



CITY OF CARLINVILLE

COMMUNITY REVITALIZATION PLAN

MARCH 2026



ILLINOIS HOUSING
DEVELOPMENT AUTHORITY

COMMUNITY REVITALIZATION TECHNICAL ASSISTANCE PROGRAM

Community revitalization refers to the implementation of intentional efforts that aim to increase access to living wage jobs, healthcare, supportive services, community amenities, transportation, and affordable housing stock. Community revitalization activities can benefit all types of communities by helping them to determine and plan for their development goals, address market concerns, and develop creative solutions for engaging residents and stakeholders in long-term initiatives.

Despite a community's need for affordable housing, many communities across Illinois are unable to attract the investment necessary to meet their needs. In response, the Illinois Housing Development Authority (IHDA) launched an initiative in 2016 to incentivize community revitalization planning via its Low-Income Housing Tax Credit (LIHTC) Qualified Allocation Plan (QAP). This incentive in LIHTC scoring criteria led to the development of IHDA's statewide Community Revitalization Program, which helps to develop pathways for equitable community development in the state's most distressed areas. This free program works directly with municipalities to identify strengths and opportunities within the community and generate localized capacity through a Community Revitalization Plan. In addition, our team connects communities with existing initiatives in their region and provides direct technical assistance to LIHTC developers.

Although available to communities across Illinois, IHDA primarily targets communities in rural and non-metro areas for community revitalization partnerships. The partnerships that stem from the Community Revitalization (CR) Program benefit communities by building strategies to address housing, community, and economic development needs and mitigating barriers of access to development tools. Housing developers also benefit from these activities, as the plans developed in conjunction with IHDA's CR Program provide a better understanding of communities' housing needs and demographics. Additionally, community investors are better able to connect to and utilize the market analysis tools and funding sources identified by the program's resulting Community Revitalization Plan.

The Community Revitalization Program helps to expand local leaders' ability to see affordable housing as part of their community's growth and assists them with incorporating these opportunities into their planning efforts. It is through efforts like these that we hope to see sustainable and equitable development across Illinois.



**COMMUNITY
REVITALIZATION**



TABLE OF CONTENTS

4 INTRODUCTION

- 5 Plan Adoption
- 6 Executive Summary
- 7 Local Context
- 8 Community Revitalization Strategy Area
- 9 Past Planning Efforts
- 10 Assets and Amenities
- 11 Asset Map

12 DEMOGRAPHIC, ECONOMIC, AND HOUSING MARKET CONDITIONS

- 13 Demographic Conditions
- 19 Economic Conditions
- 22 Housing Market Conditions

26 PRIMARY MARKET AREA

32 COMMUNITY-BASED PLANNING PROCESS

- 34 Community Needs Assessment Process
- 35 Carlinville Community Needs Assessment
- 38 Public Meetings

52 HOUSING STOCK SURVEY

74 IHDA MARKET ANALYSIS TOOLS

- 75 IHDA Market Analysis Application
- 76 Community Revitalization Strategy Area Market Snapshot
- 77 Affordable Rental Unit Survey
- 81 Affordability Risk Index
- 83 Revitalization Impact Areas
- 85 Quality of Life Index

87 GOALS AND OBJECTIVES

90 FUNDING AND IMPLEMENTATION

- 91 Low-Income Housing Tax Credits
- 98 Illinois Affordable Housing Tax Credits
- 99 Local, State, and Federal Resources
- 109 IHDA Programs and Resources

112 APPENDICES



INTRODUCTION

- 5 Plan Adoption
- 6 Executive Summary
- 7 Local Context
- 8 Community Revitalization Strategy Area
- 9 Past Planning Efforts
- 10 Assets and Amenities
- 11 Asset Map

PLAN ADOPTION

RESOLUTION NO. 26-003

A RESOLUTION ADOPTING THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY (IHDA) HOUSING NEEDS ASSESSMENT AND COMMUNITY REVITALIZATION PLAN

