

Sangamon County Regional Plan

**Housing and Neighborhoods
Study Group Report
October 2009**

Draft

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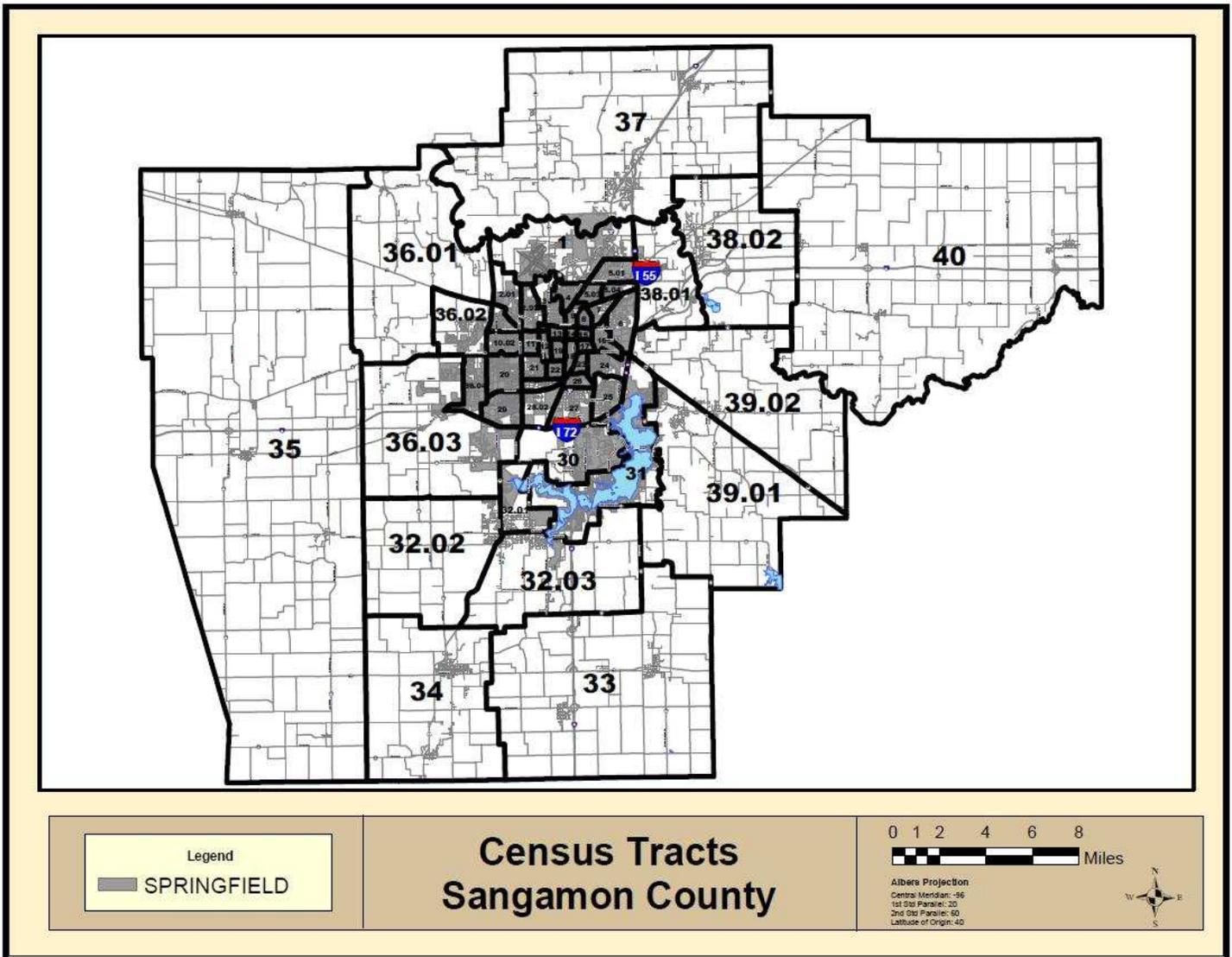
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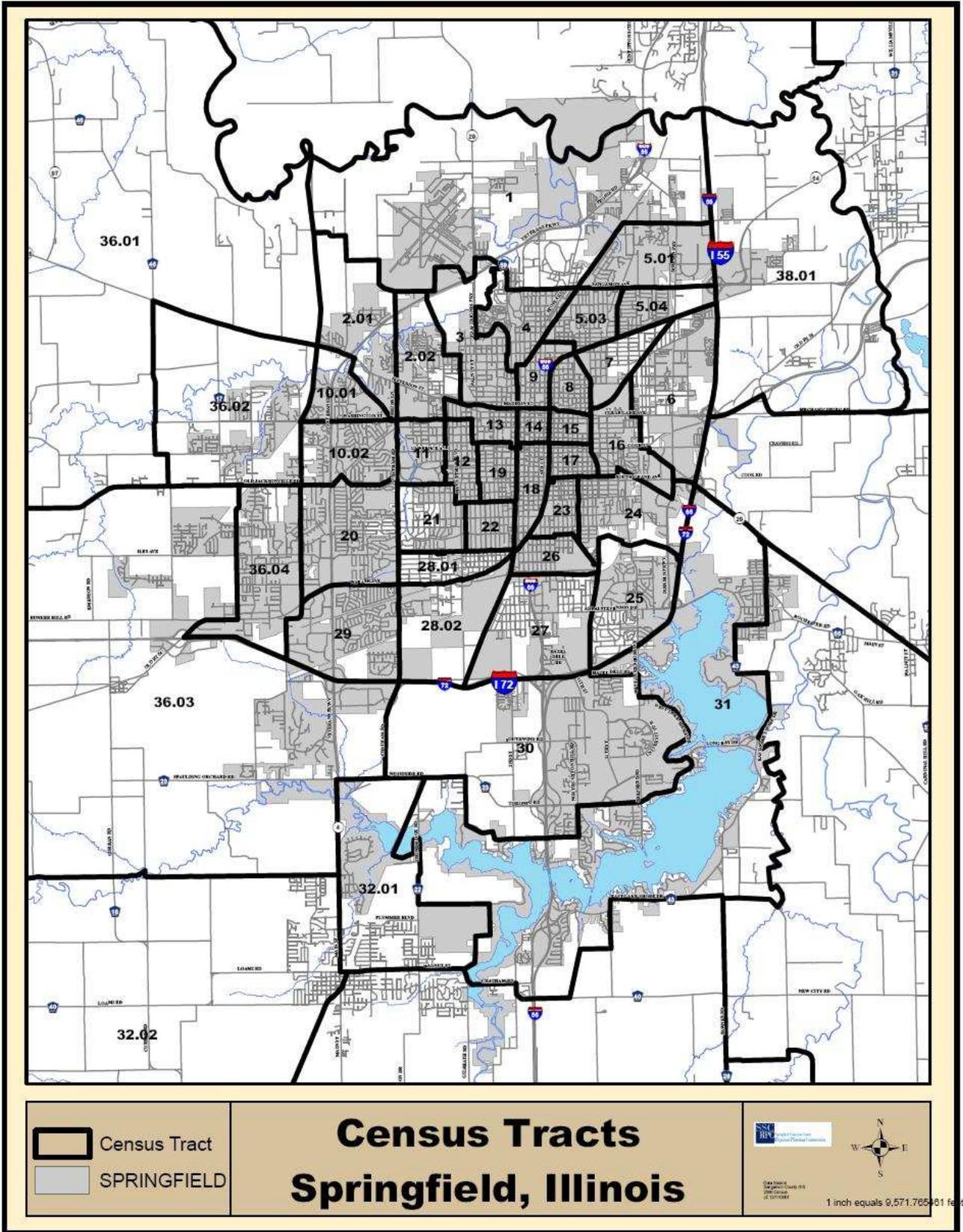
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CENSUS MAPS

The majority of the household information for Sangamon County is from the 2000 U.S. Census. Much of the census data is defined by census tracts. The following county and Springfield census tract maps can be used to reference data within this document listed by tract number.





HOUSEHOLD GROWTH

A household, by Census definition, is all the people who occupy a housing unit. From 1990 to 2000, the number of households has increased in Springfield; Sangamon County and Illinois. The growth rate of households exceeded the population growth rate in the 1990's. The continued trend of smaller household size contributed to the higher household formation rate.

HOUSEHOLD GROWTH

	1990	2000	Increase	% Increase
Springfield	45,006	48,621	3,615	8.0
Sangamon County	72,146	78,722	6,576	9.1
Illinois	4,202,240	4,591,779	389,539	9.3

GROWTH RATES (%)

	Households 1990-2000	Population 1990-2000	Households / Population
Springfield	8.0	5.9	1.4 / 1
Sangamon County	9.1	5.9	1.5 / 1
Illinois	9.3	8.6	1.1 / 1

Growth in households from 1990-2000 varied throughout the county from a loss of 442 households due to the demolition of the Hay Homes in census tract 8 to a gain of 1,132 in tract 36.04. The number of households decreased in the central area. The largest increases were on the west and south sides. As can be seen by comparing Households to Population (below), changes in households by tract follow the same pattern as population change. Estimates for 2007 from the U.S. Census Bureau's American Community Survey show continued rise in housing for the county and city.

2007 Total Housing Units	Estimate	Margin of error	Since 2000 Census	
			Increase	% increase
Springfield	55,583	+/-1,550	6,962	12.53%
Sangamon County	90,505	+/-114	11,783	13.02%

U.S. Census Bureau, American Community Survey, 2007

HOUSING UNITS				
1990-2000				
Sangamon County				
Census Tract	2000	1990	#Change 1990-2000	% Change 1990-2000
1	2,027	1,825	202	11.1%
2.01	1,198	1,108	90	8.1%
2.02	2,139	2,017	122	6.0%
3	1,570	1,781	-211	-11.8%
4	1,576	1,670	-94	-5.6%
5.01	985	774	211	27.3%
5.03	1,866	1,826	40	2.2%
5.04	1,272	1,176	96	8.2%
6	2,914	2,664	250	9.4%
7	1,016	1,043	-27	-2.6%
8	684	1,372	-688	-50.1%
9	1,466	1,741	-275	-15.8%
10.01	1,088	858	230	26.8%
10.02	3,400	3,385	15	0.4%
11	1,262	1,263	-1	-0.1%
12	1,895	1,956	-61	-3.1%
13	1,340	1,554	-214	-13.8%
14	667	678	-11	-1.6%
15	577	577	0	0.0%
16	1,583	1,593	-10	-0.6%
17	809	886	-77	-8.7%
18	1,519	1,738	-219	-12.6%
19	2,244	2,419	-175	-7.2%
20	2,691	1,910	781	40.9%
21	1,779	1,784	-5	-0.3%
22	1,698	1,707	-9	-0.5%
23	1,219	1,307	-88	-6.7%
24	1,579	1,666	-87	-5.2%
25	2,251	2,010	241	12.0%
26	1,383	1,458	-75	-5.1%
27	1,801	1,889	-88	-4.7%
28.01	1,682	1,658	24	1.4%
28.02	1,842	1,364	478	35.0%
29	2,288	1,974	314	15.9%
30	2,334	1,265	1,069	84.5%
31	2,239	1,671	568	34.0%
32.01	954	641	313	48.8%
32.02	1,222	929	293	31.5%
32.03	1,729	1,060	669	63.1%
33	2,032	1,836	196	10.7%
34	2,384	1,969	415	21.1%
35	1,990	1,780	210	11.8%
36.01	980	797	183	23.0%
36.02	1,301	924	377	40.8%
36.03	1,213	442	771	174.4%
36.04	1,444	235	1,209	514.5%
37	2,550	2,032	518	25.5%
38.01	1,134	889	245	27.6%
38.02	2,116	1,806	310	17.2%
39.01	1,333	984	349	35.5%
39.02	1,468	1,289	179	13.9%
40	1,726	1,666	60	3.6%
Total	85,459	76,846	8,613	11.2%

Prepared by: SSCPRC, Source: 2000 Census

Springfield-Sangamon County
Regional Planning Commission

POPULATION CHANGE Sangamon County				
Census Tract	1990	2000	# Change '90-'00	% Change '90- '00
1	4,251	4,270	19	0.45%
2.01	2,555	2,474	-81	-3.17%
2.02	4,152	4,176	24	0.58%
3	4,017	3,374	-643	-16.01%
4	3,583	3,065	-518	-14.46%
5.01	2,050	2,420	370	18.05%
5.03	3,863	4,061	198	5.13%
5.04	3,981	3,258	-723	-18.16%
6	5,943	6,001	58	0.98%
7	2,422	2,290	-132	-5.45%
8	2,741	1,715	-1,026	-37.43%
9	3,089	2,388	-701	-22.69%
10.01	1,994	2,467	473	23.72%
10.02	6,827	6,380	-447	-6.55%
11	2,710	2,486	-224	-8.27%
12	3,905	3,630	-275	-7.04%
13	2,246	1,929	-317	-14.11%
14	911	928	17	1.87%
15	1,169	1,071	-98	-8.38%
16	4,203	3,314	-889	-21.15%
17	2,003	1,818	-185	-9.24%
18	2,773	2,286	-487	-17.56%
19	3,939	3,596	-343	-8.71%
20	5,103	5,925	822	16.11%
21	3,882	3,679	-203	-5.23%
22	3,742	3,451	-291	-7.78%
23	3,061	2,681	-380	-12.41%
24	4,238	3,892	-346	-8.16%
25	4,628	4,982	354	7.65%
26	3,102	2,804	-298	-9.61%
27	4,173	3,718	-455	-10.90%
28.01	3,500	3,480	-20	-0.57%
28.02	2,487	3,213	726	29.19%
29	4,812	5,058	246	5.11%
30	3,281	5,331	2,050	62.48%
31	4,588	5,733	1,145	24.96%
32.01	1,873	2,529	656	35.02%
32.02	2,641	3,251	610	23.10%
32.03	3,133	4,764	1,631	52.06%
33	4,634	4,944	310	6.69%
34	5,171	5,975	804	15.55%
35	4,400	4,881	481	10.93%
36.01	2,264	2,580	316	13.96%
36.02	2,569	3,443	874	34.02%
36.03	1,208	3,206	1,998	165.40%
36.04	580	3,293	2,713	467.76%
37	5,688	7,009	1,321	23.22%
38.01	2,750	2,899	149	5.42%
38.02	4,765	5,232	467	9.80%
39.01	2,796	3,611	815	29.15%
39.02	3,595	3,853	258	7.18%
40	4,395	4,137	-258	-5.87%
TOTAL	178,386	188,951	10,565	5.92%



