

TAX INCREMENT FINANCING

**CENTRAL BUSINESS DISTRICT
REDEVELOPMENT PROJECT AREA**

HOUSING IMPACT STUDY

VILLAGE OF GLEN ELLYN, ILLINOIS

September 2, 2011

Prepared by:

Ehlers & Associates, Inc.



EHLERS
LEADERS IN PUBLIC FINANCE

TABLE OF CONTENTS

INTRODUCTION TO ASSESSMENT OF HOUSING IMPACT	1
PART I.....	4
(i) NUMBER AND TYPE OF RESIDENTIAL UNITS.....	4
(ii) NUMBER AND TYPE OF ROOMS WITHIN UNITS.....	4
(iii) NUMBER OF INHABITED UNITS.....	6
(iv) DEMOGRAPHICS AND RACE AND ETHNICITY OF RESIDENTS.....	6
v) INCOME CHARACTERISTICS OF RESIDENTS	8
PART II.....	12
(i) NUMBER AND LOCATION OF UNITS TO BE REMOVED	12
(ii) RELOCATION PLAN	14
(iii) REPLACEMENT HOUSING	14
(iv) RELOCATION ASSISTANCE.....	19

Introduction to Assessment of Housing Impact

The purpose of this report is to conduct a Housing Impact Study for the Central Business District Redevelopment Project Area (“Redevelopment Project Area”) in the Village of Glen Ellyn, DuPage County, Illinois (the “Village”) as set forth in the Tax Increment Allocation Redevelopment Act (the “Act”) 65 ILCS 5/11-74.4-1 et seq., as amended.

The Central Business District Redevelopment Project Area is generally located north of Hillside Avenue, west of Park Boulevard, south of Anthony Street, and generally east of Newton Avenue.

The Redevelopment Project Area is shown in Figure 1.

The Act requires that if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the Village is unable to certify that no displacement of residents will occur, the Village shall prepare a Housing Impact Study and incorporate the study into the separate feasibility report required by subsection 11-74.4-5(a) of the Act, which for the purposes hereof shall also be the “Central Business District Redevelopment Plan and Project,” or “Redevelopment Plan and Project,” or the “Redevelopment Plan.” The Redevelopment Plan incorporates this document by reference.

As of August 26, 2011, the Redevelopment Project Area has 386 total dwelling units in a mix of 14 single-family buildings and 36 multi-family buildings or mixed-use buildings. The primary goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the redevelopment area as a “Conservation Area” and as a “Blighted Area” and to provide the direction and mechanisms necessary to revitalize the Redevelopment Project Area as a cohesive and vibrant mixed-use district. The Redevelopment Plan provides for public and private projects that may be accomplished through a combination of tax increment financing and normal market transactions with property owners. Public projects and new development and redevelopment by the private sector, with or without incentives from the Village, may result in the displacement of residents from 10 or more inhabited residential units. Therefore, the Village cannot certify that no displacement will occur over the term of the Redevelopment Project Area and a housing impact study is required.

Under the provisions of the Act, Part I of the housing impact study shall include:

- (i) Data from field surveys and census data as to whether the residential units are single-family or multi-family units;
- (ii) Documentation of the number and type of rooms within the units, provided that information is available;
- (iii) Documentation of whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and

- (iv) Data as to the racial and ethnic composition of the residents in the inhabited residential units. (This data requirement shall be deemed to be fully satisfied if based on data from the most recent federal Census).

Part II of the housing impact study identifies the inhabited residential units in the proposed redevelopment project area that are to be, or may be, removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

- (i) The number and location of those units that may be removed;
- (ii) The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences may be removed;
- (iii) The availability of replacement housing for those residents whose residences may be removed, and identification of the type, location, and cost of the replacement housing; and
- (iv) The type and extent of relocation assistance to be provided.

Figure 1. Central Business District Redevelopment Project Area

PART I

Part I of this study provides the type, size and number of residential units within the Redevelopment Project Area; the number of inhabited and uninhabited units; and the racial and ethnic composition of the residents in the inhabited residential units.

