through December 31, 2023, will be eligible to apply for the state tax credit. The credit is scheduled to end on or before December 31, 2023. Projects that meet one of the following criteria will be prioritized:

- The qualified structure is located in a county that borders a state with a historic property rehabilitation credit;
- The qualified historic structure was previously owned by a federal, state, or local governmental entity;
- The structure is located in a census tract that has a median family income at or below the state median family income;
- The qualified rehabilitation plan includes in the development partnership a Community Development Entity or a low profit (B Corporation) or not-for-profit organization;
- The qualified historic structure is located in an area declared under an Emergency Declaration of Major Disaster under the federal Robert T. Stafford Disaster Relief and Emergency Assistance Act (most likely within the three years prior to the qualified expenditures, but that is not yet determined).

### HISTORIC DISTRICTS IN MACOMB

Currently, the Macomb Historic Preservation Commission (HPC) is proposing a downtown historic district that includes the area bounded by Calhoun and the Amtrak Depot on the north; Washington and Jefferson Street on the south; McArthur St. on the west; and Campbell on the east.

City of Macomb Historic District





# ACTIVE IHDA PROGRAMMING AVAILABLE TO MACOMB

## MULTIFAMILY PROGRAMS AND FINANCING PRELIMINARY PROJECT ASSESSMENT (PPA)

Prior to applying for any IHDA resource, a sponsor must submit a Preliminary Project Assessment (PPA). The PPA addresses the project's site and market using specific market data and metrics. In addition to the market review, IHDA also confirms a project's Opportunity Area (OA) and Proximate Opportunity Area status if requested. After the review, IHDA will notify the sponsor if the PPA received approval or denial. Approved PPA's are eligible to submit an application for tax credits or IHDA financing. However, approval of a PPA does not guarantee an allocation of tax credits or IHDA financing. The application process differs based on the type of resource applied for:

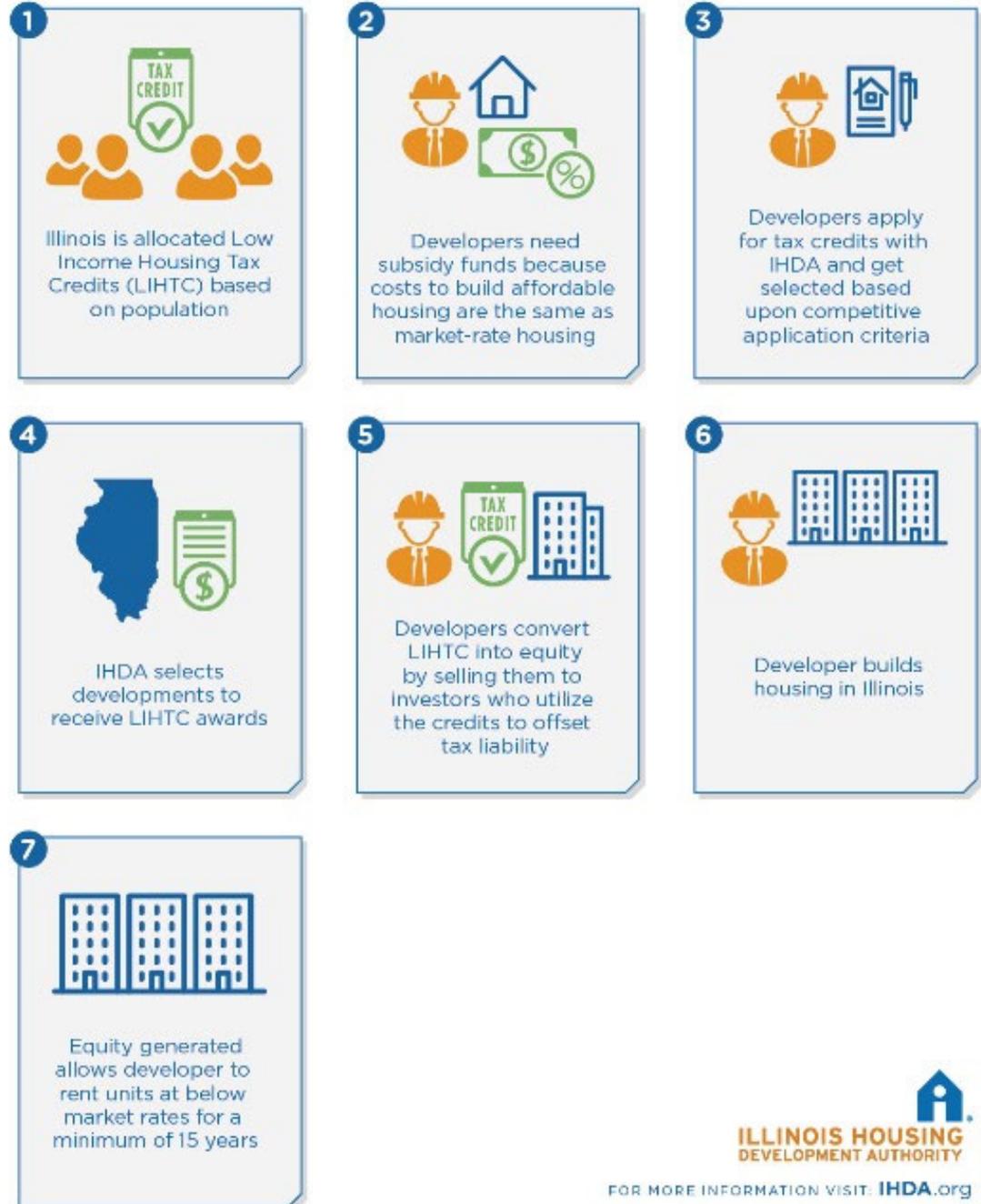
## LOW INCOME HOUSING TAX CREDIT

The Low-Income Housing Tax Credit (LIHTC, Housing Credit) is a dollar-for-dollar federal tax credit for affordable housing investments. It was created under the Tax Reform Act of 1986 and gives incentives for the utilization of private equity in the development of affordable housing aimed at low-income Americans. The program is administered at the state level by state housing finance agencies (i.e. IHDA) with each state getting a fixed allocation of credits based on its population. IHDA evaluates applications against the "Qualified Allocation Plan" (QAP). LIHTC accounts for the majority (approximately 90%) of all affordable rental housing created in the United States today, and is the most successful affordable housing tool in Illinois. The tax credits are more attractive than tax deductions as the credits provide a dollar-for-dollar reduction in a taxpayer's federal income tax, whereas a tax deduction only provides a reduction in taxable income. The maximum rent that can be charged is based upon the Area Median Income ("AMI") and is capped at 80% of AMI. Rents must be kept affordable for a 15-year initial "compliance period" and a subsequent 15-year "extended use period".

## HOW LIHTC WORKS

A developer proposes a project to IHDA, wins an allocation of tax credits, completes the project, certifies its cost, and rents-up the project to low-income tenants. Simultaneously, an investor makes a “capital contribution” to the project’s owner in exchange for being “allocated” the entity’s LIHTCs over a ten-year period (syndication). The program’s structure as part of the tax code ensures that private investors bear the financial burden if properties are not successful. This pay-for-performance accountability has driven private sector discipline to the LIHTC program, resulting in a foreclosure rate of less than 0.1%, far less than that of comparable market-rate properties. As a permanent part of the tax code, the LIHTC program necessitates public-private partnerships, and has leveraged more than \$100 billion in private equity investment for the creation of affordable rental housing nationally.

## How Does the Low Income Housing Tax Credit Work?





## MULTIFAMILY HOUSING DEVELOPMENTS

Tax credits serve as a very powerful tool to developers who create affordable multifamily rental housing. Developments can be realized through a variety of designs, layouts, and with varying requirements; multifamily properties rehabbed or constructed through tax credits may include residences for elderly individuals, families, single individuals, veterans, people at-risk of homelessness, and people with special needs and/or disabilities. While the development must provide affordable housing units, unit mixes can vary to include rents that accommodate extremely low-income populations as well as those that fall only slightly lower than the area median income, or market rate rentals. Housing that is developed as a result of tax credit awards may be developed in a wide variety of styles and with varying amenities. Historically, tax credit developments have included townhomes, duplexes, multi-unit buildings with 50 or more units, and scattered single family homes. Design, tenant population, and construction decisions, while all holding implications on the cost of construction, rents charged, and many other factors that are taken into consideration during a project's application period, are ultimately decided upon by the housing developer. The following examples highlight various styles of multifamily housing developments that have been constructed through IHDA's tax credit programs:



### TIGER SENIOR APARTMENTS

Paris, Illinois  
Redevelopment of shuttered Paris High School  
42-unit senior residence



### COTTAGE APARTMENTS

Normal, Illinois  
New construction  
50-unit senior residence

## EMERALD RIDGE

East Alton, Illinois  
Redevelopment, new  
construction 46 single  
family homes, duplexes



## MAPLE RIDGE II

Paris, Illinois  
New construction  
50 single family homes, duplex-  
es, and multi-unit buildings





## COMMUNITY REVITALIZATION IN THE LOW-INCOME TAX CREDIT PROGRAM

Community Revitalization plays an important role within IHDA's LIHTC program by promoting development of affordable housing in all areas and communities throughout the state and ensuring that projects proposing to locate within vulnerable markets are connected and contributing to local planning and development activities. Community Revitalization is offered as a substantial incentive in the competitive 9% round, allowing projects that do not fall within Opportunity Areas to earn up to 10 points by demonstrating tangible connections to local planning initiatives. IHDA also utilizes Community Revitalization to ensure that affordable housing projects are responsibly connected to local planning and development initiatives. Under both the 4% and 9% LIHTC rounds, all projects proposing to locate in a Qualified Census Tract (QCT) or Racially or Ethnically Concentrated Area of Poverty (R/ECAP), or those that receive a Conditional Approval based on market characteristics, are required by IHDA to submit a Community Revitalization Strategy and supporting documentation that meets all requirements under the current Community Revitalization Thresholds as a condition of closing.

The following pages contain the most recent Community Revitalization Thresholds and Scoring Criteria which are applicable for the 2022-2023 LIHTC rounds.

## ILLINOIS AFFORDABLE HOUSING TAX CREDIT

The Illinois Affordable Housing Tax Credit (IAHTC) encourages private investment in affordable housing by providing donors of qualified donations with a one-time tax credit on their Illinois state income tax equal to 50% of the value of the donation. The donor can choose to transfer the credits to the project, which creates additional project financing through syndication of the credits. IHDA administers the statewide program, and the City of Chicago's Department of Housing administers the program in the City of Chicago. IHDA receives 75.5% of the annual IAHTC allocation, while the City of Chicago receives 24.5%. Each administrative entity has its own application process. Rules governing the IAHTC program are found in the Illinois Administrative Code, Title 47, Chapter II, Part 355.

## ELIGIBLE DONATIONS

Eligible donations include money, securities, real estate or personal property. Donations must be provided, without consideration, to a qualified non-profit affordable housing sponsor for an affordable housing project. The donations may be aggregated if more than one donation is received for a development, but the total donation must exceed \$10,000. All donors must submit a donor affidavit stating that they understand the donation is eligible for the IAHTC program and whether they will retain or transfer the tax credit certificate. The donation must occur within 12 months of the receipt of an IAHTC reservation. Non-employer-assisted housing projects may apply for a 12-month extension in writing.

## INCOME LEVELS SERVED

For all but employer-assisted housing developments, 25% of the units in each development for rental projects and 100% of units in ownership projects must serve persons with incomes at or below 60% of the area median income. Rents or mortgage payments may not exceed 30% of the household income. For employer-assisted housing developments, 100% of units must serve eligible employees whose adjusted income is equal to 120% or less of the area median income.

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<sup>1</sup> See IHDA's Opportunity Area website (<https://www.ihda.org/developers/market-research/opportunity-areas/>) for more information

# COMMUNITY REVITALIZATION THRESHOLDS AND SCORING 2022-2023

## 2022-23 COMMUNITY REVITALIZATION STRATEGY



### Definitions

- **Community Revitalization Strategy (CRS)** shall mean a deliberate, concerted, and locally approved plan or documented interconnected series of local efforts with local stakeholder support intended to improve and enhance specific aspects of a Community Revitalization Strategy Area (defined below). Please note: A locally approved plan is but one method of documentation, but and because formalized plans are beyond the capabilities of all municipalities in the state, well-documented efforts taking place outside of formalized plans are equally acceptable for this purpose.
- **Community Revitalization Strategy Area (CRSA)** shall mean the Project area for a Community Revitalization Strategy. The CRSA must be contained to an area that is **the smaller of the following two options:** (1) An area that is no larger than a three-mile radius from the subject property(ies), OR (2) An area (census tract(s), municipality, neighborhood/community area, etc.) with a population no greater than 30,000. IHDA Community Revitalization staff may approve a larger CRSA on an individual basis if sponsor provides documentation evidencing the need to define a larger area.
- **Affordable Housing** – For the purposes of Community Revitalization Strategy Section IX)C.iv of IHDA's 2022-2023 QAP only, the term "Affordable Housing" is defined by one of the following criteria:
  - Rent restricted rental units (legally restricted via use of programs such as Low-Income Housing Tax Credits, HOME, Illinois Affordable Housing Trust Funds, etc.) where rent is restricted to levels affordable to households earning under 30%, 50%, 60%, or 80% of the Area Median Income;
  - Rent subsidized rental units (examples of rental subsidies are Project Based Rental Assistance, Project Based Vouchers, Housing Choice Vouchers, Section 811, and Rental Housing Support Program);
  - Affordable homeownership programs, including the use of subsidized mortgage credit certificates, mortgage revenue bonds, or down payment assistance that are limited to households earning less than 120% of Area Median Income.
- **BIPOC** shall mean "Black, Indigenous, or Person(s) of Color"
- **Subject Property(ies)** shall mean the property or properties where Affordable Housing activity proposed by the LIHTC application will be located.

IHDA provides technical assistance to project sponsors and communities that require or are interested in submitting a Community Revitalization Strategy. For more information, or to request technical assistance, please contact [Revitalization@IHDA.org](mailto:Revitalization@IHDA.org).

Additional information and resources can be found on IHDA's [Community Revitalization Website](#).

### Cover Letter

Required for both 4% and 9% applications. An optional template cover letter provided by IHDA may be utilized.

[Click here to utilize IHDA's Cover Letter template \(optional\)](#)

A cover letter citing the locations (**document title and page numbers**) within the submitted materials where thresholds and scoring criteria can be found. The Community Revitalization Strategy for 4% and 9% applications will not be evaluated without this cover letter.

# 2022-23 COMMUNITY REVITALIZATION STRATEGY

## Threshold Requirements

### Threshold Requirements

Within the Low-Income Housing Tax Credit (LIHTC) program, all projects that are not eligible to receive Opportunity Area points may submit a Community Revitalization Strategy, which can be awarded up to 10 points in a 9% competitive application. To be eligible for these points, the Community Revitalization Strategy must first meet all of the Threshold Requirements outlined below. **All materials, plans, and supporting documentation must be dated within five (5) years of application submission** (excepting community participation, see below); sponsor may submit materials, plans, or supporting documentation that are up to ten (10) years old from the time of application submission, but sponsor must demonstrate a clear connection to the present conditions and goals of the community through a detailed narrative and evidence from the community.

Additionally, all projects proposing to locate in a Qualified Census Tract (QCT) or HUD-recognized Racially or Ethnically Concentrated Area of Poverty (R/ECAP), or projects demonstrating market concerns as identified by IHDA, determined at the time of PPA, must submit a Community Revitalization Strategy and supporting documentation that at a minimum meets the mandatory Threshold Requirements outlined below. This requirement applies to projects seeking either 4% or 9% LIHTC.

#### Defined Community Revitalization Strategy and Area

All of the following must be provided:

A written description of the Community Revitalization Strategy Area designated for revitalization, with boundaries clearly described.

- A) The CRSA must be contained to an area that is **the smaller of the following two options**: (1) An area that is no larger than a three-mile radius from the subject property(ies), OR (2) An area (census tract(s), municipality, neighborhood/community area, etc.) with a population no greater than 30,000.

IHDA Community Revitalization staff may approve a larger CRSA on an individual basis if sponsor provides documentation evidencing the need to define a larger area.

- B) A detailed narrative of the Community Revitalization Strategy. This must address why the designated Area was chosen for revitalization, and specifically how the Strategy has and/or will address the challenges that residents of the community face in accessing resources and amenities.

- C) A map locating the subject property(ies) within the designated Community Revitalization Strategy Area. The map must identify CRSA amenities, institutions, and assets, as well as where affordable housing is both currently located and planned. If available, land use and zoning designations may also be included.

**Click here to utilize IHDA's Asset Map template (optional)**

#### The Community Revitalization Strategy defined above must demonstrate components of:

##### 1) Affordable housing

All of the following must be provided:

- A) Documentation explicitly stating the need and desire for affordable housing as part of the Strategy for the community. The type of revitalization needed should be specified, such as preservation, demolition and greening, infill, rehabilitation, new development, rental housing, and/or homeownership  
*(community plans which indicate targeted areas for affordable housing, a letter summarizing local efforts made to designate areas for affordable housing, housing plans, etc.).*

- B) Documentation demonstrating the subject property's alignment with the Community Revitalization Strategy.

# 2022-23 COMMUNITY REVITALIZATION STRATEGY

## Threshold Requirements

### 2) Community participation

Activities must have taken place within three (3) years of application submission.  
At least 2 of the following must be provided:

- A) Local advertisements or evidence of community outreach for public meetings related to the Community Revitalization Strategy (*newspaper advertisements, local community newsletters, leaflets, local postings, etc.*).
- B) Attendance sheets or sign-in sheets from public meetings.
- C) Documentation showing the input gained from public meetings (*SWOT analyses, meeting minutes, lists of preferences, documentation of comments received, etc.*).
- D) Evidence of community-led project(s) that align with the Community Revitalization Strategy (*materials documenting community-based development initiative or program, community-based participatory budgeting process, etc.*).
- E) Community participation or action components in published planning documents or efforts (*TIF plans, comprehensive plans, neighborhood/corridor plans, etc.*).
- F) Evidence of a mix of public, private, and nonprofit investment in the Community Revitalization Strategy indicating a broad coalition of local stakeholders (*agreements or Memoranda of Understandings (MOUs) between community-based organizations and financial institutions or government entities, etc.*).
- G) Documentation of sponsor- or developer-hosted community meeting  
**Click here to utilize IHDA's Community Meeting Toolkit (optional)**

### 3) Plan adoption, approval, or support by local champion

At least 1 of the following must be provided:

- A) A resolution passed by a local governmental board, community, or committee stating the adoption of a plan that is a component of or relevant to the Community Revitalization Strategy (*comprehensive plan, transportation plan, neighborhood priorities report, etc.*).
- B) A letter signed by an elected official from the Strategy Area detailing the official approval of component(s) of the Community Revitalization Strategy. The letter must contain the date the plan was approved and the names of the officials and/or staff who approved it.
- C) Meeting minutes from a local governmental board, community, or committee meeting which clearly state the approval of component(s) of the Community Revitalization Strategy.
- D) Letter of support for the Community Revitalization Strategy from an existing local "champion" or "quarterback," not on the project development team, who has the capacity for mobilizing and coordinating resources and funding (*CDC, local community leader, neighborhood group, etc.*).

### 4) Economic development integration

All of the following must be provided:

- A) A completed CRSA Market Snapshot, provided by IHDA  
**Click here to utilize IHDA's CRSA Market Snapshot (required)**
- B) A realistic implementation plan to promote the Strategy Area's economic progress that both identifies and addresses the community's most pertinent challenges, goals, and opportunities across a range of sectors (*activities to create meaningful jobs, attract businesses or a grocery store, invest in public infrastructure such as potholes or bike lanes, etc.*).

# 2022-23 COMMUNITY REVITALIZATION STRATEGY

## Scoring Criteria

### Scoring Criteria

Submissions that have met all of the Threshold Requirements can score up to 10 points for demonstrating that their Community Revitalization Strategy includes components outlined within the following Scoring Criteria. **All materials, plans, and supporting documentation must be dated within five (5) years of application submission**; sponsor may submit materials, plans, or supporting documentation that are up to ten (10) years old from the time of application submission, but sponsor must demonstrate a clear connection to the present conditions and goals of the community through a detailed narrative and evidence from the community. Submissions may utilize the documentation referenced in their Threshold Requirements, as well as any needed additional materials to provide evidence of the following aspects within the Community Revitalization Strategy Area:

BUILDING OPPORTUNITY	
<b>1) Addressing a pre-existing community need</b>	
2 points available	
A)	1 point is automatically earned if project site(s) falls within a census tract(s) designated as a “Moderate Revitalization Impact Area” as listed on <b>IHDA’s Market Research website*</b> . An additional point may be earned per category C below.
B)	2 points are automatically earned if project site(s) falls within a census tract(s) designated as a “High Revitalization Impact Area” as listed on <b>IHDA’s Market Research website*</b> .
C)	<p>Project sites not falling within a designated Revitalization Impact Area may earn up to 2 points by demonstrating their explicit need for revitalization. To earn these points, a narrative supported by accompanying evidence must illustrate the Community Revitalization Strategy Area's need in at least 1 of the categories listed below, or other pertinent and measurable areas:</p> <ul style="list-style-type: none"> <li>-Rapidly declining population</li> <li>-Employment insecurity</li> <li>-High concentration of blighted housing stock</li> <li>-Unmet need for health services, educational opportunities, fresh foods, available/affordable housing, or other basic amenities</li> <li>-Other community demographic or economic insecurities</li> </ul> <p><i>In order to qualify for points under category C, claims in narrative must be substantiated and verified by accompanying evidence.</i></p>
<b>2) Capacity-building and partnerships</b>	
2 points available (1 point per category satisfied)	
<p><b>Acceptable types of documentation for this area include executed Memoranda of Understanding (MOUs), internship agreements with colleges/universities, curricula of accessible training programs, grant applications, applications for technical assistance, letters of intent from anchor institutions, etc.</b></p>	
A)	Documentation of at least one (1) formal partnership or official collaboration between the local government and/or established community-based organizations working towards a public agenda in the Strategy Area (neighborhood boards, local nonprofits, etc.) with organizations that offer technical assistance, capacity-building, or shared services. Documentation must also demonstrate that these partnerships have measurably improved community or resident outcomes.
B)	Evidence that the community has or is developing programming to actively place interns and/or students in public-service positions ( <i>municipal government, social services, healthcare, education, etc.</i> ).
C)	Evidence of community services available to increase job training and access ( <i>skills-based trainings offered at free or reduced costs, transportation services for job access, seeking job-creation entities, etc.</i> ).

# 2022-23 COMMUNITY REVITALIZATION STRATEGY

## Scoring Criteria

D)	Documentation of a formal agreement between the subject property and an entity listed on the State Economic Development Resource Directory <b>or</b> a HUD Section 3 plan.
E)	Evidence of financial support allocated from major community stakeholders such as universities, hospitals, or other anchor institutions to the Community Revitalization Strategy and/or the subject property(ies) <i>(this may include allocations from an approved Opportunity Fund).</i>
F)	Evidence that the community is actively seeking assistance for capacity-building activities <i>(applying for grants, participating in training or technical assistance programs including those offered by IHDA, etc.).</i>
G)	Documentation of at least one (1) formal partnership between sponsor/developer and a certified MBE/WBE providing services and/or programming to the subject property <b>and</b> accessible to the larger community.

### 3) Promoting racial equity

1 point available

A)	<p>Documentation that the community or Community Revitalization Strategy is actively promoting racial equity or pursuing racial equity initiatives. To earn this point, a narrative supported by accompanying evidence must illustrate the presence of at least one of the categories listed below, or other pertinent and measurable areas:</p> <ul style="list-style-type: none"> <li>-Active outreach, inclusion, and leadership of BIPOC populations in planning activities</li> <li>-Education or training availability for Diversity, Equity, and Inclusion (DEI)</li> <li>-Fair housing programming, marketing, or education</li> <li>-Promotion of homeownership to BIPOC communities</li> <li>-Provision of housing counseling and education targeting BIPOC communities</li> <li>-Provision of translation services for local programs and services</li> <li>-Support of entrepreneurial activities and initiatives for BIPOC communities</li> <li>-Support of wealth-building initiatives for BIPOC communities</li> <li>-Other activities that promote racial equity</li> </ul>
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## ACCESSIBILITY AND LIVABILITY

### 1) Improvements in amenities and services

3 points available (1 point per category satisfied)

**Document local efforts to improve and/or preserve access to the following elements within or available specifically to the Community Revitalization Strategy Area.**

A map/list of existing amenities present in the CRSA will not satisfy these categories.

Documentation must indicate how the CRS and/or subject property will **improve or preserve access** to existing amenities and/or provide new or innovative amenities within the CRSA.

A)	Banking and financial services
B)	Business development or incubation
C)	Childcare availability
D)	Civic services and engagement opportunities
E)	Community engagement via developer- or sponsor-hosted community meetings <b>Click here to utilize IHDA's Community Meeting Toolkit (optional)</b>
F)	Educational opportunities <i>(K-12, adult/vocational)</i>
G)	Food access

# 2022-23 COMMUNITY REVITALIZATION STRATEGY

## Scoring Criteria

H)	Healthcare and social services
I)	Homelessness services/supportive housing initiatives
J)	Municipal/community-wide broadband internet access
K)	Recreational opportunities
L)	Retail opportunities
M)	Senior center and/or senior social/recreational programming
N)	Streetscaping, public art, river walks, garden walks, farmers/art markets, tourism, other activities that attract visitors and business
O)	Transportation access
P)	Other: Provide documentation illustrating how <b>innovative</b> activities not defined above are being used to meet the needs of the CRSA

### PLAN IMPLEMENTATION AND FUNDING

#### 1) The Community Revitalization Strategy is being implemented

1 point available (1 point per category satisfied)

- A) Narrative detailing the Community Revitalization Strategy's implementation schedule, in specific quarters or months and years (*e.g. Q1 2022 or January-March 2022*), from plan creation to present. Accompanying evidence must also be provided demonstrating that significant portions of the Strategy have already been accomplished or are underway that can be substantiated via site visits and/or audits.
- B) Proof of implementation of infrastructure improvements made within the Strategy Area needed for continued development and/or investment (*map of road improvements, proof of investment in building facades, local press coverage etc.*).
- C) Evidence of measurable progress in addressing local services issues (*public health, homelessness, employment, and training, etc.*).

#### 2) The Community Revitalization Strategy has funding and will continue to be implemented

1 point available (1 point per category satisfied)

- A) A full budget showing prior funding directed toward plan implementation **and** future budgeting of funding (preferred: 5-years in the future) for implementation of the Community Revitalization Strategy.
- B) Map(s) showing active incentive programs (*TIF districts, Enterprise Zones, Opportunity Zones, etc.*) available in the Strategy Area, and an accompanying narrative explaining a plan for utilizing these resources to address community needs.
- C) A letter or statement from the municipal or county government attesting to funding already committed **and** future funding committed to the Strategy.
- D) Evidence that local funding has been committed to the housing components of the Strategy (*CDBG, HOME, TIF, grants, etc.*).
- E) Specific documentation of financial planning components to achieve elements of the Strategy in local adopted plans (*consolidated plan, annual action plan, local comprehensive plan, etc.*).

\*Points automatically awarded under Scoring Criteria #1 to scattered-site projects falling within multiple census tracts will be prorated based on the number of units falling within the census tract(s) for which the Revitalization Impact Area designation(s) applies.



# REVITALIZATION AND REPAIR PROGRAMS

## ABANDONED RESIDENTIAL PROPERTY MUNICIPALITY RELIEF PROGRAM (APP)

The Abandoned Residential Property Municipality Relief Program (the “Abandoned Property Program” or “APP”) is a program managed by IHDA that makes grants to municipalities and units of local government in order to help them pay for the costs of securing, maintaining, demolishing, or rehabilitating abandoned homes. APP is financed through a State fund that is responsible for collecting foreclosure-filing fees paid by banks and lending institutions.

Municipalities that receive awards under this program can qualify for grants up to \$75,000 or \$250,000<sup>1</sup>, depending on geographic location. This award money can be used to help municipalities pay for any of the activities listed below. APP is a reimbursement program, which requires that municipalities that receive awards must pay for the costs themselves up front but can be reimbursed for their award amount as often as on a quarterly basis.

ELIGIBLE USES OF AWARD MONEY

- CUTTING NEGLECTED WEEDS OR GRASS
- BOARDING UP
- TRIMMING OR REMOVAL OF NUISANCE TREES OR BUSHES
- SURROUNDING AN ABANDONED PROPERTY WITH A FENCE OR WALL
- EXTERMINATION OR PREVENTION OF PESTS
- DEMOLITION
- REMOVING GARBAGE, DEBRIS, AND GRAFFITI
- REHABILITATION

<b>PROPERTY QUALIFICATIONS:</b>	<ul style="list-style-type: none"> <li>✓ 1- to 6-unit residential properties</li> <li>✓ Vacant lots zoned as residential that once contained a residential structure</li> <li>✓ Abandoned residential properties</li> </ul>
<b>PROPERTIES THAT DO NOT QUALIFY:</b>	<ul style="list-style-type: none"> <li>× Schools, commercial buildings, mixed-use buildings</li> <li>× Historically registered properties</li> <li>× Non-residential land (agriculture, commercial, etc.)</li> <li>× Homes that have lawful occupants</li> <li>× Garages</li> </ul>
<b>LEGAL REQUIREMENTS FOR PROPERTIES:</b>	<ul style="list-style-type: none"> <li>• Municipality does not need to own the property unless local laws dictate</li> </ul>
<b>OTHER:</b>	<ul style="list-style-type: none"> <li>• No, administrative time is not eligible for reimbursement. Municipalities who receive this award are responsible for administering the program.</li> </ul>

FOR DETAILED PROGRAM INFORMATION, EMAIL [APPINFO@IHDA.ORG](mailto:APPINFO@IHDA.ORG)

<sup>1</sup>Varies per round. Awards for future rounds are currently unknown and will be determined by the amount of funds accumulated.