2001-2008 Population Estimates

U.S. Census Bureau

	2001	2002	2003	2004	2005	2006	2007	2008
Sangamon County	190282	191455	191810	192227	192577	193316	193838	194925

HOUSHOLD UNITS

UNITS IN STRUCTURE

Townships

Sangamon County

2000

Township	Total	1 unit detached	1 unit attached	2	3 or 4	5 to 9	10 to 19	20 to 49	50 or more	Mobile home	Boat, RV, van, etc.	% Single Family	% Mobile Home
Auburn	2,431	2,045	17	50	36	25	0	51	0	207	0	85%	9%
Ball	1,646	1,579	39	10	10	8	0	0	0	0	0	98%	0%
Buffalo Hart	90	83	0	0	0	0	0	0	0	7	0	92%	8%
Capital	53,917	32,640	2,611	3,211	3,354	3,258	2,500	1,089	2,712	2,524	18	65%	5%
Cartwright	596	556	10	14	0	0	0	0	0	16	0	95%	3%
Chatham	2,303	1,731	195	52	86	84	0	0	0	155	0	84%	7%
Clear Lake	3,212	2,363	33	68	23	47	25	8	0	645	0	75%	20%
Cooper	312	295	0	0	0	0	0	0	0	17	0	95%	5%
Cotton Hill	390	381	0	0	0	0	0	0	0	9	0	98%	2%
Curran	682	622	0	0	0	0	0	0	0	60	0	91%	9%
Divernon	657	575	4	13	10	12	3	0	0	40	0	88%	6%
Fancy Creek	1,475	1,237	68	69	15	16	0	0	0	70	0	88%	5%
Gardner	1,585	1,304	49	56	20	42	36	0	0	78	0	85%	5%
Illiopolis	548	486	2	22	14	14	0	0	0	10	0	89%	2%
Island Grove	205	165	0	2	0	0	0	0	0	38	0	80%	19%
Lanesville	92	86	0	0	0	0	0	0	0	6	0	93%	7%
Loami	448	337	4	10	2	0	0	0	0	95	0	76%	21%
Maxwell	89	80	0	0	0	0	0	0	0	9	0	90%	10%
Mechanicsburg	903	682	4	2	4	13	31	0	0	167	0	76%	18%
New Berlin	542	469	6	0	8	10	21	2	0	26	0	88%	5%
Pawnee	1,194	1,031	11	24	28	7	6	0	0	87	0	87%	7%
Rochester	1,731	1,603	8	3	32	5	0	10	0	70	0	93%	4%
Springfield	3,263	2,137	14	114	40	24	10	33	0	891	0	66%	27%
Talkington	110	101	0	0	0	0	0	0	0	9	0	92%	8%
Williams	1,233	1,076	31	41	8	6	35	0	0	36	0	90%	3%
Woodside	5,805	5,059	36	202	149	58	22	0	0	279	0	88%	5%
TOTAL	85,459	58,723	3,142	3,963	3,839	3,629	2,689	1,193	2,712	5,551	18	72%	6%

Prepared by: Springfield-Sangamon County Regional Planning Commission, Source: 2000 U.S. Census

A look at the type of dwelling by township indicates that Ball Township has the highest percentage of single-family dwellings at 98%. Capital and Springfield Townships have the lowest percent of single-

family units followed by Clear Lake, Loami and Mechanicsburg at about 75%. Townships having 20% or more mobile home units are Springfield (27%), Loami (21%) and Clear Lake (20%). These figures are well above the county's share of mobile home units of 6%.

Sangamon County Housing 2007	Estimate	Margin of error	Percent	Margin of error
UNITS IN STRUCTURE				
Total housing units	90,505	+/-114	100%	(X)
1-unit, detached	65,119	+/-1,861	72.00%	+/-2.1
1-unit, attached	4,534	+/-811	5.00%	+/-0.9
2 units	3,194	+/-862	3.50%	+/-1.0
3 or 4 units	3,776	+/-806	4.20%	+/-0.9
5 to 9 units	2,578	+/-787	2.80%	+/-0.9
10 to 19 units	2,570	+/-618	2.80%	+/-0.7
20 or more units	3,123	+/-757	3.50%	+/-0.8
Mobile home	5,611	+/-1,077	6.20%	+/-1.2
Boat, RV, van, etc.	0	+/-265	0.00%	+/-0.2
YEAR STRUCTURE BUILT				
Total housing units	90,505	+/-114	100%	(X)
Built 2005 or later	2,510	+/-516	2.80%	+/-0.6
Built 2000 to 2004	6,112	+/-1,107	6.80%	+/-1.2
Built 1990 to 1999	12,952	+/-1,405	14.30%	+/-1.6
Built 1980 to 1989	9,881	+/-1,260	10.90%	+/-1.4
Built 1970 to 1979	14,646	+/-1,533	16.20%	+/-1.7
Built 1960 to 1969	9,779	+/-1,383	10.80%	+/-1.5
Built 1950 to 1959	11,794	+/-1,285	13.00%	+/-1.4
Built 1940 to 1949	5,790	+/-1,008	6.40%	+/-1.1
Built 1939 or earlier	17,041	+/-1,508	18.80%	+/-1.7
ROOMS				
Total housing units	90,505	+/-114	100%	(X)
1 room	370	+/-289	0.40%	+/-0.3
2 rooms	1,391	+/-479	1.50%	+/-0.5
3 rooms	7,024	+/-1,392	7.80%	+/-1.5
4 rooms	17,325	+/-1,774	19.10%	+/-2.0
5 rooms	21,710	+/-1,778	24.00%	+/-2.0
6 rooms	15,404	+/-1,539	17.00%	+/-1.7
7 rooms	11,279	+/-1,502	12.50%	+/-1.7
8 rooms	8,477	+/-1,147	9.40%	+/-1.3
9 rooms or more	7,525	+/-1,117	8.30%	+/-1.2
Median (rooms)	5.4	+/-0.1	(X)	(X)
BEDROOMS				
Total housing units	90,505	+/-114	100%	(X)
No bedroom	535	+/-326	0.60%	+/-0.4
1 bedroom	8,975	+/-1,379	9.90%	+/-1.5
2 bedrooms	28,394	+/-1,886	31.40%	+/-2.1
3 bedrooms	38,105	+/-1,867	42.10%	+/-2.1
4 bedrooms	11,654	+/-1,151	12.90%	+/-1.3
5 or more bedrooms	2,842	+/-638	3.10%	+/-0.7
HOUSING TENURE				
Occupied housing units	82,745	+/-1,485	100%	(X)
Owner-occupied	58,229	+/-1,944	70.40%	+/-2.3
Renter-occupied	24,516	+/-2,008	29.60%	+/-2.3

U.S. Census Bureau, American Community Survey, 2007

PERSONS PER HOUSEHOLD

**PERSONS PER HOUSEHOLD
1960-2000**

	United States	Illinois	Sangamon County	Springfield
1960	3.33	3.18	3.03	2.83
1970	3.14	3.09	2.90	2.76
1980	2.76	2.76	2.55	2.38
1990	2.63	2.65	2.43	2.29
2000	2.59	2.63	2.36	2.24
% Decrease 1960-2000	22%	17%	22%	20%
% Decrease 1990-2000	2%	1%	3%	2%

Persons Per Household – 2007 Estimates
(U.S. Census Bureau, American Community Survey, 2007)

Subject	Total	Margin of error	Decrease from 2000 Census
Sangamon County	2.3	+/-0.04	-2.54%
Springfield	2.21	+/-0.07	-1.34%

HOUSHOLDS: Type

The Census distinguishes between two basic types of households. A family household consists of two or more persons, including the householder, who are related by birth, marriage, or adoption, and who live together as one household. A family may be husband/wife, female/no spouse with children or other relatives, or male/no spouse with children or other relatives. It may also include non-relatives living with the family. A non-family household consists of a person living alone or of a householder living with unrelated individuals which includes partners of the opposite sex or same sex.

Family households constitute slightly less than 2/3 of the total households in Sangamon County. Slightly fewer than 50% of all households are married couples with 40% of those having children (21% of total households). Non-family households comprise 37% of Sangamon County households. Most of these households (86%) are 1-person households (31% of total households).

Household composition has changed greatly since 1970. The increase in the number of married couple families has occurred at 1/10 of the rate of the total household growth. Total households increased by 45% during the last three decades while married couple families increased only 4%. The number of married couples with children has decreased every decade since 1970. Female-headed families with children, other non-traditional families, and non-family households have increased steadily.

Sangamon County – 2000

	1970	1980	1990	2000	% Change 1990-2000	% Change 1970-2000
TOTAL HOUSEHOLDS	54,374	68,022	72,146	78,722	9.1%	45%
Family	41,680	47,313	47,543	49,898	5.0%	20%
Married Couple	36,502	39,016	37,408	37,974	1.5%	4%
With Children	19,833	19,462	17,212	16,560	-3.8%	-17%
Without Children	16,669	19,554	20,196	21,414	6.0%	28%
Other Family	5,178	8,297	10,135	11,924	17.7%	130%
Female Head With Children	2,181	4,143	4,883	5,881	20.4%	170%
Other	2,997	4,154	5,252	6,043	15.1%	102%
Non-Family	12,694	20,709	24,603	28,824	17.2%	127%
1 - Person Household	11,714	18,239	21,218	24,374	14.9%	108%
Over 65 Years	NA	7,006	8,159	8,324	2.0%	19% *
Under 65 Years	NA	11,233	13,059	16,050	22.9%	30% *
2 + Persons	980	2,470	3,385	4,450	31.5%	354%

* 1980-2000

TOTAL HOUSEHOLDS	78,722 (100%)		
Family	49,898 (63%)		
Married Couple		37,974 (48%)	
With Children			16,560 (21%)
Without Children			21,414 (27%)
Other Family		11,924 (15%)	
Female Head With Children			5,881 (7%)
Other			6,043 (8%)
Non-Family	28,824 (37%)		
1 - Person Household		24,374 (31%)	
Over 65 Years			8,324 (11%)
Under 65 Years			16,050 (20%)
2 + Persons		4,450 (6%)	

%s are of total households (78,722)

Estimates for 2007 indicate there were 82,000 households in Sangamon County. The average household size was 2.8 people. Families made up 60 percent of the households in Sangamon County. This figure includes both married-couple families and other families. Non-family households made up 40 percent of all households in Sangamon County. Most of the non-family households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Sangamon County 2007 Estimates

(U.S. Census Bureau, American Community Survey, 2007)

	Total	Margin of error	Married-couple family household	Margin of error	Male householder, no wife present, family household	Margin of error	Female householder, no husband present, family household	Margin of error	Nonfamily household	Margin of error
HOUSEHOLDS										
Total households	82,745	+/- 1,485	35,460	+/- 1,656	3,634	+/- 1,006	10,197	+/- 1,377	33,454	+/- 1,911
FAMILIES										
Total families	49,291	+/- 1,990	35,460	+/- 1,656	3,634	+/- 1,006	10,197	+/- 1,377	(X)	(X)
Average family size	2.98	+/-0.09	3.07	+/-0.07	2.36	+/-0.24	2.91	+/-0.24	(X)	(X)
Households with own children under 18 years	23,111	+/- 1,736	14,535	+/- 1,202	1,932	+/-670	6,644	+/- 1,293	(X)	(X)
SELECTED HOUSEHOLDS BY TYPE										
Households with one or more people under 18 years	31.20%	+/-2.1	43.40%	+/-3.0	58.40%	+/-14.0	77.70%	+/-5.5	1.20%	+/-0.9
Households with one or more people 60 years and over	30.10%	+/-1.1	30.20%	+/-2.3	15.20%	+/-8.9	15.20%	+/-4.3	36.30%	+/-3.0
Householder living alone	33.80%	+/-2.3	(X)	(X)	(X)	(X)	(X)	(X)	83.60%	+/-2.7
65 years and over	11.50%	+/-1.2	(X)	(X)	(X)	(X)	(X)	(X)	28.50%	+/-2.8
UNMARRIED-PARTNER HOUSEHOLDS										
Same sex	0.70%	+/-0.3	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Opposite sex	6.00%	+/-1.3	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)

HOUSEHOLDS: Race

Household type varies by race. According to the 2000 Census, Asians have a slightly higher proportion of family households at 68%. Black households have the lowest proportion of married couple of households (26%) and Asian households the highest (58%) compared to 48% for the entire population. Black households have a very high proportion of female-headed households with children (25%). This figure is 3 ½ times greater than that of the total population (see table below).

Non-family households do not vary as greatly by race as family households. However, 11% of all white households are comprised of one-person households 65 years or over. This is almost two times the proportion of black households in this category (6%).

Averages of the 2005-2007 U.S. Census Bureau American Community Survey data shows that of people reporting one race alone, 88 percent was White; 10 percent was Black or African American; less than 0.5 percent was American Indian and Alaska Native; 1 percent was Asian; less than 0.5 percent was Native Hawaiian and Other Pacific Islander, and less than 0.5 percent was some other race. Two percent reported two or more races. One percent of the people in Sangamon County were Hispanic. Eighty-five percent of the people in Sangamon County were White non-Hispanic. People of Hispanic origin may be of any race.

HOUSEHOLD TYPE BY RACE: Sangamon County 2000

	White	Black	Am. Ind.	Asian	Total
Family	63%	67%	63%	68%	63%
Married Couple	50%	26%	40%	58%	48%
With Children	22%	14%	15%	33%	21%
Without Children	29%	13%	25%	24%	27%
Other Family	13%	40%	23%	10%	15%
Female Head With Children	6%	25%	9%	3%	7%
Other	7%	15%	14%	7%	8%
Non-Family	37%	33%	37%	32%	37%
1 - Person Household	31%	28%	30%	26%	31%
Over 65 Years	11%	6%	3%	3%	11%
Under 65 Years	20%	22%	27%	23%	20%
2 + Persons	6%	50%	7%	6%	6%
TOTAL HOUSEHOLDS	70,682 (100%)	6,420 (100%)	154 (100%)	688 (100%)	78,722 (100%)

* Hawaiian omitted due to insufficient sample.