(i) Number and Type of Residential Units

Ehlers conducted field surveys in May and August 2011 to identify and determine the number and type of residential buildings in the Redevelopment Project Area. In order to identify residential units in the field, *Ehlers and Associates, Inc.* (“Ehlers”) utilized several methods, including counts of door buzzers, mailboxes, doors and windows, and electric meters, contacting management companies, and other indicators. This survey revealed that the Redevelopment Project Area contains 50 residential buildings containing approximately 386 dwelling units, comprised of 14 single-family residential homes and 372 dwelling units in 36 multi-family buildings or mixed-use buildings. Ehlers would like to note that while the field survey data, combined with data obtained from the Village of Glen Ellyn and DuPage County revealed these results, many of the tables in this report present data that is based on estimates and percentages derived from the 2000 U.S. Census. (2010 Census data that would be used in this Redevelopment Plan is not yet available.)

Table 1. Dwelling Units by Building Type

	Residential Buildings	Percentage	Dwelling Units	Percentage
Total:	50		386	
Single Family (detached)	14	28%	14	4%
Multi-Family (attached)	36	72%	372	96%

Source: *Ehlers Field Survey, 2011 and Village of Glen Ellyn*

(ii) Number and Type of Rooms within Units

The distribution within the Redevelopment Project Area of the 386 residential units by number of rooms and by number of bedrooms is estimated in tables within this section. The methodology to estimate this information is described below.

Methodology

In order to estimate the distribution of residential units, by number and type of rooms, within the Redevelopment Project Area, Ehlers analyzed 2000 U.S. Census data by Block Groups encompassed by the Redevelopment Project Area. A Block Group is a combination of U.S. Census blocks, and is the lowest level of geography for which the U.S. Census Bureau tabulates sample, or long-form, data. The parcels containing the Redevelopment Project Area are located in Block Groups 1, 2, and 3 of U.S. Census Tract 8422.

The U.S. Census data for the Block Groups containing the Redevelopment Project Area have 921 owner-occupied units and 666 renter-occupied units. Ehlers relied on the 2000 U.S. Block Groups sample data for occupied households because it is the best available information regarding the structures and residents of the Redevelopment Project Area.

These Block Groups data show the distribution of occupied housing units by the number of bedrooms and the total number of rooms within each unit. The estimated distribution of units by bedroom type and number of rooms are contained in Table 2. Units by Bedroom Type.

Table 2. Units by Bedroom Type

		DuPage County, Illinois							
		Census Tract	Census Tract 8422 - Block Groups						
	Village of Glen Ellyn	Census Tract 8422, DuPage County, IL	Block Group 1 DuPage County, IL	Block Group 2 DuPage County, IL	Block Group 3 DuPage County, IL	Total of Block Groups	Percent	Redevelopment Project Area (Estimated)	
Total:	10,251	1,939	758	323	506	1,587		386	
Owner occupied:	7,992	1,267	358	185	378	921	58%	224	
No bedroom	6	0	0	0	0	0	0%	0	
1 bedroom	366	61	14	0	47	61	7%	15	
2 bedrooms	1,293	298	97	74	113	284	31%	69	
3 bedrooms	3,065	496	123	78	102	303	33%	74	
4 bedrooms	2,647	358	90	33	116	239	26%	58	
5 or more bedrooms	615	54	34	0	0	34	4%	8	
Renter occupied:	2,259	672	400	138	128	666	42%	162	
No bedroom	178	85	56	8	21	85	13%	21	
1 bedroom	909	346	250	51	45	346	52%	84	
2 bedrooms	947	178	53	72	47	172	26%	42	
3 bedrooms	178	51	29	7	15	51	8%	12	
4 bedrooms	35	5	5	0	0	5	1%	1	
5 or more bedrooms	12	7	7	0	0	7	1%	2	

Data Set: Census 2000 Summary File 3 (SF 3) - Table H-42

(iii) Number of Inhabited Units

According to data compiled from the survey completed by Ehlers in May and August 2011 and evidence from the 2000 U.S. Census, the Redevelopment Project Area contains 386 residential units. Approximately 12 units (3.21%) are estimated to be vacant based on the Census statistics since it provides a more conservative estimate than observed vacancies. Therefore, there are at least 374 inhabited units within the Redevelopment Project Area. For the purposes of estimating population, housing unit demographics, and potentially displaced housing units, all housing units are assumed to be occupied. (For the purposes of estimating potential replacement housing observed or estimated vacancies are used). As required by the Act, this information was ascertained as of August 26, 2011, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

(iv) Demographics and Race and Ethnicity of Residents

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined by using 2000 U. S. Census data. The average household size within the Block Groups which include the Redevelopment Project Area was 2.51 persons for owner occupied units and 1.59 persons for renter-occupied units. Therefore, there are an estimated 821 residents living within the proposed boundaries. The race and ethnic composition of these residents are estimated in Table 3. Race and Ethnicity of Households & Populations and Table 4. Hispanic Origin of Households & Populations, which are located on the following pages.