# STRONG COMMUNITIES PROGRAM (SCP)

The Strong Communities Program (SCP) provides grant funds to municipalities, counties, and land banks to address affordable housing needs and community revitalization efforts. SCP will return vacant residential properties to productive and taxable use through rehabilitation and provide funds for demolition in cases where properties are beyond repair and negatively impacting neighboring residences. As a result, SCP will increase property values, create jobs, help reduce crime, generate additional tax revenue and attract further community investment. It will preserve existing affordable housing stock that is often in city centers and in proximity to community amenities (schools, parks, medical facilities, shopping, jobs and transportation).

Municipalities that receive awards under this program can qualify for grants up to \$250,000<sup>1</sup>. This award money can be used to help municipalities pay for acquisition, rehabilitation, demolition, lot treatment, reasonable hard and soft costs as approved by IHDA, and administrative costs.

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<sup>1</sup> Varies per round. Awards for future rounds are currently unknown and will be determined by the amount of funds accumulated.



# LAND BANK CAPACITY PROGRAM (LBCP) AND TECHNICAL ASSISTANCE NETWORK

The Land Bank Capacity Program (“LBCP”) and Land Bank Capacity Program Technical Assistance Network (“TA Network”) (collectively the “Program”) were created in 2017 by the Illinois Housing Development Authority to help empower local and regional revitalization efforts by increasing planning and land banking capacity statewide outside the Chicago metropolitan area, with an emphasis on downstate and southern Illinois communities. For the purpose of this Program, outside the Chicago Metropolitan Statistical Area (MSA) shall mean all of Illinois but for Cook, DuPage, Grundy, Kane, Kendall, Lake, McHenry and Will counties.

## LAND BANK CAPACITY PROGRAM ELIGIBLE APPLICANTS:

Eligible Applicants for the LBCP must be a municipality, county, or land bank located outside the Chicago MSA. A municipality, county, or land bank may join with other municipalities, counties, or land banks, and together submit a joint application.

## TA NETWORK ELIGIBLE APPLICANTS:

Eligible Applicants for the TA Network may be a for-profit or not-for-profit organization with demonstrated experience in increasing the development capacity of communities and land banks supported through this funding source. Eligible Applicants for the TA Network may be a municipality, county, or land bank. Applicants for the TA Network may join with other applicants and together submit a joint application. Experience can include assisting communities in the following relevant areas to revitalization: strategic code enforcement, vacant property registry creation, organizational sustainability, tax enforcement, legal assistance and expertise, and land bank creation.

ELIGIBLE USES OF AWARD MONEY

### LAND BANK CAPACITY PROGRAM:

Develop and submit to the applicable governing body documentation sufficient to form a land bank

Off-set related legal expenses and holding costs in connection with on-going land bank creation, maintenance and other activities provided such fees are reasonable

Fund reasonable start-up costs (including staffing and legal fees for land bank creation), and initial acquisitions of 1-6 unit residential properties (including manufactured homes taxed as real property with a permanent foundation and no hitch or wheels).

### TECHNICAL ASSISTANCE NETWORK:

Providing individualized planning, real estate and other assistance

Conducting webinars for communities outside the Chicago MSA looking to form land banks/access community revitalization tools for programs available via IHDA or others

Creating, updating, and/or disseminating video tutorials to be made available via IHDA's website, or otherwise made available to Recipients of TA Network funds

Creating, updating, and/or disseminating print media packages regarding land banks

Providing any other technical assistance that would serve to meet the Program purpose described above

FOR DETAILED PROGRAM INFORMATION, EMAIL [LBCPINFO@IHDA.ORG](mailto:LBCPINFO@IHDA.ORG)



## HOME ACCESSIBILITY PROGRAM (HAP)

The Home Accessibility Program (HAP) was created in 2016 to provide home accessibility funding to income-eligible seniors and persons with disabilities to prevent premature or unnecessary institutionalization. The funding will allow homeowners or tenants to remain in their home by improving accessibility and safety. Each qualifying household is eligible to receive up to \$25,000. The program is subject to the Rules of the Affordable Housing Trust Fund, created by state legislation in 1989.

### WHO CAN APPLY?

Units of local government and eligible nonprofits may apply for funding. Individuals and families may not apply directly to IHDA, but must apply to Grantees for assistance. HAP is a reimbursement program for funds already expended. The Grantee must provide a payout package documenting work performed. After the payout submission is approved, the Grantee is reimbursed for eligible documented expenses.

FOR DETAILED PROGRAM INFORMATION, EMAIL [TFHAPINFO@IHDA.ORG](mailto:TFHAPINFO@IHDA.ORG)

## SINGLE FAMILY REHABILITATION (SFR)

Funded by the Illinois Affordable Housing Trust Fund, the Single Family Rehabilitation program (SFR) provides funding to units of local government and non-profit organizations throughout the state to help homeowners make necessary repairs to their homes. Income-eligible homeowners can receive up to \$45,000 in assistance to make both exterior repairs (roofing, stairs, siding, windows, etc.) and interior repairs (electrical, plumbing, HVAC, cabinetry, etc.). As of 2019 SFR is available to communities statewide and can be awarded to and administered by units of local government and eligible nonprofits. SFR entered its third funding round as of early 2020, and has expanded the program to include the following options:

### ROOF ONLY OPTION (SFR-R)

Provides up to \$16,500 in assistance to eligible households in need of roof replacement or repair.

### DISASTER CONTINGENCY AWARD (DCA)

Allows organizations to apply for additional funding in the form of a Disaster Contingency Award to provide additional rehab assistance in the event of a state or federal declared disaster.

SFR does not directly fund homeowners. If you are a homeowner looking for rehabilitation funds, look for a listing on IHDA's website of funded organizations that you may contact. IHDA expects to operate additional funding rounds in the future under SFR. For more information regarding upcoming application periods, visit IHDA's REVITALIZATION AND REPAIR PROGRAMS WEBSITE or email [TFSFRINFO@IHDA.ORG](mailto:TFSFRINFO@IHDA.ORG).

## HABITAT FOR HUMANITY: COMMUNITY IMPACT FUND (HFH)

IHDA partners with Habitat for Humanity through its Community Impact Fund in order to provide down payment assistance for homebuyers purchasing through Habitat. Through this program, low- and very low-income families can receive up to \$20,000 in assistance to lower the cost of their homes. This program is available to families throughout the state of Illinois. Individuals interested in learning more about this program can access resources and learn more about program guidelines and restriction at [WWW.HABITATILLINOIS.ORG/IMPACT](http://WWW.HABITATILLINOIS.ORG/IMPACT). If you are an individual or family interested in applying for assistance, please contact IHDA at [COMMUNITYAFFAIRS@IHDA.ORG](mailto:COMMUNITYAFFAIRS@IHDA.ORG).



# FORECLOSURE PREVENTION PROGRAMS

## FORECLOSURE PREVENTION PROGRAM (FPP)

Under the Foreclosure Prevention Program Fund (FPP), IHDA provides grants to community-based organizations and housing counseling agencies approved by the U.S. Department of Housing and Urban Development for capacity building, operational expenses, pre- and post-purchase counseling, financial literacy counseling, foreclosure counseling and education, and staff/counselor training. Under this program, agencies are able to provide free counseling services to individuals throughout the state, increasing financial knowledge and preventing foreclosures.

## FORECLOSURE PREVENTION PROGRAM GRADUATED FUND (FPP-G)

Under the Foreclosure Prevention Program Graduated Fund, IHDA provides grants to housing counseling agencies approved by the U.S. Department of Housing and Urban Development for capacity building, operational expenses, pre and post purchase counseling, financial literacy counseling, foreclosure counseling and education, and staff/counselor training.

Dependent on the program, community-based organizations and housing counseling agencies statewide are eligible to apply for grants under IHDA's foreclosure prevention programs. For more information on application periods and specific program procedures, rules, and regulations, visit [HTTPS://WWW.IHDA.ORG/MY-COMMUNITY/FORECLOSURE-PROGRAMS/](https://www.ihda.org/my-community/foreclosure-programs/) or email [FPPINFO@IHDA.ORG](mailto:FPPINFO@IHDA.ORG).

# RENTAL HOUSING RESOURCES



The Illinois Housing Development Authority finances the construction and preservation of affordable housing throughout Illinois and administers several programs to help you locate the rental home or apartment that suits your needs. Listed below are helpful resources that can be used to find an affordable place to rent.

## FIND AFFORDABLE RENTAL HOUSING: IL HOUSING SEARCH

IHDA participates in maintaining a resource called the IL Housing Search that allows you to search thousands of affordable, subsidized and market rate units throughout Illinois. Individuals seeking a rental property can customize their search based on specific needs, budget, and desired location. A full and customizable search feature is available on the website at [WWW.ILHOUSINGSEARCH.ORG](http://WWW.ILHOUSINGSEARCH.ORG). The service is also available through a toll-free, bilingual call center at (877) 428-8844.



## IHDA PROPERTIES AND AVAILABLE UNITS FOR: RENTAL HOUSING SUPPORT PROGRAM

## LONG TERM OPERATING SUPPORT PROGRAM

## REHABILITATION PROGRAM

IHDA's website can help individuals and organizations identify affordable rental developments that were built or rehabilitated using IHDA financing. These properties and developments may contain units and resources available to individuals with special or particular disabilities and needs. Properties on this list may not currently have vacancies. To check the availability of units or reserve your spot on a waitlist, please contact the developments directly. Developments for each program can be found on IHDA's website at [WWW.IHDA.ORG/RENTAL-HOUSING](http://WWW.IHDA.ORG/RENTAL-HOUSING).

## RENTAL ASSISTANCE AND EMERGENCY HOUSING RESOURCES

IHDA can connect individuals with rental needs to a variety of resources, other service providers, and IHDA rental properties. Rental resources can all be located on IHDA's website at [WWW.IHDA.ORG/RENTAL-HOUSING](http://WWW.IHDA.ORG/RENTAL-HOUSING).





# ILLINOIS RENTAL PAYMENT PROGRAM (ILRPP)

The Illinois Rental Payment Program (ILRPP) offers eligible applicants up to fifteen months of assistance to cover missed rent payments for the last twelve months and up to three months in advance if deemed necessary. The emergency rental assistance is provided by the Federal government and is free to tenant and housing provider. If approved, the grant of up to a maximum of \$25,000 will be paid to the housing provider in the form of a check. The application will be a joint application from the housing provider and the tenant. We strongly encourage you to communicate with each other to begin preparing your materials.

## TENANT ELIGIBILITY REQUIREMENTS:

- Household is at risk of homelessness or housing instability (i.e. household received a past due rent or eviction notice)
- Household lives in Illinois and rents their home as their primary residence
- Household's total gross income cannot exceed 80% Area Median Income for location
- Household must have experienced a financial hardship directly — or indirectly — due to the pandemic, for example:
  - Being laid off
  - Place of employment has closed
  - Reduction in hours of work
  - Loss of spousal/child support
  - Inability to find work due to COVID-19
  - Having to stay home with children due to closure of day care/school
  - Unable to participate in previous employment due to the workplace's high risk of severe illness from COVID-19

As of September 1, 2021, IHDA has processed nearly 99,000 applications and funded nearly 30,000 with more than \$255 million dollars in emergency assistance. 87% of approvals have assisted very low-income households at or below 50% AMI. The window for both tenant-led and landlord-led application for this funding through IHDA is closed as of September 1, 2021, but the Illinois Department of Human Services is still accepting applications for rental assistance.



# DOWN PAYMENT ASSISTANCE AND EXISTING HOMEOWNER RESOURCES

IHDA offers a variety of resources and products aimed at assisting existing and interested homeowners. These products can either help individuals afford a new home through down payment and closing cost assistance or help existing homeowners in need afford to stay in their homes. If you are interested in the mortgage products that IHDA offers, the first step is to contact an IHDA lender in your area and discuss which products are best suited to your needs. For a full list of IHDA lenders, detailed program information, and many other resources visit <https://www.ihda.org/my-home/find-a-lender/>. The following lenders listed on the proceeding page represent current IHDA lenders located within a 10-mile radius of Macomb.

## OPENING DOORS

The Opening Doors program is designed to help homebuyers with down payment and/or closing costs associated with buying a home in Illinois. The funds of up to \$6,000 are provided in the form of a forgivable second mortgage for an owner-occupied, primary residence purchase, and is required to be used in conjunction with an IHDA 30-year fixed rate first mortgage.

## PRIMARY PROGRAM REQUIREMENTS

Homebuyers who are interested in receiving assistance through the Opening Doors program must meet the following requirements:

- Borrowers can be either a first-time homebuyer or a non-first-time homebuyer in Illinois
- Live in the home as primary residence
- Credit qualify for a new IHDA mortgage through a participating lender
- Be within IHDA's income and home price limits
- Credit score must be at or above 640 regardless of loan type
- Maximum debt-to-income ration of 45% for all loan types
- Pre-purchase homeownership counseling is required for each borrower prior to close

If you have any additional questions about IHDA's Opening Doors program, please contact [MORTGAGE@IHDA.ORG](mailto:MORTGAGE@IHDA.ORG)

## SMARTBUY<sup>1</sup>

The SmartBuy program is designed to assist homebuyers affected by increasing student loan debt with purchasing a home in Illinois. This downpayment assistance is offered as a second mortgage in conjunction with up to \$40,000 in student debt relief for qualified borrowers. The student loan debt relief funds provided are in the form of a promissory note and deed restriction for an owner-occupied, primary residence purchase, and the downpayment assistance of up to \$5,000 is recorded as a second mortgage. All assistance must be used with an IHDA 30-year fixed rate first mortgage. The student loan debt relief funds must completely pay off the borrower's outstanding student debt balance at the time of the home purchase.

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<sup>1</sup> As of September 2021, SmartBuy funds are exhausted, but IHDA is hopeful that a new funding stream will be tapped.



## PRIMARY PROGRAM REQUIREMENTS

Homebuyers who are interested in receiving assistance through the SmartBuy program must meet the following requirements:

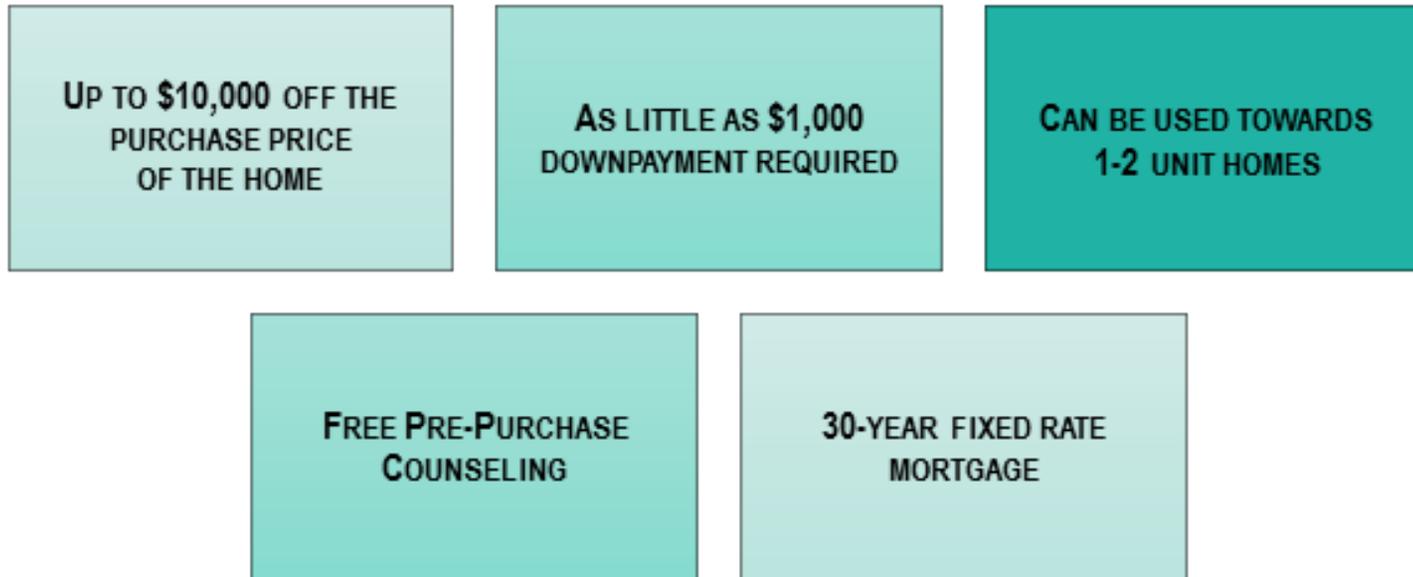
- Borrowers can be either a first-time homebuyer or a non-first-time homebuyer in Illinois
- Live in the home as primary residence
- Credit qualify for a new IHDA mortgage through a participating lender
- Be within IHDA's income and home price limits
- Credit score must be at or above 640 regardless of loan type
- Maximum debt-to-income ration of 45% for all loan types
- Pre-purchase homeownership counseling is required for each borrower prior to close
- Maximum remaining student debt balance must be 15% of the purchase price or \$40,000, whichever is lower
- The student loan must be in the name of the borrower for the borrower's education
- The debt must be from an eligible educational institution

If you have any additional questions about IHDA's SmartBuy program, please contact [MORTGAGE@IHDA.ORG](mailto:MORTGAGE@IHDA.ORG)



## IHDACCESS

With the assistance of IHDA mortgage products, individuals can receive assistance to afford to buy a home. The Access Mortgage program offers various down payments option to meet individuals' unique needs. Available statewide, each mortgage option comes with an affordable, fixed interest rate and up to \$10,000 to assist eligible borrowers with their down payment and closing costs for the purchase of a new or existing home. Additionally, IHDA pairs its free housing counseling with its mortgage products, requiring that all homebuyers utilizing an IHDA downpayment assistance product also participate in valuable pre-purchase counseling prior to closing on their homes. While IHDA's downpayment products differ in assistance and requirements, IHDAAccess generally include the following incentives for interested homebuyers who utilize the program to purchase their home:



## STEPS FOR APPLYING FOR AN IHDACCESS LOAN

IHDAccess is available to interested homeowners statewide. There are no funding rounds, so interested applicants can apply for assistance at any time. If you are an individual interested in homeownership, use the following steps as a guide to apply:

1. Learn more about IHDAAccess products by visiting the IHDA MORTGAGE WEBSITE ([HTTPS://WWW.IHDA.ORG/MY-HOME/GETTING-AN-IHDA-LOAN/](https://www.ihda.org/my-home/getting-an-ihda-loan/)). This website maintains a document library with many programmatic resources. Interested homebuyers can also see the most frequently asked questions about purchasing homes through IHDA products by visiting [HTTPS://WWW.IHDA.ORG/MY-HOME/FAQS/](https://www.ihda.org/my-home/faqs/).
2. Contact one of IHDA's lenders near you. Look for other lenders throughout the state by visiting [HTTPS://WWW.IHDAMORTGAGE.ORG/LENDERS](https://www.ihdamortgage.org/lenders)

If you have any additional questions about IHDA's mortgage products, please contact [MORTGAGE@IHDA.ORG](mailto:MORTGAGE@IHDA.ORG)



# BUYING A HOME? WE CAN HELP!

**IHDA**Access  
MORTGAGE



UP TO **\$10,000**  
IN DOWN PAYMENT ASSISTANCE

LEARN MORE and GET STARTED TODAY!



LEARN MORE AT  
[IHDAMORTGAGE.ORG](http://IHDAMORTGAGE.ORG)

ILLINOIS HOUSE  
DEVELOPMENT AUTHORITY

UP TO **\$10,000** IN DOWN PAYMENT ASSISTANCE\*

## **IHDA**Access *Forgivable*

Up to \$6,000 in Down Payment Assistance  
forgiven monthly over 10 years.

## **IHDA**Access *Deferred*

Up to \$7,500 in Down Payment Assistance  
provided as an interest free loan. Repayment  
deferred for 30 years.

## **IHDA**Access *Repayable*

Up to \$10,000 in Down Payment Assistance  
provided as an interest free loan. Repayment  
due monthly over 10 years.



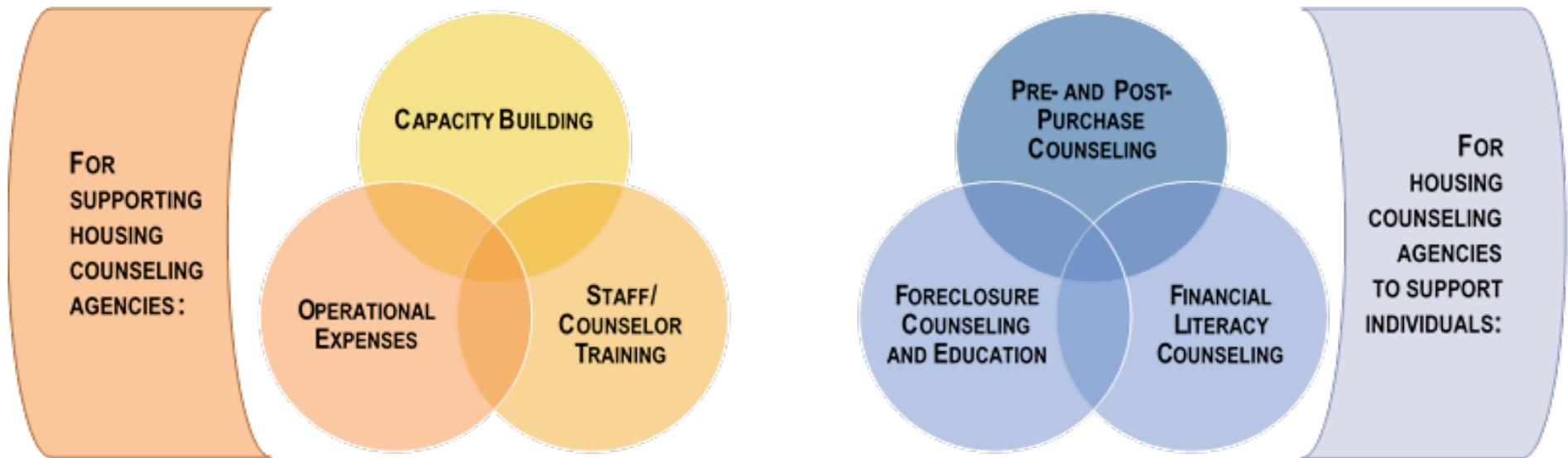


# HOUSING AND FINANCIAL COUNSELING

To ensure that all individuals throughout the state can make financially sound and responsible decisions regarding their housing arrangements, IHDA provides free resource, counseling, education, and assistance to individuals in order to prepare them for homeownership, achieving financial literacy, and preventing foreclosure. Through the funding that it provides to housing counseling agencies through its foreclosure prevention programs, IHDA is able to provide free counseling and assistance to individuals in need of housing counseling.

## HOUSING COUNSELORS

IHDA's foreclosure prevention programs do not fund individuals or homeowners directly, however individuals who are interested in receiving education, counseling, or are at risk of foreclosure can receive education and assistance through an IHDA-funded housing counselor. A list of IHDA-funded housing counseling agencies in the Macomb area can be found on the following page. For a full list of available housing counselors throughout the state, visit [HTTPS://WWW.IHDA.ORG/MY-HOME/GETTING-AN-IHDA-LOAN/#FINDCOUNSELOR](https://www.ihda.org/my-home/getting-an-ihda-loan/#findcounselor).



# APPENDICES

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# IHDA GLOSSARY



**Area Median Income (AMI):** the median income of the county in which the Project is located, adjusted for family size, determined from time to time by HUD for purposes of Section 8 of the United States Housing Act of 1937.

**Affordable Housing for the purposes of Community Revitalization Strategies:** Rent restricted rental units (legally restricted via use of programs such as Low-Income Housing Tax Credits, HOME, Illinois Affordable Housing Trust Funds, etc.) where rent is restricted to levels affordable to households earning under 30%, 50%, 60%, or 80% of the Area Median Income; Rent subsidized rental units (examples of rental subsidies are Project Based Rental Assistance, Project Based Vouchers, Housing Choice Vouchers, Section 811, and Rental Housing Support Program); Affordable homeownership programs, including the use of subsidized mortgage credit certificates, mortgage revenue bonds, or down payment assistance that are limited to households earning less than 120% of Area Median Income.

**Affordable Rental Unit Survey (ARUS):** IHDA uses an ARUS to examine the estimated number and percentage of units affordable (regardless of subsidy) to various income levels by Census Tract throughout Illinois. This helps to analyze market need as it allows IHDA to examine the “on-the-ground” affordability within individualized markets. This survey is based on data collected from American Community Survey 5-Year Estimates and includes housing units that are subsidized and/or rent-restricted, as well as housing units without any subsidies or rent-restrictions.

**Affordability Risk Index (ARI):** The ARI is a tool that is intended to provide a point-based incentive in IHDA's QAP for developers to preserve affordability in areas that are becoming less affordable at a faster rate. This is a census tract-based tool and census tracts where affordability loss risk is greatest receive the highest points in this index. The Affordability Risk Index uses US Census data to measure change over time (between 2000 and 2013) across various factors typically assumed to indicate affordability loss.

**Application:** The entire set of required documents as prescribed by the Qualified Allocation Plan. The first step is the Preliminary Project Assessment (PPA), which includes documents for a site, market, financial feasibility, and development team review by IHDA staff. Results of the PPA will be one of the following: 1) Approve, in which case the sponsor is eligible to submit the documentation for a full application; 2) Approve with conditions, in which case IHDA will notify the sponsor of what conditions to satisfy to be eligible to submit a full application; and 3) Deny, in which case the sponsor is not eligible to submit a full application.

**Community Revitalization Strategy Area (CRSA or “Strategy Area”):** shall mean the Project area for a Community Revitalization Strategy. An area of a pre-designated size that is larger than a parcel, PUD, or subdivision, but small enough that one municipality or county (or a small conglomerate of municipalities or counties) can have jurisdiction over it. A Community CRSA can also align with an existing area designated for development such as a Community Development Block Grant (CDBG) Target Area,, Neighborhood Strategy Area (NSA), or Tax Increment Finance (TIF) District, or Community Revitalization Strategy Area (CRSA).

**Community Revitalization Strategy (CRS):** shall mean a deliberate, concerted, and locally approved plan or documented interconnected series of local efforts with local stakeholder support intended to improve and enhance specific aspects of a Community Revitalization Strategy Area. Please note: A locally approved plan is but one method of documentation, but and because formalized plans are beyond the capabilities of all municipalities in the state, well-documented efforts taking place outside of formalized plans are equally acceptable for this purpose.

**Department of Commerce and Economic Opportunity (DCEO):** for the state of Illinois, tasked with providing economic opportunities for businesses, entrepreneurs, and residents that improve the quality of life for all Illinoisans.



**Historic Preservation Tax Credit:** Provides a state income tax credit equal to 25% of a project's qualified expenditures to owners of certified historic structures who undertake certified rehabilitations. The structures must be income-producing, such as rental residential, commercial, agricultural, or industrial uses. As of January 1, 2019, owners must apply for the HPTC in conjunction with the federal 20% historic tax credit, resulting in a possible 45% tax credit on certified rehabilitation.

**Housing Need:** HUD defines four types of housing needs, described below. A household is said to have a housing need or housing problem if they have any one or more of these four problems.

1. A household is cost burdened if monthly housing costs exceed 30% of monthly household income. A severe cost burden occurs when more than 50% of monthly household income is spent on monthly housing costs.
2. A household is overcrowded if there is more than 1.0 persons per room, not including kitchens and bathrooms.
3. A housing unit lacks complete kitchen facilities if it lacks one or more of the following facilities: cooking facilities, a refrigerator, or a sink with piped water.
4. A housing unit lacks complete plumbing facilities if it lacks one or more of the following facilities: hot and cold piped water, a flush toilet, and a bathtub or shower.

**Illinois Affordable Housing Tax Credit (IAHTC):** also known as the state donation tax credit. Encourages private investment in affordable housing by providing donors of qualified donations with a one-time tax credit on their Illinois state income tax equal to 50 percent of the value of the donation. The donor can choose to transfer the credits to the project, which creates additional project financing through syndication of the credits.

**Illinois Department of Human Rights (DHR):** Mission is to secure for all individuals within the state freedom from unlawful discrimination, and to establish and promote equal opportunity and affirmative action as the policy of the state for all its residents. DHR investigates charges of discrimination involving real estate rentals, sales, and other transactions.

**Illinois Department of Human Services (DHS):** a state agency whose mission is to strengthen Illinois by building up lives and communities. DHS provides residents with streamlined access to integrated services, especially those striving to move from welfare to work and economic independence. DHS provides emergency and transitional housing, supportive services for individuals living with disabilities, and homelessness prevention programs.

**Illinois Department of Natural Resources (IDNR):** manages Illinois' state parks and waterways, issues hunting and fishing licenses, manages oil and mining resources, and administers the State Historic Preservation Office (SHPO).

**Illinois Housing Development Authority (IHDA):** an agency of the State of Illinois, whose mission is financing the creation and preservation of affordable housing throughout the state. IHDA funds homeownership programs, administers the Illinois Hardest Hit program for mortgage assistance to underwater homeowners, finances multifamily rental developments via loans and bonds, and allocates Low Income Housing Tax Credits and Illinois Affordable Housing Tax Credits to qualified housing developers.