HOUSEHOLDS: One-Person Households

One-person households are a steadily growing household component. In Sangamon County in 2000, 31% of all households were 1-person households compared to 29% in 1990, 27% in 1980, and 22% in 1970. Concentrations of 1-person households occur in the central and west central areas of the city. A lower than average number are located in the east part of Springfield, growth areas surrounding Springfield and rural areas. For 2007, the estimated percentage of one-person households in Sangamon County is 38.3% (+/- 2.3%).

**Sangamon County
2000**

Census Tract	Total Households	One Person Households	
		#	%
1	1,861	606	33%
2.01	1,108	376	34%
2.02	1,992	816	41%
3	1,388	529	38%
4	1,351	531	39%
5.01	1,004	232	23%
5.03	1,832	610	33%
5.04	1,268	268	21%
6	2,709	982	36%
7	963	277	29%
8	596	164	28%
9	1,174	652	56%
10.01	1,034	340	33%
10.02	3,222	1,568	49%
11	1,130	486	43%
12	1,678	679	40%
13	1,143	657	57%
14	514	450	88%
15	497	259	52%
16	1,158	284	25%
17	626	153	24%
18	1,190	638	54%
19	1,854	933	50%
20	2,554	718	28%
21	1,681	556	33%
22	1,617	625	39%
23	1,014	298	29%
24	1,440	359	25%
25	2,066	619	30%
26	1,248	435	35%
27	1,674	591	35%
28.01	1,595	581	36%
28.02	1,651	777	47%
29	2,173	597	27%
30	2,244	758	34%
31	2,117	277	13%
32.01	926	153	17%
32.02	1,183	170	14%
32.03	1,688	248	15%
33	1,921	426	22%
34	2,248	511	23%
35	1,884	391	21%
36.01	875	108	12%
36.02	1,280	282	22%
36.03	1,131	123	11%
36.04	1,432	446	31%
37	2,489	406	16%
38.01	1,030	213	21%
38.02	2,020	461	23%
39.01	1,284	179	14%
39.02	1,417	209	15%
40	1,607	329	20%
TOTALS	78,781	24,336	31%

Prepared by: Springfield-Sangamon County Regional Planning Commission
Source: 2000 U.S. Census

HOUSEHOLDS: Elderly

Elderly households, in which the householder is 65 years or older, increased 4% from 1990-2000 in Sangamon County. Elderly households comprise 22% of total households in Springfield and Sangamon County for 2000, showing a stable proportion of elderly households from 1990 to 2000. Elderly households comprised 23% of the total households in 1990. Note in the population age distribution table below, that the 45-54 age group representing the first of the baby boom generation, is now nearing elderly classification.

	Elderly Households		% Change
	1990	2000	
Springfield	10,551	10,967	4%
Sangamon County	16345	17058	4%

Population Age	Illinois			Sangamon County			City of Springfield		
	2000	1990	Change 1990-2000	2000	1990	Change 1990-2000	2000	1990	Change 1990-2000
	%	%	%	%	%	%	%	%	%
TOTAL			8.4%						5.7%
under 5 years	7.1%	7.4%	3.3%	6.4%	7.2%	-5.7%	6.6%	7.4%	-5.5%
5 to 14 years	14.8%	14.3%	12.4%	14.2%	14.5%	3.4%	13.4%	13.4%	5.3%
15 to 19 years	7.2%	7.2%	9.3%	6.7%	6.3%	13.0%	6.4%	5.9%	14.0%
20 to 29 years	14.0%	16.1%	-5.5%	12.2%	14.6%	-11.7%	13.7%	16.1%	-10.3%
30 to 34 years	7.4%	8.8%	-8.8%	6.8%	8.8%	-17.3%	7.1%	9.0%	-16.6%
35 to 44 years	16.0%	14.9%	16.7%	16.5%	16.0%	9.1%	15.5%	15.4%	7.1%
45 to 54 years	13.1%	10.2%	39.4%	14.8%	10.3%	52.1%	14.4%	9.4%	61.7%
55 to 64 years	8.4%	8.5%	6.8%	8.9%	8.7%	9.4%	8.6%	8.5%	6.9%
65 to 74 years	6.0%	7.2%	-9.8%	6.6%	7.5%	-6.0%	6.8%	7.8%	-7.1%
75 to 84 years	4.3%	4.1%	14.7%	4.8%	4.7%	7.8%	5.3%	5.3%	5.6%
85 years+	1.5%	1.3%	30.1%	1.8%	1.5%	29.8%	2.1%	1.8%	26.7%
under 18 years	26.1%	25.8%	10.2%	25.0%	25.5%	3.5%	24.0%	24.3%	4.5%
under 21 years	30.5%	30.4%	8.8%	28.4%	29.2%	3.2%	27.5%	27.9%	4.2%
60 years+	15.6%	16.8%	0.3%	17.3%	18.1%	1.5%	18.1%	19.3%	-0.3%
65 years+	11.8%	12.6%	2.3%	13.3%	13.7%	2.7%	14.2%	14.9%	1.5%

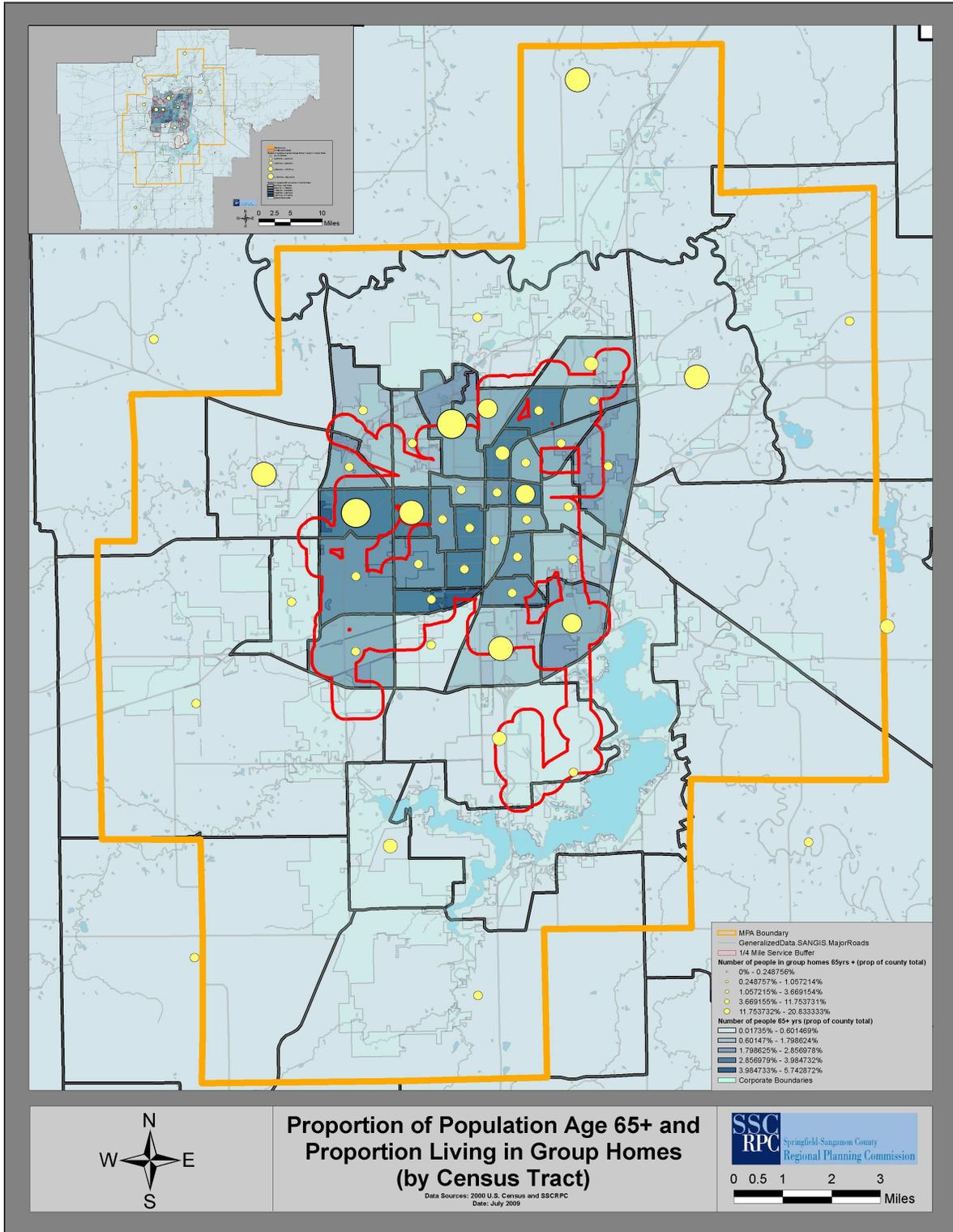
Prepared by: Springfield-Sangamon County Regional Planning Commission
 Source: 2000 U.S. Census

Elderly Population and Householders: 2005-2007 Estimates

Sangamon County	Estimate	margin of error	Percentage	margin of error
65 years and over	26,301	+/-139	13.60%	+/-0.1
Householder living alone and 65 years and over	9,297	+/-627	11.50%	+/-0.7
Households with one or more people 65 years and over	18,511	+/-433	22.80%	+/-0.5
Springfield	Estimate	margin of error	Percentage	margin of error
Population 65 or over	15,244	+/-443	13.70%	+/-0.4
Householder living alone and 65 years and over	5,822	+/-419	11.80%	+/-0.9
Households with one or more people 65 years and over	11,060	+/-371	22.40%	+/-0.8

The following map projects 2000 Census Data indicating the distribution of persons aged 65 and over and also shows the distribution of persons aged 65 in over that are in group homes. Both have been adjusted to persons/per square mile to reveal the areas of highest density. The map also indicates the current service area provided by SMTD defined as a ¼ mile buffer around current routes. A high resolution version of this map can be downloaded here:

http://www.co.sangamon.il.us/Departments/RegionalPlanning/PDFs/Brochures_Docs/Comp_Plan/Housing65.jpg



HOUSEHOLD INCOME

The 2000 Census reported 1999 incomes for persons age 15 and older. The households in Sangamon County had a wide range of incomes:

- 26% under \$25,000;
- 31% between \$25,000 - \$49,000;
- 21% between \$50,000 - \$74,999; and
- 22% \$75,000 and above.

1999 INCOME		
	Per Capita Income	Median Household Income
Springfield	\$ 23,324	\$ 39,388
Sangamon County	\$ 23,173	\$ 42,957
Illinois	\$ 23,104	\$ 46,590

Income varies by age, race, household type, and geographic area. Income data for Sangamon County for 1999 are:

- Medium Household Income is \$45,272 for white and \$24,628 for black;
- Over half (51%) of black or African American households had incomes less than \$25,000;
- Over half of the young (under 25) had incomes less than \$25,000;
- Over half (54%) of the elderly (75 and above) had incomes less than \$25,000;
- Married couple families have the highest median income and female householders have the lowest; and
- Lowest income households are located in the central and east areas of Springfield.

More recent income estimates (2007) indicate median and per capital incomes may be growing closer in Springfield.

Household Income 2007 Estimates	Per capita income (dollars)	Margin of error	Median household income (dollars)	Margin of error	Mean household income (dollars)	Margin of error
Springfield	28,005	+/-1,486	42,254	+/-2,626	62,183	+/-3,796
Sangamon County	27,174	+/-886	47,830	+/-2,025	62,604	+/-2,357

HOUSEHOLD INCOME DISTRIBUTION

BY CENSUS TRACT

Sangamon County

1999

	Total	< \$25,000	%	\$25,000 to \$44,999	%	\$45,000 to \$74,999	%	over \$75,000	%
1	1,861	544	29%	518	28%	533	29%	266	14%
2.01	1,108	240	22%	393	35%	276	25%	199	18%
2.02	1,992	732	37%	768	39%	334	17%	158	8%



3	1,388	532	38%	471	34%	246	18%	139	10%
4	1,351	400	30%	417	31%	398	29%	136	10%
5.01	1,004	120	12%	194	19%	344	34%	346	34%
5.03	1,832	588	32%	597	33%	517	28%	130	7%
5.04	1,268	181	14%	426	34%	542	43%	119	9%
6	2,709	1,176	43%	837	31%	486	18%	210	8%
7	963	398	41%	292	30%	217	23%	56	6%
8	596	318	53%	193	32%	57	10%	28	5%
9	1,174	797	68%	185	16%	120	10%	72	6%
10.01	1,034	168	16%	266	26%	247	24%	353	34%
10.02	3,222	853	26%	930	29%	724	22%	715	22%
11	1,130	254	22%	274	24%	375	33%	227	20%
12	1,678	404	24%	560	33%	385	23%	329	20%
13	1,143	613	54%	265	23%	168	15%	97	8%
14	514	370	72%	56	11%	68	13%	20	4%
15	497	356	72%	84	17%	12	2%	45	9%
16	1,158	705	61%	286	25%	123	11%	44	4%
17	626	393	63%	135	22%	79	13%	19	3%
18	1,190	494	42%	314	26%	263	22%	119	10%
19	1,854	791	43%	526	28%	338	18%	199	11%
20	2,554	326	13%	429	17%	599	23%	1,200	47%
21	1,681	294	17%	346	21%	350	21%	691	41%
22	1,617	346	21%	463	29%	474	29%	334	21%
23	1,014	439	43%	307	30%	218	21%	50	5%
24	1,440	685	48%	409	28%	239	17%	107	7%
25	2,066	623	30%	552	27%	597	29%	294	14%
26	1,248	342	27%	449	36%	384	31%	73	6%
27	1,674	527	31%	535	32%	516	31%	96	6%
28.01	1,595	526	33%	544	34%	400	25%	125	8%
28.02	1,651	680	41%	619	37%	279	17%	73	4%
29	2,173	322	15%	473	22%	722	33%	656	30%
30	2,244	417	19%	605	27%	693	31%	529	24%
31	2,117	150	7%	275	13%	553	26%	1,139	54%
32.01	926	87	9%	119	13%	390	42%	330	36%
32.02	1,183	150	13%	283	24%	491	42%	259	22%
32.03	1,688	215	13%	360	21%	453	27%	660	39%
33	1,921	350	18%	499	26%	639	33%	433	23%
34	2,248	571	25%	561	25%	762	34%	354	16%
35	1,884	339	18%	553	29%	624	33%	368	20%
36.01	875	118	13%	141	16%	223	25%	393	45%
36.02	1,280	172	13%	189	15%	264	21%	655	51%
36.03	1,131	53	5%	204	18%	362	32%	512	45%
36.04	1,432	136	9%	295	21%	365	25%	636	44%
37	2,489	289	12%	415	17%	917	37%	868	35%
38.01	1,030	216	21%	323	31%	388	38%	103	10%
38.02	2,020	367	18%	511	25%	643	32%	499	25%