Table 3. Race and Ethnicity of Households & Population

	DuPage County, Illinois							Redevelopment Project Area (Estimated)
	Village of Glen Ellyn	Census Tract	Census Tract 8422 - Block Groups			Total of Block Groups	Percent	
		Census Tract 8422, DuPage County, IL	Block Group 1 DuPage County, IL	Block Group 2 DuPage County, IL	Block Group 3 DuPage County, IL			
Total:	10,251	1,939	758	323	506	1,587		386
Owner occupied:	7,992	1,267	358	185	378	921	58%	224
Householder who is White alone	7,643	1,255	346	185	378	909	99%	221
Householder who is Black or African American alone	107	0	0	0	0	0	0%	0
Householder who is American Indian and Alaska Native alone	17	0	0	0	0	0	0%	0
Householder who is Asian alone	173	12	12	0	0	12	1%	3
Householder who is Native Hawaiian and Other Pacific Islander alone	0	0	0	0	0	0	0%	0
Householder who is Some other race alone	10	0	0	0	0	0	0%	0
Householder who is Two or more races	42	0	0	0	0	0	0%	0
Renter occupied:	2,259	672	400	138	128	666	42%	162
Householder who is White alone	1,774	611	350	132	123	605	91%	147
Householder who is Black or African American alone	124	28	17	6	5	28	4%	7
Householder who is American Indian and Alaska Native alone	5	5	5	0	0	5	1%	1
Householder who is Asian alone	174	21	21	0	0	21	3%	5
Householder who is Native Hawaiian and Other Pacific Islander alone	0	0	0	0	0	0	0%	0
Householder who is Some other race alone	97	0	0	0	0	0	0%	0
Householder who is Two or more races	85	7	7	0	0	7	1%	2

Data Set: Census 2000 Summary File 3 (SF 3) - Table H-11

Table 4. Hispanic Origin of Households & Population

	DuPage County, Illinois							Redevelopment Project Area (Estimated)
	Village of Glen Ellyn	Census Tract	Census Tract 8422 - Block Groups			Total of Block Groups	Percent	
		Census Tract 8422, DuPage County, IL	Block Group 1 DuPage County, IL	Block Group 2 DuPage County, IL	Block Group 3 DuPage County, IL			
Total:	298	22	17	0	5	22		5
Owner occupied	88	6	6	0	0	6	27%	1
Renter occupied	210	16	11	0	5	16	73%	4

Data Set: Census 2000 Summary File 3 (SF 3) - Table H-12

v) Income Characteristics of Residents

Ehlers estimated the potential distribution by income of the households living in the inhabited units within the Redevelopment Project Area. The median household income within the U.S. Block Groups encompassed by the Redevelopment Area based on the 2000 Census was \$55,471. The median family income within the U.S. Block Groups encompassed by the Redevelopment Area based on the 2000 Census was \$101,472.

The estimated median family income for DuPage, according to the US Department for Housing and Urban Development (“HUD”) for FY2011 is \$74,800.

In order to estimate the number of moderate-, low-, very low-, and very, very low-income households in the Redevelopment Project Area, Ehlers used Census Tract data on household incomes from the 2000 U.S. Census compared with the 2011 income limits established by HUD and IDHA for DuPage County. As determined by HUD, the definitions of the income categories, adjusted for family size, are as follows:

- (i) A very, very low-income household has an adjusted income of less than 30% of the area median income.
- (ii) A very low-income household earns between 30% and 50% of the area median income.
- (iii) A low-income household earns between 50% and 80% of the area median.
- (iv) A moderate-income household earns between 80% and 120% of the area median.