WHEREAS, the City of Carlinville recognizes the need for thoughtful planning to improve housing conditions, support economic growth, and enhance quality of life; and

WHEREAS, the Illinois Housing Development Authority (IHDA), in partnership with City staff and community stakeholders, prepared a Housing Needs Assessment and Community Revitalization Plan to evaluate local housing conditions and identify strategies for reinvestment and improvement; and

WHEREAS, the Plan includes data analysis and community input related to housing availability, affordability, condition, and barriers to development; and

WHEREAS, the City Council has reviewed the Plan and finds its goals consistent with the City's commitment to safe, accessible, and sustainable housing;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARLINVILLE, ILLINOIS, AS FOLLOWS:

SECTION 1. The City Council hereby adopts the IHDA Housing Needs Assessment and Community Revitalization Plan dated Feb 16th, 2026, as a guiding document for future housing and community revitalization efforts.

SECTION 2. City staff and appropriate committees are authorized to take reasonable actions to implement the Plan's recommendations, including pursuing funding opportunities, partnerships, and community engagement.

SECTION 3. A copy of the Plan shall be kept on file with the City Clerk and made available for public review.

SECTION 4. This Resolution shall be effective upon its passage and approval.

PASSED this 2nd day of March, 2026, by the City Council of the City of Carlinville, Illinois.

APPROVED:


Mayor Doug Downey

ATTEST:


Mary Heller, City Clerk

RESOLUTION CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF MACOUPIN)

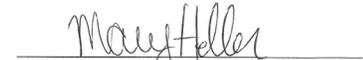
I, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of Carlinville, Macoupin County, Illinois.

I do further certify that the resolution attached hereto is a full, true, and exact copy of Resolution No. 2026- 003 , adopted by the Mayor and City Council of said City on the 2nd day of March 2026, said Resolution being entitled:

A RESOLUTION ADOPTING THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY (IHDA) HOUSING NEEDS ASSESSMENT AND COMMUNITY REVITALIZATION PLAN

I do further certify that prior to the making of this certificate, the said Resolution was spread at length upon the permanent records of said City, where it now appears and remains.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 2nd day of March , 2026.


Mary Heller, City Clerk

EXECUTIVE SUMMARY

The Illinois Housing Development Authority (IHDA) is committed to improving the capacity of communities in Illinois to identify and meet local housing needs. As a part of this commitment, IHDA partnered with the City of Carlinville to assist them in developing a Community Revitalization Plan that builds upon existing planning and development efforts, identifies strengths and opportunities within the community, and generates localized capacity in accordance with their Community Revitalization Strategy.