**Low Income Housing Tax Credit (LIHTC):** allocated to the state on a per capita basis, and awarded by IHDA to qualified housing developers who apply within the specified annual funding round. The developer then sells the tax credits to investors, usually banks, and the invested capital becomes part of the funding structure of the new housing development.

**Opportunity Areas (OA):** IHDA defines OAs as communities with low poverty, high access to jobs and low concentrations of existing affordable rental housing. OAs are identified annually and retain the designation for at least four years as long as they continue to meet the identification criteria. In connection to LIHTC, projects located in an OA are eligible for scoring points as of the 2018-2019 IHDA QAP. In addition, areas proximate to published OAs that offer opportunity may be eligible for OA points if a connection can be demonstrated.



**Primary Market Area (PMA):** A Primary Market Area is determined using in-house mapping programs to:

1. Identify Census Tract(s) (for data aggregation purposes) by a logical assemblage of adjacent census tracts and/or by further specifying via a visual assessment;
2. Identify “natural” market area boundaries (highways, roads, train tracks, waterways, etc.); and
3. As necessary coordinate according to housing and demographic market characteristics.

**Public Housing Authority (PHA):** Authority that provides rental housing for eligible low-income families, the elderly, and persons with disabilities.

**Qualified Allocation Plan (QAP):** required by Section 42 of the United States federal tax code, which lays out the requirements by the state of Illinois for the allocation of the state's Low-Income Housing Tax Credits to developers of housing targeting low- to moderate-income residents.

**United States Department of Housing and Urban Development (HUD):** whose mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD administers community planning and development programs, rural housing programs, single family and multifamily housing programs, public and Indian housing, and the Fair Housing Act.

**University of Illinois Extension:** The flagship outreach effort of the University of Illinois at Urbana-Champaign, the Extension offers educational programs to residents of all 102 counties in Illinois, including programs in local food cultivation, and community and economic development.

# SOURCES & REFERENCES



## **American Community Survey (ACS)**

The American Community Survey is an ongoing statistical survey that samples a small percentage of the U.S. population every year, thus providing communities with more current population and housing data between censuses. This approach trades the accuracy of decennial Census data for the relative immediacy of continuously polled data from every year. ACS data is compiled from an annual sample of approximately 3 million addresses rather than an actual count and is therefore susceptible to sampling errors. These data are released in two different formats: single-year estimates and multi-year estimates.

**2019 ACS 1-Year Estimates** – Based on data collected between January 2015 and December 2015, these single-year estimates represent the most current information available from the U.S. Census Bureau, however; these estimates are only published for geographic areas with populations of 65,000 or greater.

**ACS Multi-Year Estimates** – More current than Census 2010 data and available for more geographic areas than the ACS 1-Year Estimates, this dataset is one of the most frequently used. Because sampling error is reduced when estimates are collected over a longer period of time, 5-year estimates will be more accurate (but less recent) than 3-year estimates. ACS datasets are published for geographic areas with populations of 20,000 or greater. The 2013-2017 ACS 5-year estimates are used most often in this assessment.

## **Bureau of Labor Statistics**

The Bureau of Labor Statistics (BLS) is a division of the U.S. Department of Labor and is the principal federal agency responsible for measuring labor market activity, working conditions, and price changes in the economy. Its mission is to collect, analyze, and disseminate essential economic information to support public and private decision-making.

## **City of Macomb, Illinois**

**Grunewald, Rob, and Horowitz, Ben** “Introduction to the Opportunity Zones Program”. Federal Reserve Bank of Minneapolis. [https://www.minneapolisfed.org/community/cd-360-notebook/18-opportunity-zones-program#\\_ftn1](https://www.minneapolisfed.org/community/cd-360-notebook/18-opportunity-zones-program#_ftn1)

## **HUD Comprehensive Housing Affordability**

With the Comprehensive Housing Affordability Strategy (CHAS), HUD compiles a large set of data drawn from the American Community Survey that are of specific interest to housing planners and policy makers. CHAS consists of custom tabulations of data that are generally not otherwise publicly available, and the primary purpose of these tabulations is to demonstrate the number of households in need of housing assistance. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD’s programs (primarily 30/50/80% of Area Median Income). It is also important to consider the prevalence of housing problems among different types of households, such as the elderly, disabled, minorities, and different household types. In addition to estimating low income housing needs, the CHAS data contribute to a more comprehensive housing market analysis by documenting issues like lead paint risks, “affordability mismatch,” and the interaction of affordability with variables like age of homes, number of bedrooms, and type of building.

**Illinois Department of Commerce and Economic Opportunity (DCEO)** “Illinois Opportunity Zones”. <https://www.illinois.gov/dceo/Pages/OppZn.aspx> “Illinois Enterprise Zone Program”. <https://www2.illinois.gov/dceo/expandrelocate/incentives/taxassistance/pages/enterprisezone.aspx> “Tax Increment Financing (TIF)” <https://www2.illinois.gov/dceo/ExpandRelocate/Incentives>



**Illinois Tax Increment Association**

"About TIF". <https://www.illinois-tif.com/about-tif/>

**Internal Revenue Service (IRS)**

"Opportunity Zones Frequently Asked Questions". <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>

**Jacob & Klein, Ltd. and The Economic Development Group, Ltd.**

"Creating TIF Districts". <http://www.tifillinois.com/faq.html>

**U.S. Department of Treasury Community Development Financial Institutions Fund "Opportunity Zones Resources"**. <https://www.cdfifund.gov/pages/opportunity-zones.aspx>

# APPENDIX III | COMPOSITE STUDY CENSUS DATA



American Community Survey Table (5-Year Estimates, 2018 Unless Otherwise Noted)				P001	B01003	B01003
Column				C	C	C
Geography Name		United States Census Bureau GEOID or Comined Geographies	County (Census Tract Only)	Population: 2000	Population: 2010	Population: 2018
Strategy Area	University Core Tract	1400000US17109010500	CT 105	3,411	4,575	1,849
	University Outer Tract	1400000US17109010400	CT 104	6,354	6,310	6,117
	University (Combined)	-	CT 104 & 105	9,765	10,885	7,966
	Southwest Tract	1400000US17109010900	CT 109	2,494	2,406	2,991
	Northeast Tract	1400000US17109010600	CT 106	2,156	2,144	2,415
Study Comparison Geography	City of Macomb	1600000US1745889	-	18,558	19,282	18,118
	McDonough County	0500000US17109	-	32,913	32,730	30,875
	Illinois	0400000US17	-	12,419,293	12,745,359	12,821,497
	United States	0100000US	-	281,421,906	303,965,272	322,903,030
Comparison City	City of Carbondale	1600000US1711163	-	20,681	25,732	25,846
	City of Charleston	1600000US1712567	-	21,039	21,746	20,632
	City of DeKalb	1600000US1719161	-	39,018	43,995	42,839
Primary Market Area Census Tract	Census Tract 101	1400000US17109010100	McDonough	4,039	3,862	3,599
	Census Tract 102	1400000US17109010200	McDonough	2,179	2,173	2,011
	Census Tract 103	1400000US17109010300	McDonough	2,065	1,937	2,167
	Census Tract 107	1400000US17109010700	McDonough	4,247	4,092	4,595
	Census Tract 110	1400000US17109011000	McDonough	2,788	2,554	2,273
	Census Tract 111	1400000US17109011100	McDonough	3,180	2,677	2,858

American Comm (5-Year Estimates, 2018)		(Calculation)	S0101	(Calculation)	S0101	(Calculation)
		-	LN	-	ML	-
Geography Name		Population Change: 2000 to 2018	Population Aged 60 Years and Older	Percentage of Population Aged 60 Years and Older	Population Aged 65 Years and Older	Percentage of Population Aged 65 Years and Older
Strategy Area	University Core Tract	-45.8%	-	0.0%	-	0.0%
	University Outer Tract	-3.7%	728	11.9%	571	9.3%
	<i>University (Combined)</i>	-18.4%	728	9.1%	571	7.2%
	Southwest Tract	19.9%	595	19.9%	446	14.9%
	Northeast Tract	12.0%	438	18.1%	319	13.2%
Study Comparison Geography	City of Macomb	-2.4%	3,492	19.3%	2,699	14.9%
	McDonough County	-6.2%	7,008	22.7%	5,120	16.6%
	Illinois	3.2%	2,675,686	20.9%	1,894,903	14.8%
	United States	14.7%	68,913,938	21.3%	49,238,581	15.2%
Comparison City	City of Carbondale	25.0%	3,166	12.2%	2,353	9.1%
	City of Charleston	-1.9%	3,029	14.7%	2,221	10.8%
	City of DeKalb	9.8%	5,456	12.7%	3,762	8.8%
Primary Market Area Census Tract	Census Tract 101	-10.9%	923	25.6%	627	17.4%
	Census Tract 102	-7.7%	529	26.3%	386	19.2%
	Census Tract 103	4.9%	645	29.8%	414	19.1%
	Census Tract 107	8.2%	1,711	37.2%	1,358	29.6%
	Census Tract 110	-18.5%	650	28.6%	445	19.6%
	Census Tract 111	-10.1%	789	27.6%	554	19.4%

Geography Name		Percentage of Owner-Occupied Housing Units without a Mortgage Paying between 30.0% and 34.9% towards Monthly Housing Costs (Cost-Burdened)	Percentage of Owner-Occupied Housing Units without a Mortgage Paying 35.0% or more towards Monthly Housing Costs (Extremely Cost-Burdened)	Percentage of Renter-Occupied Housing Units Paying between 30.0% and 34.9% towards Monthly Housing Costs (Cost-Burdened)	Percentage of Renter-Occupied Housing Units Paying 35.0% or more towards Monthly Housing Costs (Extremely Cost-Burdened)
Strategy Area	University Core Tract	-	-	0	100
	University Outer Tract	0	6.3	2.1	59.2
	<i>University (Combined)</i>				
	Southwest Tract	5.2	5.6	6.6	46.1
	Northeast Tract	3.6	18.2	5.7	51.1
Study Comparison Geography	City of Macomb	2	9.6	3.2	49.6
	McDonough County	2.2	8.8	5	45.3
	Illinois	3.5	12.6	8.7	40.1
	United States	3	10.9	9.1	41.1
Comparison City	City of Carbondale	1.4	13.3	9.3	58.9
	City of Charleston	6.6	3.6	5.7	57.7
	City of DeKalb	2.8	7.2	9.4	47.9
Primary Market Area Census Tract	Census Tract 101	0.6	4	6.4	32
	Census Tract 102	3.8	7	3.7	30.4
	Census Tract 103	3.6	9.7	0	54.9
	Census Tract 107	0	9.7	0	34.9
	Census Tract 110	5.8	10.3	3.7	46.6
	Census Tract 111	0	10	30.3	19.5

		American Comm (5-Year Estimates, 2016)	B01002	DP02	DP02	DP02	DP04
		C		C	G	AM	GA
		Geography Name	Median Age of Population	Number of Households	Number of Family Households	Number of Nonfamily Households	Number of Owner-Occupied Housing Units
Strategy Area	University Core Tract	20.4	35	7	28	-	
	University Outer Tract	21.7	1,734	657	1,077	655	
	<i>University (Combined)</i>		1,769	664	1,105	655	
	Southwest Tract	29.8	1,209	592	617	549	
	Northeast Tract	32.1	974	524	450	649	
Study Comparison Geography	City of Macomb	26.1	6,128	2,868	3,260	3,363	
	McDonough County	32.1	11,292	6,120	5,172	7,535	
	Illinois	37.9	4,830,038	3,117,333	1,712,705	3,189,035	
	United States	37.9	119,730,128	78,697,103	41,033,025	76,444,810	
Comparison City	City of Carbondale	24.2	10,162	3,732	6,430	3,044	
	City of Charleston	26.1	7,786	3,704	4,082	3,800	
	City of DeKalb	24.9	15,015	7,497	7,518	5,894	
Primary Market Area Census Tract	Census Tract 101	42.2	1,368	878	490	1,077	
	Census Tract 102	42.8	813	516	297	624	
	Census Tract 103	42.2	832	535	297	725	
	Census Tract 107	49.2	2,136	1,067	1,069	1,468	
	Census Tract 110	49.4	1,020	645	375	836	
	Census Tract 111	43.3	1,171	699	472	952	

		American Comm (5-Year Estimates, 2016)	DP04	DP04	DP04	B25010	B25010
		GE		GC	GG	C	E
		Geography Name	Number of Renter-Occupied Housing Units	Percentage of Total Housing Units that are Owner-Occupied	Percentage of Total Housing Units that are Renter-Occupied	Average Household Size	Average Owner-Occupied Household Size
Strategy Area	University Core Tract	35	0.0	100.0	1.74	-	
	University Outer Tract	1,079	37.8	62.2	2.76	3.55	
	<i>University (Combined)</i>	1,114					
	Southwest Tract	660	45.4	54.6	2.43	3.16	
	Northeast Tract	325	66.6	33.4	2.48	2.59	
Study Comparison Geography	City of Macomb	2,765	54.9	45.1	2.39	2.70	
	McDonough County	3,757	66.7	33.3	2.42	2.58	
	Illinois	1,641,003	66.0	34.0	2.59	2.70	
	United States	43,285,318	63.8	36.2	2.63	2.70	
Comparison City	City of Carbondale	7,118	30.0	70.0	2.15	2.24	
	City of Charleston	3,986	48.8	51.2	2.21	2.26	
	City of DeKalb	9,121	39.3	60.7	2.56	2.68	
Primary Market Area Census Tract	Census Tract 101	291	78.7	21.3	2.59	2.68	
	Census Tract 102	189	76.8	23.2	2.47	2.43	
	Census Tract 103	107	87.1	12.9	2.60	2.53	
	Census Tract 107	668	68.7	31.3	2.01	2.21	
	Census Tract 110	184	82.0	18.0	2.23	2.21	
	Census Tract 111	219	81.3	18.7	2.44	2.50	

American Comm (5-Year Estimates, 2016		B25010	DP03	DP03	DP03	DP03
G			IM	IQ	IW	IY
Geography Name		Average Renter-Occupied Household Size	Median Annual Income of All Households in Past 12 Months	Mean (Average) Annual Income of All Households in Past 12 Months	Percent of Total Households with Earnings in Past 12 Months	Mean (Average) Annual Income of Households with Earnings in Past 12 Months
Strategy Area	University Core Tract	1.74	2,500-	\$ 5,871	34.3	\$ 9,600
	University Outer Tract	2.28	\$ 26,123	\$ 52,235	65.3	\$ 57,266
	University (Combined)				64.7	
	Southwest Tract	1.81	\$ 33,510	\$ 48,389	76.8	\$ 43,162
	Northeast Tract	2.26	\$ 39,722	\$ 55,822	74.9	\$ 56,931
Study Comparison Geography	City of Macomb	2.00	\$ 40,089	\$ 55,428	66.8	\$ 56,726
	McDonough County	2.10	\$ 43,724	\$ 59,429	69.4	\$ 58,978
	Illinois	2.39	\$ 63,575	\$ 88,857	78.5	\$ 91,858
	United States	2.51	\$ 60,293	\$ 84,938	77.7	\$ 86,966
Comparison City	City of Carbondale	2.11	\$ 22,025	\$ 45,441	75.8	\$ 41,753
	City of Charleston	2.16	\$ 36,853	\$ 59,466	77.0	\$ 57,372
	City of DeKalb	2.49	\$ 44,222	\$ 60,832	81.7	\$ 58,783
Primary Market Area Census Tract	Census Tract 101	2.24	\$ 45,104	\$ 55,686	68.8	\$ 62,639
	Census Tract 102	2.62	\$ 47,438	\$ 67,501	74.9	\$ 60,344
	Census Tract 103	3.14	\$ 69,107	\$ 84,634	72.5	\$ 75,179
	Census Tract 107	1.56	\$ 49,831	\$ 62,687	59.2	\$ 65,671
	Census Tract 110	2.30	\$ 58,929	\$ 68,805	70.8	\$ 66,844
	Census Tract 111	2.16	\$ 41,473	\$ 52,835	76.5	\$ 48,396

American Comm (5-Year Estimates, 2016		DP03	DP03	DP03	DP03	DP03
KC		KK	NC	NG	NK	
Geography Name		Percent of Households with Cash Public Assistance Income	Percent of Households with Food Stamp/SNAP benefits in Past 12 Months	Median Annual Income of All Workers with Earnings in Past 12 Months	Median Annual Income of Full-Time Working Males with Earnings in Past 12 Months	Median Annual Income of Full-Time Working Females with Earnings in Past 12 Months
Strategy Area	University Core Tract	0.0	28.6	\$ 3,080	-	-
	University Outer Tract	2.7	16.6	\$ 8,017	\$ 57,824	\$ 31,184
	University (Combined)					
	Southwest Tract	4.6	28.1	\$ 19,785	\$ 36,033	\$ 26,114
	Northeast Tract	0.0	14.6	\$ 30,194	\$ 32,488	\$ 42,714
Study Comparison Geography	City of Macomb	3.4	16.2	\$ 12,011	\$ 42,873	\$ 35,580
	McDonough County	2.8	14.8	\$ 19,392	\$ 43,176	\$ 32,953
	Illinois	2.4	13.1	\$ 35,817	\$ 56,073	\$ 43,977
	United States	2.5	12.2	\$ 33,439	\$ 52,318	\$ 41,690
Comparison City	City of Carbondale	4.1	22.4	\$ 12,976	\$ 40,874	\$ 34,221
	City of Charleston	1.8	20.4	\$ 14,444	\$ 43,892	\$ 33,791
	City of DeKalb	3.1	18.0	\$ 17,017	\$ 46,955	\$ 32,755
Primary Market Area Census Tract	Census Tract 101	4.5	19.1	\$ 30,000	\$ 43,944	\$ 31,875
	Census Tract 102	2.2	11.3	\$ 28,125	\$ 44,750	\$ 31,700
	Census Tract 103	1.9	4.2	\$ 31,307	\$ 54,808	\$ 34,375
	Census Tract 107	4.9	10.0	\$ 36,145	\$ 42,944	\$ 40,158
	Census Tract 110	0.3	13.4	\$ 32,891	\$ 45,304	\$ 38,409
	Census Tract 111	0.6	13.1	\$ 21,901	\$ 36,125	\$ 30,224

American Comm (5-Year Estimates, 2018)		DP03	DP03	DP03	DP03	DP03
		RI	SS	TU	C	G
Geography Name		Percent of All Families with Income Below the Poverty Level	Percent of All People with Income Below the Poverty Level	Percent of all People 65 and Older with Income Below the Poverty Level	Population 16 Years and Over	Population 16 Years and Over In the Labor Force
Strategy Area	University Core Tract	100.0	91.8	-	1,843	711
	University Outer Tract	11.3	47.9	2.6	5,515	2,524
	University (Combined)				7,358	3,235
	Southwest Tract	15.4	23.4	9.9	2,518	1,630
	Northeast Tract	18.1	33.5	13.2	1,967	1,118
Study Comparison Geography	City of Macomb	12.7	30.5	7.5	15,909	8,082
	McDonough County	10.2	22.0	6.7	26,296	14,589
	Illinois	9.4	13.1	8.8	10,234,674	6,679,997
	United States	10.1	14.1	9.3	257,754,872	163,276,329
Comparison City	City of Carbondale	26.7	45.8	8.9	22,762	12,293
	City of Charleston	19.5	32.1	7.9	17,967	10,644
	City of DeKalb	17.2	28.7	6.2	35,843	23,230
Primary Market Area Census Tract	Census Tract 101	7.2	10.3	10.6	2,874	1,596
	Census Tract 102	8.3	13.6	3.4	1,683	1,026
	Census Tract 103	5.0	8.6	4.8	1,691	1,084
	Census Tract 107	9.1	14.3	7.5	3,962	2,034
	Census Tract 110	7.6	13.2	8.5	1,867	1,221
	Census Tract 111	11.3	14.9	1.6	2,376	1,645

American Comm (5-Year Estimates, 2018)		DP03	DP03	DP03	DP04	DP04
		I	S	AK	C	M
Geography Name		Labor Force Participation Rate	Population 16 Years and Over in the Civilian Labor Force but Unemployed	Unemployment Rate of the Civilian Labor Force	Total Number of Housing Units	Vacancy Rate
Strategy Area	University Core Tract	38.6	99	13.9	132	73.5
	University Outer Tract	45.8	185	7.3	3,026	42.7
	University (Combined)	44.0	284	8.8	3,158	44.0
	Southwest Tract	64.7	146	9.0	1,544	21.7
	Northeast Tract	56.8	75	6.7	1,280	23.9
Study Comparison Geography	City of Macomb	50.8	675	8.4	8,370	26.8
	McDonough County	55.5	1,113	7.6	14,428	21.7
	Illinois	65.3	437,139	6.6	5,347,268	9.7
	United States	63.3	9,508,312	5.9	136,384,292	12.2
Comparison City	City of Carbondale	54.0	1,418	11.5	13,110	22.5
	City of Charleston	59.2	603	5.7	8,998	13.5
	City of DeKalb	64.8	2,519	10.8	16,871	11.0
Primary Market Area Census Tract	Census Tract 101	55.5	139	8.7	1,623	15.7
	Census Tract 102	61.0	67	6.5	971	16.3
	Census Tract 103	64.1	47	4.3	934	10.9
	Census Tract 107	51.3	170	8.4	2,348	9.0
	Census Tract 110	65.4	92	7.5	1,134	10.1
	Census Tract 111	69.2	93	5.7	1,436	18.5

		American Comm (5-Year Estimates, 2016	B25004	B25035	DP04	DP04	DP04
		C	C	MQ	MY	NA	
		Geography Name	Total Vacant Units	Median Year Housing Structure Built	Median Home Value of Owner-Occupied Housing Units	Number of Owner- Occupied Housing Units with a Mortgage	Percentage of Owner- Occupied Housing Units with a Mortgage (of All Owner-Occupied Housing Units)
Strategy Area	University Core Tract	97	1973	-		-	
	University Outer Tract	1,292	1976	\$	134,500	383	58.5
	University (Combined)	1,389				383	
	Southwest Tract	335	1973	\$	75,600	300	54.6
	Northeast Tract	306	1962	\$	77,400	424	65.3
Study Comparison Geography	City of Macomb	2,242	1970	\$	104,700	1,886	56.1
	McDonough County	3,136	1967	\$	94,200	4,007	53.2
	Illinois	517,230	1968	\$	187,200	2,034,106	63.8
	United States	16,654,164	1977	\$	204,900	48,198,598	63.1
Comparison in City	City of Carbondale	2,948	1977	\$	112,000	1,605	52.7
	City of Charleston	1,212	1974	\$	100,200	2,289	60.2
	City of DeKalb	1,856	1977	\$	154,700	3,840	65.2
Primary Market Area Census Tract	Census Tract 101	255	1958	\$	69,800	597	55.4
	Census Tract 102	158	1950	\$	89,100	307	49.2
	Census Tract 103	102	1975	\$	160,500	394	54.3
	Census Tract 107	212	1962	\$	116,200	745	50.7
	Census Tract 110	114	1943	\$	95,400	336	40.2
	Census Tract 111	265	1964	\$	76,100	521	54.7

		American Comm (5-Year Estimates, 2016	DP04	DP04	DP04	DP04	DP04
		OM	PS	TO	QO	QS	
		Geography Name	Median Monthly Housing Costs of Owner- Occupied Housing Units with a Mortgage (SMOCAPI)	Median Monthly Housing Costs of Owner- Occupied Housing Units without a Mortgage (SMOCAPI)	Median Monthly Housing Costs of Renter- Occupied Housing Units (GRAPI)	Percentage of Owner- Occupied Housing Units with a Mortgage Paying between 30.0% and 34.9% towards Monthly Housing Costs (Cost- Burdened)	Percentage of Owner- Occupied Housing Units with a Mortgage Paying 35.0% or more towards Monthly Housing Costs (Extremely Cost- Burdened)
Strategy Area	University Core Tract	-	-	\$	638	-	-
	University Outer Tract	\$	1,300	\$	524	\$	643
	University (Combined)						
	Southwest Tract	\$	882	\$	436	\$	662
	Northeast Tract	\$	870	\$	399	\$	710
Study Comparison Geography	City of Macomb	\$	1,038	\$	464	\$	656
	McDonough County	\$	984	\$	435	\$	628
	Illinois	\$	1,668	\$	626	\$	984
	United States	\$	1,558	\$	490	\$	1,023
Comparison in City	City of Carbondale	\$	1,143	\$	539	\$	714
	City of Charleston	\$	933	\$	467	\$	705
	City of DeKalb	\$	1,567	\$	675	\$	881
Primary Market Area Census Tract	Census Tract 101	\$	865	\$	309	\$	442
	Census Tract 102	\$	933	\$	447	\$	634
	Census Tract 103	\$	1,338	\$	588	\$	1,066
	Census Tract 107	\$	1,100	\$	458	\$	589
	Census Tract 110	\$	882	\$	465	\$	700
	Census Tract 111	\$	812	\$	362	\$	578

# APPENDIX V | COMMUNITY NEEDS ASSESSMENT SURVEY: PERMANENT RESIDENT AND STUDENT FULL RESULTS



## Automated Community Needs Assessment Survey Analysis (for Survey 123)

Total Survey Responses = 421	COVID-19 has or will have impacted me by...						Housing in my community...	
LIKERT SCALE QUESTIONS ONLY	Making my housing costs unaffordable	Loss of my job, or decrease in hours/pay	Loss or concern of losing my housing situation	Loss or concern of losing childcare/education options	Affecting my health	Affecting my ability to access necessary amenities	Is in good condition	Is available for the elderly
<b>RESPONSES</b>	<b>419</b>	<b>419</b>	<b>418</b>	<b>419</b>	<b>418</b>	<b>420</b>	<b>417</b>	<b>417</b>
Not Applicable	57	78	63	124	6	9	6	40
Strongly Disagree	101	113	128	64	27	34	58	11
Disagree	111	95	112	52	37	84	127	55
Neutral	70	47	43	40	55	74	104	109
Agree	45	38	43	63	169	143	105	164
Strongly Agree	35	48	29	76	124	76	17	38
<b>PERCENTAGES</b>								
Not Applicable	13.6%	18.6%	15.1%	29.6%	1.4%	2.1%	1.4%	9.6%
Strongly Disagree	24.1%	27.0%	30.6%	15.3%	6.5%	8.1%	13.9%	2.6%
Disagree	26.5%	22.7%	26.8%	12.4%	8.9%	20.0%	30.5%	13.2%
Neutral	16.7%	11.2%	10.3%	9.5%	13.2%	17.6%	24.9%	26.1%
Agree	10.7%	9.1%	10.3%	15.0%	40.4%	34.0%	25.2%	39.3%
Strongly Agree	8.4%	11.5%	6.9%	18.1%	29.7%	18.1%	4.1%	9.1%
<b>RESPONSE RATE</b>	<b>99.5%</b>	<b>99.5%</b>	<b>99.3%</b>	<b>99.5%</b>	<b>99.3%</b>	<b>99.8%</b>	<b>99.0%</b>	<b>99.0%</b>

Total Survey Responses = 421	ity...	My community has a need for...			(General Housing)		
LIKERT SCALE QUESTIONS ONLY	Offers options that suit a variety of lifestyles and needs	More overall housing opportunities	More rental housing opportunities	More homeownership opportunities	Housing in my community is affordable to households making a variety of incomes:	Generally, housing costs in my community are affordable:	My personal housing costs are affordable:
<b>RESPONSES</b>	<b>415</b>	<b>413</b>	<b>416</b>	<b>411</b>	<b>415</b>	<b>412</b>	<b>418</b>
Not Applicable	8	5	6	10	3	3	4
Strongly Disagree	44	26	55	13	60	73	38
Disagree	115	66	126	47	124	112	69
Neutral	92	102	90	116	81	81	68
Agree	135	124	69	142	130	121	168
Strongly Agree	21	90	70	83	17	22	71
<b>PERCENTAGES</b>							
Not Applicable	1.9%	1.2%	1.4%	2.4%	0.7%	0.7%	1.0%
Strongly Disagree	10.6%	6.3%	13.2%	3.2%	14.5%	17.7%	9.1%
Disagree	27.7%	16.0%	30.3%	11.4%	29.9%	27.2%	16.5%
Neutral	22.2%	24.7%	21.6%	28.2%	19.5%	19.7%	16.3%
Agree	32.5%	30.0%	16.6%	34.5%	31.3%	29.4%	40.2%
Strongly Agree	5.1%	21.8%	16.8%	20.2%	4.1%	5.3%	17.0%
<b>RESPONSE RATE</b>	<b>98.6%</b>	<b>98.1%</b>	<b>98.8%</b>	<b>97.6%</b>	<b>98.6%</b>	<b>97.9%</b>	<b>99.3%</b>



Total Survey Responses = 421	My community...			In my community I can...				
LIKERT SCALE QUESTIONS ONLY	Has adequate lighting in public spaces	Has good visibility in public spaces that allow me to feel safe	Has recreational paths and walking trails	Easily travel by foot	Easily travel by bicycle	Easily travel by public transit	Easily travel by car	Adequate commercial and retail development
<b>RESPONSES</b>	<b>418</b>	<b>417</b>	<b>418</b>	<b>419</b>	<b>418</b>	<b>418</b>	<b>417</b>	<b>419</b>
Not Applicable	0	0	4	0	26	27	1	2
Strongly Disagree	32	23	68	38	46	10	15	112
Disagree	100	73	157	94	122	29	26	185
Neutral	85	87	50	67	68	77	20	60
Agree	180	206	112	186	133	193	188	53
Strongly Agree	21	28	27	34	23	82	167	7
<b>PERCENTAGES</b>								
Not Applicable	0.0%	0.0%	1.0%	0.0%	6.2%	6.5%	0.2%	0.5%
Strongly Disagree	7.7%	5.5%	16.3%	9.1%	11.0%	2.4%	3.6%	26.7%
Disagree	23.9%	17.5%	37.6%	22.4%	29.2%	6.9%	6.2%	44.2%
Neutral	20.3%	20.9%	12.0%	16.0%	16.3%	18.4%	4.8%	14.3%
Agree	43.1%	49.4%	26.8%	44.4%	31.8%	46.2%	45.1%	12.6%
Strongly Agree	5.0%	6.7%	6.5%	8.1%	5.5%	19.6%	40.0%	1.7%
<b>RESPONSE RATE</b>	<b>99.3%</b>	<b>99.0%</b>	<b>99.3%</b>	<b>99.5%</b>	<b>99.3%</b>	<b>99.3%</b>	<b>99.0%</b>	<b>99.5%</b>