Of all households residing within the U.S. Census Tracts encompassed by the Redevelopment Project Area: 16% may be classified as very, very low-income or lower, 11% may be classified as very low-income; 11% may be classified as low income; and 14% may be classified as moderate-income households. These findings are summarized in Table 7.

Table 5. Distribution of Income by Renter and Owner Occupied Households

	Village of Glen Ellyn	Census Tract 8422, DuPage County, IL	Percentage	Redevelopment Project Area (Estimated)
Total:	10,251	1,939		386
Owner occupied:	7,992	1,267	65%	252
Less than \$5,000	99	14	1%	3
\$5,000 to \$9,999	34	14	1%	3
\$10,000 to \$14,999	134	36	3%	7
\$15,000 to \$19,999	106	8	1%	2
\$20,000 to \$24,999	198	21	2%	4
\$25,000 to \$34,999	423	83	7%	17
\$35,000 to \$49,999	793	115	9%	23
\$50,000 to \$74,999	1,389	231	18%	46
\$75,000 to \$99,999	1,226	134	11%	27
\$100,000 to \$149,999	1,695	294	23%	59
\$150,000 or more	1,895	317	25%	63
Renter occupied:	2,259	672	35%	134
Less than \$5,000	78	30	4%	6
\$5,000 to \$9,999	137	68	10%	14
\$10,000 to \$14,999	141	84	13%	17
\$15,000 to \$19,999	181	91	14%	18
\$20,000 to \$24,999	211	102	15%	20
\$25,000 to \$34,999	417	50	7%	10
\$35,000 to \$49,999	422	97	14%	19
\$50,000 to \$74,999	369	74	11%	15
\$75,000 to \$99,999	125	43	6%	9
\$100,000 to \$149,999	91	28	4%	6
\$150,000 or more	87	5	1%	1

Data Set: Census 2000 Summary File 4 (SF 4) - Table HCT-35

Table 6. Income Limits of the Redevelopment Project Area

**2011 INCOME LIMITS
DuPage County***

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Very Very Low Income (30%) ¹	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650
Very Low Income (50%) ¹	26,200	29,950	33,700	37,400	40,400	43,400	46,400	49,400
Low Income (80%) ¹	41,900	47,900	53,900	59,850	64,650	69,450	74,250	79,050
Moderate Income (120%) ²	62,880	71,880	80,880	89,760	96,960	104,160	111,360	118,560

¹ U.S. Department of Housing and Urban Development - FY2011 Income Limits Documentation System, "FY2011 Income Limits Summary" for DuPage County*, effective May 31, 2011.

² Illinois Housing Development Authority's "Schedule of Maximum Annual Income Limits", for DuPage County*, effective May 31, 2011.

*DuPage County is part of the Chicago-Joliet-Naperville, IL HUD Metro FMR Area.

Table 7. Distribution of Income (2011 Limits) by Poverty Status in the U.S. Census Tract of the Redevelopment Project Area

Income Category	Annual Median Household Income (2 Persons)	PERCENT
Very Very Low Income (30%) ¹	\$0 - \$18,000	16%
Very Low Income (50%) ¹	\$18,001 - \$29,950	11%
Low Income (80%) ¹	\$29,951 - \$47,900	11%
Moderate Income (120%) ²	\$47,901 - \$71,880	14%
Subtotal of Very Very Low to Moderate Income	\$0 - \$71,880	52%
Over 120% Average Median Income	Over \$71,881	48%
Total:		100%

¹ U.S. Department of Housing and Urban Development - FY2011 Income Limits Documentation System, "FY2011 Income Limits Summary" for DuPage County*, effective May 31, 2011.

² Illinois Housing Development Authority's "Schedule of Maximum Annual Income Limits", for DuPage County*, effective May 31, 2011.

* DuPage County is part of the Chicago-Joliet-Naperville, IL HUD Metro FMR Area.

Source: U.S. Census Bureau, Census 2000, Table HCT-35 (SF-4)

As identified in Table 7, the estimates of households at or below the moderate-income level collectively represent approximately 52% of the total inhabited residential units. As a result, the Village will implement the "Central Business District Redevelopment Plan and Project" (including the requirements applicable to composition of the joint review board under Section 11-74.4-5(b) of the Act) as if more than 50 percent of the residential units are occupied by very, very low-, very low-, low-, or moderate-income households.