39.01	1,284	99	8%	273	21%	365	28%	547	43%
39.02	1,417	165	12%	311	22%	469	33%	472	33%
40	1,607	323	20%	365	23%	577	36%	342	21%
Total	78,781	20,754	26%	20,395	26%	20,808	26%	16,824	21%

Prepared by: Springfield-Sangamon County Regional Planning Commission, Source: 2000 U.S. Census

HOUSEHOLD MORTGAGES

Sangamon County Mortgage Statistics														
Home Mortgage Disclosure Act Aggregated Statistics For Year 2007 <i>(Based on 52 full tracts)</i>														
	A) FHA, FSA/RHS & VA		B) Conventional		C) Refinancings		D) Home Improvement Loans		E) Loans on Dwellings For 5+ Families		F) Non-occupant Loans on		G) Loans On Manufactured	
	Home Purchase Loans		Home Purchase Loans								< 5 Family Dwellings (A B C & D)		Home Dwelling (A B C & D)	
	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value
LOANS ORIGINATED	243	\$105,070	3,383	\$104,231	2,779	\$107,912	873	\$32,234	23	\$491,913	759	\$71,780	64	\$45,578
APPLICATIONS APPROVED, NOT ACCEPTED	11	\$122,818	227	\$106,216	322	\$103,845	72	\$49,569	0	\$0	50	\$74,020	25	\$48,160
APPLICATIONS DENIED	45	\$94,089	394	\$89,797	1,528	\$92,622	494	\$45,706	2	\$168,500	146	\$55,151	59	\$53,966
APPLICATIONS WITHDRAWN	16	\$86,750	164	\$100,902	662	\$109,565	66	\$57,727	2	\$3,410,000	53	\$90,981	8	\$68,125
FILES CLOSED FOR INCOMPLETENESS	1	\$59,000	39	\$91,590	147	\$106,143	9	\$65,778	0	\$0	23	\$69,957	1	\$37,000
Aggregated Statistics For Year 2006 <i>(Based on 52 full tracts)</i>														
	A) FHA, FSA/RHS & VA		B) Conventional		C) Refinancings		D) Home Improvement Loans		E) Loans on Dwellings For 5+ Families		F) Non-occupant Loans on		G) Loans On Manufactured	
	Home Purchase Loans		Home Purchase Loans								< 5 Family Dwellings (A B C & D)		Home Dwelling (A B C & D)	
	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value
LOANS ORIGINATED	276	\$98,145	3,684	\$99,485	2,725	\$95,905	777	\$31,627	52	\$471,096	804	\$67,330	63	\$38,095
APPLICATIONS APPROVED, NOT ACCEPTED	19	\$99,368	272	\$98,614	377	\$98,828	86	\$44,116	0	\$0	44	\$64,682	31	\$49,774
APPLICATIONS DENIED	31	\$84,742	486	\$81,010	1,688	\$90,494	470	\$37,017	4	\$153,500	181	\$53,155	97	\$39,062
APPLICATIONS WITHDRAWN	12	\$87,833	245	\$96,678	783	\$104,195	79	\$45,139	0	\$0	45	\$68,133	0	\$0
FILES CLOSED FOR INCOMPLETENESS	3	\$88,667	62	\$102,371	207	\$108,952	12	\$77,417	1	\$192,000	9	\$65,111	1	\$52,000
Aggregated Statistics For Year 2005 <i>(Based on 52 full tracts)</i>														

	A) FHA, FSA/RHS & VA		B) Conventional		C) Refinancings		D) Home Improvement Loans		E) Loans on Dwellings For 5+ Families		F) Non-occupant Loans on		G) Loans On Manufactured	
	Home Purchase Loans		Home Purchase Loans								< 5 Family Dwellings (A B C & D)		Home Dwelling (A B C & D)	
	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value
LOANS ORIGINATED	305	\$99,570	3,878	\$96,990	3,522	\$97,545	727	\$29,089	26	\$649,846	917	\$74,216	76	\$44,803
APPLICATIONS APPROVED, NOT ACCEPTED	27	\$93,593	301	\$89,897	482	\$88,058	67	\$43,104	0	\$0	48	\$62,104	24	\$47,333
APPLICATIONS DENIED	28	\$85,786	524	\$73,179	1,859	\$87,857	393	\$38,125	2	\$382,500	154	\$71,857	129	\$37,372
APPLICATIONS WITHDRAWN	15	\$116,200	300	\$92,843	909	\$105,353	142	\$129,246	1	\$304,000	82	\$85,939	8	\$79,375
FILES CLOSED FOR INCOMPLETENESS	0	\$0	45	\$101,222	264	\$102,977	17	\$46,294	0	\$0	10	\$77,600	1	\$45,000

Aggregated Statistics For Year 2004

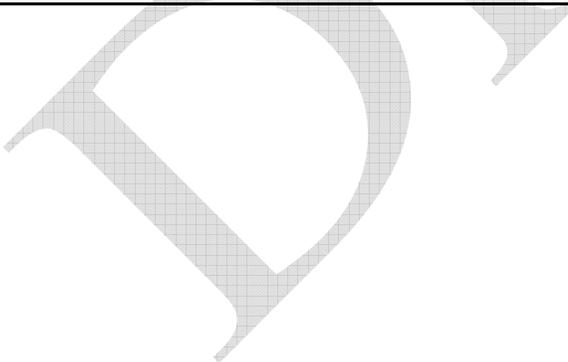
(Based on 52 full tracts)

	A) FHA, FSA/RHS & VA		B) Conventional		C) Refinancings		D) Home Improvement Loans		E) Loans on Dwellings For 5+ Families		F) Non-occupant Loans on		G) Loans On Manufactured	
	Home Purchase Loans		Home Purchase Loans								< 5 Family Dwellings (A B C & D)		Home Dwelling (A B C & D)	
	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value
LOANS ORIGINATED	342	\$88,857	3,650	\$96,559	4,822	\$96,965	697	\$26,429	27	\$501,259	893	\$62,904	71	\$36,958
APPLICATIONS APPROVED, NOT ACCEPTED	25	\$86,760	293	\$88,174	565	\$91,352	67	\$35,582	1	\$177,000	62	\$58,081	37	\$44,405
APPLICATIONS DENIED	34	\$91,912	446	\$77,993	1,866	\$86,697	447	\$29,928	2	\$365,000	122	\$67,648	112	\$35,304
APPLICATIONS WITHDRAWN	7	\$84,857	216	\$94,801	1,071	\$94,840	74	\$43,514	3	\$286,667	77	\$62,935	10	\$69,700
FILES CLOSED FOR INCOMPLETENESS	4	\$119,250	31	\$85,613	157	\$108,790	28	\$30,714	0	\$0	13	\$50,231	0	\$0

Aggregated Statistics For Year 2003

(Based on 52 full tracts)

	A) FHA, FSA/RHS & VA		B) Conventional		C) Refinancings		D) Home Improvement Loans		E) Loans on Dwellings For 5+ Families		F) Non-occupant Loans on			
	Home Purchase Loans		Home Purchase Loans								< 5 Family Dwellings (A B C & D)			



Springfield Mortgage Statistics (2003-2007)

Home Mortgage Disclosure Act Aggregated Statistics For Year 2007

(Based on 26 full and 15 partial tracts)

	A) FHA, FSA/RHS & VA Home Purchase Loans		B) Conventional Home Purchase Loans		C) Refinancings		D) Home Improvement Loans		E) Loans on Dwellings For 5+ Families		F) Non-occupant Loans on < 5 Family Dwellings (A B C & D)		G) Loans On Manufactured Home Dwelling (A B C & D)	
	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value
LOANS ORIGINATED	141	\$93,089	1,885	\$91,044	1,328	\$93,028	463	\$27,577	19	\$456,361	546	\$65,152	22	\$59,898
APPLICATIONS APPROVED, NOT ACCEPTED	7	\$86,077	127	\$92,502	176	\$92,241	35	\$52,211	0	\$0	32	\$65,555	14	\$42,249
APPLICATIONS DENIED	34	\$91,440	242	\$78,269	956	\$81,830	337	\$42,279	2	\$168,500	121	\$52,179	29	\$47,868
APPLICATIONS WITHDRAWN	12	\$72,295	88	\$97,869	374	\$98,697	30	\$66,292	2	\$3,410,000	35	\$73,514	3	\$61,563
FILES CLOSED FOR INCOMPLETENESS	1	\$59,000	24	\$90,431	86	\$94,206	6	\$70,742	0	\$0	17	\$59,766	1	\$28,170

Aggregated Statistics For Year 2006

(Based on 26 full and 15 partial tracts)

	A) FHA, FSA/RHS & VA Home Purchase Loans		B) Conventional Home Purchase Loans		C) Refinancings		D) Home Improvement Loans		E) Loans on Dwellings For 5+ Families		F) Non-occupant Loans on < 5 Family Dwellings (A B C & D)		G) Loans On Manufactured Home Dwelling (A B C & D)	
	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value
LOANS ORIGINATED	176	\$87,943	2,098	\$88,791	1,367	\$84,607	407	\$31,798	40	\$474,638	571	\$62,680	14	\$41,015
APPLICATIONS APPROVED, NOT ACCEPTED	9	\$71,906	176	\$91,925	208	\$90,724	56	\$48,508	0	\$0	31	\$50,256	16	\$47,973
APPLICATIONS DENIED	21	\$78,490	321	\$73,797	1,030	\$80,447	337	\$32,227	3	\$161,070	151	\$48,790	45	\$34,885
APPLICATIONS WITHDRAWN	7	\$89,671	146	\$89,142	424	\$91,454	50	\$42,973	0	\$0	34	\$64,564	0	\$0
FILES CLOSED FOR INCOMPLETENESS	1	\$75,000	49	\$97,372	117	\$98,729	7	\$90,167	1	\$192,000	8	\$60,250	0	\$0

Aggregated Statistics For Year 2005

(Based on 26 full and 15 partial tracts)

	A) FHA, FSA/RHS & VA Home Purchase Loans		B) Conventional Home Purchase Loans		C) Refinancings		D) Home Improvement Loans		E) Loans on Dwellings For 5+ Families		F) Non-occupant Loans on < 5 Family Dwellings (A B C & D)		G) Loans On Manufactured Home Dwelling (A B C & D)	
	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value
LOANS ORIGINATED	203	\$90,810	2,260	\$85,650	1,824	\$83,377	396	\$26,459	22	\$701,600	685	\$63,814	27	\$48,957
APPLICATIONS APPROVED, NOT ACCEPTED	22	\$87,325	173	\$77,291	294	\$77,166	44	\$25,880	0	\$0	36	\$59,625	14	\$43,829
APPLICATIONS DENIED	16	\$82,134	323	\$67,766	1,183	\$78,238	257	\$38,184	2	\$296,945	121	\$69,353	67	\$39,661
APPLICATIONS WITHDRAWN	10	\$118,256	203	\$83,636	516	\$95,710	104	\$119,792	0	\$0	66	\$82,394	3	\$115,473
FILES CLOSED FOR INCOMPLETENESS	0	\$0	30	\$87,016	186	\$94,966	8	\$42,484	0	\$0	8	\$50,945	0	\$0

Aggregated Statistics For Year 2004

(Based on 26 full and 15 partial tracts)

	A) FHA, FSA/RHS & VA Home Purchase Loans		B) Conventional Home Purchase Loans		C) Refinancings		D) Home Improvement Loans		E) Loans on Dwellings For 5+ Families		F) Non-occupant Loans on < 5 Family Dwellings (A B C & D)		G) Loans On Manufactured Home Dwelling (A B C & D)	
	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value
LOANS ORIGINATED	250	\$82,130	2,134	\$87,207	2,545	\$87,073	376	\$24,292	21	\$544,531	658	\$58,805	22	\$30,404
APPLICATIONS APPROVED, NOT ACCEPTED	19	\$74,528	186	\$79,490	367	\$82,525	35	\$25,182	1	\$177,000	52	\$54,208	16	\$41,216
APPLICATIONS DENIED	20	\$86,000	284	\$75,970	1,150	\$78,369	288	\$26,894	1	\$400,000	100	\$63,134	59	\$30,190
APPLICATIONS WITHDRAWN	6	\$84,868	139	\$85,670	652	\$85,157	49	\$44,015	2	\$308,410	64	\$58,038	5	\$53,152



FILES CLOSED FOR INCOMPLETENESS	3	\$121,137	20	\$75,974	80	\$104,271	13	\$29,889	0	\$0	12	\$50,373	0	\$0
Aggregated Statistics For Year 2003														
<i>(Based on 26 full and 15 partial tracts)</i>														
	A) FHA, FSA/RHS & VA Home Purchase Loans		B) Conventional Home Purchase Loans		C) Refinancings		D) Home Improvement Loans		E) Loans on Dwellings For 5+ Families		F) Non-occupant Loans on < 5 Family Dwellings (A B C & D)			
	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value		
LOANS ORIGINATED	340	\$79,506	1,991	\$87,904	7,910	\$89,845	310	\$15,918	23	\$893,153	883	\$58,865		
APPLICATIONS APPROVED, NOT ACCEPTED	21	\$81,335	137	\$82,940	596	\$80,360	43	\$20,110	0	\$0	55	\$51,173		
APPLICATIONS DENIED	15	\$78,901	255	\$62,823	1,526	\$75,946	235	\$19,780	6	\$287,500	147	\$50,091		
APPLICATIONS WITHDRAWN	5	\$96,332	167	\$84,076	679	\$86,813	18	\$21,892	0	\$0	49	\$57,937		
FILES CLOSED FOR INCOMPLETENESS	1	\$71,630	17	\$78,022	86	\$91,291	4	\$29,758	0	\$0	10	\$51,015		

HOUSHOLD COSTS

Census data on housing values are presented in current dollar figures (not constant dollars adjusted for inflation) and are based on the respondent’s estimate of how much the property or unit would sell for if it were for sale at Census time. With these two limitations in mind, figures for housing unit values should be regarded as approximate, not exact, values and as having limited validity in historical comparison.