Total Survey Responses = 421	My community has...				(General Economy)	
LIKERT SCALE QUESTIONS ONLY	Various types of retail and dining establishments	Storefronts that look well-kept and attract shoppers	A downtown/central area in good condition	A variety of employment opportunities that provide wages that enable employees to live in the community if they choose	I can run most of my daily errands without leaving my community:	K-12 education Post-secondary education
<b>RESPONSES</b>	<b>420</b>	<b>420</b>	<b>419</b>	<b>414</b>	<b>419</b>	<b>418</b> <b>418</b>
Not Applicable	0	0	0	2	0	107 63
Strongly Disagree	112	57	34	90	40	6 5
Disagree	173	119	84	144	61	11 12
Neutral	58	97	109	92	63	27 22
Agree	70	131	164	76	201	142 172
Strongly Agree	7	16	28	10	54	125 144
<b>PERCENTAGES</b>						
Not Applicable	0.0%	0.0%	0.0%	0.5%	0.0%	25.6% 15.1%
Strongly Disagree	26.7%	13.6%	8.1%	21.7%	9.5%	1.4% 1.2%
Disagree	41.2%	28.3%	20.0%	34.8%	14.6%	2.6% 2.9%
Neutral	13.8%	23.1%	26.0%	22.2%	15.0%	6.5% 5.3%
Agree	16.7%	31.2%	39.1%	18.4%	48.0%	34.0% 41.1%
Strongly Agree	1.7%	3.8%	6.7%	2.4%	12.9%	29.9% 34.4%
<b>RESPONSE RATE</b>	<b>99.8%</b>	<b>99.8%</b>	<b>99.5%</b>	<b>98.3%</b>	<b>99.5%</b>	<b>99.3%</b> <b>99.3%</b>



Total Survey Responses = 421	my community I can easily access the following services and resources that meet my needs:							
LIKERT SCALE QUESTIONS ONLY	Vocational training and education	Job training and education	Affordable nutritious food	Health services	Pharmacy care and services	Banking services	Legal services	
<b>RESPONSES</b>	<b>416</b>	<b>416</b>	<b>414</b>	<b>416</b>	<b>419</b>	<b>416</b>	<b>418</b>	<b>418</b>
Not Applicable	85	70	2	4	3	6	37	37
Strongly Disagree	25	22	25	43	7	5	15	15
Disagree	73	74	67	79	10	13	33	33
Neutral	85	122	80	60	36	30	91	91
Agree	104	92	185	178	255	237	179	179
Strongly Agree	44	36	55	52	108	125	63	63
<b>PERCENTAGES</b>								
Not Applicable	20.4%	16.8%	0.5%	1.0%	0.7%	1.4%	8.9%	8.9%
Strongly Disagree	6.0%	5.3%	6.0%	10.3%	1.7%	1.2%	3.6%	3.6%
Disagree	17.5%	17.8%	16.2%	19.0%	2.4%	3.1%	7.9%	7.9%
Neutral	20.4%	29.3%	19.3%	14.4%	8.6%	7.2%	21.8%	21.8%
Agree	25.0%	22.1%	44.7%	42.8%	60.9%	57.0%	42.8%	42.8%
Strongly Agree	10.6%	8.7%	13.3%	12.5%	25.8%	30.0%	15.1%	15.1%
<b>RESPONSE RATE</b>	<b>98.8%</b>	<b>98.8%</b>	<b>98.3%</b>	<b>98.8%</b>	<b>99.5%</b>	<b>98.8%</b>	<b>99.3%</b>	<b>99.3%</b>

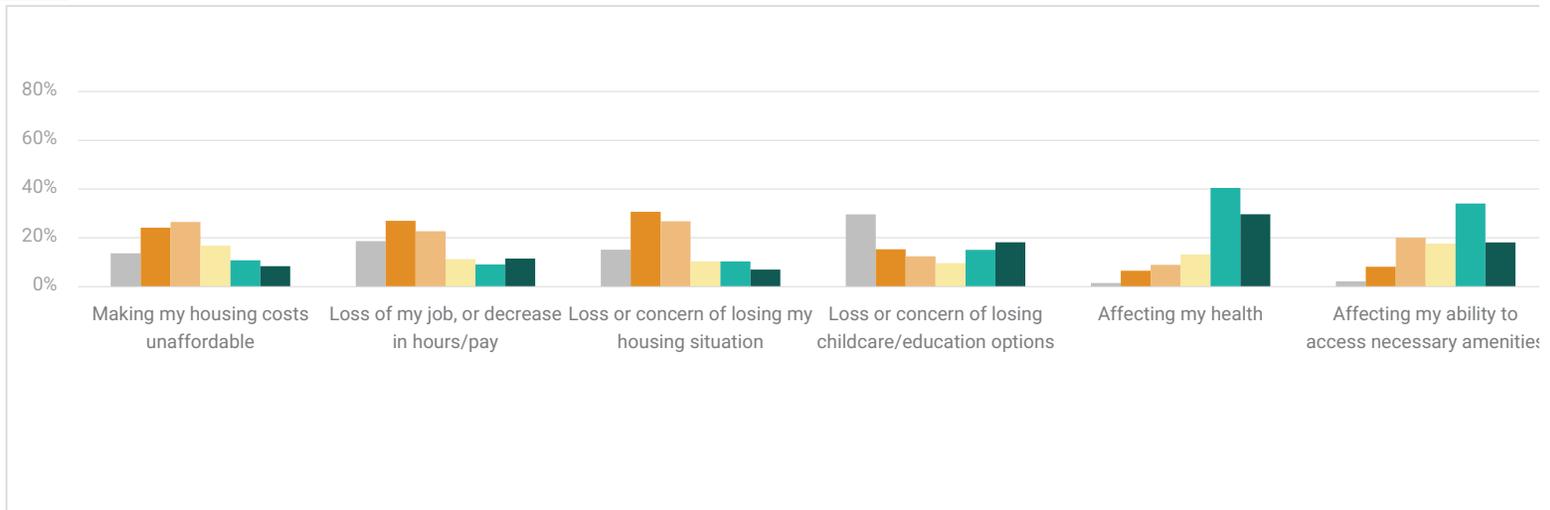
Total Survey Responses = 421	(General Amenities)	There are exciting opportunities in Macomb for...						
LIKERT SCALE QUESTIONS ONLY	There are enough public places for the community to gather:	Recreation	Dining	Nightlife	Community involvement	Job opportunities	Shopping and retail	
<b>RESPONSES</b>	<b>416</b>	<b>420</b>	<b>420</b>	<b>418</b>	<b>420</b>	<b>419</b>	<b>416</b>	<b>416</b>
Not Applicable	3	0	0	26	3	12	0	0
Strongly Disagree	33	71	82	86	39	81	121	121
Disagree	100	129	141	137	107	149	165	165
Neutral	66	99	79	99	97	109	80	80
Agree	178	93	98	58	142	56	41	41
Strongly Agree	36	28	20	12	32	12	9	9
<b>PERCENTAGES</b>								
Not Applicable	0.7%	0.0%	0.0%	6.2%	0.7%	2.9%	0.0%	0.0%
Strongly Disagree	7.9%	16.9%	19.5%	20.6%	9.3%	19.3%	29.1%	29.1%
Disagree	24.0%	30.7%	33.6%	32.8%	25.5%	35.6%	39.7%	39.7%
Neutral	15.9%	23.6%	18.8%	23.7%	23.1%	26.0%	19.2%	19.2%
Agree	42.8%	22.1%	23.3%	13.9%	33.8%	13.4%	9.9%	9.9%
Strongly Agree	8.7%	6.7%	4.8%	2.9%	7.6%	2.9%	2.2%	2.2%
<b>RESPONSE RATE</b>	<b>98.8%</b>	<b>99.8%</b>	<b>99.8%</b>	<b>99.3%</b>	<b>99.8%</b>	<b>99.5%</b>	<b>98.8%</b>	<b>98.8%</b>



Total Survey Responses = 421	My community...		(General Engagement)			My community...
<b>LIKERT SCALE QUESTIONS ONLY</b>	Makes plans with its residents' best interests in mind	Works with local businesses to improve public and shared spaces	I am excited by the changes and plans I see happening in Macomb:	I am aware of opportunities to engage with my community leaders:	I am interested in providing feedback to my community's leaders:	Is working to create a positive future for the downtown/central/square area
<b>RESPONSES</b>	<b>419</b>	<b>417</b>	<b>417</b>	<b>415</b>	<b>415</b>	<b>418</b>
Not Applicable	2	9	2	3	11	6
Strongly Disagree	43	27	46	37	8	33
Disagree	84	65	75	83	25	50
Neutral	145	129	173	91	145	106
Agree	125	166	97	171	171	188
Strongly Agree	20	21	24	30	55	35
<b>PERCENTAGES</b>						
Not Applicable	0.5%	2.2%	0.5%	0.7%	2.7%	1.4%
Strongly Disagree	10.3%	6.5%	11.0%	8.9%	1.9%	7.9%
Disagree	20.0%	15.6%	18.0%	20.0%	6.0%	12.0%
Neutral	34.6%	30.9%	41.5%	21.9%	34.9%	25.4%
Agree	29.8%	39.8%	23.3%	41.2%	41.2%	45.0%
Strongly Agree	4.8%	5.0%	5.8%	7.2%	13.3%	8.4%
<b>RESPONSE RATE</b>	<b>99.5%</b>	<b>99.0%</b>	<b>99.0%</b>	<b>98.6%</b>	<b>98.6%</b>	<b>99.3%</b>

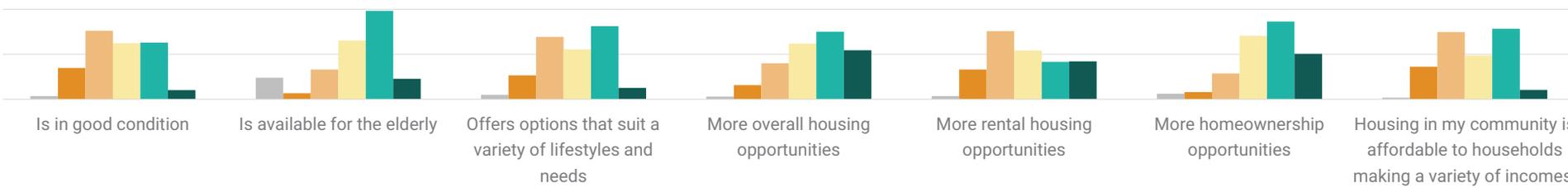
<b>LIKERT CHARTS ONLY</b>	Making my housing costs unaffordable	Loss of my job, or decrease in hours/pay	Loss or concern of losing my housing situation	Loss or concern of losing childcare/education options	Affecting my health	Affecting my ability to access necessary amenities
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ALL QUESTIONS: FOR REFERENCE

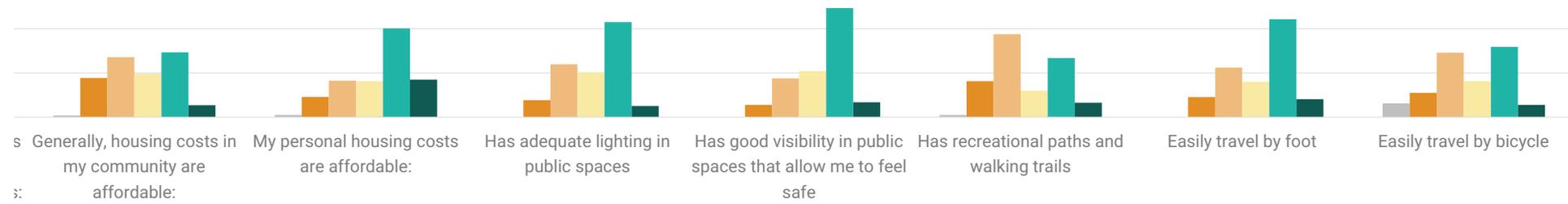




Is in good condition    Is available for the elderly    Offers options that suit a variety of lifestyles and needs    More overall housing opportunities    More rental housing opportunities    More homeownership opportunities    Housing in my community is affordable to households making a variety of incomes:

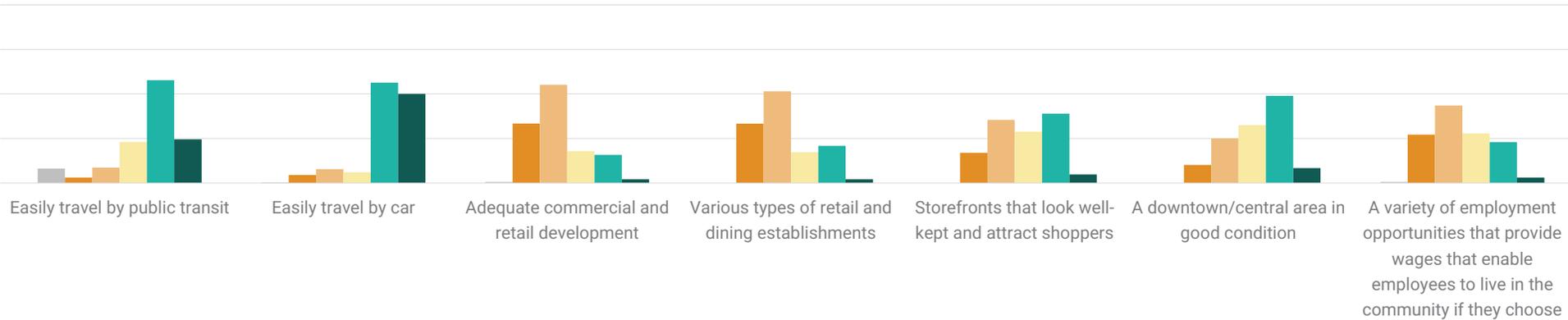


Generally, housing costs in my community are affordable:    My personal housing costs are affordable:    Has adequate lighting in public spaces    Has good visibility in public spaces that allow me to feel safe    Has recreational paths and walking trails    Easily travel by foot    Easily travel by bicycle

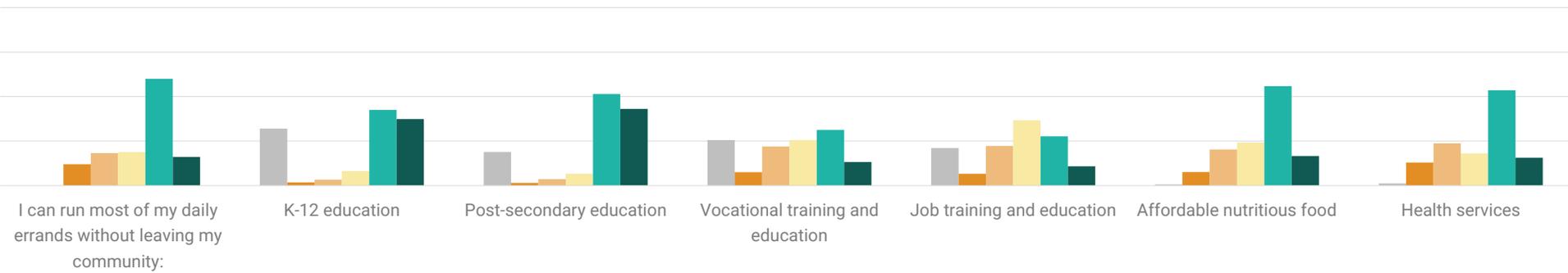




Easily travel by public transit      Easily travel by car      Adequate commercial and retail development      Various types of retail and dining establishments      Storefronts that look well-kept and attract shoppers      A downtown/central area in good condition      A variety of employment opportunities that provide wages that enable employees to live in the community if they choose

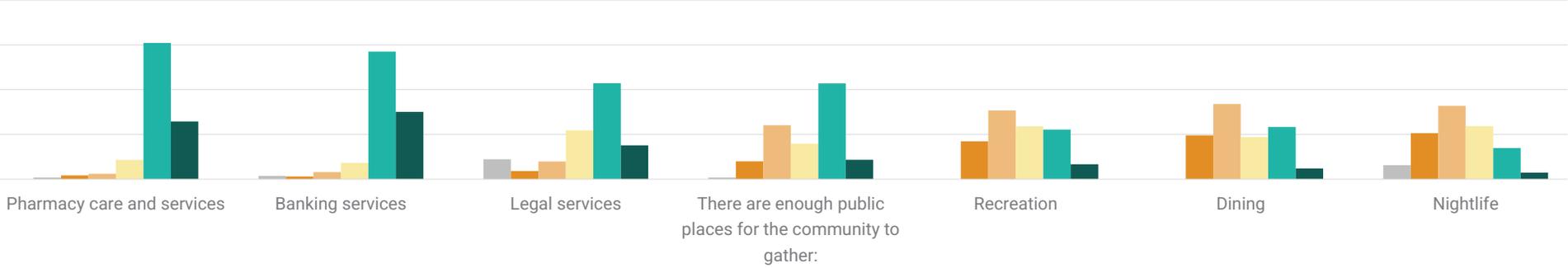


I can run most of my daily errands without leaving my community:      K-12 education      Post-secondary education      Vocational training and education      Job training and education      Affordable nutritious food      Health services

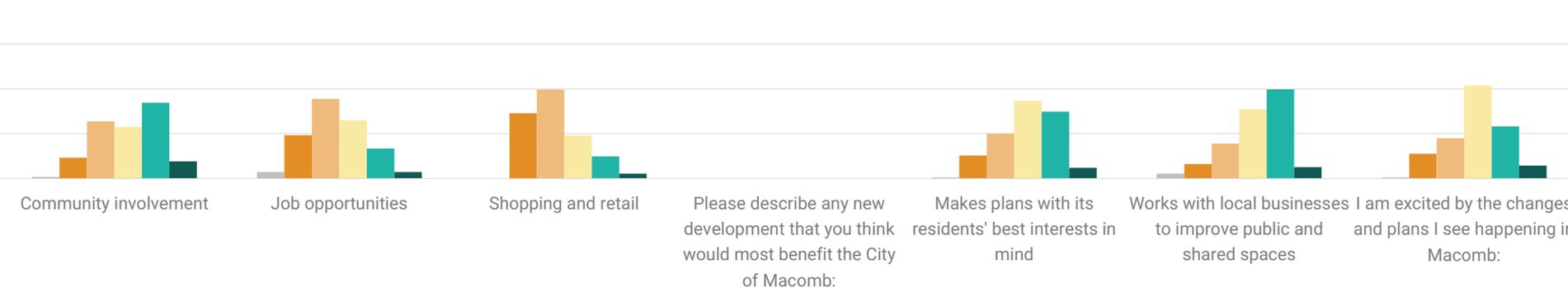




Pharmacy care and services      Banking services      Legal services      There are enough public places for the community to gather:      Recreation      Dining      Nightlife



Community involvement      Job opportunities      Shopping and retail      Please describe any new development that you think would most benefit the City of Macomb:      Makes plans with its residents' best interests in mind      Works with local businesses to improve public and shared spaces      I am excited by the changes and plans I see happening in Macomb:





# Automated Community Needs Assessment Survey Analysis (for Survey 123)

Total Survey Responses = 421		OPTIONAL SECTION HEADERS (for print-out)									
PASTE RESULTS IN COLUMN G		PASTE RESULTS IN COLUMN H		PASTE RESULTS IN COLUMN J		PASTE RESULTS IN COLUMN K		PASTE RESULTS IN COLUMN L			
<i>Local residence</i>	Do you currently live in the City of Macomb?	<i>Local employment</i>	Do you currently work in the City of Macomb?	<i>Household Income</i>	What is your household income range?	<i>Household Size</i>	What is the size of your household?	<i>Communication</i>	How do you learn about things happening in your community?		
<b>RESPONSES</b>	<b>420</b>	<b>RESPONSES</b>	<b>421</b>	<b>RESPONSES</b>	<b>414</b>	<b>RESPONSES</b>	<b>419</b>	<b>RESPONSES</b>	<b>419</b>		
Yes	375	Yes	343	\$0-\$30,000	48	1 person	78	Other	21		
No	45	No	78	\$30,001-\$60,000	78	2-4 people	299	City Government Website	60		
<b>PERCENTAGES</b>		<b>PERCENTAGES</b>		\$60,001-\$100,000	157	5+ people	42	Community Newsletter	69		
Yes	89.3%	Yes	81.5%	\$100,001 or higher	131	<b>PERCENTAGES</b>		Television	75		
No	10.7%	No	18.5%	<b>PERCENTAGES</b>		1 person	18.6%	Radio	133		
<b>RESPONSE RATE</b>	<b>99.8%</b>	<b>RESPONSE RATE</b>	<b>100.0%</b>	\$0-\$30,000	11.6%	2-4 people	71.4%	Newspaper	136		
				\$30,001-\$60,000	18.8%	5+ people	10.0%	Word of Mouth	291		
				\$60,001-\$100,000	37.9%	<b>RESPONSE RATE</b>	<b>99.5%</b>	Social Media	315		
				\$100,001 or higher	31.6%			<b>PERCENTAGES</b>			
				<b>RESPONSE RATE</b>	<b>98.3%</b>			Other	5.0%		
								City Government Website	14.3%		
								Community Newsletter	16.5%		
								Television	17.9%		
								Radio	31.7%		
								Newspaper	32.5%		
								Word of Mouth	69.5%		
								Social Media	75.2%		
								<b>RESPONSE RATE</b>	<b>99.5%</b>		



I am aware of opportunities to engage with my community leaders:

I am interested in providing feedback to my community's leaders:

Is working to create a positive future for the downtown/central/square area



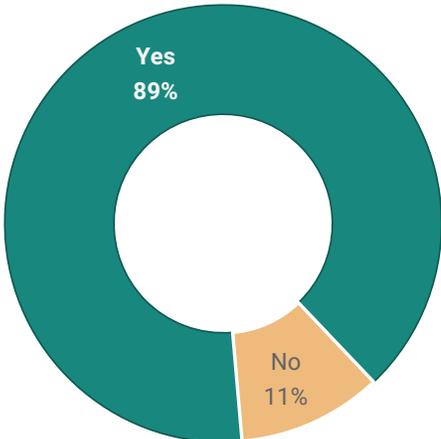
**OTHER QUESTION CHARTS ONLY**

Do you currently live in the City of Macomb?

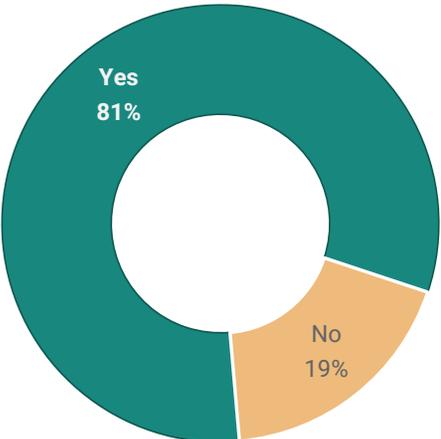
Do you currently work in the City of Macomb?

PRE-MADE CHARTS FOR EDITING

DO YOU CURRENTLY LIVE IN THE CITY OF MACOMB?



DO YOU CURRENTLY WORK IN THE CITY OF MACOMB?





What is your household income range?

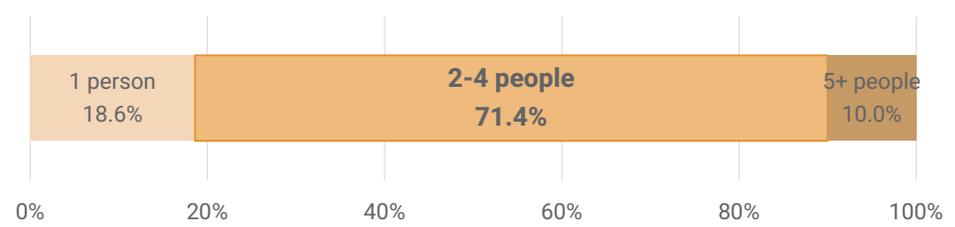
What is the size of your household?

How do you learn about things happening in your community?

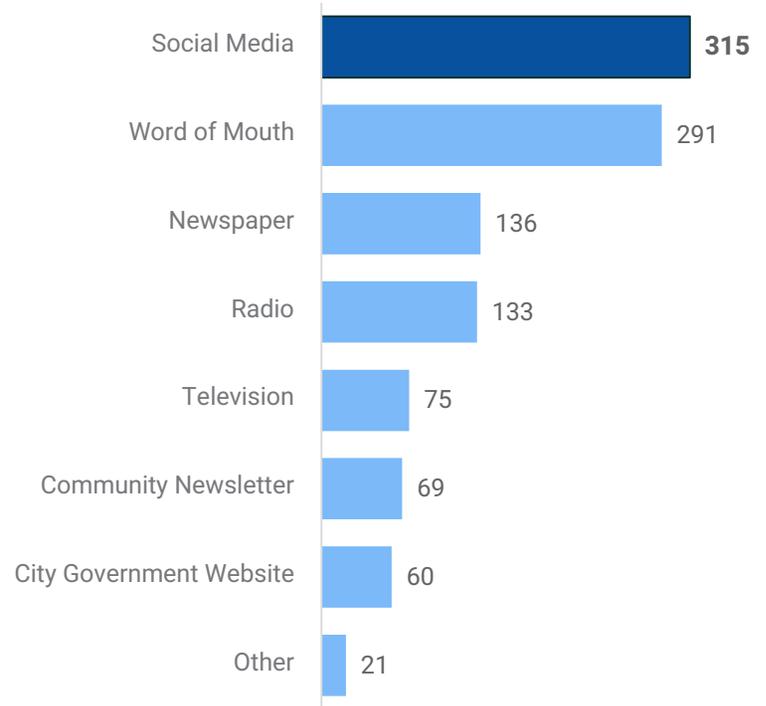
### HOUSEHOLD INCOME OF SURVEY RESPONDENTS



### HOUSEHOLD SIZE OF SURVEY RESPONDENTS



### HOW DO YOU LEARN ABOUT THINGS HAPPENING IN YOUR COMMUNITY?



# Macomb Community Needs Assessment Survey: Permanent Resident

## Open-Ended Responses

### **Please describe any new development that you think would most benefit the City of Macomb: (Housing, commercial, recreational, etc.)**

- "1) Better kept roads. Many residential roads are in need of repair, especially around the WIU campus (e.g. W. Calhoun St)
- 2) More dining options - once this pandemic is over at least
- "1. Hire a person that actually promotes bring REAL RETAIL BUSINESS to macomb. Too many nail salons and tattoo parlors is not enough. The person you currently have is not doing their job.
- 2. Maybe change the WAYS MACOMB IS RUN.
- Time for change. NEW MAYOR that actually works to improve Macomb."
- "10 years ago we struggled to find rental housing suitable for a family. There were numerous student apartments, but not rental homes that we deemed suitable for young children.
- I would really like to see a sidewalk standardization plan for the city. It is frustrating to walk and have to spend half of the time where we walk with our children in the road because there are no sidewalks.
- Designated biking lanes would also be nice or a trail system closer than Spring Lake.
- There are options to do recreation, but it seems like you have to drive 5-20 minutes to get there to do it. Macomb is built to be a car city. I would like to see it consider ways to be more friendly for walking and biking (apart from the area south of the square)."
- 24 hour indoor dining (if covid allows)
- A change from the "over promise and under deliver" mindset that is so prevalent here.
- A fitness/recreation center.
- A Mall. More stores and restaurants.
- A marijuana dispensary for medical and recreational use. I am an older person, retired professional, early 60s and I am an occasional light user. Currently people who choose to use, and to do so legally, are driving to Canton. Lets keep the money in town! It is a changing world. Roll with the changes.
- "A new community swimming park and upgraded miniature golf/batting cages.
- Places to CHEAPLY rent for events that have water and electricity, or at least electricity/outlets. More community rooms.
- Get landlords on the square to not charge so much rent so businesses will come back on the square..
- Add more updated playground equipment in parks (especially Glenwood)
- Lower real estate taxes to make home ownership more enticing and affordable."
- A new mayor and city council!
- A new water park.
- A restaurant that is open 24 hours, aside from McDonalds west, such as iHop, Dennys, or Steak and Shake.
- "a Splash park for kids or an indoor recreation center like Scotties or Bonkers etc.
- A path along the lamoine river from the university to Wigwam Hollow Bridge"
- "A Target store would be very helpful; unlike Walmart, it has items that are good quality. As it is, I have to go out of town for items like bedding and towels. Sometimes children unexpectedly need clothing (khakis, polos) for an event, and Walmart is the only option.
- Dining is another disappointment. Magnolias is the only really nice restaurant but it is only open 3 days a week. Chubby's food is hit or miss and the Whytehouse menu is not varied enough (my family only likes a few of the items).
- A new community pool (with features) would be wonderful.
- A better local newspaper would also be beneficial. We periodically subscribe and after a few months let it lapse. It seems most of the time we find out about events after the fact, because that is when The McD County Voice writes about them. ""Oh look, this cool thing happened YESTERDAY."" :( "
- A Target, more restaurants, more retail