PART II

(i) Number and Location of Units to be Removed

The Redevelopment Plan calls for new development and redevelopment of commercial, governmental, institutional, recreational, and residential uses, including mixed uses, throughout the Redevelopment Project Area consistent with the Village's *Comprehensive Plan*. Improvement projects supported by the Redevelopment Plan include rehabilitation and reuse of existing sound buildings; redevelopment of obsolete industrial, commercial, and residential buildings and sites; new residential development; new commercial and mixed-use development; refurbished existing and new parking facilities, and creation and enhancement of community facilities and amenities. Because the Redevelopment Project Area includes a number of inhabited residential units that may be impacted by implementation of the Redevelopment Plan, information is provided regarding the Redevelopment Plan's potential impact on housing.

The Redevelopment Project, presented in Section III. F. of the Redevelopment Plan, identifies the overall redevelopment concept and future land uses to be in effect upon adoption of the Redevelopment Plan. If public or private redevelopment occurs as a result of the Redevelopment Plan, displacement of inhabited residential properties may result. Properties that may be subject to change due to redevelopment efforts could result in the displacement of 238 residential units, including 25 multi-family/mixed-use buildings. In addition to being located in key redevelopment opportunity areas, some of these buildings are also characterized as deteriorated. The location for each of the properties with inhabited residential units that may be subject to displacement is shown in Table 8.

Table 8. Properties with inhabited residential units that may be subject to displacement

Parcel Number	Address	Housing Type	# of Resd Units	Occupied
0510410029	488 N WESTERN AVE	Single Family	1	1
0510410034	480 WESTERN AVE	Single Family	1	1
0510411036	364 DUANE ST	Single Family	1	1
0511310035	495 WESTERN AVE	Single Family	1	1
0511313005	439 PENNSYLVANIA AVE	Single Family	1	1
0511323002	403 DUANE ST	Single Family	1	1
0511326002	457 DUANE ST	Single Family	1	1
0511326035	463 DUANE ST	Single Family	1	1
0511327001	487 DUANE ST	Single Family	1	1
0511327008	494 HILLSIDE AVE - #1	Single Family	1	1
0511329003	427 FOREST AVE	Single Family	1	1
0511315018	482-484 MAIN ST	Multi-Family	4	4
0511317008	532-534 CRESCENT BLVD	Multi-Family	2	2
0511317016	544-548 CRESCENT	Multi-Family	4	4
0511326001	451 DUANE ST	Multi-Family	1	1
0511328003	425 MAIN ST	Multi-Family	2	2
0511327004	501-503 DUANE	Multi-Family	8	8
0511328004	421 MAIN	Multi-Family	15	15
0511328005	419 MAIN ST	Multi-Family	16	16
0511328006	417 MAIN ST	Multi-Family	17	17
0511328008	413 MAIN	Multi-Family	17	17
0511328009	411 MAIN ST	Multi-Family	2	2
0511328010	401- 409 MAIN ST	Multi-Family	2	2
0510410030	484 WESTERN	Multi-Family	3	3
0510410035	382 PENNSYLVANIA ST	Multi-Family	88	88
0511310059	499 ANTHONY ST	Multi-Family	2	2
0511323001	399-401 DUANE ST	Multi-Family	2	2
0511323006	432 MELROSE AVENUE	Multi-Family	6	6
0511325003	431-433 DUANE ST	Multi-Family	2	2
0511329010	428-432 PARK BLVD	Multi-Family	18	18
0511329007	579 DUANE ST	Multi-Family	4	4
0511329008	583 DUANE ST	Multi-Family	4	4
0511336001	595 DUANE ST	Multi-Family	1	1
0511336008	595 DUANE ST	Multi-Family	1	1
0511336004	595 DUANE ST	Multi-Family	1	1
0511336006	595 DUANE ST	Multi-Family	1	1
0511336005	595 DUANE ST	Multi-Family	1	1
0511336007	595 DUANE ST	Multi-Family	1	1
0511336002	595 DUANE ST	Multi-Family	1	1
0511336003	595 DUANE ST	Multi-Family	1	1
Total:			238	238

Source: Village of Glen Ellyn, August 2011

(ii) Relocation Plan

The Village's plan for relocation assistance for those qualified residents in the Redevelopment Project Area whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (iv) below. No specific relocation plan has been prepared by the Village as of the date of this report because no project has been approved by the Village. Until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