**HOUSING VALUE
2000**

	Owner Median Value	Renter Median Gross Rent
Illinois	\$130,800	\$605
Sangamon County	\$91,200	\$503
Springfield	\$88,600	\$499

**Housing Value & Gross Rent
Township
Sangamon County
2000**

Township	Median Housing Value	Median Gross Rent
Auburn	\$82,300	\$489
Ball	143,600	693
Buffalo Hart	98,600	0
Capital	88,700	499
Cartwright	98,000	525
Chatham	96,200	641
Clear Lake	99,800	486
Cooper	127,300	730

Cotton Hill	137,500	467
Curran	127,800	383
Divernon	83,200	520
Fancy Creek	123,500	611
Gardner	124,200	604
Illiopolis	70,900	458
Island Grove	111,400	497
Lanesville	77,700	563
Loami	76,000	520
Maxwell	161,400	325
Mechanicsburg	80,600	473
New Berlin	86,500	480
Pawnee	82,000	503
Rochester	124,900	533
Springfield	57,500	451
Talkington	58,300	625
Williams	114,700	555
Woodside	77,500	512
TOTAL	\$91,200	\$503

Prepared by: Springfield-Sangamon County Regional Planning Commission
 Source: 2000 U.S. Census

Sangamon County 2007 Estimated Housing Values and Costs	Estimate	Margin of Error	Percent	Margin of Error
VALUE				
Owner-occupied units	57,145	+/-948	100%	(X)
Less than \$50,000	6,079	+/-560	10.60%	+/-0.9
\$50,000 to \$99,999	18,631	+/-735	32.60%	+/-1.3
\$100,000 to \$149,999	14,465	+/-826	25.30%	+/-1.4
\$150,000 to \$199,999	8,873	+/-633	15.50%	+/-1.1
\$200,000 to \$299,999	5,937	+/-438	10.40%	+/-0.8
\$300,000 to \$499,999	2,467	+/-323	4.30%	+/-0.6
\$500,000 to \$999,999	646	+/-204	1.10%	+/-0.4
\$1,000,000 or more	47	+/-44	0.10%	+/-0.1
Median (dollars)	112,200	+/-2,115	(X)	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS				
Owner-occupied units	57,145	+/-948	100%	(X)
Housing units with a mortgage	38,937	+/-993	100%	(X)
Less than \$300	46	+/-38	0.10%	+/-0.1
\$300 to \$499	1,164	+/-301	2.00%	+/-0.5
\$500 to \$699	3,708	+/-461	6.50%	+/-0.8
\$700 to \$999	9,811	+/-600	17.20%	+/-1.0
\$1,000 to \$1,499	13,381	+/-806	23.40%	+/-1.4
\$1,500 to \$1,999	5,907	+/-534	10.30%	+/-0.9
\$2,000 or more	4,920	+/-447	8.60%	+/-0.8

Median (dollars)	1,150	+/-20	(X)	(X)
Housing units without a mortgage	18,208	+/-945	100%	(X)
Less than \$100	219	+/-152	0.40%	+/-0.3
\$100 to \$199	1,267	+/-380	2.20%	+/-0.7
\$200 to \$299	2,905	+/-419	5.10%	+/-0.7
\$300 to \$399	4,481	+/-480	7.80%	+/-0.8
\$400 or more	9,336	+/-737	16.30%	+/-1.2
Median (dollars)	406	+/-13	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME				
Owner-occupied units	57,145	+/-948	100%	(X)
Housing unit with a mortgage	38,937	+/-993	100%	(X)
Less than 20.0 percent	16,823	+/-850	29.40%	+/-1.4
20.0 to 24.9 percent	7,232	+/-672	12.70%	+/-1.2
25.0 to 29.9 percent	5,348	+/-601	9.40%	+/-1.0
30.0 to 34.9 percent	2,692	+/-409	4.70%	+/-0.7
35.0 percent or more	6,776	+/-691	11.90%	+/-1.2
Not computed	66	+/-85	100%	(X)
Housing unit without a mortgage	18,208	+/-945	100%	(X)
Less than 10.0 percent	7,809	+/-705	13.70%	+/-1.2
10.0 to 14.9 percent	4,206	+/-473	7.40%	+/-0.8
15.0 to 19.9 percent	2,203	+/-345	3.90%	+/-0.6
20.0 to 24.9 percent	1,217	+/-252	2.10%	+/-0.4
25.0 to 29.9 percent	499	+/-161	0.90%	+/-0.3
30.0 to 34.9 percent	504	+/-171	0.90%	+/-0.3
35.0 percent or more	1,719	+/-308	3.00%	+/-0.5
Not computed	51	+/-49	100%	(X)
GROSS RENT				
Renter-occupied units	24,027	+/-1,030	100%	(X)
Less than \$200	691	+/-202	2.90%	+/-0.8
\$200 to \$299	1,047	+/-350	4.40%	+/-1.4
\$300 to \$499	4,125	+/-655	17.20%	+/-2.5
\$500 to \$749	10,194	+/-882	42.40%	+/-3.2
\$750 to \$999	4,710	+/-705	19.60%	+/-2.9
\$1,000 to \$1,499	1,347	+/-355	5.60%	+/-1.4
\$1,500 or more	398	+/-203	1.70%	+/-0.9
No cash rent	1,515	+/-295	100%	(X)
Median (dollars)	615	+/-16	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME				
Renter-occupied units	24,027	+/-1,030	100%	(X)
Less than 15.0 percent	3,776	+/-621	15.70%	+/-2.5
15.0 to 19.9 percent	2,892	+/-472	12.00%	+/-1.9
20.0 to 24.9 percent	2,929	+/-521	12.20%	+/-2.0
25.0 to 29.9 percent	2,303	+/-498	9.60%	+/-2.0
30.0 to 34.9 percent	1,812	+/-351	7.50%	+/-1.5

35.0 percent or more	8,559	+/-796	35.60%	+/-2.9
Not computed Source: American Community Survey, 2005-2007	1,756	+/-349	100%	(X)

POVERTY STATUS
persons living in households with income below poverty level
SANGAMON COUNTY

Tract	1980	1990	2000	Difference 1990-2000	% Change 1990-2000
1	332	536	310	-226	-42.2%
2	310	755	----*	-318	-42.1%
2.01	----	----	116	----	----
2.02	----	----	321	----	----
3	482	530	495	-35	-6.6%
4	372	468	333	-135	-28.8%
5	529	----	----	----	----
5.01	----	62	44	-18	-29.0%
5.02	----	244	----	175	71.7%
5.03	----	----	379	----	----
5.04	----	----	40	----	----
6	611	851	853	2	0.2%
7	347	168	280	112	66.7%
8	1,293	1,167	494	-673	-57.7%
9	865	910	939	29	3.2%
10	158	153	----	349	228.1%
10.01	----	----	108	----	----
10.02	----	----	394	----	----
11	156	156	190	34	21.8%
12	326	268	155	-113	-42.2%
13	410	508	348	-160	-31.5%
14	134	247	182	-65	-26.3%
15	385	828	268	-560	-67.6%
16	988	1,295	1,327	32	2.5%
17	838	732	1,074	342	46.7%
18	417	485	350	-135	-27.8%
19	418	548	469	-79	-14.4%
20	70	18	102	84	466.7%
21	47	98	162	64	65.3%
22	113	129	228	99	76.7%
23	459	693	612	-81	-11.7%
24	890	1,159	1,202	43	3.7%
25	189	295	675	380	128.8%
26	244	372	273	-99	-26.6%
27	258	316	290	-26	-8.2%
28	277	472	----	371	78.6%
28.01	----	----	381	----	----
28.02	----	----	462	----	----

29	13	166	191	25	15.1%
30	109	58	287	229	394.8%
31	124	61	52	-9	-14.8%
32	343	88	----	322	365.9%
32.01	----	----	109	----	----
32.02	----	----	137	----	----
32.03	----	----	164	----	----
33	222	287	293	6	2.1%
34	435	507	406	-101	-19.9%
35	386	429	256	-173	-40.3%
36	258	129	----	193	149.6%
36.01	----	----	131	----	----
36.02	----	----	87	----	----
36.03	----	----	64	----	----
36.04	----	----	40	----	----
37	167	250	159	-91	-36.4%
38	475	549	----	131	23.9%
38.01	----	----	382	----	----
38.02	----	----	298	----	----
39	176	101	----	108	106.9%
39.01	----	----	94	----	----
39.02	----	----	115	----	----
40	413	295	219	-76	-25.8%
TOTAL	15,039	17,383	17,340	-43	-0.2%

* --- data not available because Census Tract was split

Prepared by: Springfield-Sangamon County Regional Planning Commission, Source: Census 2000
September, 2002

Estimated Poverty Levels – Sangamon County

	Poverty Estimate All Ages	90% CI Lower Bound	90% CI Upper Bound	Poverty Percent All Ages	Median Household Income
2007	24,554	21,685	27,423	12.8	48,330
2006	23,736	20,838	26,633	12.4	48,491
2005	21,079	18,420	23,738	11.2	46,272
2004	19,776	15,350	24,201	10.3	46,022
2003	19,160	14,915	23,405	10.1	44,878

(U.S. Census Bureau Estimates)

VACANCIES

Of the 85,459 housing units in Sangamon County for 2000, 6,737 (7.9%) of them were vacant. Of those, most were single units. For 2000, 4.2% of vacant units lacked a complete kitchen, and 3.1% lacked complete plumbing. Estimates for 2007 indicate 9.77% vacancies.

**Vacant Housing Units
Sangamon County
2000**

Census Tract	Total HU	Occupied HU	Vacant HU	% Vacant HU
1	2,027	1,866	161	8%
2.01	1,198	1,143	55	5%
2.02	2,139	1,987	152	7%
3	1,570	1,388	182	12%
4	1,576	1,391	185	12%
5.01	985	960	25	3%
5.03	1,866	1,783	83	4%
5.04	1,272	1,245	27	2%
6	2,914	2,713	201	7%
7	1,016	957	59	6%
8	684	569	115	17%
9	1,466	1,091	375	26%
10.01	1,088	1,047	41	4%
10.02	3,400	3,227	173	5%
11	1,262	1,208	54	4%
12	1,895	1,729	166	9%
13	1,340	1,094	246	18%
14	667	529	138	21%
15	577	470	107	19%
16	1,583	1,181	402	25%
17	809	609	200	25%
18	1,519	1,210	309	20%
19	2,244	1,864	380	17%
20	2,691	2,542	149	6%
21	1,779	1,683	96	5%
22	1,698	1,615	83	5%
23	1,219	1,027	192	16%
24	1,579	1,415	164	10%
25	2,251	2,061	190	8%
26	1,383	1,271	112	8%
27	1,801	1,694	107	6%
28.01	1,682	1,597	85	5%
28.02	1,842	1,625	217	12%
29	2,288	2,205	83	4%
30	2,334	2,244	90	4%
31	2,239	2,130	109	5%
32.01	954	923	31	3%
32.02	1,222	1,196	26	2%
32.03	1,729	1,679	50	3%
33	2,032	1,920	112	6%
34	2,384	2,224	160	7%
35	1,990	1,880	110	6%
36.01	980	944	36	4%

36.02	1,301	1,267	34	3%
36.03	1,213	1,134	79	7%
36.04	1,444	1,360	84	6%
37	2,550	2,473	77	3%
38.01	1,134	1,023	111	10%
38.02	2,116	2,025	91	4%
39.01	1,333	1,285	48	4%
39.02	1,468	1,417	51	3%
40	1,726	1,602	124	7%
TOTAL	85,459	78,722	6,737	8%

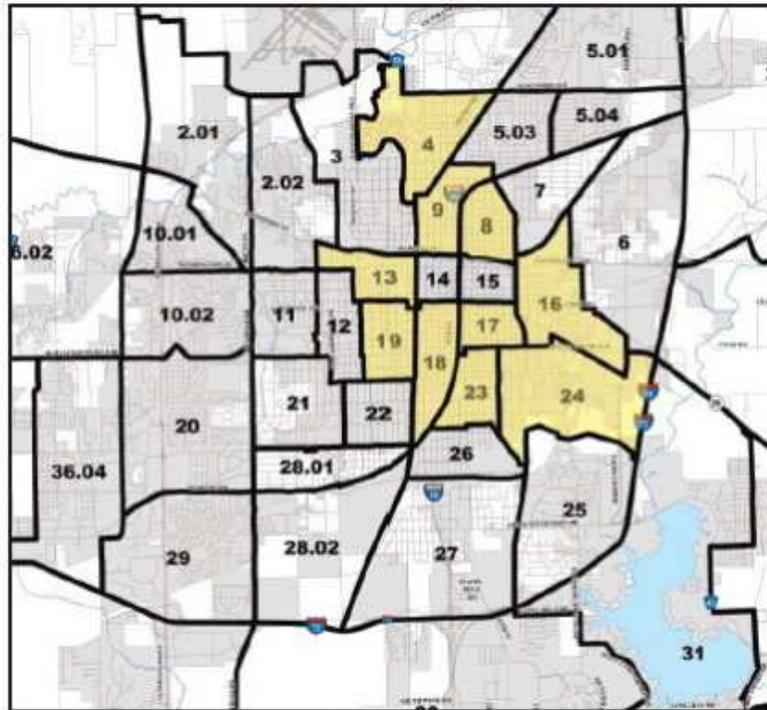
Prepared by; Springfield-Sangamon County Regional Planning Commission
 Source: 2000 U.S. Census

CITY	Affordable for Median Income	Family Income (000's)	Sales Price (000s)	National Sales Rank
Davenport-Moline-Rock Island, IA-IL	90.4	57.8	89	1
Indianapolis, IN	88.7	64	120	3
Champaign-Urbana, IL	80	59.6	135	17
Peoria, IL	79.4	59.2	113	20
St. Louis, MO-IL	78	63.8	130	26
Springfield, IL	77.8	61.4	114	28
Milwaukee-Waukesha-West Allis, WI	63.1	65.2	174	52
Lake County-Kenosha County, IL-WI ^^	51.5	82.2	265	79
Chicago-Naperville-Joliet, IL ^^	47.8	68.6	244	86
NATIONAL	41	58	254	-

^^ Indicate Metropolitan Divisions. All others are Metropolitan Statistical Areas.
 2005-2007 American Community Survey