- A water park for local and area children and adults. Our swimming pool is a disaster and has been for years.
- "A water park out at the Veteran's Park. This would provide something for children AND adults alike something to do. It would also provide jobs for high school students and perhaps college students.
- Also there is nothing for senior citizens to do.
- Also the sidewalks in Macomb are not very goods for wheel chair users. There are several wheel chair users that go past our house on Dudley street and they are in the street because the side walks are so bad.
- There is nothing here for college age people to do. You look at other communities and they have a lot to offer the students. They have coffee houses and eateries and shopping for these kids practically on campus. Adams street should be full of these type of places and affordable for the average student."
- A waterpark and pool would be nice for the youth in Macomb. Any employer that would offer well paying jobs (not mininum wage jobs) would be welcomed. If the performing arts center would actually be built instead of a plan on paper, this could be a stimulus to the local economy and recreational oppurtunities. Allowing the businesses on the Square to develop their outdoor spaces without excessive rules (unrealistic setback requirements for example) would be excellent. How nice would it be to have al fresco dining cafes such as you find in Europe on a semipermanent basis?
- "A wide (6 to 8 feet) walking and biking path that goes through and around the community. Using Crumb Rubber, and NOT cement.
- It would be nice if the path could go along creeks or through wooded areas.
- Ideally having a lined walking and biking path."
- A wider variety of stores.
- Add a Steak 'n Shake
- Adding/extending a sidewalk on west Jackson as I have seen many people waking or running on the road or in peoples yards.
- Additional chain dining; park with a waterslide/splash area; professional development that requires higher education degree
- Additional retail shopping and dining in Macomb would be welcomed. Less in the way of fast food dining, a few more sit down restaurants would be nice.
- Affordable housing for elderly (for those that don't meet low income guidelines)
- Allow low income families to own their own houses with stationery tiny houses.
- Although allegedly a "business friendly" community, I was dismayed when the City refused to seek out a cannabis dispensary, thereby letting tiny Vermont get this amazing new business. I'm glad that the City has come around--it's a no brainer. Similarly, the City should actively work to make outside seating at all restaurants, bars, cafes, etc. a reality--not just during Covid but forever (obviously outside of winter). Lastly, the City should actively promote the ONLY local food business in town, the Food Co-Op; it needs as much support as possible esp. b/c it also actively helps local farmers, ranchers, etc.
- An industrial development (factory, etc.) that provides quality job opportunities to the community
- An inside place for families to go!! Repair to all roads including Chalmers Township roads.
- "Annex Georgetown and Scotland Glen
- Make Park District part of City "
- Anything that can be done about the dilapidated housing stock should be done. Two houses just on my block should have been condemned and torn down years ago. Message to landlords and owners: either clean it up and maintain it, or lose it.
- Anything that competes w/WIU because relying on just Higher Ed is not sustainable. I can't wait to sell my house & get out of town. But because it is a USDA RD loan, I'm trapped with no way out.
- Anything that would fill the K-mart and old Farm King buildings.
- As both a student and resident of Macomb, I think Macomb has greatly improved in the last 4-5 years. However, the City needs to stop tolerating the cost of rent on poorly kept houses/apartments. Kill the sharks preying on poor people. I understand why this is done with student housing, but it is ridiculous for

the working family in Macomb to pay \$600/month or more on a shit apartment. I don't think the city is oblivious to the poverty that overwhelms the community. The city needs to continue to support small business owners in new endeavors as well as work towards increasing retail/shopping centers on Jackson street...specifically something to replace JC Penny. Students will continue to lose interest in attending WIU if they don't continue to work towards providing more options for eating and shopping. Lastly...please fix the roads surrounding the University. It is not encouraging for prospective students to drive down Adams, for example, with all the potholes. I love Macomb. <3

- "Attract a retail business for the K-Mart building
- Get rid of the unsightly building on Jackson Street. Standard building, old Woodruff bed, Hardee's, Cross Motors. Drive in theater. Hales junk yard, etc.
- All of these show our town's character and it is negative."
- "Be more strict when it comes to rental house inspections and follow up on every housing complaint. If a rental company has many complaints against them and continues to get away with unsafe living conditions, such as Lotz, they should not be allowed to operate in the community. Check into all landlords application processes and prices as some make very unprofessional comments when showing houses that discriminatory and show unfair lending practices. There are landlords that will openly admit they tell different applicants different rent prices at certain house showings and also will say that they do not rent to people with certain breeds of dogs or people of certain cultures. This is illegal and can be easily checked into be calling as a prospective renter for a house or setting up an appointment to see a house (preferably as someone that is white like myself and claims to have a good job).
- "Become an age friendly community.
- Develop small 'parklets' around town
- Have multi generational gathering spots
- Eliminate condemned houses quickly and efficiently, turn the empty lots into gathering spaces with chairs and tables, activities, etc.. See AARP age friendly communities for ideas. "
- Better dining options (e.g., ethnic food and/or larger chain restaurants), renovation for main parts of town (e.g., adams street)
- Better dining options that aren't fast food
- Better downtown
- Better housing options, many rentals seem to be in disrepair
- "Better restaurants.
- Better paved roads.
- Renovated downtown.
- A bookstore.
- Christmas and holiday decorations in downtown.
- More organized and stylish shopping malls.
- Performing Arts Center"
- "Big box stores and big name restaurants are in need in the area to help reduce the need to travel to other areas to shop or entertain. The cost of materials and other items could be reduce with better competition. The lack of shopping choices in macomb forces people to shop online or out of town to have their money and takes tax money away at the same time. The lack of fine dining in our area cause the price of low quality food to rise and the quality to just be acceptable as there is just not a desire to always travel for a good meal. Competition would cause small businesses to have the desire to strive for excellence to succeed. Ideas to consider in other words, Lowe's, Home Depot, Texas Road house , Outback, less fast food, more sit down dining. With as much truck traffic as there is in this area bring in a large truck stop and truck wash.
- Make rental owner keep properties clean and up to a livable standard or do something about it. "
- Bike trails, adult community events, nightlife
- "Brewery, more stores for recreational gear, food options, Steak n Shake, Ice Cream shops, house apartments that are well kept and affordable.

- Those empty buildings on the North side of town on 67 need to be more appealing to students coming in. "
- Bring in businesses to existing empty commercial spaces
- Bringing new things to Macomb instead of the same old stuff
- Bus stops at both local factories to allow people to work that cannot drive.
- Carbondale, about the same size as Macomb, has tremendously more quality restaurants, shopping, and park options. Please talk to them on how they did it and replicate.
- Childcare that accommodates shift type work. Most child care isn't available until at least 6:30 or 7am but most parents have to be to work by that time. We need childcare at 5am and struggle to find it. Also, family activities are lacking in this town. The YMCA could be a good option but its over-priced compared to other community YMCA programs.
- Clean housing with accountability for residents and renters
- Clean up the neighborhoods surrounding WIU! they are unlit- and unsafe at night. Trash is everywhere
- "Cleaning up the neighborhoods and dangerous property around town especially near WIU (particularly the first 2/3 blocks of Adams). Coming from a parents perspective, a huge deterrent of sending your child to study here are the unsightly neighborhoods, trash, substandard and abandoned housing, poor sidewalk and road structures around campus.
- You want to get more students to WIU and Macomb, make neighborhoods look clean, safe and inviting for them and parents. I believe it would make a huge difference!"
- Clothing stores and eating places like Texas Roadhouse or Applebee's would be useful.
- complete house cleaning. getting rid of 90% of the trash that work in city hall and for the Macomb PD. Make the slum lords clean up their dumps.
- Continue to clean up rental housing!!!!
- Continue with the outdoor dining.
- "Convert the current public swimming pool and idle motel across US 67 into a small water park-resort to attract out-of-town and local residents. Macomb would be more of a destination then.
- Walking paths and bicycle trails would be welcomed; in particular, a connector between the bus-Amtrak station, across Chandler Park and The Square to the post office and Western Illinois Museum and Library."
- "Converting old building into newly purposed buildings. Sports facility, etc.
- Splash park for young kids
- Revitalized community pool "
- Currently the only places to buy children's clothing are WalMart and a limited line at Farm King. Men have a choice of Nelson's or Walmart, two ends of the spectrum. Home supplies (pillows, sheets) can be purchased at WalMart. We could use a Kohl's.
- Cut property taxes. They are way out of line. By doing that it would make housing more affordable. We could also use a Home Depot, Lowe's something like that.
- Decent, affordable housing for middle income families. Real estate taxes are totally out of control in Macomb. Lacking dining options
- Demolish blocks of old run down homes that used to be rented to college kids. Prioritize fixing all streets with potholes and bad pavement. Adopt lower property tax system that encourages people to move into Macomb. Today it is cheaper tax-wise to build a \$600,000 new home outside Macomb in the country, than to buy a \$300,000 15-20 year old home in Macomb.
- Diversity of restaurants what of good quality. More development on the west side of town for shopping. I would LOVE a Target, better quality than Walmart.
- downtown development an on going project that needs continued efforts
- Economic leaders in Macomb take WIU for granted. Some restaurants have Rocky Dogs outside showing that they support WIU. However, this is superficial support. True support would be voting for politicians that support higher education, including higher state appropriations for WIU. Many of the prominent economic leaders / business owners in this town voted for politicians who actively vote against higher education (e.g. Farm King, Sports Corner, Hollister). For example, many of the downtown

business owners voted for Donald Trump. Trump passed laws that made it very difficult for foreign students to attend WIU. In fact, there are 500+ fewer foreign students at WIU because of Trump's immigration policy. This costs WIU and Macomb literally millions of dollars. Business owners blamed Jack Thomas for WIU decline without seeing their own selfish behavior as part of the problem. Business leaders need to smart up. Until this larger issue is addressed, Macomb will not reach its full potential.

- embracing the community and WIU to provide recreation for them. Restaurants that are not just sandwich places. improving downtown it looks like a ghost town. Aside from business closing the community has not changed much in over 40 years, which is horrible compared to other small communities have blossomed or at least grown in Illinois.
- Establishments that are open later hours, both coffee shops(gathering places) and restaurants.
- Expand fix or flatten for real estate, especially on main streets where traffic is heaviest. Create anything that will bring white collar employees. Anything..... many of our blue collar workers are working in Macomb but living in surrounding communities to avoid our insane property taxes, high real estate costs, and overall decline in community safety. Go big or die off!! Indoor/outdoor water park, sports complexes, become known for something, be a destination! We will not increase population by sitting around and wait for WIU to bring in more students. We will not keep students who earn their degrees when there is nowhere to work here utilizing that degree. Quit worrying about upsetting the old people by bringing in change, innovation, and new businesses. We're at a pivotal moment in Macomb's history, are we going to grow back to a legit 20,000 plus population or are we going to learn to live with 10,000 residents and students?
- Family housing that is affordable and in good shape. As a family of 5 it feels impossible to find affordable housing in good condition.
- "Family Rentals that are not run down with sky high rent.
- More retail stores other than WalMart. We need to fill all of these empty store fronts.
- We need something for kids under 18. The lack of activities is, in my opinion, a large reason kids are getting in trouble at younger ages. Something like the old H2O or a trampoline park. Kids need something to do that's not out of town.
- Our hospitals ER needs work. People shouldn't feel like they need to drive an hour plus to feel like they are getting proper care. My family doctor has even advised me to NEVER use MDH ER unless my or my children's life is on the line.
- And last but not least, we need a dentist in town that accepts medical card. People who are on medical card are less likely to have the means to travel out of town to find a dentist. I think this is a HUGE need in our community."
- Find a way to get rental properties but up to a presentable and decent standard. Could it be possible to find a way to help rental properties that need to reduce their unrented properties and sell them back to the public? Thereby making individual homeowners again.
- Finding a way to cut the taxes for homes in McDonough County (Macomb).
- Fix potholes by mainly student apartments, update outdoor spaces like parks
- Focus on retail businesses centralized (downtown) along with more dining/entertainment and weekend evening activity.
- Food, shopping and something to do outside
- "Get arid of the empty buses.
- More grocery stores.
- Quit wasting money on the square.
- Get taxes down.
- Get more involved in the operation of WIU.
- Strengthen the city workforce."
- Get rid of Mayor Inman. He has done nothing but tear this town down and divide it's citizens. On multiple occasions he has sexual harassed women and coerced them into sex. REMOVE MAYOR INMAN IMMEDIATELY

- Get some open minded people on city and county boards, instead of the old farmers
- Get the property taxes in the county under control. And start focusing tax dollar spending on folks who are paying the taxes. Ditch the downtown square..its not 1990
- "Housing - I know this is a big, complicated issue but property taxes need to be lower. Our high property taxes impact upward mobility in housing. \$300k+ houses in Macomb have property tax bills of \$8k and upwards; that's ridiculous. It then impacts peoples' decisions in terms of property improvement and leads to the decline housing conditions.
- Community spaces - A new community pool would make a huge impact in attracting and retaining families.
- Infrastructure investment - Macomb has let A LOT of available infrastructure funds (grants and low interest loans) slide past them the past 5 - 7 years. We can't afford to continue to pass up these opportunities.
- While enrollment isn't where everyone would like it to be, WIU and Macomb are big enough to have a better campus town area. I don't know how it gets done, but the stretch from Adams Street to downtown needs more and better development. The downtown revitalization is an important piece of this and needs to get done."
- Housing & Dining
- Housing accessibility for decent housing needs to be reviewed dependent upon income levels. There is a disparity in some locations in the City that the amount of rent charged results in substandard living circumstances. Certainly it would be nice to have a greater variety of restaurants and to have more retail/commercial shopping opportunities. A defined and safe bike trail of some sort would be nice; such as between the City and Spring Lake.
- Housing for single people who make minimum wage or a little above.
- "Housing seems to be an issue
- A variety of restaurants would be lovely - not just bar food
- Mental Health Services available and affordable
- Revitalization of the square"
- Housing tax is so high though property value is kind of affordable. But it would be a nightmare to sell the house if you need to move.
- Housing that is affordable for lower income people that are above the poverty line but don't make enough to pay \$600-\$800+ a month in rent. Single people who make minimum wage or higher fit into this category.
- Housing that people can afford. Rent is very high the house are not that nice. Inorder to get a house you can afford its small and has issues. And the landlord are horrible, they dont fix problems in the house or only temp fix it because its not worth it. Not alot of places help with rent or other needs for familys that are on hard times. But there is alot of places to help woth food! When school was out the school should of offered lunches for kids like before I know alot of familys that struggled to provide during the hybrid only.
- I feel it is important to get more retail stores. I work with students and they always talk about the negatives of having to leave Macomb to go shopping.
- I feel that Macomb could benefit from having more variety in clothing stores.
- I look at things that I typically need to travel out of town for. These would be stores like Lowe's or Menards, Costco, and Kohl's.
- I think better more affordable housing, stores that are actually found in other cities, and more community areas with trails and parks. I have to drive an hour to 2 hours to get almost anything I need.
- I think revitalizing the pool or working with Ryan Hanson at Spring Lake to build a splash pad would add some great rec opportunities for children in the area. Also, I think a 24/7 restaurant would do great in town when college is in session like a Steak n Shake. While I love our mom and pop restaurants, we don't have any chain restaurants aside from our fast food and pizza. Having worked 10 years at the Red Ox in the past, I feel the community could easily support a few more restaurants. Also, an area like the old Union would be a wonderful space for college students and high school students alike. I

remember growing up and going to bowl with friends, and shooting pool many weekends during the summer. I feel like our community tends to innovate and expand opportunities very slowly compared to surrounding communities. While there are some great programs available for community development etc. I don't think information about them is reaching the potential audience we want.

- I think reworking the old KMart building into a large community facility w multiple entertainment options (E.g., "rock" climbing, arcades, laser tag, perhaps a few lanes of bowling or smaller roller skating rink) and have a separate area (quieter; maybe up a level, potentially w possibility to view what's going on below) that was a coffee shop/ bakery where parents or students could hang out), w at least one room that could be rented for birthdays, would really go a long ways in filling some big gaps we've long had in the community.
- I think that building Macomb making it up to date will benefit the town and the university. Having limited options for dining and shopping is a major downside to living in Macomb. It will always be difficult to attract and keep younger generations if the town does not keep up with the times and provide more options for residents.
- "I think that Macomb can benefit from a wider variety of dining establishments. For example, there isn't a real BBQ place in town. I also think that in Macomb we see a high level of turnover; which may be directly tied to what is going on at WIU. For Macomb to prosper, WIU needs to prosper. I don't know if/how communities work with WIU but I think some sort of focus group and plan whereby we are all working together to find out what we need is ideal.
- It is not easy or cheap, but I think the facilities at WIU need to be improved so as to attract students, the best faculty, and forge success. Finding a way to work together to raise funds, slowly but surely, I think is integral."
- "I think the "'Fix it or Flatten It'" initiative to remove or restore old homes in Macomb is great and should continue. It makes the community look better and removes dilapidated, unsightly homes in the community. I would love if the community could do this on a commercial level as well.
- Right now, I believe shopping and dining establishments would really benefit the community and be welcomed with open arms."
- I think this town desperately needs activities that do not focus on alcohol. There are plenty of students and residents who do not wish to be surrounded by drunks and would like to have something to do at night. Also, we could use shopping options. Most of us shop online or go out of town to do any kind of shopping aside from groceries. It would provide employment as well as draw people to the area.
- I think we need a target! We need somewhere fun to bring our children to play. Big Bowling alley, arcade, water park. Combination of all 3.
- I would like to see more emphasis on filling the empty downtown storefronts with retail stores. We need more sidewalks and bike paths.
- "I would like to see the development of an event center. Maybe something that could have full time entertainment in one portion and then be open to rentals like weddings in another.
- While we have recreational activities I think we need to focus more on things for teens.
- We need to attract a few more boutique type stores to the downtown.....a better selection of restaurants especially at the higher end"
- "I would love to see a more walkable/rideable community.
- I think it would be good to get everyone on the same page -- there are so many conflicting priorities, so many groups that aren't collaborating/working together.
- Some of these questions were not very well done = Like "'My community has a variety of retail and dining options'" -- I have to agree with that -- but that doesn't mean I think there is enough variety in retail or dining or that the retail and dining options that exist are any good.
- Same with "'my community has storefronts that are look well-kept and are attractive to shoppers'" = yes, we have some very nice attractive storefronts and then we have others that look like a major fire would improve their looks. "
- I would love to see a target in the old Kmart building.

- I would love to see more options for shopping for clothing, but I realize the area is small and getting companies to come to Macomb is hard because they may not get the revenue they need or would have to have. I would also like to see some more development on the WIU side of town. The old hotel and gas station that have been closed down right as you come into town on Route 67 are eyesores and that would be a great place for a gas station and a grocery store on that part of town. I miss the days when Hy-Vee was there and when there were gas stations on that end of town. The area near Everly Park needs to build up commercially, for sure. I also feel that there needs to be a more centralized grocery store. Neimann is missed by many. The food is old at Jackson Street Market and for those living near Neimann, which is many, it was much more convenient. The city has developed, which is nice, but we need more options for food that aren't fast food joints and coffee shops.
- I would love to see some more restaurants in the area but I don't think that will happen anytime soon with Pritzker's COVID restrictions.
- "I would welcome enforcement of appearance ordinances. The town looks run down in the NW quad.
- A second train would be good too. Realizing that WIU struggles because Macomb doesn't offer what modern undergraduates want. I was looking at Cape Girardeau, and they have so much more than Macomb. I think having I-55 run through it helps. But we don't have enough good dining."
- "If COVID wasn't a thing; I'd like to see a children's place like Bonkers, Chuckie Cheese, or some sort of indoor play center for kids. I would also like to see more FAMILY rentals and not so many STUDENT rentals. Macomb has a HEAVY focus on students and temporary citizens. As someone trying to have a family here, it's been rough trying to explain that despite being a student, I am also non-traditional and would enjoy being treated as a family before treated as a student.
- City-wide events would be nice to see, too."
- Improve certain rental properties so they are not an eyesore.
- In the last town we lived in, we had a huge community playground build. It was a \$1 million dollar playground located on the outskirts of town. That way, it wasn't centered in any location that might make it biased towards one set of residents. It was a community build, so a company came in, and bought/brought all the materials on site and the tools and labor were community provided. It was a major success and the playground gets an amazing amount of visitors from all walks of life in a surprisingly small and diverse community (roughly 20k population with high Hispanic and Somalian population as well). The Patton park project seems like a good start, but a large community build out at Veterans Park would be an amazing resource for the community.  
<http://www.playgroundsbyleathers.com>. It was an immense project for that budget, but they absolutely have more affordable options that could absolutely be an option for our town. I think this could have a huge impact in our community.
- Increase biking paths and walking trails. Sidewalks are in need of improvement throughout the city. There are a lot of rental properties, but they need improving. Many are very rundown. The square has improved conditions with the sidewalks and landscaping, but storefronts needs updating to complete the look.
- Increase in the options available for reasonably priced sit down dining. Increase availability of high tech job options.
- Increase retail shopping possibilities (which I know is difficult). Would love to see a Target or similar type store. I miss Penney's for just getting the basics. Our only choices for reasonably priced retain items seems to be Wal Mart or Farm King.
- "Indoor activities for children (a children's museum, mini golf, etc)
- A chain family restaurant open 24 hours (ihop, Denny's, Bob Evan's)
- Community water park (splash pad, pool with slides, etc)
- A TRULY accessible playground for all abilities (wheelchair bound, scooters, walkers, short stature, etc)"
- Indoor multi-use meeting spaces that are accessible to all parts of the community. New commercial/retail opportunities (more than just Walmart). ADDITIONAL DINING OPTIONS--preferably local establishments, not chains.

- Indoor recreation facility - we have several large empty facilities that can be converted into indoor youth/adult fields/facilities. This would also generate revenue for Macomb businesses by having a facility to host tournaments and events in a facility like this. Currently, families are going out of town on weekends to provide such recreational opportunities for their children.
- "Indoor recreational facility,
- Paved roads, not just fill in the cracks.
- Vocational training facility, i.e. welding school, truck diving school, Police training academy. "
- Integrate the students and local community more. As is, community members seem to hate the students, but without the university, this town would be a ghost town. We need new restaurants and shops that cater all communities.
- It takes change to make change!!!!
- It would be a great development if the city cracked down on absentee landlords who allow their properties to fall into disrepair.
- It would be great to have a business that caters to tweens/teens. For example a roller skating rink, or something like FunCity in Burlington.
- I've lived here for 2years and looking forward to my move at the end of the year. Macomb has left a mark on me in that I will never live in a town that is clearly stuck in the 1980s. The town is decades beyond other small town communities. Everything from grocery stores, department stores, recreational locations site that offer walking, hiking, and running (something other then Spring Lake), and night life. Updated businesses, more entertainment venues that are current within this century. Definitely more community events that get people outside. Ever business should accept debit/credit cards; checking writing is beyond an outdated method to accept money. Also need more rental housing and/or apartments for the mid level professional who doesn't want to homestead in Macomb. Something other then college rentals or home that were built in 1900 and remodeled in the 1950s.
- Just adding more variety of shopping and or restaurants would be nice.
- Land banks and consider utilizing Kmart building space for community enhancement and economic development
- Less empty storefronts on the Square (not more secondhand flea market retail). Local retail needs to expand hours of operation (not 9:00 - 5:00 and closed on weekends). Better food/dining options. Too many fast food franchises and not enough local fine dining. More options for live music/entertainment. A well run nature preserve with hiking trails. Better zoning enforcement of rental properties. Fewer police officers. Increase speed limit on Jackson to 35 mph. Less area for cars and more access for pedestrians on the square. Demo run-down/vacant businesses. Less pickup trucks with confederate flags.
- Literally anything to compete with Walmart. The square store options are disappointing. Most rentals are gross and overpriced. Rent is high due to property taxes.
- "Love this community, but it really is missing out on opportunities to keep people here. The community needs to consider all ages of their community members. Does a great job for older individuals, but lacking opportunities for folks between 30 - 50 years of age, whether for entertainment, employment, or shopping. Need to provide opportunities to shop at big box stores other than Walmart, something like Lowe's or Home Depot would be great. Employment for partners/spouses of university faculty who are not into education, other more corporate type jobs for mid management and tech folks. There needs to be more to do in this town then go to the bars at night.
- Forgottonia was a great addition for a bit fun, and comfortable setting. There is a younger community looking for place to be a part of the community but not needing to drink oneself under the table."
- Low-cost restaurants that appeal to the students - Culver's for instance. This would also benefit residents directly, and indirectly help the community by making Macomb more attractive to WIU students.
- Lower property taxes! Demolish run down structures along primary routes. We dont need any more parks or baseball diamonds. Bring in businesses! Why make downtown greenspace? If I want to shop the square I need to park 3 blocks away. Business owners on the square can't load and unload goods due to lack of parking. We must carry our goods from 3 blocks away. And why do we have a full time mayor

and full time administrator in a town of 18k people but keep making cuts to our civil servant positions? Street crews are bare bones. Fire and police are at less than recommended levels for safe operating, but there are no empty offices at city hall.

- "Lower the property taxes. On my home valued at just over \$50,000 the property tax rate by percentage is more than several of the nations largest and most populated counties. It is ridiculous
- Stop bringing big chain restaurants and businesses. Make it easier and more affordable for local residents to create their own businesses. "
- "Macomb doesn't offer much in the realm of child entertainment. Quincy has Scottie's and Galesburg has Discovery Depot. Burlington, Iowa has Fun City. Macomb doesn't have anything that make children excited about going to. Teens have Ball Fore, but what about young kids? Macomb does have a great parks system, which is great, but that's it. The YMCA is also an option but memberships can be expensive when you have multiple children.
- It would also be great if Macomb could convince a few more, well known, retail brands to move to the community, as well as manufacturers for more employment opportunities that can support families.
- Aside from that, property taxes are really high and streets and street drainage are in desperate need of an upgrade. Could Macomb also look into better Internet infrastructure? What about more affordable income based housing options as well."
- Macomb has great potential, but lacks the manufacturing opportunities to take it to the next level. The surrounding communities would also benefit from more major manufacturing opportunities. But our land tax is extraordinarily inflated especially considering the lack of recreational activities for a variety of ages. The store fronts on the town square that are vacant should be converted to other store fronts, but WIU cannot be our primary employer, we need manufacturing and our location could be a real plus with the CKC highway.
- Macomb needs a family-oriented clothing store with quality clothing, but not too expensive.
- Macomb needs better restaurants, more things for the youth, teenagers. Need to think more about the hometown kids than college students. Our young local adults are leaving Macomb. Most people shop out side the county which send taxes to those places. Local young adults wanting to move out on own can't afford to rent by bed room housing needs to be more family friendly and young adults rent a place that isn't gouging them. College students come and go, but that is who this town plans around ... New business doesn't come to town old just move around most of the time. I raised 5 children here and none of them live in Macomb with their families, in fact only 1 lives in Illinois.
- Macomb needs more variety. We don't need another starbucks or us cellular. We need more options of food, shopping, etc. We definitely need more things for the kids to do! This town is going to waste and doesn't have to. It is sad when we decide to go to Galesburg to spend our money because they have so many options. And anytime something new and refreshing comes here, it gets ran out of town.
- Macomb should have more affordable housing for permanent residents. Macomb Housing authority should offer housing ownership through their voucher program. Macomb could use more recreational opportunities for children. Such as a skyzone, indoor water park, something. It would be nice to see stores such as five and below, TJMax, Burlington Coat Factory, Menards, Big lots, Red lobster, Ross and or another grocery store.
- "Maintained bike paths on city streets. There is !!
- Sidewalks in better conditions. Many are heaved, cracked & dangerous. I often walk dogs in the dark - it can be very dangerous.
- More retail outlets. Clothing stores.
- More retail businesses in downtown area. Look at Seminary St. in Galesburg! They have a vital downtown area - why can't we?"
- Make a serious effort to get a local bike shop in Macomb. Establish bicycle trails and running trails in and around Macomb.
- Make it where you can sell food to the store to bring down food cost bring back golden coral make it easier for people to set up food tents & stuff like that to bring back business&jobs run a program that helps small businesses helps them get the loans they need or business advice anything along them lines

we have nothing here to help us get off the ground let people ride there utv and 4 wheelers and stuff in the country people can't afford to keep driving there gas hogs to just go down the road make motorized bicycles legal make it easier for people to say there idea's we have no voice make it a public announcement when you are going to hold meetings and what you are talking about and what you have planned American people want a voice again we need people to help us with our questions&answers and ways to help fix the system I am sick of not getting a answer and hearing my hands are tied or there is nothing I can do to fix it if u want the people trust back give them a voice again

- Many more bike and pedestrian trails in Macomb and connecting to Spring Lake and Argyle. Building upon changes forced upon us by Covid, the City should actively promote outdoor eating, drinking, and socializing. Promote more local food options--restaurants, markets. Actively support the ONLY real local food option--Macomb Food Co-Op.
- Menards needed
- middle income jobs retail and food doesnt count
- mid-level restaurant like Chili's or something, bike paths
- More accountability towards slum lords. And tear down the condemned homes. They're an eyesore.
- More affordable exterminations, let's face it, Macomb has a big bedbug problem. If exterminations were more affordable I wouldn't have left my old apartment because of the bedbug problems that caused my ex to yell at me more than normal. Salt more roads after it snows, it's hard for me to leave home because of the ice on the residential roads after they've been plowed, I can't drive and have no other transportation besides the Go West bus system but I still have to make it up there without getting a concussion. Have an online option for the DMV if possible. More opportunities for work with people who won't discriminate again hair color or fashion choice, I find this is a huge problem because I actually need work to afford my electric bill but nobody hires me because of my hair or fashion choice.
- More affordable housing. Not everyone in macomb is a college kid. Theres not much to do recreational wise. We never get any good stores or restaurants. We need new brought in. Make macomb more exciting instead of boring. That's what creates crime is young ppl are bored.
- More affordable rental properties that aren't trash/have shady landlords, or don't just meet the needs of college kids but families too. Would love to have more shopping available since jcpennys is gone.
- More bike and walking paths, though many new sidewalks have helped! But they say not allowed to ride bikes on sidewalks. That's crazy...why do you want bike riders in the streets with cars? And the very dangerous county roads that have no shoulders and lots of hills. It is dangerous for bikers AND drivers. The bike lane attempt in town years ago is a dismal failure. There needs to be be more retail that is not WalMart such as a small department store, or general type stores. Gift shops like Hallmark's that are/were much more affordable and accessible than Nostalgia. There are a lot of good park activities for kids and families and that is great, though there seems to be nothing in bad weather or winter which is almost half the year. And please encourage restaurants to get up to speed with outdoor dining! Yes a couple establishments now have due to pandemic, but if they would add outdoor heaters or firepits, etc. they could extend the outdoor door dining by months!
- More bike lanes
- more clothing stores, restaurants, and book stores
- More dining options
- More eating/dining options
- more family style eating places Perkins ect.
- More gym space for all the various sporting organizations.
- More of the big chain restaurants, Chili's, Olive Garden, etc.
- More outdoor dining is needed. More food options in downtown are needed. The opportunity to use the trains is limited. Train rides are often sold out for weekends. Bus service is excellent!
- More places for kids to play & do outdoor activities (not just parks/playgrounds). Especially post pandemic. There is absolutely nothing to do here in the winter and in normal years we constantly have

to leave Macomb on weekends to find children's museums, indoor waterparks, indoor play areas etc. for our kids. Which takes away a lot of retail and dining business from Macomb too.