(iii) Replacement Housing

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the Village shall make a good faith effort to ensure that affordable replacement housing located in or near the Redevelopment Project Area is available for any qualified displaced residents. Under the potential redevelopment scenarios involving the redevelopment or rehabilitation of the existing residential uses within the Redevelopment Project Area, it is possible that rehabilitation or redevelopment could be staged to limit or prevent displacement of households and the need to provide for affordable replacement units within the Redevelopment Project Area. Based on the nature of redevelopment that could occur in the Redevelopment Project Area, it may be possible to locate replacement units both inside and outside of the Redevelopment Project Area.

In order to determine the availability of replacement housing for those residents who may potentially be displaced by redevelopment activity, Ehlers examined several data sources, including vacancy data from the 2000 U.S. Census, multiple listing service information, and field research.

A. Vacancy Data

According to the 2000 U.S. Census figures, the Block Groups encompassing the Redevelopment Project Area contained 1,587 housing units, of which 51 (3.21%) were vacant and/or for rent in 2000. On the following page, Table 9 summarizes the distribution of vacant residential units in the Block Groups of the Redevelopment Project Area by vacancy status, as compared to the Village of Glen Ellyn as a whole.

Table 9. Vacancy Status

		DuPage County, Illinois						
		Census Tract	Census Tract 8422 - Block Groups					
	Village of Glen Ellyn	Census Tract 8422, DuPage County, IL	Block Group 1 DuPage County, IL	Block Group 2 DuPage County, IL	Block Group 3 DuPage County, IL	Total of Block Groups	Percent	Redevelopment Project Area (Estimated)
Total:	348	62	34	17	0	51		12
For rent	46	26	17	9	0	26	51%	2
For sale only	52	8	0	8	0	8	16%	2
Rented or sold, not occupied	132	9	9	0	0	9	18%	2
For seasonal, recreational, or occasional use	118	19	8	0	0	8	16%	2
For migrant workers	0	0	0	0	0	0	0%	0
Other vacant	0	0	0	0	0	0	0%	0

Data Set: Census 2000 Summary File 3 (SF 3) - Table H-8

B. Availability of Replacement Single-Family, For-Purchase Housing

Available single-family homes “for purchase” identified within the neighborhood market area of the Redevelopment Project Area are summarized in Table 10. The average listed price for a single-family home in this area as of August 29, 2011 is \$208,161 and the average bedroom size is 3 bedrooms.¹

¹ Data per Realtor.com website for properties listed in Glen Ellyn, IL surrounding the Redevelopment Project Area on August 29, 2011.

Table 10. Availability of Replacement Single-Family, For Purchase Housing in Glen Ellyn, Illinois

Address	Type	List Price	# of Bedrooms
250 Duane Street #2	Single Family	\$ 75,000.00	1
485 Duane Terrace #1C	Single Family	\$ 84,900.00	2
508 Taylor Unit E	Single Family	\$ 89,900.00	2
230 Duane Street #1D	Single Family	\$ 100,000.00	1
633 St. Charles Road	Single Family	\$ 139,900.00	4
763 Willis Street	Single Family	\$ 159,900.00	2
404 Lawrence Avenue	Single Family	\$ 164,900.00	3
1624 Sawyer Avenue	Single Family	\$ 179,900.00	3
346 Marion Avenue	Single Family	\$ 199,000.00	3
230 North Main Street	Single Family	\$ 210,000.00	3
434 Evergreen	Single Family	\$ 219,900.00	3
356 Taylor Avenue	Single Family	\$ 225,000.00	2
616 St. Charles Road	Single Family	\$ 229,900.00	3
463 Kenilworth Avenue #463	Single Family	\$ 249,990.00	2
414 Taylor Avenue	Single Family	\$ 259,000.00	3
639 Euclid Avenue	Single Family	\$ 269,900.00	3
618 Western Avenue	Single Family	\$ 284,500.00	3
1730 Chesterfield	Single Family	\$ 285,000.00	3
253 Anthony Street	Single Family	\$ 289,900.00	3
471 Rigewood Avenue	Single Family	\$ 290,000.00	2
681 Duane	Single Family	\$ 364,900.00	3

Information compiled from Realtor.com website for properties listed in Glen Ellyn, IL on August 29, 2011.