Recent Areas of high vacancy in the area:

Census Tract	# of Residences	Vacancies	Percent
17	656	132	20.1%
19	2138	387	18.1%
18	1520	272	17.9%
13	1294	230	17.8%
9	1307	225	17.2%
23	1205	182	15.1%
16	1742	230	13.2%
24	1629	183	11.2%
4	1566	174	11.1%
8	896	94	10.5%



Springfield-Sangamon County Regional Planning Commission

Sangamon County - Vacant Housing Units: 2000

	Number	Percent
Vacant housing units	6,737	100
UNITS IN STRUCTURE		
1, detached	3,013	44.7
1, attached	271	4
2	649	9.6
3 or 4	737	10.9
5 to 9	568	8.4
10 to 19	354	5.3
20 to 49	200	3
50 or more	436	6.5
Mobile home	509	7.6
Boat, RV, van, etc.	0	0
ROOMS		
1 room	90	1.3
2 rooms	256	3.8
3 rooms	924	13.7
4 rooms	1,809	26.9
5 rooms	1,790	26.6
6 rooms	998	14.8
7 or more rooms	870	12.9
YEAR STRUCTURE BUILT		
Built 1999 to March 2000	365	5.4
Built 1995 to 1998	413	6.1

Built 1990 to 1994	403	6
Built 1980 to 1989	400	5.9
Built 1970 to 1979	955	14.2
Built 1960 to 1969	1,030	15.3
Built 1950 to 1959	867	12.9
Built 1940 to 1949	403	6
Built 1939 or earlier	1,901	28.2
BEDROOMS		
No bedroom	117	1.7
1 bedroom	1,656	24.6
2 bedrooms	3,118	46.3
3 bedrooms	1,447	21.5
4 bedrooms	322	4.8
5 or more bedrooms	77	1.1
SELECTED CHARACTERISTICS		
Lacking complete kitchen facilities	282	4.2
Lacking complete plumbing facilities	208	3.1

2005-2007 American Community Survey

Sangamon County 2007 Estimates Estimate Margin of Error Percent Margin of Error

HOUSING OCCUPANCY				
Total housing units	89,866	+/-345	100%	(X)
Occupied housing units	81,172	+/-995	90.30%	+/-1.0
Vacant housing units	8,694	+/-902	9.70%	+/-1.0
Homeowner vacancy rate	2.8	+/-0.7	(X)	(X)
Rental vacancy rate	8.3	+/-1.7	(X)	(X)

2005-2007 American Community Survey

DISTRESSED NEIGHBORHOODS

**Indicators of
Severely Distressed Neighborhoods
SANGAMON COUNTY
2000**

Tract	Poverty Rate	HS Dropout Rate	% of Men Detached from Labor Force	% Female Headed Families	# of Children 0-17 Years
1	7	9	17	12	994
2.01	5	0	30	7	492
2.02	8	6	19	20	1,013
3	16	44	11	16	694

4	11	3	21	11	682
5.01	2	5	20	4	574
5.03	9	14	25	11	976
5.04	1	0	11	5	882
6	14	8	15	17	1,375
7	12	17	36	15	561
8	28	7	24	27	586
9	39	30	33	23	594
10.01	5	7	10	11	592
10.02	7	4	8	11	1,028
11	8	9	17	7	441
12	4	7	27	8	813
13	18	40	17	21	316
14	31	63	53	0	35
15	27	0	57	30	235
16	40	28	26	48	1,263
17	58	19	36	41	699
18	16	21	25	18	494
19	13	26	9	19	779
20	2	0	7	5	1,271
21	4	6	13	8	801
22	7	12	19	12	765
23	23	33	47	26	854
24	31	9	27	31	1,350
25	14	15	14	18	1,257
26	10	17	18	14	599
27	8	7	8	15	767
28.01	11	20	23	20	803
28.02	15	6	23	22	688
29	4	0	14	4	1,105
30	6	3	9	13	1,049
31	1	15	10	2	1,480
32.01	4	0	22	11	770
32.02	4	0	23	9	978
32.03	4	0	15	10	1,500
33	6	5	10	8	1,339
34	7	0	6	7	1,782
35	5	5	9	7	1,300
36.01	5	0	16	3	690
36.02	3	0	13	6	916
36.03	2	7	31	0	941
36.04	1	0	15	9	853
37	2	1	8	6	1,920
38.01	13	5	12	14	720
38.02	6	3	12	10	1,425

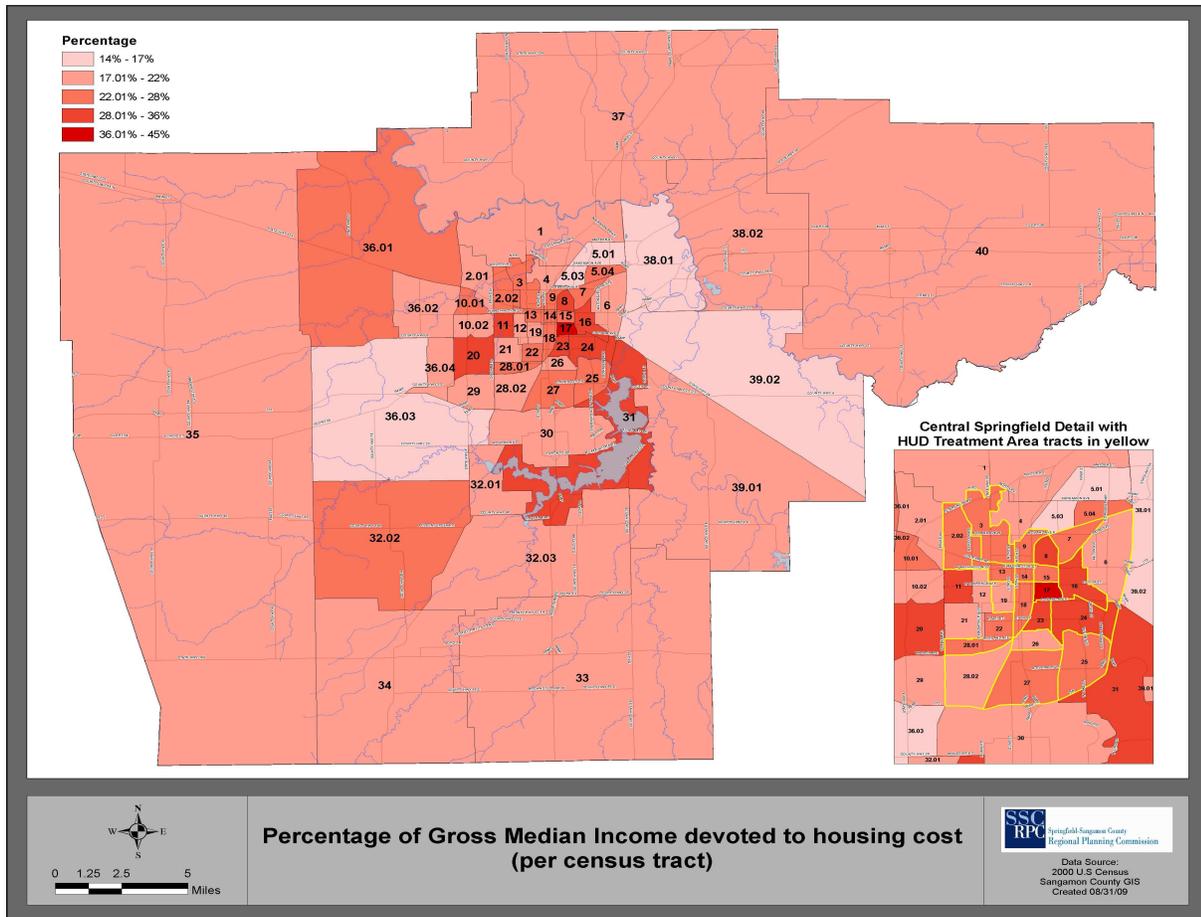
39.01	3	0	19	4	998
39.02	3	0	0	5	1,034
40	5	8	2	9	1,074
TOTAL	9	8	16	12	47,147

meets Annie E. Casey Foundation level for severely distressed neighborhoods
 additional census tracts to identify 10 highest census tracts

Prepared by: Springfield-Sangamon County Regional Planning Commission
 Source: Census 2000
 Annie E. Casey Foundation

Affordable Housing

Affordable housing is defined by the U.S. Department of Housing and Urban Development as, “housing for which the occupant is paying no more than 30 percent of his or her income for gross housing costs, including utilities” (HUD, 2009). HUD defines 19 Springfield census tracts as areas of low-income concentration as per 2000 U.S. Census data. The city of Springfield concentrates HUD Community Development Block Grant and Home Investment Partnerships formula funding programs in these areas.



In Springfield, the median income is \$64,500 and the housing wage (rent + utilities) needed to afford a two-bedroom apartment is \$11.98 (wage per hour). At Fair Market Rent (FMR), a two-bedroom apartment in Springfield would cost \$623. Affordable rent for a minimum wage earner is \$390 (Springfield Urban League, 2009).

Last year, the Springfield Urban League’s Housing Counseling and Financial Literacy Program served 215 clients and 9 committed clients became homeowners. Those 9 homeowners attended 16 hours of financial literacy training and 4 hours of home buyer education training.

The Springfield Housing Authority (SHA) is the largest landlord in the City of Springfield with hundreds of units of public housing. Under HUD guidelines, rent at SHA housing is determined at no more than 30% of adjusted gross income after subtracting legitimate expenses such as child care. If the tenant must pay their own utilities, the rent should be lower than 30% so that they can pay your utility bills. Both their rent and utility bills should not be any higher than 30% of their adjusted gross income. Springfield Housing Authority currently has 873 units throughout Springfield. Of these, 415 units are designated for families, 458 are designated for seniors, 227 are designated for a special needs population, and 22 are designated for homeownership.

The following SHA information is from the City of Springfield’s FFY 2005-2009 Consolidated Plan:

- The SHA reports that senior developments are experiencing increased vacancies.
- SHA Application requests reflect the need for additional affordable housing for families.
- SHA market studies indicate a potential need for a supportive living facility in the central to west sector of the city. (as per 2004 study for SHA)

Sangamon County Rental Apartments Financed by IHDA

Family developments			
Company/Name	Address	City/State	Additional Info
CHATHAM CROSSING	771 TITAN COURT Phone: (217) 483-7811	CHATHAM, IL 62629-0000	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 60 Bedroom Type: 1, 2, 3 Accessible Units
COUNTRYSIDE MANOR	RR #2 Phone: (314) 968-6462	PAWNEE, IL 62558-4515	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 20 Bedroom Type: 1, 2 Accessible Units
VILLAGE APTS OF RIVERTON	1007 E. LINCOLN Phone: (618) 654-7033	RIVERTON, IL 62561-0000	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 12 Bedroom Type: 1, 2 Accessible Units
641 N. FIFTH STREET	641 N. 5TH ST. Phone: (217) 525-9083	SPRINGFIELD, IL 62702-5210	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 2 Bedroom Type: 2
719 N. SIXTH STREET	719 N. 6TH ST. Phone: (217) 525-9083	SPRINGFIELD, IL 62702-6344	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 2

			Bedroom Type: 3, 4 Accessible Units
800 N. 6TH STREET DUPLEX	800 N. 6TH ST. Phone: (217) 523-2801	SPRINGFIELD, IL 62702-6304	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 2 Bedroom Type: 2
804 N. 6TH ST.	804 N. 6TH ST. Phone: (217) 525-9083	SPRINGFIELD, IL 62702-6304	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 2 Bedroom Type: 3
808 N. 6TH ST.	808 N. 6TH ST. Phone: (217) 525-9083	SPRINGFIELD, IL 62702-6304	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 1 Bedroom Type: 1
845 N. SEVENTH STREET	845 N. SEVENTH STREET Phone: (217) 525-9083	SPRINGFIELD, IL 62702-0000	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 2 Bedroom Type:
901 N. SEVENTH ST. DUPLEX	901 N. 7TH ST. Phone: (217) 525-9083	SPRINGFIELD, IL 62702-3937	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 2 Bedroom Type: 2
903 N. SEVENTH ST. DUPLEX	903 N. 7TH ST. Phone: (217) 525-9083	SPRINGFIELD, IL 62702-3937	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 2 Bedroom Type: 2
913 N. 7TH ST.	913 N. 7TH ST. Phone: (217) 525-9083	SPRINGFIELD, IL 62702-3937	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 3 Bedroom Type: 0, 1, 3
915 N. SEVENTH STREET DPLX	915 N. 7TH ST. Phone: (217) 525-9083	SPRINGFIELD, IL 62702-3937	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 1 Bedroom Type: 2
921 N. SIXTH ST.	921 N. 6TH ST. Phone: (217) 525-9083	SPRINGFIELD, IL 62702-3901	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 1 Bedroom Type: 3, 4
BUTTS APTS. #2	606 W. LAWRENCE Phone: (271) 241-	SPRINGFIELD, IL 62704-2628	Occupancy: COMPLETED Tenancy: Family



	5160		Number of Apartments: 4 Bedroom Type: 1, 2
CEDAR POINT	1666 SEVEN PINE RD. Phone: (217) 787-5950	SPRINGFIELD, IL 62704-5704	Occupancy: COMPLETED Tenancy: Family, Seniors Number of Apartments: 160 Bedroom Type: 0, 1, 2, 3, 4
HUNTINGTON RIDGE	4000 TREVISO DR. Phone: (217) 529-1382	SPRINGFIELD, IL 62703-5720	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 96 Bedroom Type: 1 Accessible Units
ILLINOIS ASSOC OF CMTY ACTION AGENCIES LAA	3435 LIBERTY DRIVE Phone: (217) 789-0125	SPRINGFIELD, IL 62704-6594	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 54 Bedroom Type: 1, 2, 3, 4
ILLINOIS ASSOC OF COMMUNITY ACTION AGENCIES LAA	3435 LIBERTY DRIVE Phone: (217) 789-0125	SPRINGFIELD, IL 62704-6594	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 76 Bedroom Type: 0, 1, 2, 3, 4
KINGS COURT APTS	2641 E. COOK ST. Phone: (217) 527-1003	SPRINGFIELD, IL 62703-1960	Occupancy: COMPLETED Tenancy: Family, Seniors, Special Needs Number of Apartments: 18 Bedroom Type: 0, 1, 3
MADISON PARK PLACE	426 N. 13th ST Phone: (217) 525-9571	SPRINGFIELD, IL 62702-8434	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 150 Bedroom Type: 1, 2, 3 Accessible Units
NEAR NORTH VILLAGE	401 E. JEFFERSON Phone: (217) 525-2505	SPRINGFIELD, IL 62701-1058	Occupancy: COMPLETED SEC.8 Tenancy: Family, Seniors Number of Apartments: 294 Bedroom Type: 1, 2
POPLAR PLACE APTS. fka Union Square	902 S. 25TH ST. Phone: (217) 523-7174	SPRINGFIELD, IL 62703-2017	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 284 Bedroom Type: 2
SPRINGFIELD HOUSING AUTHORITY LAA	200 NORTH ELEVEN	SPRINGFIELD, IL 62703-1004	Occupancy: COMPLETED