- More recreation for children. A new pool or splash pad would be welcome! Veterans park is amazing!
- More retail and dining options. Our retail options are limited. The clothing stores that Macomb has are not good/attractive options and other retail is sub-par for the most part. We have enough pub-type food, fast food, and pizza--healthier options, international, and farm-to-table type restaurants would be good. We have to drive at least an hour for shopping other than essentials. A retail/restaurant row near campus would be a great asset. Most university towns have that. The current options and location of Macomb's retail and dining is not attractive to students. Removal of dilapidated housing needs to continue. Something needs to be done about all of the abandoned big box stores, hotels, etc. Either find a buyer and/or use for them, or work on getting them removed. they are eyesores and do not help Macomb's image. The vacant Holiday Inn on the north end of town and the vacant Farm King on the east end are horrible first impressions.
- More retail spaces full on the square and around town would be ideal but community would need to be able to support it. A community center, indoor play place, splash pad would be amazing but costs \$. Macomb is a wonderful community but has to be invested in more
- More shopping (Target, Kohls, ?) , new restaurants, another street light on Grant street along the dip in the road just east of the sewer plant as deer sometimes cross there.
- "More sidewalks and parks are needed in the Northeast part of town. And better streetlights are needed there too.
- Need a sidewalk on Carroll St from Prairie St. To HyVee.
- More sidewalks in the northeast part of Macomb. It is sad to see folks walking or driving their electric wheelchairs down the road.
- More variety of grocery and clothing stores. We need more recreational ideas for the kids. Bring in more job opportunities. We also need more diverse businesses.
- More walking and biking paths. More family activities. Outdoor music
- More, and more stimulating and curious, green spaces, walking trails, and parks. A gay bar would be nice, too.
- "-Need a Menards or similar, the local shop prices drive all business to Galesburg, Quincy, or Burlington. Revenues from a Menards store and the restaurants that typically setup shop near them are being lost due to the old guard holding the town hostage. All for the mom and pop operations and supporting them but at some point the town as a whole is taking a hit for 2-3 businesses.
- -Need to support the university area with more resources, food, shopping, etc. around the campus, not a bus ride or miles away. The town should center around the university not disregard it yet reap it's benefits.
- -Need a dog park at Veterans Park on the North side of town.
- Need to reverse the job loss at WIU. Housing prices continue to fall which harms home owners. Until the state invests in WIU (and higher education), Macomb will continue to suffer.
- New mayor. New city council.
- New places to eat and shop
- New public pool and water complex e.g. Rushville's
- "New restaurants
- Chipotle
- Axe Throwing Business
- Target
- Menards"
- Obviously with the pandemic it's less likely to be a priority, but we need more franchise sit-down restaurants than just Buffalo Wild Wings and McAllister's. We travel to Quincy and Peoria when we want a date night, which is ridiculous. Businesses on the square are nice but they're almost all expensive small retail, specialized businesses like dance, photography or tattoos, restaurants with long lines, or stores I only need a couple times a year. We need a few daily-type businesses to bring in the traffic for the

smaller businesses. Perhaps something fast food that we don't have yet/anymore like Quiznos or an eat-in Dairy Queen, or a FiveGuys. Our housing is deteriorating rapidly because we don't have the attractions to keep people. I do all my shopping at Walmart and HyVee, but a Target at the old Kmart would absolutely draw in people from miles and miles around and create a ton of jobs and equal market competition to Walmart. Or sweet Lord a craft store like Michael's, PLEASE!

- On the top of my list would be a water park and more live music.
- Our YMCA and public pool is SO outdated and expensive to be a member and also pay for classes and sports. It needs re-vamped so badly! Other communities similar to Macomb have much better facilities and public places to gather and participate in activities. Look at Rushville, Jacksonville, Quincy, etc etc. I'd rather drive to Rushville for a nice family orientated pool on a daily basis and be a member there than stay in town. Also, I'd rather pay for online workouts and buy my own workout equipment than be a member of the Y and workout in an outdated facility. It would be nice to have paved biking and walking trails somewhere so families and people can get outside physical fitness in.
- Outdoor entertainment venue
- Performing Arts Center at WIU will be a big plus.
- "Please stop building new buildings for existing businesses! See: Arbys, Starbucks, US Cellular, car wash.
- Fill the existing buildings with businesses, too many are sitting empty.
- Put a sustainable, indoor hydroponic farm in the old K-Mart building, see the produce to local businesses. "
- "Potentially an indoor recreation/soccer facility in the old kmart building.
- I love the outdoor firepits and arrangements for outdoor seating/dining during covid. I hope this can continue. "
- Promote our rural ness to urban residents, affordable housing
- "Proper use of the .5% sales tax to improve roads.
- The downtown area is not the only part of Macomb that matters. Side roads, housing, and buisnesses are in shambles."
- Property taxes are much too high.
- Provide a system of opportunities for children of all backgrounds and races to learn, play, and have experiences beneficial to them.
- "Rec for the younger family
- Small water features
- More hiking and party venues
- Each event is something watered down with a food truck
- Reach out In the community for others feedback and participation rather than the same people planning everything. It's the same thing different time of year
- The schools here are so disconnected from the community no music no art arts. "
- Recreational
- Recreational - walking/biking trails
- Recreational (trampoline park, go carts, family friendly bowling) and dining (affordable steak house) are the two reason my family leaves town.
- Recreational and health/exercise for seniors during evening hours after work, nothing is available for evening exercise, only daytime
- Recreational opportunities for children and families, especially in colder seasons.
- "Rental houses, especially around the University, are dilapidated, which is an embarrassment to the city and the University. I would like to see the rental inspector to fine these landlords for not keeping their property up(appearance).
- I have been a resident of Macomb for 40 years and have seen such a decline in the appearance of properties, the downtown and businesses. Our square was vibrant at one time. I would like to see a variety of types of businesses, especially on the square, rather than multiple businesses of the same nature. Our town, by appearance, is dying and needs oxygen and fast! Dining-would like to see restaurants like Olive Garden, Applebees, Chili's, fine dining, etc. here in Macomb rather than hamburger

and pizza places. Shopping-would like to see more clothing stores ,grocery and retail. Entertainment-definitely a need. Streets are in desperate need of repair. We are not going to be able to bring in new businesses and students if our town is in bad shape."

- Repairing and revitalizing homes/properties around the WIU campus. Tear down properties that are beyond repair. Add landscaping on the properties close to campus. Add newer, exciting restaurants that appeal to many in the community and WIU campus. Stores/businesses on the square should stay open later. Offer more activities on the square. Make it a more festive and enjoyable environment. More recreational options would be great for both the community and students of all ages. More options for retail would be great also.
- Restaurant chains, clubs, apartments in good condition, stores, less run down houses, getting rid of vacant buildings coming into town off of route 67, better roads. I believe this would exponentially improve the quality of life in Macomb as well as improve enrollment at WIU. If you look at almost any other college towns, they are thriving with businesses, things to do, and overall just look nicer. I know for a fact, first hand, that these reasons alone drive people away from attending WIU as well as living in Macomb
- "Retail review of what is available in the surrounding area under 45-minute drive. Pulling in more retail chains that are regional instead of trying to get new national chains; we will never get a Target.
- One or two options for community members to gather without having to pay an unbelievable fee. Groups should have to pay for use, but current options and pricing is not in line with standards.
- Dining options geared towards a college crowd would benefit the community - Late night diner options like other college towns. A Dennys or similar place open later that encourages small groups would be fantastic.
- The plan for the new park out by the dog park is a great example of thinking through our space and making it more useable. Effort should be given to move that project along.
- Allowing outdoor seating and lightly lifting alcohol policies to allow for open containers would change the feeling of downtown. Allowing it due to COVID shows it is possible; people loved it. "
- Retail Stores, more restaurants, a splash pad, trampoline park, things to keep kids and adults active and fit
- "Roads need to be improved. Especially around the university. The busses and winter/summer cycle have destroyed these roads. Anyone coming to campus is going to think it's a crap school based on that. You go to any other Illinois campus and you'll see great roads and clean spaces.
- Walmart and Farm King are about all we have for shopping. We need more.
- The square/downtown is not central to our future. Corporations, factories, larger retail is. The square/downtown will come when more money finds its way into the community."
- Sidewalks in the northeast quadrant. Specifically between Prairie Ave and Hy-Vee. Intentional effort to convert excess rental housing into owner occupied.
- Something for families to do.
- Something needs to be done about revitalizing properties or providing some incentive to do so for rental companies. Apartments and houses are in awful condition in this town (some both inside and out) especially for the price. The norm is crappy properties in various states of disrepair and it should be super embarrassing for Macomb.
- Student housing in better repair. Some street repairs. Shopping- hobby
- Take care of rental properties. Almost all are in terrible condition and people that are not college students have to suffer. Also, a lot of the roads need to be paved. There are pot holes and just huge cracks around Macomb. Some of the shops in the downtown area also looks really rundown.
- Tear down all the old houses, and rebuild them to make Macomb more attractive to potential students, or families that may come to visit while viewing WIU. Those houses could be made more affordable and utilized by certain non-profits here in town. I believe individuals who are living in the men's or women's shelter could use these houses as they get back on their feet. Also, there needs to be something to do in this town besides the movie theater, a bowling alley, or go to a bar. If people would stop running off

African-American restaurants in this town that would be helpful also. In order to have a variety, my family usually travels out of town when we want to go out to eat. I believe that Macomb can become a better town, and attract people but some work must be put into this town first, also lowering property taxes or make WIU pay taxes that would help people keep their homes.

- Tear down older homes that haven't been lived in and are in disrepair.
- The city should buy the decrepit tennis courts on the north side of the YMCA and install a low maintenance turf soccer field. The city should install a water park across from Veterans Park. Jackson Street from the courthouse to The Crossing Church should be turned into two lanes to allow safe pedestrian and bicycle traffic and draw students to the area.
- The city should invest in paving sidewalks that connect residents of East Macomb to grocery stores (Aldi's & Hy-Vee). Particularly for those in low-income housing nearby, walking is often their only method of transportation & the lack of sidewalks forces residents into roadways. This becomes hazardous during bad weather. Macomb needs this to provide access to food & basic necessities provided by these stores, but also to make places like Goodwill (which are of great benefit) more accessible, too. Thank you for taking the time to send out this survey!
- The down town area is a disgrace! The lovely square is ruined by all the financial institutions, insurance, hair and tattoo parlors. Parking is bad. I only go down town if forced to. I'm leaving as soon as I retire. Already have another place in another state.
- The once vibrant Macomb is turning into a nursing home. Macomb needs PEOPLE. People need JOBS, SHOPPING options, DINING options, ENTERTAINMENT options. We are rapidly losing all of the above and it seems like the administration doesn't really care. (The mayor hasn't really been WIU student friendly--stopping the Wheeler street block party, crazy numbers of bar checks, ordinances that make having a party with so many students require a permit, etc.) Covid has not helped but the losses were happening before covid. Everyone talks about this (surveys, meetings, etc) but no one ever really does anything about it. How about some creative options--- less taxes for new businesses, incentives for people to move here (there are towns that have offered free lots to build houses on in exchange for staying here for so long, etc.)
- The property taxes in McDonough County need to be lowered the are outrageous!! Long term residents are in danger of losing their homes due to property taxes being too high! Its very sad when you have bought a home and worked to keep it up and make it nice for over 25 years and then because property taxes are raising so much that resident may lose their life time home!
- The questions may not capture the "COVID" circumstance - why ask about gatherings when we haven't been able to gather for a year? Also, why not ask more questions about the quality of upkeep in relation to houses, neighborhoods, etc. One or two questions about storefronts may not get at the issues related to older homes in disrepair all over the city. How about some revitalization along those lines?
- "The square looks old but not quaint nor cute-needs to be more picturesque with an ice cream and milkshake shop, bakery with fresh bread and pastries, artist gallery/shop with local,handmade pottery, sculptures, artwork for sale - more than a weekly farmer's market in the summer. The town or square needs more ethnic food-indian food, thai or malaysian restaurant. It has too many pizza places and standard franchise places that are boring. We do not need another Starbucks. We need something more unique, signature restaurants that stand out and make us different.
- I really like the artwork installations that have been added. We need more murals on city walls all over town, more natural native plants, trees with signs so pedestrians can read about the planting/other installations.
- I would hire/art competition for locals and WIU students for their artwork - lots of talent there.
- Look up small town revitalization:
- <https://www.epa.gov/smartgrowth/smart-growth-small-towns-and-rural-communities>
- The square needs help and affordable rental opportunities. Taxes are high which might explain that, so relieve the tax burden. I think taxes scare people away. And it's not fair to the rest of the citizens to give huge multi-year tax breaks to businesses/corporations just to locate here. That puts the bulk on us. Not

fair..... We need more local restaurants, nice ones, that aren't chains. I'm tired of fast food..... What do other communities have that we don't have? It's worth a look.

- There are 3 wonderful businesses on the square: Nelsons, The Bird's Nest, The Catholic Store, fit shop on sE side (I don't know it's name), and Nostalgia. I patronize these businesses. I am most concerned by the litter on the square which makes walking around unappealing. I feel we should make it a priority to keep the sidewalks clean of cigarette butts, vomit & dog poop. Also, the downtown should host street dances a few times a month (on the square not chandler park). The square should be blocked from traffic. Hire some tribute bands like Abba, the police, the Beatles etc... bands from St. Louis or Chicago that would draw a crowd from across the county and beyond. Allow alcohol & not within a small tent w/orange fencing.... other communities do this w/o incident why can't we?
- There are a lot of empty stores that make the community look and feel depressed. The variety of food options is slim.
- There needs to be a place to go for students/young adults to have fun besides the bars. Arcade, mini golf area, etc... somewhere people can go to have a fun night out but also stay close to home.
- There needs to be more retail stores and more restaurants.
- "Using the Square as a source of entertainment during the warm months. Similar communities block off downtown areas and have bands, car/motorcycle shows, etc. It would be great to use the downtown area for more outdoor dining. The southwest side would be a great place to have shared seating for Chick's Chubby's, The Cafe and the small diner whose name escapes me.
- "Walking and biking trails
- More retail stores downtown
- More restaurants with varied upscale menus "
- WalMart competitor. Grocery competitor. More fast food chain options. Instead of rebuilding an existing business over and over, recruit new businesses to the area. Remove or find a business to replace closed businesses instead of having dilapidated buildings everywhere. Focus on the campus side of Jackson, bring something to get students to want to come back. Students make this town go. We need them. Appeal to the younger crowd, instead of the white collar crowd. Stop worrying about the square. No younger people want to shop at a mom and pop decoration store. That doesn't bring college kids in. No one is sitting at WIU saying they came here for the downtown. Waste of money to keep redoing it over and over. We need new, trendy businesses and we need them badly.
- "Water park and improved skate park. My friends take their kids out of town for both.
- Development for start up businesses- help with rent/locations, design, financial, etc. "
- "We have 1 men's clothing store, but none for women.
- Many, many fast food places, but a decreasing number of restaurants and only 1 for "fine" dining. Even if Whytehouse reopens, the food is not creative.
- We have too many "services" on the square. Fortunately the days of the resale shops has apparently passed; they were a disgrace. What is needed is a push for retail stores followed up with cooperative and creative marketing. The current economic developer apparently thinks having events and statues in downtown will create new businesses.
- We have no luxury community apartments, we have no mid-scale /sit down /chain restaurants (Applebee's, Steak N' Shake, Chick Fil A (off campus), Texas Roadhouse, Cracker Barrel, etc.), there are very few retail places for students to work (to keep them here over the summer) - no water parks or mall or chain retail stores except Walmart, no TV station, no kids community hang out, and the houses on the market are all 1960 - 70's outdated /split level /over priced and in need of major remodeling (especially given the outrageous property taxes in McDonough County). There are no "young /middle class /couples with kids" targeted suburbs being developed (because there are very few blue collar jobs available to even support that kind of development - and they could not pay the property taxes anyway. At 10 PM Macomb rolls up the sidewalks and everybody takes the car or train home to places where they can go out to eat, shop, or other.
- We need a big box home improvement store closer than 50 miles to Macomb. Menards, lowes, home depot...etc.

- We need a Hooters.
- We need a nice steak restaurant where you can take your parents and not eat at a noisy chain. Like Magnolia's, but they are pretty expensive and not open all the time. Rocky's, but they are closed... Housing costs too much. It is all geared toward college students, and trashy. Maybe there could be more nice house rentals away from campus... The downtown makes me sad. There should be TONS of shops to take you all around the square on a leisurely walk. We have Purdum Electric. I personally would like to start an art coop and rent something on the square, but rent is outrageous. I'm sure it's because of greed and high property taxes. It's just not feasible for a mom and pop setup to get something going. You have to be rich... There is nothing for people to do at night except go to a bar. Maybe we need a place like Scotty's in Quincy. Anything to keep kids out of trouble. Safe gathering spaces... There seems to be a lot of empty buildings. Sad. We need more big employers...
- WE NEED BETTER PROPERTY OWNERS AND LAW ENFORCEMENT!!!! I cannot stress this enough. Neither party seems to want to do their job. The landlords here are awful to tenants like me. They refuse to fix things and charge you for the damage. I have witnessed neighbors who deal drugs and have been involved in animal cruelty, yet when the cops are called, they stand there with their hands in their pants and don't do a thing. They let these issues escalate. I wish that our community leaders would recognize the little people more. If it weren't for people like me, this town would be non-existent.
- We need better sewers for rain water management. And a home improvement store that is open more than ace hardware
- WE need more art and culture! Outdoor public concerts and performances focused on different ages, categories and demographics. fostering a culture of Art, Music, cooking, performances ect is highly important.
- "We need more Art and Culture. We need a band shell to bring in entertainment. Macomb should be the place in west central Illinois where folks go to experience art, entertainment, creativity and recreation. We must maintain and promote a social environment and out door dinning down town. We need to incentivize business owners on the square to maintain standards in their store fronts.
- We should not be governed by a historical society who's focus is to preserve the past at the cost of creativity. we must create a new history of Macomb. We need a renaissance now!
- We must modernize our city and allow residents and businesses the freedom to be creative with there properties and ideas and we need to create events the attract different crowds.
- Back/walking path form downtown to spring lake
- Band Shell private or public (the gazebo is dated and inadequate)
- Artist residences, golfing and camping/recreation hotel packages set up around social events.... "
- We need more businesses. Chains, small, etc. We have so many empty business properties that need to be utilized. When I see all these empty stores, looking at it through a passerby standpoint, it looks like the city is dying.
- We need more commercial development/manufacturing jobs. We need more recreational opportunities. Walking paths are needed especially with COVID. Continue to build up Spring Lake Park. Spring Lake Park needs expanded! It is bringing in individuals from neighboring communities that then shop our stores. Very disappointed in our city council and Mayor.
- We need more general retail competitive with Wal-Mart. I miss K-Mart. Something like it or even a Target would be nice. We need more apparel retail options and more gift type retail options with the loss of Kirlins. It would be nice to see all of the storefronts on the square occupied.
- We need more retail and shopping, dining, and recreation. We need stricter regulation of rental housing to avoid run down houses being rented to college students and corporate apartments with practices that discriminate against students. (ex. you will never get a deposit back from an apartment in Macomb no matter how much you clean and take care of the apartment.)
- We need more retailers that take pride in their store fronts. We need more dining options, especially outdoor dining options.
- we need more sit down restaurants that are family friendly and less bars. We also need better paying jobs in the community and more factory jobs that will help the economy a lot. Have something for kids

to go to and do like indoor amusement park. Hate seeing all these retail stores empty we need to bring in some businesses to create more jobs for people and to help ones in need of a job

- "We need rental companies/landlords more accountable for the appearance and safety of their properties. Student rentals in particular.
- More opportunities for racial equality. We need to stop having pickup trucks with confederate flags. This is absolutely unacceptable.
- We need all businesses at this time to enforce mask wearing by employees and customers."
- We need to find a better way to mix Mom and Pop stores and the chain stores. We just can't say no to all chain stores. WIU needs more students - lets get a Chipotle, Steak and Shake, and Target. Want residents to stay in town to shop - Target, Whole Foods, Sprouts, or World Market
- We should continue to support small businesses. We need to continue to help and support the University. I really liked the Shark Tank. Competition that brought us Forgottontonia and the coffee shop. We should continue this idea Continue the outdoor dining spaces supports
- West Jackson Street needs redevelopment from placement of power lines to closed or run down businesses that need review.
- Whether we like it or not, students and younger folk who move here want more chain restaurants/shopping establishments. And we need a commercial home improvement store-like Lowe's or Menards. We DO NOT need more banks, beauty salons, or coffee shops.
- Would love to see more dining and retail options, not only variety but also high-quality options.
- You need to hold landlords accountable for poor housing structures!! Houses are falling in, out dated, residents are not picking up dog crap, you have people looking in people's windows, the roads are absolutely horrible. Residents are driving very dangerous. The police are only protecting certain people or certain officers in Colchester who retired was abusing his power along with another cop. There have been private Burlesque shows put on in the back of the old farm king, the owner of the spirit in the sky was the dancer. The college kids are destroying this community too, selling all kinds of drugs to kids and locals. Mdh should be held accountable for how poorly they treat people in this community!! We have meth dealers and system abuse bad here. This community needs to stop with the lies and disingenuous matters!! People with mental issues need a safer community where they don't get bullied!! I thought this area would never get this bad but it's not safe or inviting at all.

## How do you learn about things happening in your community? (“Other” responses)

- Email
- emails
- Friends
- Go West advertisements, annual occurrences
- Involvement in community organizations.
- Local business and organization social media sites.
- Macomb Illinois Buy Sell Trade Facebook group
- movie theater
- Multiple media
- New Bytes (or whatever it is called) available in restarants and businesses.
- observation
- Signage or sometimes just happen to see an event taking place as I am driving by
- the free daily news bulletin from the Voice that is placed in stores
- University E-News, University website
- Work email



### Automated Community Needs Assessment Survey Analysis (for Survey 123)

Total Survey Responses = 191	Housing on-campus in Maccomb...				Housing off-campus in Maccomb...			
LIKERT SCALE QUESTIONS ONLY	Is safe	Is clean and well taken care of	Is enjoyable to live in	Is responsive to my needs or any problems	Is in good condition	Offers various options for different lifestyles and preferences	Is affordable for current or recently graduated students	Is desirable to live in
<b>RESPONSES</b>	<b>182</b>	<b>181</b>	<b>182</b>	<b>181</b>	<b>173</b>	<b>170</b>	<b>172</b>	<b>172</b>
Not Applicable	54	55	55	55	27	27	28	28
Strongly Disagree	5	10	11	11	15	12	6	23
Disagree	14	20	22	23	43	33	31	39
Neutral	24	30	29	28	29	19	26	25
Agree	46	43	48	39	39	65	58	40
Strongly Agree	39	23	17	25	20	14	23	17
<b>PERCENTAGES</b>								
Not Applicable	29.7%	30.4%	30.2%	30.4%	15.6%	15.9%	16.3%	16.3%
Strongly Disagree	2.7%	5.5%	6.0%	6.1%	8.7%	7.1%	3.5%	13.4%
Disagree	7.7%	11.0%	12.1%	12.7%	24.9%	19.4%	18.0%	22.7%
Neutral	13.2%	16.6%	15.9%	15.5%	16.8%	11.2%	15.1%	14.5%
Agree	25.3%	23.8%	26.4%	21.5%	22.5%	38.2%	33.7%	23.3%
Strongly Agree	21.4%	12.7%	9.3%	13.8%	11.6%	8.2%	13.4%	9.9%
<b>RESPONSE RATE</b>	<b>95.3%</b>	<b>94.8%</b>	<b>95.3%</b>	<b>94.8%</b>	<b>90.6%</b>	<b>89.0%</b>	<b>90.1%</b>	<b>90.1%</b>

Total Survey Responses = 191	(General Housing)	My neighborhood...		In my neighborhood I can...				
LIKERT SCALE QUESTIONS ONLY	My landlord/property manager is responsive to my needs or any problems	Has adequate lighting in public spaces	Has recreational paths and walking trails	Safely travel to my daily classes, work, and/or errands	Conveniently travel to my daily classes, work, and/or errands	Easily travel by foot	Easily travel by bicycle	Easily travel by public transit
<b>RESPONSES</b>	<b>172</b>	<b>189</b>	<b>189</b>	<b>189</b>	<b>187</b>	<b>189</b>	<b>189</b>	<b>189</b>
Not Applicable	35	10	10	6	5	5	33	15
Strongly Disagree	22	23	21	5	5	15	12	10
Disagree	15	34	42	11	16	26	33	11
Neutral	25	26	32	14	18	26	27	28
Agree	46	73	63	92	86	82	57	76
Strongly Agree	29	23	21	61	57	35	27	49
<b>PERCENTAGES</b>								
Not Applicable	20.3%	5.3%	5.3%	3.2%	2.7%	2.6%	17.5%	7.9%
Strongly Disagree	12.8%	12.2%	11.1%	2.6%	2.7%	7.9%	6.3%	5.3%
Disagree	8.7%	18.0%	22.2%	5.8%	8.6%	13.8%	17.5%	5.8%
Neutral	14.5%	13.8%	16.9%	7.4%	9.6%	13.8%	14.3%	14.8%
Agree	26.7%	38.6%	33.3%	48.7%	46.0%	43.4%	30.2%	40.2%
Strongly Agree	16.9%	12.2%	11.1%	32.3%	30.5%	18.5%	14.3%	25.9%
<b>RESPONSE RATE</b>	<b>90.1%</b>	<b>99.0%</b>	<b>99.0%</b>	<b>99.0%</b>	<b>97.9%</b>	<b>99.0%</b>	<b>99.0%</b>	<b>99.0%</b>



<b>Total Survey Responses = 191</b>		<i>In my community I can easily access the following services and resources that meet my needs:</i>					<i>There</i>	
<b>LIKERT SCALE QUESTIONS ONLY</b>	Easily travel by car	Affordable nutritious foods	Health services	Pharmacy care and services	Job training and education	Adequate childcare options	Recreation	Dining
<b>RESPONSES</b>	<b>190</b>	<b>189</b>	<b>189</b>	<b>189</b>	<b>188</b>	<b>187</b>	<b>189</b>	<b>189</b>
Not Applicable	6	2	5	6	17	103	4	1
Strongly Disagree	6	9	8	4	10	6	27	22
Disagree	11	27	17	5	14	11	58	41
Neutral	11	27	33	27	35	39	45	48
Agree	71	98	95	104	74	23	44	63
Strongly Agree	85	26	31	43	38	5	11	14
<b>PERCENTAGES</b>								
Not Applicable	3.2%	1.1%	2.6%	3.2%	9.0%	55.1%	2.1%	0.5%
Strongly Disagree	3.2%	4.8%	4.2%	2.1%	5.3%	3.2%	14.3%	11.6%
Disagree	5.8%	14.3%	9.0%	2.6%	7.4%	5.9%	30.7%	21.7%
Neutral	5.8%	14.3%	17.5%	14.3%	18.6%	20.9%	23.8%	25.4%
Agree	37.4%	51.9%	50.3%	55.0%	39.4%	12.3%	23.3%	33.3%
Strongly Agree	44.7%	13.8%	16.4%	22.8%	20.2%	2.7%	5.8%	7.4%
<b>RESPONSE RATE</b>	<b>99.5%</b>	<b>99.0%</b>	<b>99.0%</b>	<b>99.0%</b>	<b>98.4%</b>	<b>97.9%</b>	<b>99.0%</b>	<b>99.0%</b>