C. Availability of Replacement Rental Housing

Available rental housing units identified within the neighborhood market area of the Redevelopment Project Area are summarized in Table 11. Two methods of research were used to quantify the amount of available rental housing within the general area of the Redevelopment Project Area. One method included a review of local newspaper listings. The location, type and cost of a sample of possible replacement rental housing units within the Village of Glen Ellyn were determined through the examination of real estate information available on the Internet by accessing apartment rental websites (*www.rent.com* and *www.apartmentguide.com*) on August 29, 2011. Because of the limited results for units within the Village of Glen Ellyn, our search was expanded to include properties within 3 miles of Glen Ellyn, Illinois.

Table 11. Available Replacement Rental Units, on September 2, 2011

Address	Type	Aproximate Size	Utilities included in rental price	Rental Price	Availability
1250 Old Bond Court, Glen Ellyn	Apartment	Studio	No	\$750	asap
11 Briar Street, Glen Ellyn	Apartment	1 bedroom	No	\$725	asap
607 East Gunderson Drive, Carol Stream	Apartment	1 bedroom	No	\$764	asap
900 Crescent, Wheaton	Apartment	1 bedroom	No	\$819	asap
1750 East 22nd Street, Wheaton	Apartment	1 bedroom	No	\$870	asap
1445 Lorraine Road, Wheaton	Apartment	1 bedroom	No	\$875	asap
1750 East 22nd Street, Wheaton	Apartment	1 bedroom	No	\$880	asap
1750 East 22nd Street, Wheaton	Apartment	1 bedroom	No	\$880	asap
1750 East 22nd Street, Wheaton	Apartment	1 bedroom	No	\$880	asap
1250 Old Bond Court, Glen Ellyn	Apartment	1 bedroom	No	\$890	asap
325 Ramblewood Drive, Glen Ellyn	Apartment	1 bedroom	No	\$938	asap
325 Ramblewood Drive, Glen Ellyn	Apartment	1 bedroom	No	\$946	asap
325 Ramblewood Drive, Glen Ellyn	Apartment	1 bedroom	No	\$950	asap
325 Ramblewood Drive, Glen Ellyn	Apartment	1 bedroom	No	\$950	asap
325 Ramblewood Drive, Glen Ellyn	Apartment	1 bedroom	No	\$950	asap
325 Ramblewood Drive, Glen Ellyn	Apartment	1 bedroom	No	\$981	asap
325 Ramblewood Drive, Glen Ellyn	Apartment	1 bedroom	No	\$982	asap
325 Ramblewood Drive, Glen Ellyn	Apartment	1 bedroom	No	\$1,007	asap
325 Ramblewood Drive, Glen Ellyn	Apartment	1 bedroom	No	\$1,040	asap
325 Ramblewood Drive, Glen Ellyn	Apartment	1 bedroom	No	\$1,063	asap
11 Briar Street, Glen Ellyn	Apartment	2 bedroom	No	\$850	asap
607 East Gunderson Drive, Carol Stream	Apartment	2 bedroom	No	\$989	asap
1250 Old Bond Court, Glen Ellyn	Apartment	2 bedroom	No	\$995	asap
326 President Street, Carol Stream	Apartment	2 bedroom	No	\$1,000	asap
1750 East 22nd Street, Wheaton	Apartment	2 bedroom	No	\$1,115	asap
1445 Lorraine Road, Wheaton	Apartment	2 bedroom	No	\$1,150	asap
325 Ramblewood Drive, Glen Ellyn	Apartment	2 bedroom	No	\$1,204	asap
775 Pershing, Glen Ellyn	Condo for Rent	2 bedroom	No	\$1,225	asap
1750 East 22nd Street, Wheaton	Apartment	2 bedroom	No	\$1,230	asap
325 Ramblewood Drive, Glen Ellyn	Apartment	2 bedroom	No	\$1,231	asap
325 Ramblewood Drive, Glen Ellyn	Apartment	2 bedroom	No	\$1,237	asap
325 Ramblewood Drive, Glen Ellyn	Apartment	2 bedroom	No	\$1,251	asap
72 Tanglewood Drive, Glen Ellyn	Condo for Rent	2 bedroom	No	\$2,200	asap
1250 Old Bond Court, Glen Ellyn	Apartment	3 bedroom	No	\$1,225	asap
397 Sandhurst Circle, Glen Ellyn	Condo for Rent	3 bedroom	No	\$1,500	asap
325 Ramblewood Drive, Glen Ellyn	Apartment	3 bedroom	No	\$1,609	asap
536 Lowden Avenue, Glen Ellyn	Home for Rent	3 bedroom	No	\$1,800	asap

Information is based on data obtained on www.apartmentguide.com and www.rent.com.