	STREET Phone: (217) 753-5757		Tenancy: Family Number of Apartments: 19 Bedroom Type: 0, 1, 2, 3
SPRINGMEADOW APTS	3101 BUTLER ST. Phone: (217) 585-9540	SPRINGFIELD, IL 62703-5802	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 84 Bedroom Type: 2, 3 Accessible Units
SUNLEY FUND I	1915 ELIZABETH Phone: (217) 744-3386	SPRINGFIELD, IL 62702-2753	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 2 Bedroom Type: 2
SUNLEY FUND II	18 ALKIN CT. Phone: (217) 744-3386	SPRINGFIELD, IL 62703-3328	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 1 Bedroom Type: 3
SUNLEY FUND III	1604 S. 16TH ST. Phone: (217) 744-3386	SPRINGFIELD, IL 62703-3045	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 1 Bedroom Type: 3
SUNLEY FUND IV	1700 S. 8TH Phone: (217) 744-3386	SPRINGFIELD, IL 62703-2818	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 1 Bedroom Type: 3
SUNLEY FUND V	1115 S. 13TH Phone: (217) 744-3386	SPRINGFIELD, IL 62703-2628	Occupancy: COMPLETED Tenancy: Family Number of Apartments: 1 Bedroom Type: 3
Senior Developments			
Company/Name	Address	City/State	Additional Info
TIMBERLAKE ESTATES	2423 TAYLOR AVENUE Phone: (217) 585-9400	SPRINGFIELD, IL 62703-4494	Occupancy: PENDING Tenancy: Seniors Number of Apartments: 67 Bedroom Type: 1, 2 Accessible Units
CAPITOL PLAZA	1210 E. WASHINGTON Phone: (217) 528-1771	SPRINGFIELD, IL 62703-1072	Occupancy: COMPLETED Tenancy: Seniors Number of Apartments: 150 Bedroom Type: Accessible Units
CEDAR POINT	1666 SEVEN PINE RD.	SPRINGFIELD, IL 62704-5704	Occupancy: COMPLETED

	Phone: (217) 787-5950		Tenancy: Family, Seniors Number of Apartments: 160 Bedroom Type: 0, 1, 2, 3, 4
HOMESTEAD AT MONTVALE	2801 MONTALUMA DR. Phone: (217) 698-9600	SPRINGFIELD, IL 62704-6926	Occupancy: COMPLETED Tenancy: Seniors Number of Apartments: 160 Bedroom Type: 1, 2 Accessible Units
HOMESTEAD PLACE	4305 W. WASHINGTON Phone: (217) 698-9600	SPRINGFIELD, IL 62711-7942	Occupancy: COMPLETED Tenancy: Seniors Number of Apartments: 60 Bedroom Type: 0 Accessible Units
KINGS COURT APTS	2641 E. COOK ST. Phone: (217) 527-1003	SPRINGFIELD, IL 62703-1960	Occupancy: COMPLETED Tenancy: Family, Seniors, Special Needs Number of Apartments: 18 Bedroom Type: 0, 1, 3
NEAR NORTH VILLAGE	401 E. JEFFERSON Phone: (217) 525-2505	SPRINGFIELD, IL 62701-1058	Occupancy: COMPLETED SEC.8 Tenancy: Family, Seniors Number of Apartments: 294 Bedroom Type: 1, 2
SANGAMON TOWERS	420 N. 4TH ST. Phone: (217) 525-3802	SPRINGFIELD, IL 62702-5206	Occupancy: COMPLETED SEC.8 Tenancy: Seniors Number of Apartments: 212 Bedroom Type: 1, 2
UAW SENIOR CITIZENS CENTER	444 PARKWAY DR. Phone: (309) 347-7791	SPRINGFIELD, IL 61554-5204	Occupancy: COMPLETED SEC.8 Tenancy: Seniors Number of Apartments: 216 Bedroom Type: 1 Accessible Units
UNION BAPTIST PLAZA	1400 E. ADAMS Phone: (217) 523-5036	SPRINGFIELD, IL 62703-1035	Occupancy: COMPLETED Tenancy: Seniors Number of Apartments: 24 Bedroom Type: 1, 2 Accessible Units
Special needs developments			
Company/Name	Address	City/State	Additional Info
DMHDD/TBA	MULTIPLE ADDRESSES	MULTIPLE CITIES, IL 62701-	Occupancy: COMPLETED

	Phone: (773) 528-0100	0000	Tenancy: Special Needs Number of Apartments: 17 Bedroom Type:
KINGS COURT APTS	2641 E. COOK ST. Phone: (217) 527-1003	SPRINGFIELD, IL 62703-1960	Occupancy: COMPLETED Tenancy: Family, Seniors, Special Needs Number of Apartments: 18 Bedroom Type: 0, 1, 3

DESCRIPTION OF AVAILABILITY

Each of the developments on this list has been categorized as either “**Complete**” or “**Leasing**” to signify the general availability of apartments for rent. Developments categorized as Complete have completed their construction and reached full occupancy. These developments may have vacancies, but are also likely to have waiting lists for the apartments. Developments categorized as Leasing are either under construction or have recently completed their construction and are in the process of renting their apartments for the first time.

DESCRIPTION OF TENANCY

IHDA developments participate in one or more federal or state affordable housing program. This participation requires applicants to be both eligible, under the programs’ guidelines, and acceptable under the landlord’s leasing criteria. The occupancy of certain developments may be restricted to individuals over a particular age. These developments are identified as “**Elderly**.” Other developments provide apartments to individuals or families who need unique services, for example, homeless, HIV victims, disabled veterans and battered women. These developments are identified as “Special Needs.” Because of these various limitations, individuals should not assume that they will be able to rent units if they are available.

HOMELESSNESS

Addressed primarily through the efforts of coalition of private, not-for-profit organizations called the Heartland Continuum of Care. The coalition has a total of approximately 140 emergency shelter beds and 182 transitional housing beds. Private, not-for-profit organizations provide shelters and services continually to improve productivity, to eliminate redundancy, and to encourage independence of persons in need and to bring people in off the streets. The Heartland Continuum of Care resources multiple public and private sources to address the continuum of housing needs in the area.

This coalition includes: crisis shelters for the homeless, supportive housing helping to stabilize the chronically homeless, the disabled or elderly to live independent lives. Members offer rental subsidies for the extremely poor, construction of affordable rental housing for low and moderate-income families in areas that lack supply, and assistance to help working families live in the communities where they work. Addressing the continuum of housing needs also includes efforts to connect housing with economic self-sufficiency goals leading to employment, better employment, family stability, and even homeownership. Services include counseling and financial assistance to help low-income families achieve sustainable homeownership.

Despite multiple resources, many requests for homeless services remain unmet due to lack of funding, lack of staffing or lack of space. The Heartland Continuum of Care conducted a homeless street count on January 26, 2007, counting 303 homeless. Of the 303 individuals, 230 were adults & 73 were children. There were 124 staying in emergency shelters and 147 in transitional shelters with 15 unhoused. There are 88 chronically homeless.

Housing and Neighborhoods Report

Summary

The information in this report was retrieved entirely from the U.S. Census Bureau. The information can be used to support decision-making; however, the accuracy of the information has been blurred by time. The U.S. Census projections for 2007 are the most reliable information available at this point in time. Real data is only available for the year 2000. This report relies on the year 2000 census figures, as well as some estimates for 2005-2007.

This report is a detailed source of information about key issues in Springfield and Sangamon County. First, it covers household data. This report also covers age, race, general housing, and housing vacancy information.

Unsurprisingly, the number of households in Springfield has been on the rise over the last two decades. In the year 2000, the percentage of households comprised of one person reached its highest level at 31%. The increase in households within Springfield was 8.0%, or 3,615 households from 1990 to 2000. Sangamon County experienced an increase of 9.1%, or 6,576 households. The state of Illinois experienced a 9.3% increase in households.

Springfield and Sangamon County populations are aging. As of the year 1990, elderly households composed 23% of total households. This figure has held stable between 1990 and 2000. Census 2000 data indicate increases in the age cohorts of 45-54 years, 55-64 years, and 65-74 years. Each of these cohorts has aged nine additional years at this time. These increases carry implications for medical services, transportation services, assisted living, and retirement communities.

Households vary by race. Asians have a slightly higher proportion of family households at 68%. Black households have the lowest proportion of married couple of households (26%) and Asian households the highest (58%) compared to 48% for the entire population. Black households have a very high proportion of female-headed households with children (25%). This figure is 3 ½ times greater than that of the total population.

Springfield has comparatively cheap housing with a median value of \$88,600. Sangamon County and the State of Illinois have median housing values of \$91,200 and \$130,800 respectively. There is variety among township median housing values. Springfield Township has the lowest median housing value at \$57,000, and Maxwell Township has the highest at \$161,400. Based on the 2005-2007 American Community Survey, Springfield has a National Sales Rank of 28. This rating was based on affordability, family income, and sales price of the home.

Estimated housing vacancy for Springfield is 9.77% in 2007. Vacancy is one indicator of a distressed neighborhood. Other indicators are poverty rate, high school dropout rate, and the percentage of men who are detached from the labor force. Tables on pages 29-30 show this data by census tract. Distressed neighborhoods are important for determining the health of a community at large and should be addressed within any comprehensive plan.

Continuum of Care Data from Springfield’s 2005-2009 Consolidated Plan

**Table 1A
Homeless and Special Needs Populations**

Continuum of Care: Housing Gap Analysis Chart

	Current Inventory	Under Development	Unmet Need/ Gap
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Individuals

Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	332	0	17
	Transitional Housing	267	13	10
	Permanent Supportive Housing	672	238	100
	Total	1,277	251	127

Persons in Families With Children

Beds	Emergency Shelter	38	0	10
	Transitional Housing	12	0	5
	Permanent Supportive Housing	99	6	100
	Total	149	6	115

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Example:	75 (A)	125 (A)	105 (N)	305
1. Homeless Individuals	332	266	23	621
2. Homeless Families with Children	70	50	15	135
2a. Persons in Homeless Families with Children	38	12	15	65
Total (lines 1 + 2a)	507	268	53	828
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless	183 (E)			
2. Seriously Mentally Ill	200 (E)			
3. Chronic Substance Abuse	215 (E)			
4. Veterans	11 (E)			
5. Persons with HIV/AIDS	16 (E)			
6. Victims of Domestic Violence	104 (E)			
7. Youth	110 (E)			

Table 1C
Summary of Specific Homeless/Special Needs Objectives

Obj #	Specific Objectives	Performance Measure	Expected Units	Actual Units
	Homeless Objectives			
1	Encourage & support homeownership	Ownership rates	100	
1	Partner with CHDO to rehabilitate affordable housing for low-income occupancy	Ownership rates	5	
2	Correct health & safety code violations Housing Rehabilitation	Housing value	250	
2	Correct health & safety code violations Improve accessibility/visitability	Accessibility	65	
2	Correct health & safety code violations Rental rehabilitation	Affordable rentals	25	
5	Market & foster business development	Access to jobs	200 jobs	
6	Protect neighborhoods as basic building block	Job education	1 center	
7	Assure convenient adequate public facilities	Access to services	10 nonprofits	
8	Assist community service organizations Public Service funds	Access to services	100 agencies	
8	Assist community service organizations Mitigate lead at emergency and transitional shelters	Access to services	5 shelters	
	Special Needs Objectives			
1	Encourage & support homeownership	Ownership rates, Housing Counseling	100	
1	Partner with CHDO to rehabilitate affordable housing for low-income occupancy	Ownership rates, Housing Counseling	5	
2	Correct health & safety code violations Housing Rehabilitation	Housing value, Accessibility	250	
2	Correct health & safety code violations Improve accessibility/visitability	Housing value, Accessibility	65	
2	Correct health & safety code violations Rental rehabilitation	Affordable rentals, Accessibility	25	
5	Market & foster business development	Access to jobs	200 jobs	
6	Protect neighborhoods as basic building block	Job education	1 center	
7	Assure convenient adequate public facilities	Access to services	10 nonprofits	
8	Assist community service organizations Public service program	Access to services	100 agencies	
8	Assist community service organizations Mitigate lead at emergency and transitional shelters	Access to services	5 shelters	

TABLE 2A

PRIORITY HOUSING NEEDS (households)	Priority Need Level High, Medium, Low	Unmet Need	Goals		
Renter	Small Related	0-30%	Med	250	10 units
		31-50%	High	200	50 units
		51-80%	Low	150	2 units
	Large Related	0-30%	Low	150	2 units
		31-50%	Med	100	30units
		51-80%	Low	50	2 units
	Elderly	0-30%	Low	200	2 units
		31-50%	Med	150	40 units
		51-80%	Low	75	2 units
	All Other	0-30%	Low	100	2 units
		31-50%	Med	75	25 units
		51-80%	Low	50	2 units
Owner	0-30%	Med	250	100 units	
	31-50%	High	200	200 units	
	51-80%	Low	100	25 units	
Special Populations	0-80%	Med	100	100 units	
Total Goals				594	
Total 215 Goals				594	