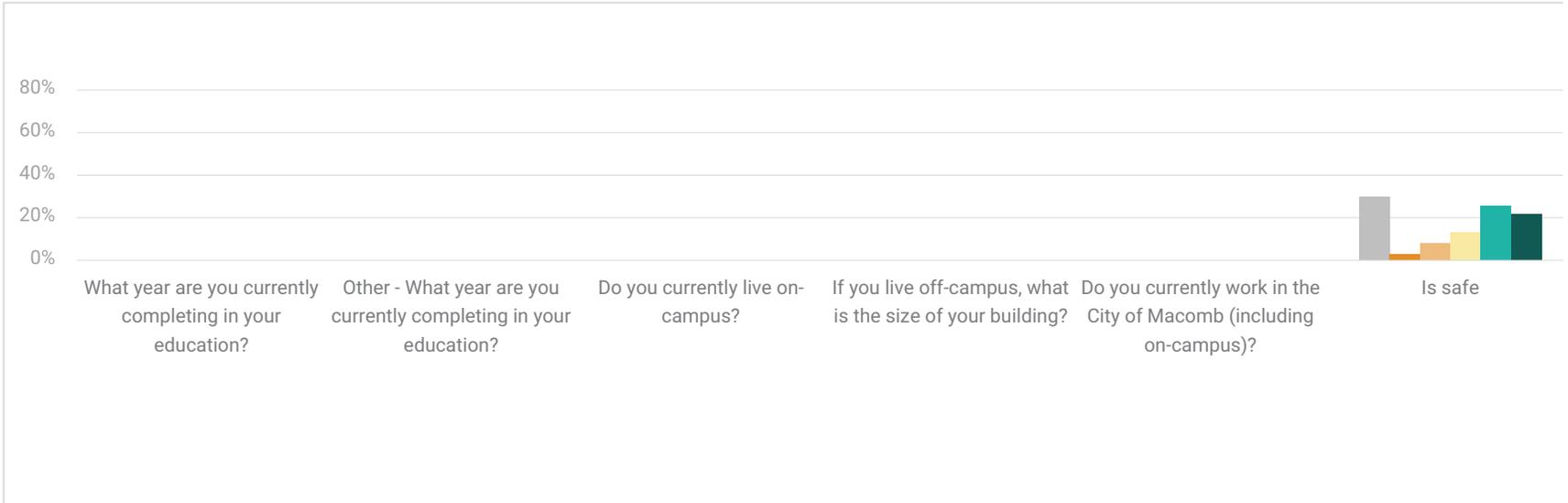
<b>Total Survey Responses = 191</b>		<i>are exciting opportunities in Macomb for...</i>				<i>(General Engagement)</i>		<i>Amenities, Cont'd</i>
<b>LIKERT SCALE QUESTIONS ONLY</b>	Nightlife	Community involvement	Job opportunities	Shopping and retail	I am aware of the changes and plans happening in Macomb:	I am excited by the changes and plans happening in Macomb:	Vocational training and education	
<b>RESPONSES</b>	<b>188</b>	<b>189</b>	<b>186</b>	<b>188</b>	<b>188</b>	<b>188</b>	<b>188</b>	
Not Applicable	17	5	12	2	3	27	38	
Strongly Disagree	25	14	31	53	46	8	9	
Disagree	41	37	52	56	65	12	18	
Neutral	46	56	45	29	41	64	40	
Agree	45	61	42	45	26	57	62	
Strongly Agree	14	16	4	3	7	20	21	
<b>PERCENTAGES</b>								
Not Applicable	9.0%	2.6%	6.5%	1.1%	1.6%	14.4%	20.2%	
Strongly Disagree	13.3%	7.4%	16.7%	28.2%	24.5%	4.3%	4.8%	
Disagree	21.8%	19.6%	28.0%	29.8%	34.6%	6.4%	9.6%	
Neutral	24.5%	29.6%	24.2%	15.4%	21.8%	34.0%	21.3%	
Agree	23.9%	32.3%	22.6%	23.9%	13.8%	30.3%	33.0%	
Strongly Agree	7.4%	8.5%	2.2%	1.6%	3.7%	10.6%	11.2%	
<b>RESPONSE RATE</b>	<b>98.4%</b>	<b>99.0%</b>	<b>97.4%</b>	<b>98.4%</b>	<b>98.4%</b>	<b>98.4%</b>	<b>98.4%</b>	

# Automated Community Needs Assessment Survey Charts (for Survey 123)

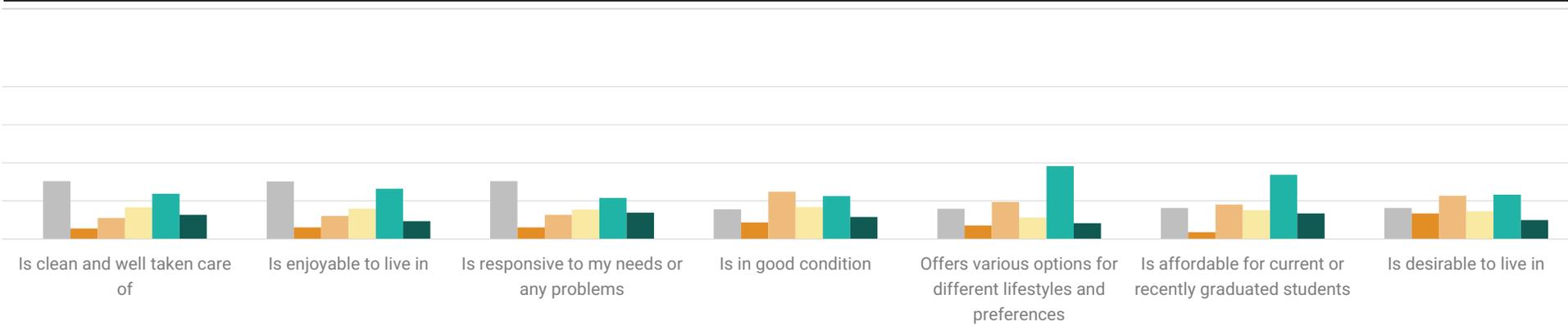


<b>LIKERT CHARTS ONLY</b>	What year are you currently completing in your education?	Other - What year are you currently completing in your education?	Do you currently live on-campus?	If you live off-campus, what is the size of your building?	Do you currently work in the City of Macomb (including on-campus)?	Is safe
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**ALL QUESTIONS: FOR REFERENCE**



Is clean and well taken care of	Is enjoyable to live in	Is responsive to my needs or any problems	Is in good condition	Offers various options for different lifestyles and preferences	Is affordable for current or recently graduated students	Is desirable to live in
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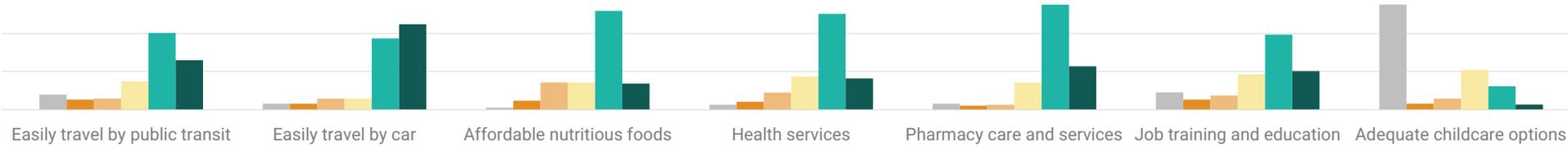




My landlord/property manager is responsive to my needs or any problems      Has adequate lighting in public spaces      Has recreational paths and walking trails      Safely travel to my daily classes, work, and/or errands      Conveniently travel to my daily classes, work, and/or errands      Easily travel by foot      Easily travel by bicycle

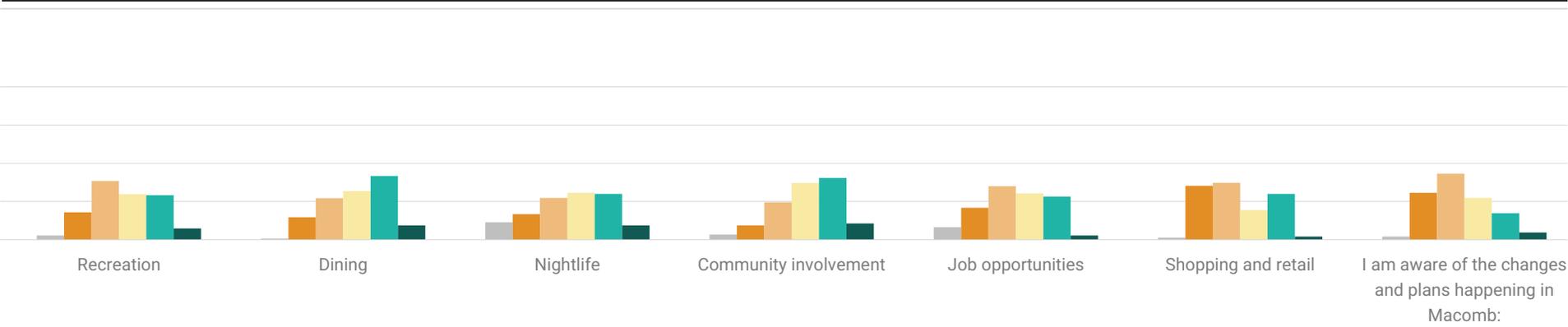


Easily travel by public transit      Easily travel by car      Affordable nutritious foods      Health services      Pharmacy care and services      Job training and education      Adequate childcare options

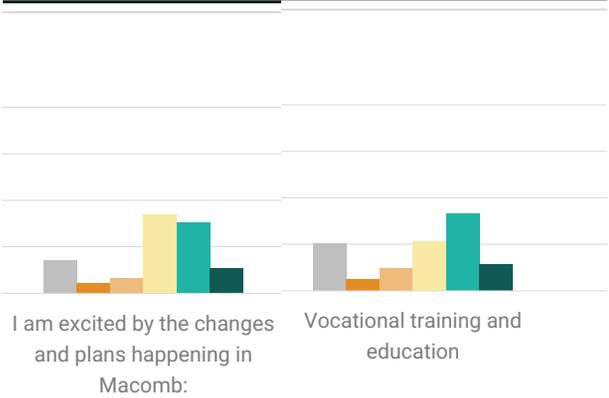




Recreation      Dining      Nightlife      Community involvement      Job opportunities      Shopping and retail      I am aware of the changes and plans happening in Macomb:



I am excited by the changes and plans happening in Macomb:      Vocational training and education





**Automated Community Needs Assessment Survey Analysis** (for Survey 123)

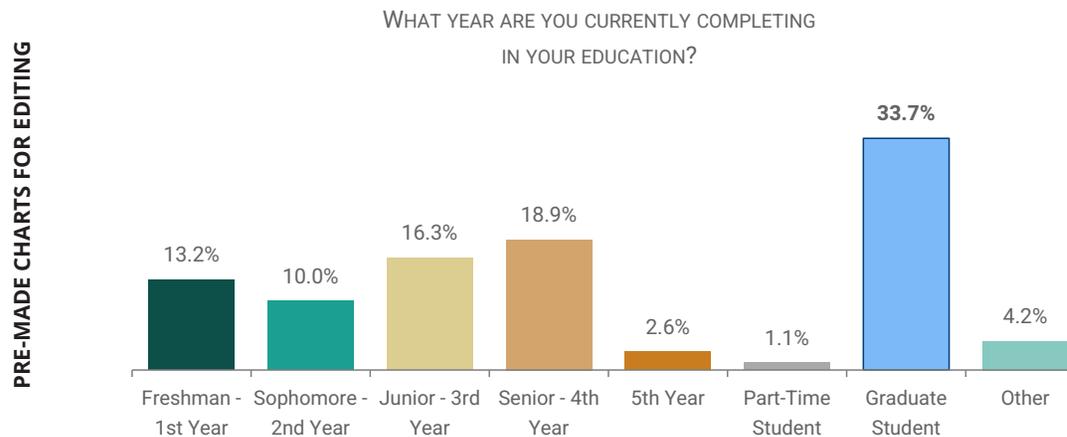
Total Survey Responses = 191					
What year are you currently completing in your education?	Do you currently live on-campus?	If you live off-campus, what is the size of your building?	Do you currently work in the City of Macomb (including on-campus)?	Which type of housing would you most like to live in as a student?	
<b>RESPONSES</b>	<b>190</b>	<b>RESPONSES</b>	<b>149</b>	<b>RESPONSES</b>	<b>182</b>
Freshman - 1st Year	25 Yes	Single Family Home	48 Yes	Single Family Home (1 unit per building)	55
Sophomore - 2nd Year	19 No	2-4 Units	35 No	Duplex or Triplex (2 to 3 units per building)	46
Junior - 3rd Year	31 <b>PERCENTAGES</b>	5-20 Units	53 <b>PERCENTAGES</b>	Apartment Complex (4+ units per building)	81
Senior - 4th Year	36 Yes 23.7%	21 or more Units	8 Yes 54.2%	<b>PERCENTAGES</b>	
5th Year	5 No 76.3%	Fraternity or Sorority House	5 No 45.8%	Single Family Home (1 unit per building)	30.2%
Part-Time Student	2 <b>RESPONSE RATE</b> 99.5%	<b>PERCENTAGES</b>	2 <b>RESPONSE RATE</b> 99.5%	Duplex or Triplex (2 to 3 units per building)	25.3%
Graduate Student	64	Single Family Home	32.2%	Apartment Complex (4+ units per building)	44.5%
Other	8	2-4 Units	23.5%	<b>RESPONSE RATE</b>	<b>95.3%</b>
<b>PERCENTAGES</b>		5-20 Units	35.6%		
Freshman - 1st Year	13.2%	21 or more Units	5.4%		
Sophomore - 2nd Year	10.0%	Fraternity or Sorority House	3.4%		
Junior - 3rd Year	16.3%	<b>RESPONSE RATE</b>	<b>78.0%</b>		
Senior - 4th Year	18.9%				
5th Year	2.6%				
Part-Time Student	1.1%				
Graduate Student	33.7%				
Other	4.2%				
<b>RESPONSE RATE</b>	<b>99.5%</b>				



<b>Are you considering staying in Macomb after graduation/completing school here?</b>		<b>Do you think that the housing options in Macomb are attractive for students or recently graduated students?</b>		<b>Do you think that housing is affordable in Macomb?</b>		<b>What type(s) of housing would you be interested in living at in Macomb</b>	
<b>RESPONSES</b>	<b>188</b>	<b>RESPONSES</b>	<b>187</b>	<b>RESPONSES</b>	<b>188</b>	<b>RESPONSES</b>	<b>180</b>
Yes	22	Yes	67	Yes	105	Rental Housing	148
No	114	No	89	No	38	Homeownership	50
Not Sure	52	Not Sure	31	Not Sure	45	Other	10
<b>PERCENTAGES</b>		<b>PERCENTAGES</b>		<b>PERCENTAGES</b>		<b>PERCENTAGES</b>	
Yes	11.7%	Yes	35.8%	Yes	55.9%	Rental Housing	82.2%
No	60.6%	No	47.6%	No	20.2%	Homeownership	27.8%
Not Sure	27.7%	Not Sure	16.6%	Not Sure	23.9%	Other	5.6%
<b>RESPONSE RATE</b>	<b>98.4%</b>	<b>RESPONSE RATE</b>	<b>97.9%</b>	<b>RESPONSE RATE</b>	<b>98.4%</b>	<b>RESPONSE RATE</b>	<b>94.2%</b>

**Automated Community Needs Assessment Survey Charts** (for Survey 123)

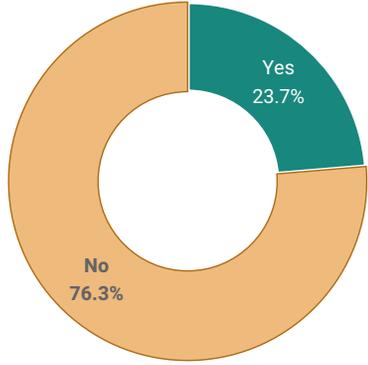
<b>OTHER QUESTION CHARTS ONLY</b>	What year are you currently completing in your education?
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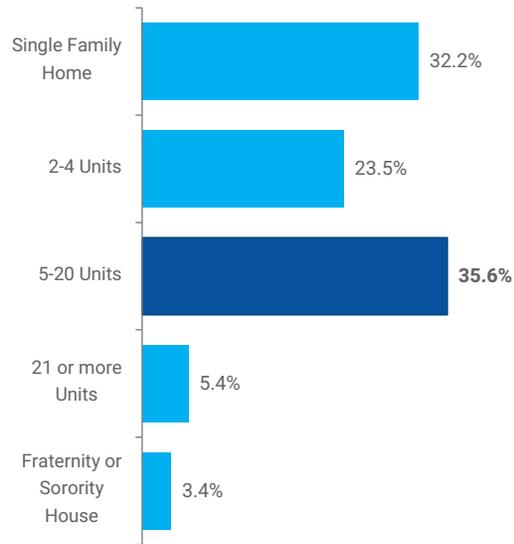


Do you currently live on-campus?      If you live off-campus, what is the size of your building?

DO YOU CURRENTLY LIVE ON-CAMPUS?

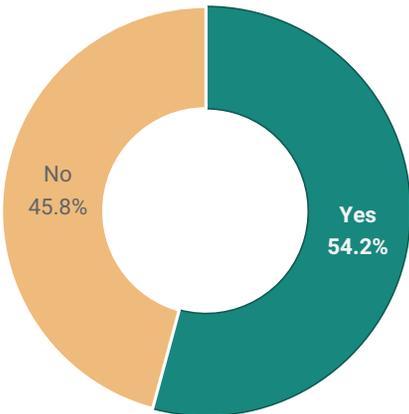


IF YOU LIVE OFF-CAMPUS, WHAT IS THE SIZE OF YOUR BUILDING?

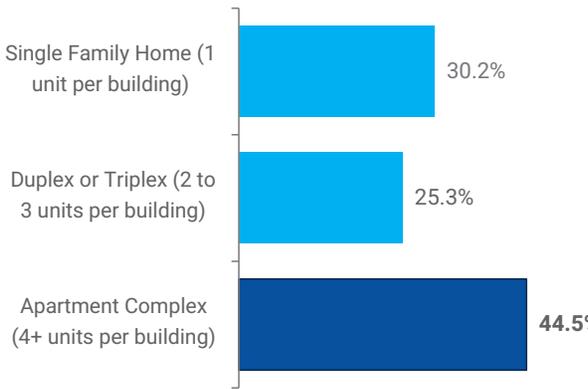


Do you currently work in the City of Macomb (including on-campus)?      Which type of housing would you most like to live in as a student?

DO YOU CURRENTLY WORK IN THE CITY OF MACOMB? (INCLUDING ON-CAMPUS)



WHICH TYPE OF HOUSING WOULD YOU MOST LIKE TO LIVE IN AS A STUDENT?



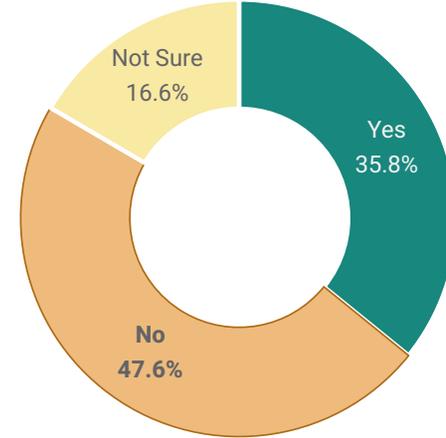
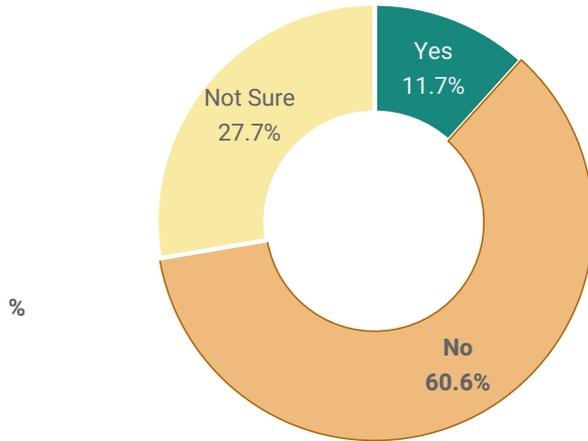


Are you considering staying in Macomb after graduation/completing school here?

Do you think that the housing options in Macomb are attractive for students or recently graduated students?

ARE YOU CONSIDERING STAYING IN MACOMB AFTER GRADUATION/COMPLETING SCHOOL?

DO YOU THINK THAT THE HOUSING OPTIONS IN MACOMB ARE ATTRACTIVE FOR STUDENTS OR RECENTLY GRADUATED STUDENTS?

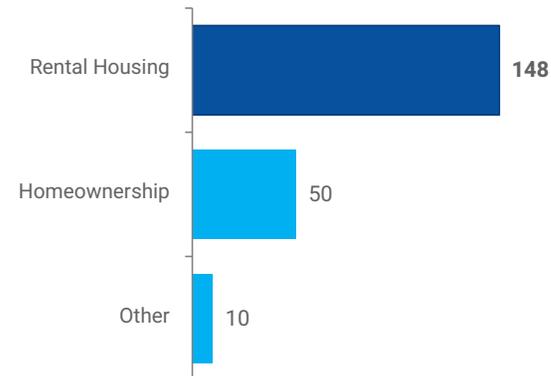
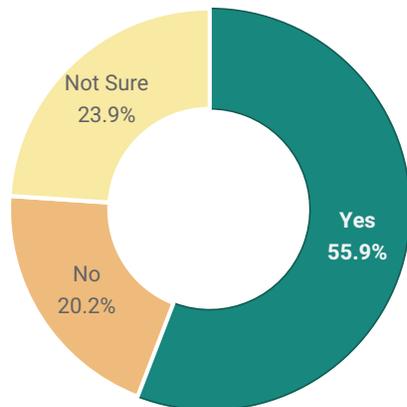


Do you think that housing is affordable in Macomb?

What type(s) of housing would you be interested in living at in Macomb

DO YOU THINK THAT HOUSING IS AFFORDABLE IN MACOMB?

WHAT TYPE(S) OF HOUSING WOULD YOU BE INTERESTED IN LIVING AT IN MACOMB?



**Please describe what you like best about living and going to school in Macomb:**

- All of my classes are a 10-15 minute walk from each other. I'm almost never late to class
- Almost everything is within walking distance.
- Being able to walk everywhere.
- Born & raised here. This is my home. I like it because my family is here.
- Campus and the Square are within walking distance and can be safely travelled between with public transportation.
- Campus size
- Chance to meet new people
- Cheap
- community/university partnerships
- Easy to get around, no traffic, safe area
- Everything is a short walk/drive away and it is a safe neighborhood
- Everything is close by.
- everything is in walking distance. Little travel to get food or shop.
- Everything is nearby and it only takes a few minutes to get to anywhere.
- Everything is within a 10-minute drive from where I live. I feel safe and able to get what I need.
- Honestly, Macomb is not a very likeable town. It was the closest and most affordable option for me to complete my Bachelor's Degree and that is really its only appeal for me.
- Housing sucks and landlords are scum
- How it is a small town feel and not much changes during everyday life.
- I am able to practice my sport
- I appreciate the quietness of the town while also having the option so interact with many people.
- I can live close to campus for a decent price
- I can quickly reach class buildings without having to cross busy roads, the bus schedules are a reliable estimate of their time to make a full circuit, the road crews clear snow before it can freeze over and they aren't stingy with the ice melter.
- I do enjoy the small town vibes. Everybody knows everybody and for the most everyone is really friendly.
- I enjoy that it is very green and that there are a lot of trees on and off campus. I also really enjoy the population size, it is much smaller than where I'm from.
- I enjoy the easy accessibility to everything
- I enjoy the people that I have met along the way. The staff and students are the reason I decided to stay at WIU.
- I find it convenient that everything I need to drive to in town is roughly 4 minutes away. I also am happy to have an easily affordable apartment.
- I have great instructors who really support me and my learning. I like that it is a smaller town so it is not difficult to get to where you need to go.
- I just like how everything is in close proximity within each other
- I like how everything is conveniently around the corner or across the street.
- I like my classes and the professors I have. They are extremely personable.
- I like that everything is situated closely together. I can get to school, the grocery store, and park areas within 5 minutes or less. In bigger cities, this would be unheard of. I also love the local shops and restaurants in town; these are truly some of the best things about living here. Sullivan Taylor Coffee House, Los Charros, and Nostalgia on the Square are my top choices to go when I have a little extra money. I appreciate the parks that the city has for hikes, badminton, and hanging out with friends (in a socially distanced and safe way). The skate park is SO nice to have as a roller skater from a bigger city.
- I like that it has a small farm time feel. When you meet the right people, they're very friendly. I also like that I'm close to the school, so I can walk there instead of driving.
- I like that it is a smaller community, I like that it is a college community
- I like that it's a cute place and it's fun to hangout with friends around you

- I like that its a small town and campus that I can easily travel through by walking or even by bus. The classes are smaller which makes personal interaction with instructors easy.
- I like that Macomb is safe, and everything is fairly easily accessible.
- I like that most places are within walking distance
- I like that the community is tight knit. I can see that the people care about the town
- I like that there are a diverse amount of small businesses. The more the merrier! I also like the community engagement, such as Moon Over Macomb, Wizard Quest, and other activities (which I tend to volunteer at)
- I like that there is a walmart that is pretty close by.
- I like that this town is not very big and spread out. Stores are just a few minute drive as well as the campus. The go west bus is also really great to have too.
- I like the bus system and also how even if it's a small town it is possible to have variety of food
- I like The quiet environment and the air.
- I like the small town community feel.
- I like the small town feel and that folks recognize each other and say hello.
- I love going to school in Macomb because of the personal connections.
- I love how supportive the community is and how welcoming (for the most part) most people in Macomb are! Since joining a page on Facebook, it has been amazing to see the community rally around the city of Macomb to support local businesses during the pandemic. It gives a real sense of community.
- I love the fact that everything is near by, we can walk to and from places without any problem. There are police officers all over the place which makes me feel safe and protected when I am walking somewhere, whether its to class or to the stores. I love how at Western Illinois University there are many opportunities for students and many resources for us as well.
- I love the family-owned businesses & groups that plan events. There are lots of activities if you know where to look.
- I love the small and easy it is to get around town. It is a charming town. My family lives near by and we have shopped here for as long as I can remember. I really miss JC Penny's.
- I love the small town college feel
- I love the small town feel of Macomb while still attending a major university.
- I love the small town feel with some of the bigger town amenities. I also love that there are so many families and older folks. It's not just college students, which makes it feel more like home
- I love this town. Very happy I moved here, and how safe it is.
- "I picked the school, not the town. However, the town is pretty dang cute. I moved here in the Winter, so it didn't look like much when I showed up. I think the square could do some extra TLC - it could look super grand at Christmas with loads of white lights all the way around the roof line of the entire square and courthouse and flags and ribbons on the 4th.
- All of the Mom and Pop places are fantastic and I'm so glad to have options to support local families and not just some random corporate chains."
- "I thin kit's a great small town to live and study in. I just moved here for a graduate program at WIU and I love the ability to get to class so quickly in my car from where I live (University Dr). That being said, I don't think it's easy to get around the town by foot or by bike. I bike 10 miles a day for exercise when its not too cold out, and after driving around a bit I really can't identify an area where I am going to go do that in Spring.
- I heard there were some really great pedestrian / bicycle studies done a few years ago by WIU. It would be cool if they could actually be implemented. "
- I was very disappointed in returning to Macomb and seeing how everything has gone down hill since my time spent there as a student..WIU and Macomb have a long way to rebuild to the status and reputable University and community it once was.
- It calm, quiet and relaxed, where I can easily focus on school work.
- It is a great small community
- It is a great town

- it is a quiet area and free of violence to the best of my knowledge.
- it is affordable
- It is small enough to walk everywhere but there is still enough people to live your own life without everyone knowing everything about you.
- It is very convenient to get to school.
- It provides good experiences and friendships
- It was cheap.
- It's cheap
- It's small
- It's very easy to travel
- Its a small town without being too small. Theres enough stuff in Macomb to make someone coming from a city of 100,000 not feel too out of place.
- It's a small town.
- It's affordable
- Its cheap
- its not a huge town but I feel like the college brings a lot of life to Macomb
- It's not as expensive
- Living and going to school in Macomb is nice because everything is easily accessible and feels like a pretty safe neighborhood. People are friendly and helpful, and I enjoy attending Western and living in the surrounding town overall.
- Living in a town that I can walk around is great for my physical and mental health. Small businesses are great to see as well because they give the town lots of character and keeps money in the town. However, there are places like Walmart that I need to go to from time to time.
- Low cost of living and being able to live so close to school and work.
- Macomb has a very strong sense of community and people are very welcoming and nice. The bus system is a great asset for the community.
- Macomb is a nice sized town that has just about everything that you could need in terms of stores and services. The buses system make everything easy to get to.
- Macomb isn't much larger than the town I grew up in, so it's nice to feel like part of the community.
- Meeting new people and my professors.
- My favorite part about living and going to school is living in my fraternity's house. Going to school in Macomb has been an amazing experience so far and I am looking forward to more excellent memories. Macomb is a city that is not to small but not to big to get around and has been the perfect place to continue my education.
- No driving.
- Not a dang thing. It's my only convenient option for attending a four year university due to my family running a large scale farming operation.
- Not a lot of traffic
- Serenity
- Simple commute, no traffic.
- Small Community, always felt safe from violence
- Small-town atmosphere
- Spoon River is affordable but I often feel like it is the red headed step child to the Canton campus. Not enough parking and the walkways are rarely salted properly.
- The bus lines
- The calm area
- The calm environment.
- The community is very nice to be part of. Very little differences it nightlife, food, and activities to do that arn't school related.
- The community wants you get past the town and gown differences
- The convenience of classes and knowing my professors personally.