Results for Glen Ellyn were limited, so search was expanded to include properties within 3 miles of Glen Ellyn, Illinois.

Sample conducted during August 29 thru September 2, 2011.

HUD affordability standards state that monthly rent, including utilities, should equal no more than 30% of gross household income. The range of maximum affordable monthly rents, according to HUD standards, is shown in Table 12 in comparison with the number of advertised vacant units by bedroom size and rent (where information was available) for rental housing found during our research. The information in Table 11 demonstrates that there are housing units affordable to households of very low-, low- and moderate-income currently available in the general market area that includes the Redevelopment Project Area, and areas within 3 miles of the Village of Glen Ellyn.

Table 12. Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket

Number of Bedrooms	Implied Family Size ¹	Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket				Observed Range of Advertised Units ²	Units Identified ³
		Very, Very Low (30%)	Very Low (50%)	Low (80%)	Moderate (120%)		
0	1	\$393	\$655	\$1,047	\$1,572	\$750	1
1	1.5	\$421	\$701	\$1,122	\$1,684	\$764 - \$1,063	19
2	3	\$505	\$842	\$1,347	\$2,022	\$850 - \$2,200	13
3	4.5	\$583	\$972	\$1,556	\$2,334	\$1,225 - \$1,800	4
4	6	\$651	\$1,085	\$1,736	\$2,604	n/a	0
Total Number of Vacant Units in Sample:							37

Maximum Monthly Rent Data from IHDA "Maximum Monthly Gross Rent Multifamily Programs" for DuPage County*, effective May 31, 2011.

¹ Derived from the number of bedrooms using HUD formulas.

² Based on a sample of rental units containing specified number of bedrooms located in Glen Ellyn, IL and properties within 3 miles of Glen Ellyn, IL and is a compilation of units advertised on www.rent.com and www.apartmentguide.com.

³ Refers to the number of units in the sample taken by Ehlers & Associates, Inc.

* DuPage County is part of the Chicago-Joliet-Naperville, IL HUD Metro FMR Area.

In addition to a search for market-rate apartments, Ehlers estimated the number of government assisted affordable housing units available within DuPage County. Ehlers consulted United States Department of Housing and Urban Development and Illinois Housing Development Authority sources regarding the availability of these units in DuPage County. For purposes of this analysis, affordable housing indicates units affordable to households earning less than 80% of the regional median income adjusted for size of household, consistent with the Illinois Affordable Housing Act. Ehlers' research focused on units receiving some form of assistance from the Illinois Housing Development Authority or the U.S. Department of Housing and Urban Development. A total of 16 subsidized housing developments (approximately 2,782 dwelling units) for family households were identified in DuPage County².

² Illinois Housing Development Authority (<http://www.ihda.org/map.aspx>)

(iv) Relocation Assistance

In the event that the implementation of the Redevelopment Plan results in the removal of residential housing units in the Redevelopment Project Area occupied by low-income households or very low-income households, or the permanent displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The Village is required by the Act to make a good faith effort to ensure that affordable replacement housing for such households is located in or near the Redevelopment Project Area.

As used in the above paragraph, “low-income households,” “very low-income households,” and “affordable housing” have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, *310 ILCS 65/3 et seq.*, as amended. As of the date of this study, these statutory terms have the following meaning:

(i) “low-income household” means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937;

(ii) “very low-income household” means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and

(iii) “affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income for such households, as applicable.

The Village of Glen Ellyn will make a good faith effort to relocate these households to affordable housing located in or near the Redevelopment Project Area and will provide relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Policies Act of 1970. Additionally, the Village will take proactive measures to work with local housing agencies and organizations to ensure that displaced residents find adequate housing.