TABLE 2B

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Estimated Priority Units	Estimated Dollars to Address
PUBLIC FACILITY NEEDS	Low		\$3,400,000
Neighborhood Facilities	Med		
Parks and/or Recreation Facilities	Med		
Health Facilities	Med		
Parking Facilities	High		
Solid Waste Disposal Improvements	Low		
Asbestos Removal	Low		
Non-Residential Historic Preservation	Med		
Other Public Facility Needs	Low		
INFRASTRUCTURE	High		\$1,100,000
Water/Sewer Improvements	Med		
Street Improvements	High		
Sidewalks	Med		
Sewer Improvements	Low		
Flood Drain Improvements	Low		
Other Infrastructure Needs	Med		
PUBLIC SERVICE NEEDS	High		\$800,000
Handicapped Services	High		
Transportation Services	Med		
Substance Abuse Services	High		
Employment Training	Med		
Health Services	High		
Other Public Service Needs	Med		
ANTI-CRIME PROGRAMS	Med		\$100,000
Crime Awareness	Low		
Other Anti-Crime Programs	Med		
YOUTH PROGRAMS	Med		\$300,000
Youth Centers	Low		
Child Care Centers	Med		
Youth Services	Med		
Child Care Services	Med		
Other Youth Programs	Low		
SENIOR PROGRAMS	Med		\$400,000
Senior Centers	Med		
Senior Services	High		
Other Senior Programs	Low		
ECONOMIC DEVELOPMENT	High		\$3,200,000
Rehab; Publicly- or Privately - Owned Commercial/Industrial	Med		
CI Infrastructure Development	High		
Other Commercial/Industrial Improvements	Med		
Micro-Enterprise Assistance	Med		
ED Technical Assistance	Med		
Other Economic Development	Low		
PLANNING	Med		\$2,200,000
Planning	Med		
TOTAL ESTIMATED DOLLARS NEEDED:			\$11,500,000

Table 2C
Summary of Specific Housing/Community Development Objectives

Obj #	Specific Objectives	Performance Measure	Expected Units	Actual Units
	Rental Housing Objectives			
2	Correct health & safety code violations Improve accessibility/visitability	Accessibility	65	
2	Correct health & safety code violations Rental rehabilitation	Affordable rentals	25	
3	Promote new construction of affordable housing	Supportive housing	100	
8	Assist Community service organization with public service funds	Supportive care	100 agencies	
	Owner Housing Objectives			
1,2,3,4,5, 6,7,8, 9 & 10	Every stated objective works to help homeownership directly or indirectly	Ownership rates, access to jobs & services	100	
	Community Development Objectives			
1,2,3,4,5, 6,7,8,9, 10	Every stated objective works to help community development directly or indirectly			
	Infrastructure Objectives			
6	Protect & preserve neighborhoods as basic building block Community Center	Life skills	1 center	
6	Protect & preserve neighborhoods as basic building block Streets, lights, etc	Security & access to jobs	19 CT	
	Public Facilities Objectives			
7	Assure convenient adequate public facilities	Access to services	10 non profits	
	Public Services Objectives			
8	Assist community service organizations to meet homeless needs— Public Service Program	Access to services	100 nonprofits	
8	Assist community service organizations to meet homeless needs- Lead mitigation	Hazard free services	5 shelters	
	Economic Development Objectives			
5	Market & foster environment for business development Old So Town	Thriving business	6 business, 3 pkg lots	
5	Market & foster environment for business development Microenterprise	Thriving business	15 business	
	Other Objectives			

Goals & Strategies from Springfield's 2005-2009 Consolidated Plan:

This section of the Consolidated Plan adopts HUD's statutory program goals as the City's three major goals with a particular emphasis to end chronic homelessness by 2012 and to increase minority homeownership. This section prioritizes the five major activities to be undertaken by the City with federal funds. Strategies outline in broad terms the City's plan for the next five years. A separate anti-poverty strategy compliments all goals, priorities, strategies & objectives. Objectives set specific measurable outcomes to be achieved in the next five years with specific programs of actions and funds designed to meet specific strategies.

GOALS

HUD's statutes include basic goals that correlate to the mission of the Office of Planning and Economic Development to improve the quality of life for all Springfield residents while working with public and private entities throughout the community in various formats. The City of Springfield, Illinois-Office of Planning and Economic Development is committed to improving the quality of life for all Springfield residents by:

Providing decent housing

Encourage and support home ownership,
Assist low-income homeowners to correct health and safety code violations,
Promote new construction of affordable housing,
Maintain and improve Springfield neighborhoods,

Expanding economic opportunities

Act as the primary advocate to market and foster a nurturing environment to promote the location of new businesses and the expansion and retention of existing local businesses,

Providing a suitable living environment

Protect and preserve neighborhoods as the basic building block of a community,
Assure convenient adequate public facilities,
Assist community service organizations to meet immediate needs of homeless and the special needs population and to end chronic homeless,
Improve quality of life for residents, and
Protect and preserve the historic buildings of the City.

PRIORITIES

The City prioritizes its efforts in this order:

Affordable Housing
Economic Development
Infrastructure
Public Services

Other community development efforts such as neighborhood facilities and lead-based paint treatment

ANTI-POVERTY STRATEGY

In a broad sense, City of Springfield's anti-poverty efforts are tied to the expansion of the City, the retention and expansion of business activities through such incentives as Enterprise Zones, TIF Districts and Medical Districts. Anti-poverty efforts are synonymous with affordable housing activities. Specifically and directly affecting low-income persons, organizations such as Springfield Housing Authority and the Heartland Continuum of Care orchestrate essential social service programs to create an independent safe, stable, healthy lifestyle for homeless or at-risk individuals and households. The City's CDBG & HOME funds are used to encourage innovation, coordination and accomplish specific program goals to deal with the problems of the poor. The City's goal is to help low-income people

- from becoming homeless,
- to become more self-sufficient,
- to improve the conditions in which they live,
- by partnering with supporters and providers of services to low-income persons,
- by increasing the capacity of agencies to achieve these results,
- to help vulnerable populations achieve their potential by strengthening family and other supportive environments,

and to assist low-income persons to own a stake in their community.

OPED compliments the Heartland Continuum of Care and Homeless Task Force's November, 2004, 10-year Strategic Plan to End Chronic Homelessness with each component of this anti-poverty strategy. The City has several components to its anti-poverty strategy, which includes the following:

The lowest income households must have access to a coordinated array of housing options and support services that will enable them to secure and maintain decent, safe, sanitary, accessible and affordable housing. Quality housing, affordable to each household, supports individual and family success. Housing is an essential asset and economic engine for neighborhoods. Housing construction/rehabilitation loans and grant programs are offered to low-income owners who occupy or to owners who rent to low-income tenants. The City allows nonprofit agencies access to CDBG and/or HOME funds to encourage leveraged resources for the ownership, rehabilitation, operation of shelters & affordable housing. HOME funds primarily concentrate on eliminating building code violations and architectural barriers through rehabilitation and energy efficiency in new construction. CDBG & HOME funds are utilized for mortgage buydowns, down payment or closing cost assistance, housing counseling services, credit and financial management, demolition of dilapidated housing, and home maintenance instruction. The City compliments these housing efforts with Lead Hazard Control programs and Illinois Housing Development Authority (IHDA) funds. The City Council reviews all low-income housing tax credit applications from agencies planning to increase the supply of affordable housing.

The City maintains that one of the most effective ways to alleviate poverty and contribute greatly to self-sufficiency is through the creation and retention of jobs. Special economic development assistance is available to for-profit organizations at low interest rates. Loans are available to large or micro business entrepreneurs for the creation and expansion of businesses that agree to employ and train low-income persons. The City's loan program funds the company's financial gap, only. The City compliments these business efforts with TIF programs and EZ incentives while maximizing leveraged public & private funds.

Public service grants are available to non-profit service providers who promote education, job training, energy conservation, improve health, welfare, recreational needs, child care, relieve drug abuse and provide fair housing counseling. Competitive public service grants are available annually around October with a published request for proposal. The City maintains and expands local agency's outreach and referral functions to assure the availability and equitability of local human services for low-income clients of all populations. The City encourages each grantee agency to target substantial funding and effort toward cost effective measures to prevent poverty and poverty-related outcomes.

Funds spent on infrastructure improvements, for instance, the improvements to the road system, indirectly affect homeless. CDBG expenditures for infrastructure improvements are restricted to neighborhoods that have a high concentration of low to moderate-income households and to businesses that agree to create or retain job opportunities for persons who are low-income upon hire. Programs may include overlay or reconstruction of secondary thoroughfares, purchase of fire fighting equipment, rehabilitation of fire station houses or the installation of water mains and fire hydrants in public housing efforts.

2005-2009 OBJECTIVES AND STRATEGIES BY PRIORITY

PRIORITY #1- AFFORDABLE HOUSING

Objective 1: Encourage and support home ownership.

Strategy: Partner with public and private lenders to make low interest, low down payment home loans, arrange for housing counseling and home maintenance seminars, and provide closing costs & down payments and lead hazard mitigation to 100 low and moderate-income first time homebuyers by June, 2009.

Strategy: Partner with CHDO to rehabilitate five houses to be sold to low-income household for occupancy by June 2009.

Objective 2: Assist low-income residents to correct health & safety code violations in their homes.

Strategy: Appreciate housing values and improve the City's existing housing safety by eliminating building code violations and mitigating lead hazards in 250 housing units owned and occupied by low-and moderate-income persons by June, 2009.

Strategy: Improve accessibility/visitability for persons with disabilities by removing architectural barriers in 65 existing housing units by June, 2009.

Strategy: Assist in the rehabilitation of 25 affordable rental-housing units for low-income tenants by leveraging additional resources with the local public housing authority and/or private landlords by 6-09.

Objective 3: Promote new construction of affordable housing.

Strategy: Construct 50 affordable housing units partnering with CHDO and various developers by June, 2009 to be acquired by lower income families who will be owner occupants. Twenty of the units will be constructed for assessability/visitability and be for sale to households with a disability.

Strategy: Increase the supply of supportive housing by 100 units for persons with special needs by developing three supportive living complexes by June, 2009.

Objective 4: Maintain and improve Springfield neighborhoods.

Strategy: Demolish 200 dilapidated, abandoned structures contributing to slum and blight by June, 2009.

Strategy: Remove slum and blight in at least two concentrated neighborhoods by June, 2009.

PRIORITY #2 ----- ECONOMIC DEVELOPMENT

Objective 5: Act as the primary advocate to market and foster a nurturing environment to promote the location of new businesses and the expansion and retention of existing local businesses.

Strategy: Create environment to influence business development in Old So Town with 3 facade easements, 3 building rehabilitation, and 3 parking lot improvement and beautification by June, 2009.

Strategy: Increase economic opportunities by establishing, stabilizing, retaining or expanding 15 local Microenterprise businesses by June, 2009.

Strategy: Encourage the location of or retention of two large employers through business loans and/or infrastructure improvement, and to create 200 more jobs available to low- to moderate-income persons by June, 2009

PRIORITY #3 ----- INFRASTRUCTURE

Objective 6: Protect and preserve neighborhoods as the basic building block of a community.

Strategy: Support one community center primarily for education, peer support, career development, health and life skills, art, recreation, character development and economic development activities of low and moderate-income persons by June, 2009.

Strategy: Within the 19 CT HUD Treatment Area, improve safety of public streets, walks, curbs & gutters, sewer, lighting, fire hydrants or signage in the City to enable safe transportation to/from jobs, reduce slum and blight, and to increase economic opportunities by June 2009.

Objective 7: Assure convenient adequate public facilities.

Strategy: Improve access to City services and public facilities by removing architectural barriers with 10 non-profit agencies by June, 2009.

PRIORITY #4 ---- PUBLIC SERVICE

Objective 8: Assist community service organizations to meet immediate needs of homeless and the special needs population and to end chronic homeless.

Strategy: Assist 100 non-profit organizations with annual competitive requests for public service funds from nonprofit agencies who offer supportive services to improve employability of 250 persons with special needs, to care for the emergency needs of 500 homeless persons, and improve the quality of life for 2,000 lower income persons by June, 2009, allowing them to live independently and with dignity.

Strategy: Mitigate lead hazards at 5 emergency and transitional housing shelters accessible to homeless adults and children working toward solutions to their long-term housing needs by June, 2009.

PRIORITY #5 ---- OTHER COMMUNITY EFFORTS

Objective 9: Improve quality of life for residents.

Strategy: The City will reprioritize funds in case of a major disaster (for instance: tornado, earthquake, terrorist act) to concentrate efforts on urgent need. Hopefully this strategy will not need to be activated by 6-09.

Objective 10: Protect and preserve the historic buildings of the City.

Strategy: Restore or preserve one building for architectural, aesthetic value by June, 2009.

The City of Springfield creates goals, objectives and strategies and prioritizes its resources to obtain certain outcomes that relate to a change in conditions, status, attitudes, skills, knowledge or behavior. Common outcomes include improved quality of life for program participants, improved quality of local housing stock, or revitalization of neighborhood. While outcomes are defined throughout the Consolidated Plan, this is a synopsis of the expected outcomes.

Providing decent housing

Increase percentage of homeownership in community.

Increase percentage of minority homeownership in community.

Increase property values as a result of housing rehabilitation.

Increase number of affordable rental units.

Reduce energy costs during rehabilitation using energy star standards.

Increase the number of housing units that have eliminated significant health and safety deficiencies as a result of rehabilitation.

Prevent when possible, a net loss in the City's assisted housing inventory as a result of reduced Section 8 assistance.

Providing a suitable living environment

Decrease the numbers of children poisoned by lead.

Improve property values through coordinated neighborhood activities.

Improve access to jobs and improve emergency vehicle access because of infrastructure improvements.

Expanding economic opportunities

Increase number of jobs available to low-income persons.

Decrease number of abandoned, blighted properties.
Increase annual income as a result of employment or job training.
Increase business sales volume in revitalized neighborhoods.
Increase number of small businesses operating in Old South Town.

Special Needs Population:

Reduce use of public aid system- Medicaid, Food Stamps, etc.

Homeless:

Decrease the number of chronically homeless individuals in the community.

Elderly:

Increase number of supportive care facilities.

HIV/AIDS:

Increase the number of HIV/AIDS clients who are able to maintain housing stability, avoid homelessness and access adequate care.

Disabled:

Increase visitability in private homes.

Increase number of accessible services provided by public & private nonprofit agencies.

OPEd's priorities, objectives and strategies have consistently year after year provided services to more minority household than to the majority Caucasian race. OPEd continues to promote minority homeownership and continues to offer all programs in a non-discriminatory fashion to all people who are lower income households. It is anticipated that about 70% of the clients will continue to be Emergency Home Repair program recipients, about 82% of the clients for the HOME Deferred Loan program and approximately be 44% of the first time homebuyers in the Home Owner Assistance program.