- The environment is safe and the rental rates are adequate.
- The only thing I like about living in Macomb is WIU. Otherwise, I can't stand living here because there isn't anything to do unless you want to become an alcoholic.
- The people
- the price
- The price, everything is reasonable for a full-time student and a part-time worker
- The pride of having WIU in this community, it brings a sense of differentiation from the other small farm towns. It brings in diverse people and creates business for the area. It is affordable simple living with a hint of night life.
- The rent for off campus housing is affordable.
- the small town feel, accessibility of public transit
- The small-town feel
- The town is a crap
- The town is just the right size for me.
- There are not a lot of distractions, like malls/shopping or recreation, from school work.
- There is a bus system in place, and everything is relatively close to each other.
- University is cheap
- What I like best is the opportunities to become an active member in the Macomb community, whether it be with community or social groups.
- WIU has great professors for the most part.
- WIU is a really good community. Macomb itself is small enough so I feel very connected to the community when I have the opportunity to go off campus.

**Please describe what changes, if any, you think could improve the experience of students living and going to school in Macomb:**

- "A friendlier environment for International Students
- More retail stores and recreation centers
- A better bus system "
- "A mall or strip mall would draw in more future students. Having something to do at night and on weekends besides bars would be great. Macomb doesn't value the students and the revenue we bring. It needs to invest in it's biggest asset- WIU. The down town is dying. There is no where to shop. Possible businesses to pursue to come to Macomb: Ulta, Ross, TJMaxx, Steak and Shake, Home Goods, Marshalls.
- Macomb is full of slum lords that take advantage of students. The city needs to enforce state laws. Rent is not affordable to anyone other than Chicago parents paying for their children's rent. Slum lords are cattling students into run down housing that should not pass codes to be rented. "
- A quarter machine somewhere in the buildings with laundry facilities - I have to go to the Union for quarters.
- Adams Street Corridor improvements. Increase investment in homes surrounding the university
- Add more stuff to do for students. More restaurants that are popular for everyone such as Chipotle.
- Allowed to live off-campus after freshman year.
- Better communication of events and activities. Things closer to campus would be more convenient.
- "Better control of garbage accumulations at rental properties.
- Better enforcement of recycling regulations and processes.
- Recycling mandatory for apartment complexes; mandatory residents' training in garbage and recycling management. "
- "Better density around campus (if mixed zoning is possible that'd be a big deal)
- In other words, I want to be able to walk to more restaurants and apartments from campus."
- better dining and shopping, nicer looking neighbor hoods that are not crazy expensive
- Better housing and quality of life
- Better housing that's more affordable
- Better off campus housing!! A lot of houses and apartment and old and run down. We also need more restaurants and entertainment places. I think an ihop would go good in macomb.
- Better options for healthy nutrition. Most stores in town really only seem to carry a variety of boxed food options and produce that is of poor quality.
- Better restaurant options.
- Better restaurants, things to do, and shopping areas
- Better sidewalks walkways and bike lanes
- CLEAN UP THE NEIGHBORHOODS AROUND WIU!!! Trash is everywhere, the sidewalks are cracked and unwalkable, there almost no street lights so it feels dangerous at night. Our dog has been attacked TWICE by unleashed pitbulls- we need stronger leash laws as well.
- Cleaner/ better off campus housing. My current apartment has been dealing with pest issues that we were not aware of before moving in!!
- Difficult now because of covid, but more opportunities to get involved in the community beyond WIU. Also, many of the school-related activities seem focused on undergrad students only, and it can be hard to get involved as a grad student.
- Do a better job of clearing out the snow in the parking lot
- Fix the roads, there are so many potholes everywhere. Actually plowing the snow rather than just putting down salt because it just turns into a slush which is even harder to drive in.
- food options are extremely limited depending on where you live on campus.
- Go to a better university somewhere else.
- Having more stores that are market able and grocery stores. Also require landlords to shovel and salt grounds during winter months.

- Housing conditions need to be looked at. My apartment was roach infested and hardly anything was done about it nor was I told anything before I signed my lease. Building and exteriors are also really dirty. Building hallways never get cleaned and garbage is always all over the ground in the parking lot.
- housing for spoon students
- Housing is very poorly kept up and personally living there a few years ago would never recommend. Job opportunities are scarce... they have shut down dorms and bus transit campus and city wide is awful.
- Housing options aren't in great shape. Better restaurant options
- I believe that having events for students to become involved in the community would make students more caring towards the people and environment. I think having a up-to- date job board for graduating students would be beneficial for macomb businesses and students alike. This would also help retain Macomb's population and economy. I think providing funding to recreational businesses (like golfing, movie theater, bowling, bars, entrepreneurs) would give them modern facilities and promote student and community members to attend these businesses and help promote attendance at Western. Having concerts at parks with bigger names in the summer would attract people from other areas.
- I don't know.
- I just wish it was safer. After the shooting in September, I have been afraid of some of the bad characters that lurk around the school and in Macomb in general. My neighbors are horrible people. They are the kind that likes to start trouble. I have heard incidences of abuse, yet the cops nor my landlord have done nothing to stop the problem. I'm to the point where I'm looking to live somewhere else. Why should I have to give up my home because no one else will do their job?
- I just wish there was more to do on a Friday night for people between ages 18-21! I'm not going to be 21 until I'm almost graduated--what alternatives are there for going to the bars? I would love for more community events like open mic nights and such to be more common.
- I think it would be nice to have more activities that combine the community and the university (when safe to do so.) I find that community members are sometimes hostile toward students and it would be nice to mingle more with one another. Also, I would appreciate more activities not centered around drinking for students.
- I think macomb is just very outdated and not well kept. The housing on/off campus is very old and not preserved well, the houses are wrecked and landlords don't put much effort to take care of them. The dining and shopping options here are very limited to none and not appealing whatsoever to college-aged students. I think if the housing in the community was well kept and this town was more modernized it would attract more students to WIU. Im from a Southwest Chicago suburb and can say that I miss many of the dining/shopping options that are in my hometown, I think macomb has potential but it seems as if people here started to neglect it.
- I think more bus hours or just different timing because there are times where busses aren't available which becomes an issue when its late at night.
- I think putting different restaurants will increase the nightlife at Western. A lot of us would like a White Castle to be built ;)
- I think some more food options would be good. I really miss Chipotle. I also miss having an office supply store (Staples; Office Depot; etc.)
- I think some of the landlords in town take advantage of students. There is some housing that is great and some housing that is utterly neglected. I kind of wish that the University had more resources for helping off-campus students find housing and vetting them for their quality and price
- I think the overall structure and appearance of housing in Macomb and access to stores and other types of activities near campus.
- "I think there are some too old / abandoned looking buildings or homes that should just come down. Not only for safety and security reasons, but they are also an eye sore. I'm of the mindset that unless it's financially feasible for someone to come in and convert an old building/home or gut and remodel a

building/home then it should come down. Some of the places look far older than me and are definitely creepy to either run by in the evening/night or look like they could collapse.

- It would also be nice to have a place to go two-stepping or roller skating once Covid-19 has well passed us.
- Some of the roads definitely need attention and hiking trails that are more than 1/2 mile lap would be super great (I get why that's hard to pull off though). A place with lots of trails could also host outdoor music shows or plays or summer night movies. That's always a fun community activity. As a new resident I miss the monthly evening activities my old town would host at various parks or trails."
- I think you guys should bring more things for students to do like arcades or something fun. You guys should also bring different food options to Macomb.
- I wish it was safer. The campus and outside of it are very dangerous. A lot of people who cause mayhem here are from Chicago. If it isn't the Chicago people, it's the local drug users who cause a lot of problems in the town. The cops are lackadaisical here. They barely care to help good people. Instead, they choose to let the problem continue to happen over and over again. They refuse to do anything.
- I wish that there was another dining hall at Linc-Wash Hall, it can be rather difficult to get to Corbin Olson in the snow. There are also not enough accessible parking spaces for first year parking passes.
- I wish there was shopping closer by for major clothing, the food choices are all very similar, so I would try to add a more variety of food places.
- I would definitely revitalize the Jackson Street. I see a lot of open or unused land that could be changed into a park, business, or some other thing that can help make Macomb a better and overall desirable place to live in. I find it hard to walk to places due to the lack of sidewalks and stores near me.
- I would have the bus go for longer hours (athletes have /late practices and it is hard when living off campus) and also I would consider having a mall even if it's a small one
- I would like there to be more things to do in spare time besides drinking. There is nothing to do for college kids besides go to the bars. There are not any convenient walking trails near my apartment. They are only on one side of town. It would be nice to have some shopping places to. No, Walmart does not count as shopping. It would also be nice to have some more restaurants to eat at besides pizza places.
- I would like to see more restaurants and places to shop, it would be nice to see a new grocery store such as Target go into the old K-mart building
- I would really love to see more stores like tjmax, khols, or any kind of clothing store. I feel like my only options for clothes is Walmart and the thrift store. A target would be nice. And it might be smart to have a chase bank, I know a lot of college kids with chase.
- idk
- If places feel they need to charge so much for rent it should not be so hard to get them to fix things.
- If there was a mall for shopping, many of my friends and I have to travel to Galesburg, Quincy, etc to go shopping.
- If they can have more restaurants. Chipotle, wings stop, apple bees, IHOP, Olive Garden
- In my opinion everything in Macomb related to living and going to school in Macomb is exactly what it should be. Therefore I do not have any changes to suggest for changes in the experience of student living or going to school in Macomb.
- In School more helpful staff
- It would be nice to see more options for dining downtown and more retail stores to shop at. The housing options are not ideal off campus. Almost all of the housing options in Macomb are very dated and poorly taken care of by the landlords. Maintenance in homes and Apartments is also a huge issue - cleaning companies do a horrible job and to get anything fixed takes FOREVER and it's normally done incorrectly. If the houses in Macomb were more modern and well kept, I think more people would consider staying here after graduation.
- It's such a small town that there is not much to do and with covid it's understandable. Other than the bars there aren't much for students to do especially underage.

- its ghost town and the community acts like they hate the university
- Linc/Wash/Grot should have more food options for their C store. Corbin Olson food is not the best either.
- Living Area's, and food.
- Macomb is pretty boring if you're not a student that likes to drink and party. As far as events, the only thing to do in the evenings is go out to bars.
- Macomb lacks quality housing at an affordable price for students. Many of the available apartments are not livable, and those that are clean and safe tend to be outside of a student's budget. Regular inspections, to ensure safety would greatly help.
- Many sidewalks are not adequately plowed in winter, leading to walking on the roads.
- More 24 hour restaurants such as a diner. More places to shop such as a Target. Keep Gamestop from closing.
- More affordable and nutritious food options on WIUs campus. As well as more vegetarian and vegan options. Once Burger King left the Union vegetarians and vegan could no longer get an Impossible whopper.
- More bars as-well as nightlife spots. Every single night its the same people at the same 2 bars over and over again. after 2 years I am already sick of going out. Better care taking of the properties and roads would be nice. Roads are really beat up in many locations, also majority of houses look worn down and not exciting to live in. Could definitely see this turning potential students away.
- More Better and affordable housing options off campus.
- More bus lines
- More businesses coming to the city that will help draw more students and in turn more workers and a more safe and welcoming atmosphere for young people
- more cheaper housing and convenience store.
- more dining places and stores
- More food options or shopping would be nice.
- More opportunities for fun things to do for young adults that do not involve drinking
- More options for apartments that aren't extremely expensive.
- More options off campus for recreational activities, besides bars. A swimming area for dogs would also be nice.
- More places to eat. Bring back Hardee's or get a steak and shake. Change Dairy Queen to grill and chill. I often travel to bushnell for these amenities. Besides chicks, and maybe a few other places, it just gets boring after awhile.
- more places to have fun and relieve stress, more diverse places to eat
- More recreational activities (places to shop and things to do), more community planned activities (nature walks, knitting in the park, etc). More streetlights, there is a singular streetlight on our street which makes taking the dogs out at night (as a female) a little worrisome. I would love to feel comfortable taking my dogs out.
- More recreational activities and things to do other than going to the bar. Better shopping.
- More recreational spaces like a community center with rentable space for party spaces. My hometown is similar in size to Macomb and really benefitted from this. here is a link: <https://pickrec.com/> While this would benefit the community more, i think rec students would enjoy working there and creating programs for the center.
- More restaurants and shopping opportunities.
- More retail shopping and food options.
- More retail shops in the square that appeal to students/younger crowds.
- More shopping, more restaurants, a quality movie theater. Enrollment at the university needs to increase dramatically. Other colleges are successful in their recruitment endeavors; look at Monmouth College's growth over the years. There's no reason that WIU can't also do well.
- More shops and places to eat closer to campus, coffee shops specifically. There aren't any real options for eating or shopping near campus and not all students have a car, feel comfortable taking the bus, or

are able to walk long distances. Additionally, more hiking trails, bike paths, and dog parks would be great especially during COVID when people can't gather indoors.

- More things for us students to do. I would like to be able to do more fun things on my greeting with friends than just go to the bars or eat out. Something like a trampoline park or something interactive.
- More things to do
- More things to do for students.
- More things to do in the town, it is pretty bland.
- More things to do. More places to have fun.
- More things to do. On the weekends, if you don't drink, you can bowl. That's it.
- More walking / biking space. Less of a focus on cars.
- My experience has been mostly during the pandemic, but before that, I feel there are not very many restaurant options if you don't like eating meat and fried food.
- My thoughts that we need to stop spending as much money on advertisements and focus on refurbishing the University. It is stuck in the 1980! Students go to a university for the aesthetic. Period. WIU is massively due for a face lift. That is our biggest downfall and also an expensive venture. I guarantee it will work though. I love the faculty. We need to STOP spending so much money on losing teams and Sudexo. The high price meals for a poor product is also a factor but people will deal with bad food if the school looks nice, but we have both so one has to improve and the eyes eat first.
- need more shopping options and restaurants
- No need for 2 McDonalds, 2 Starbucks & 2 Burger Kings. Instead more "fancy" food options such as Apple Bees, Red Lobster. Also, more retail shopping (clothes stores).
- None
- Off-campus housing can be nicer and could have more upkeep. They all seem run down and dirty and it makes me not want to rent a house.
- Part-time job opportunity can improve the student life.
- Personally I cannot think of any changes but the general consensus made by my fellow students is that there is nothing to do in Macomb other than go to the bar.
- Plowing the roads better. I barely see any plow trucks.
- Proper apartment for students
- Property managers in the area were very unresponsive to my inquiries before moving to Macomb to begin grad school. While I understand we are in a pandemic it was frustrating to only hear back from 2 of the 5 or 6 places I contacted. I also feel like property owners do the bare minimum to keep these properties in a semi livable condition.
- Recreation facilities, restaurants, churches and Malls
- Restaurants that appeal to them. Shopping.
- Restaurants, outside of school activities, shopping malls or outlets, updated stores
- "Revert the campus GoWest routes to what they were two years ago. Help enact Landlord/Tenant act to protect students who live off campus from slumlords (Example: STC or Lotz)
- Bike lanes, get the city to maintain sidewalks, more campus events in the community to build bridges"
- So many potholes.
- Spend money on the campus farms, facilities, etc. not handing free college out to whoever wants it from a big city.
- "Student housing companies in Macomb, Illinois are notorious for scamming and running fraudulent operations. In many cases, they will rent slum lord conditions and attempt to strong hold students because most do not understand what's going on. I'm talking about STC Investments, MacombRentals (Located across DQ/Wendys). These companies are notorious among students. With my own personal experience, without being able to defend we would have been out tens of thousands of dollars and forced to live in a house with mold and irresponsible management.
- There are a few truly remarkable companies such as MacombStudentRentals who truly care about student welfare and run their operations as if they are renting out to adults rather than "College Students". Maintain strict management procedures, cleanliness and responsiveness to issues. With

Western worked closely with the management companies that upheld quality, it would benefit the student body."

- Student wise I believe having more one bedroom options would help students feel confident in living off campus at a affordable rate. Either they need roommates or have to pay for room and board. People want to be independent and have they're own finances. Also I believe just bringing in a sense of community through city events concerts, fairs, etc
- Students need to be involved in local activities and accepted in local events.
- The off-campus housing is terrible. The options that students have are limited- meaning usually the houses are dirty and not worth the money that the landlords want. Also, the landlords do not keep up with the houses or the problems being reported. I understand some college students destroy or trash property, however majority are looking for a nice, clean, and affordable place to live. I have only had bad experiences with the landlords here and it really makes a negative impression.
- The only changes I can think of are possibly opening a Gym or suppling the students with a free means of workout/Exercise.
- The roads and sidewalks are the worst things about living in Macomb. There are very few places where the roads and sidewalks are not torn up and difficult to travel upon. I hit so many bumps and potholes in the roads while driving that are harmful to my car and disruptive to driving. Similarly, some areas in the sidewalks are bumpy and ruined and some places they stop altogether. You can go for a walk on a sidewalk only to start walking on someone's lawn like a hoodlum before you even realize it. In some areas there aren't even any sidewalks to speak of. This is inconvenient for riding bikes, longboards, roller skates, and even walking and jogging. Walking on uneven or nonexistent sidewalks isn't going to kill me, but it is one of the less ideal things about a city you live in.
- The roads are horrendous and I feel like I'm going to pop a tire every time I drive around the streets by campus.
- There are not enough places in town for job opportunities. Whether it is retail or dining. The only option for nightlife is going to bars, bowling, or the movie theater unless there is an activity on campus.
- There is not many job opportunities that are willing to work around a college student's schedule, especially a graduate student's where their schedule is more restrictive. There is not really any hangouts for college students and you have to drive 10 minutes across town just to go to a grocery store/retailer. Very limited options.
- There isn't enough food options or mens clothing options, I don't farm so I don't have options here
- There needs to be more sidewalks in the northeast part of Macomb....there are far too many people walking in the street.
- This town needs a bakery.
- Up to date buildings
- Updating all the washer and dryers in the residence halls, and maybe more variety of food options? Also making the McDonald's on Jackson street really be open 24/7.
- Wal-Mart should not be the only place to shop in Macomb. I have to drive out of town to get most clothes. I rarely shop the specialty shops in town. Most of local shops seem like gift shops to me. Not really somewhere I go to get items I need. I despise driving down Dudley street(among others) I always question where my high tax money goes when driving down roads like that. I guess that's how they keep so many car repair shops open in town, by the damage the roads cause.
- we need a big concert hall and art center.
- We need places where students can go and hangout. Like a nice place to sit down get coffee, play pool, and study. Not everyone is 21 and wants to drink we need alternative options.
- Well I clearly understand that this year have been different due to Covid but I would really like to have more activities that involve freshman's, since we are the ones who didn't have the opportunity to know more people and make new college friends.
- With a young and diverse student population the need for more restaurants with food of different cultures, a target, or other stores that allow students to destress and take a break from school. Making travel to larger cities easier would be beneficial. Driving to Galesburg and Quincy takes over 50 minutes,

driving to Peoria and the Quad Cities takes over an hour and a half. Traveling to and from these cities takes all day and it doesn't help that we have to travel on county roads for most of the part. It is also very unsafe when driving at night and in the colder months of the year.

**What type(s) of housing would you be interested in living at in Macomb? (“Other” responses)**

- I prefer not to live in Macomb.
- I'll graduate soon, and Macomb lacks relevant employment and the ability to create relevant employment without damaging existing local jobs due to space constraints.
- I'm thinking about moving back home after the trauma I suffered while living down here.
- Nicer apartments
- None, I'll never come back.

# APPENDIX VI | IHDA PROGRAMS AND RESOURCES HANDOUT



## FOR PROSPECTIVE HOMEOWNERS

			Website:	Next Steps:
DOWN PAYMENT ASSISTANCE	<b>IHDA ACCESS</b>	Up to \$10,000 of down payment assistance for homebuyers in the form a forgivable, deferred, or repayable 2 <sup>nd</sup> mortgage.	<a href="https://www.ihdamortgage.org/program-directory">https://www.ihdamortgage.org/program-directory</a>	Find an IHDA lender to contact at <a href="https://www.ihdamortgage.org/lenders">https://www.ihdamortgage.org/lenders</a>
	<b>SMARTBUY</b>	\$5,000 of down payment assistance coupled with up to \$40,000 of student loan forgiveness for homebuyers in the form a forgivable 2 <sup>nd</sup> mortgage.	<a href="https://www.ihdamortgage.org/smartbuy">https://www.ihdamortgage.org/smartbuy</a>	
	<b>OPENING DOORS</b>	Up to \$6,000 of down payment assistance for homebuyers in the form a forgivable 2 <sup>nd</sup> mortgage.	<a href="https://www.ihdamortgage.org/program-directory">https://www.ihdamortgage.org/program-directory</a>	
EDUCATION	<b>FINANCIAL LITERACY AND PRE-PURCHASE COUNSELING</b>	Free financial literacy and pre-purchase homeowner counseling for individuals interested in learning about buying a home.	<a href="https://www.ihda.org/my-home/getting-an-ihda-loan/#findCounselor">https://www.ihda.org/my-home/getting-an-ihda-loan/#findCounselor</a>	Contact a participating housing counselor near you (link provided to the left)

## FOR CURRENT HOMEOWNERS

			Website:	Next Steps:
SAVING YOUR HOME	<b>FORECLOSURE PREVENTION COUNSELING</b>	Free financial and foreclosure prevention counseling for current homeowners who are at-risk of foreclosure.	<a href="https://www.ihda.org/my-home/getting-an-ihda-loan/#findCounselor">https://www.ihda.org/my-home/getting-an-ihda-loan/#findCounselor</a>	Contact a participating housing counselor near you (link provided to the left)
MODIFICATIONS & IMPROVEMENTS	<b>HOME ACCESSIBILITY PROGRAM</b>	Up to \$25,000 of assistance for elderly or disabled homeowners to make accessibility modifications or improvements in order to remain in their homes.	<a href="https://www.ihda.org/my-community/revitalization-programs/">https://www.ihda.org/my-community/revitalization-programs/</a>	Contact a HAP administrator in your area (list provided on website to the left)
	<b>SINGLE FAMILY REHABILITATION PROGRAM</b>	Up to \$45,000 (up to \$16,500 for roof-only repairs) of assistance for homeowners to make major repairs or replacements on their homes.		Contact a SFR administrator in your area (list provided on website to the left)



## FOR RENTERS

			Website:	Next Steps:
RENTAL SEARCH	<b>IL HOUSING SEARCH</b>	A free, online resource and search engine for renters and property providers to locate affordable and accessible housing that meets their needs.	<a href="https://ilhousingsearch.org/">https://ilhousingsearch.org/</a>	Call (312) 836-5200
	<b>RENTAL UNITS FOR SPECIAL POPULATIONS</b>	IHDA assists individuals with disabilities, those in need of support services, and re-entry populations in finding rental housing that meets their needs.	<a href="https://www.ihda.org/rental-housing/#RentalAssistance">https://www.ihda.org/rental-housing/#RentalAssistance</a>	
EMERG-ENCY AID	<b>ILLINOIS RENTAL PAYMENT PROGRAM<sup>1</sup></b>	Up to \$25,000 of assistance to cover up to 15 months of rent for households who have experienced a loss of income due to the COVID-19 pandemic.	<a href="https://www.ihda.org/about-ihda/illinois-rental-payment-program/">https://www.ihda.org/about-ihda/illinois-rental-payment-program/</a>	Call (866) ILHELP-1 or email Questions.ILRPP@ihda.org

## FOR AFFORDABLE HOUSING DEVELOPERS AND PROPERTY MANAGERS

			Website:	Next Steps:
SPECIAL POPULATIONS	<b>PERMANENT SUPPORTIVE HOUSING PROGRAM</b>	Funds rental developments for extremely low-income persons with disabilities, those experiencing homelessness, and other vulnerable populations.	<a href="https://www.ihda.org/developers/supportive-housing/">https://www.ihda.org/developers/supportive-housing/</a>	Email MSpitz@IHDA.org
	<b>SECTION 811</b>	Rental subsidies made to eligible properties for low-income, disabled tenants referred through the Statewide Referral Network.	<a href="https://www.ihda.org/developers/rental-assistance/">https://www.ihda.org/developers/rental-assistance/</a>	
MULTIFAMILY FINANCING	<b>LOW-INCOME HOUSING TAX CREDIT</b>	Provides 4% and 9% federal tax credits to construct or rehabilitate rental housing developments for low-income and extremely low-income individuals.	<a href="https://www.ihda.org/developers/tax-credits/low-income-tax-credit/">https://www.ihda.org/developers/tax-credits/low-income-tax-credit/</a>	Email MultifamilyFin@IHDA.org
	<b>ILLINOIS AFFORDABLE HOUSING TAX CREDIT</b>	Provides state income tax credits to construct or rehabilitate rental housing developments for low-income and extremely low-income individuals.	<a href="https://www.ihda.org/developers/tax-credits/illinois-affordable-housing-tax-credit/">https://www.ihda.org/developers/tax-credits/illinois-affordable-housing-tax-credit/</a>	
	<b>ADDITIONAL FINANCING OPTIONS</b>	Provides low-interest rate construction and permanent financing options through several first mortgage and bond programs.	<a href="https://www.ihda.org/developers/multifamily-financing-programs/">https://www.ihda.org/developers/multifamily-financing-programs/</a>	

<sup>1</sup>IHDA will begin accepting applications for the Illinois Rental Payment Program starting May 17, 2021  
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## FOR PROGRAM ADMINISTRATORS

(LOCAL GOVERNMENTS, NON-PROFIT ORGANIZATIONS, COMMUNITY-BASED ORGANIZATIONS, SERVICE PROVIDERS, AND LAND BANKS)

Website:

Next Steps:

PLANNING & TECHNICAL ASSISTANCE	<b>COMMUNITY REVITALIZATION PROGRAM</b>	Provides free planning and technical assistance to communities to conduct revitalization activities and plan for future investment.	<a href="https://www.ihda.org/developers/market-research/community-revitalization/">https://www.ihda.org/developers/market-research/community-revitalization/</a>	Submit an intake form <a href="https://www.ihda.org/community-revitalization-technical-assistance-intake/">https://www.ihda.org/community-revitalization-technical-assistance-intake/</a> or email <a href="mailto:Revitalization@IHDA.org">Revitalization@IHDA.org</a>
	<b>TECHNICAL ASSISTANCE NETWORK</b>	Connects communities, organizations, and developers to resources, experts, and a community development-based network throughout the state.		
ABANDONMENT & BLIGHT	<b>ABANDONED PROPERTY PROGRAM</b>	Awards grants to municipalities and counties to secure, maintain, demolish, or rehabilitate abandoned residential homes.	<a href="https://www.ihda.org/my-community/revitalization-programs/">https://www.ihda.org/my-community/revitalization-programs/</a>	Email <a href="mailto:CommunityAffairs@IHDA.org">CommunityAffairs@IHDA.org</a>
	<b>LAND BANK CAPACITY PROGRAM</b>	Awards grants to municipalities, counties, and land banks outside of the Chicago MSA to form a new or continue activities of an existing land bank.		
	<b>STRONG COMMUNITIES PROGRAM</b>	Provides grant funds to municipalities, counties, and land banks to address affordable housing needs and community revitalization efforts.		
EDUCATION RESOURCES	<b>FORECLOSURE PREVENTION PROGRAM</b>	Awards grants to counseling agencies and community-based organizations to administer free housing and financial counseling services, build capacity, train staff and counselors, and meet operational expenses.	<a href="https://www.ihda.org/my-community/foreclosure-programs/">https://www.ihda.org/my-community/foreclosure-programs/</a>	Email <a href="mailto:CommunityAffairs@IHDA.org">CommunityAffairs@IHDA.org</a>
	<b>FORECLOSURE PREVENTION PROGRAM - GRADUATED</b>			
MODIFICATIONS & IMPROVEMENTS	<b>HOME ACCESSIBILITY PROGRAM</b>	Awards grants to municipalities and non-profits to administer assistance to homeowners needing accessibility modifications to remain in their homes.	<a href="https://www.ihda.org/my-community/revitalization-programs/">https://www.ihda.org/my-community/revitalization-programs/</a>	Email <a href="mailto:CommunityAffairs@IHDA.org">CommunityAffairs@IHDA.org</a>
	<b>SINGLE FAMILY REHABILITATION PROGRAM<sup>2</sup></b>	Awards grants to municipalities and non-profits to administer assistance to homeowners needing major repairs or replacements on their homes.		

## FOR ILLINOIS RESIDENTS LOOKING TO LEARN MORE

Website:

Next Steps:

STATEWIDE PLANNING	<b>ILLINOIS HOUSING BLUEPRINT</b>	A large-scale planning endeavor with the purpose of developing a vision for the future of housing in Illinois and lay out a plan for achieving it. All Illinois residents can complete the resident survey, attend community meetings, and engage with opportunities to participate in the planning process.	<a href="https://ilhousingblueprint.org/">https://ilhousingblueprint.org/</a>	Email <a href="mailto:Info@ILHousingBlueprint.org">Info@ILHousingBlueprint.org</a>
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<sup>2</sup>A disaster relief award (DCA) is available to participating grantees in need of additional repair assistance following a state or federal disaster proclamation  
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# APPENDIX VII | LOCAL PLANS

List of the local planning efforts and documents that were reviewed and used to inform this Community Revitalization planning process.

## CITY-WIDE OR LARGER

### **Macomb Comprehensive Plan (2014)**

City of Macomb, Teska Associates, Inc., Business Districs, Inc.

### **McDonough County Comprehensive Plan (2012)**

McDonough County, Western Illinois Regional Council

### **McDonough County Trails and Greenway Plan (2004)**

McDonough County Board, Illinois Department of Natural Resources, Prairie Hill Resource Conservation and Development, Inc., and the McDonough County Greenway and Trail Committee

### **Human Services Transportation Plan for Region 4 (2008)**

McDonough County, City of Macomb, Western Illinois Regional Council

### **McDonough County Bike Study (2015)**

McDonough County, Western Illinois Regional Council

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