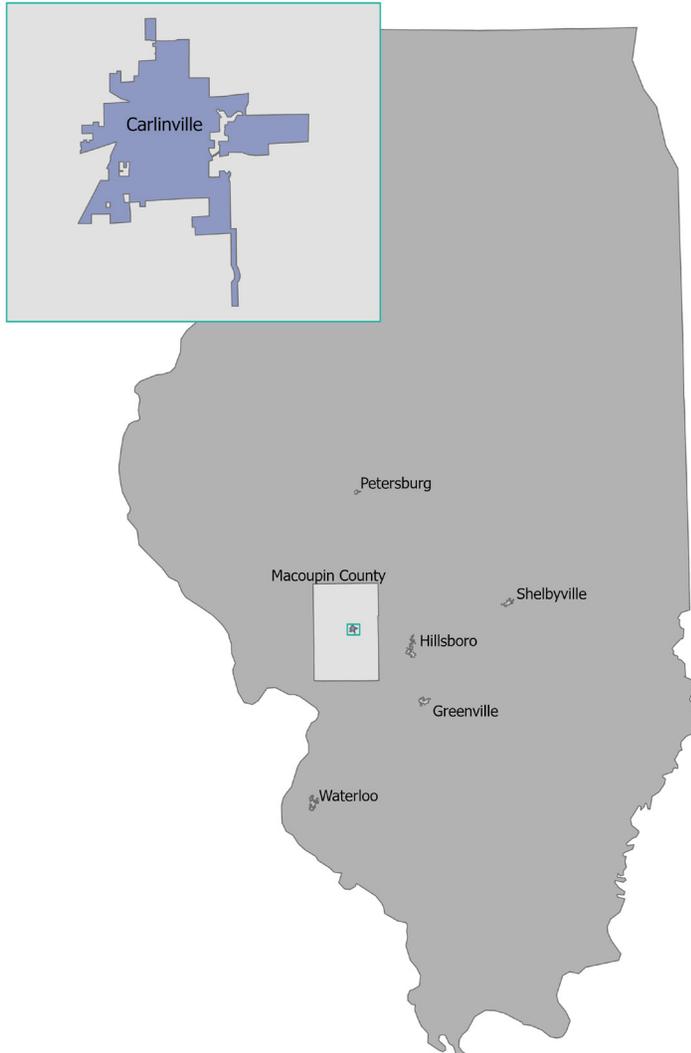
This partnership began in October 2024 and was carried out over the course of 15 months. As a part of developing a community-driven and comprehensive Community Revitalization Plan, IHDA provided technical assistance to the City of Carlinville by collecting data, organizing community members and stakeholders, and evaluating the conditions and needs of the community. The Community Revitalization Plan is a product that the City of Carlinville may use to inform its future plans for affordable housing and community development. This plan includes feedback gathered from community participation in the Community Needs Assessment; a Housing Stock Survey that provides geographic analysis of the area's building stock; data visualization of Carlinville's demographic, economic, and housing conditions; and an analysis of the area's market as viewed from a housing finance lens.

In addition, a section containing goals and objectives follows the plan's analyses. These goals were developed by the core planning team from Carlinville and IHDA in response to primary themes, needs, and visions for development that were derived from the planning process. The following housing-specific goals are presented to guide the City of Carlinville's future development decisions:

- **Diversify Housing Stock:** Provide a variety of housing types to accommodate different budgets and life stages, including single-family homes, townhouses, apartments, and senior living facilities. This will help attract long-term residents and meet the needs of a growing population.
Time Frame: Ongoing
- **Encourage Property Maintenance:** Promote adequate maintenance of residential properties to enhance community appearance and property values. This includes public education pamphlets, neighborhood inspections, and recognition programs.
Time Frame: Ongoing
- **Preserve Historic Homes:** Support the recognition and maintenance of the Sears Standard Addition Homes to attract tourism and preserve Carlinville's historical character.
Time Frame: Ongoing.

This Community Revitalization Plan is the final product of a long-term partnership between IHDA and Carlinville. It is expected that this plan will be utilized as an informative asset to assist in creating and implementing plans for affordable housing and other development initiatives within the community. This plan can also be utilized in direct conjunction with many of IHDA's programs, funding opportunities, and resources, however, this plan is not a promise of funding. IHDA is optimistic about the future of the City of Carlinville and hopes that the community will continue to see IHDA as a partner in their development and preservation of affordable housing.

LOCAL CONTEXT



The City of Carlinville is located in Macoupin County, in southwestern Illinois. The community is home to 5,574 residents, which is approximately 12.4% percent of the total population of Macoupin County. The median income for Carlinville is \$36,669, and 2.2% percent of the population is unemployed. The biggest employers in the area are Prairie Farms Dairy, in the Food Manufacturing industry; Blackburn College, a four-year college and educational institution; Carlinville Area Hospital, providing Healthcare Services; and Central Machining, in the Industrial Machining industry.

Founded in 1856, Carlinville, Illinois, developed as a regional rail hub with a strong foundation in agriculture, higher education, and its role as a county seat and river-connected community. Alongside farming, coal mining became a dominant economic force, shaping the town's growth and workforce. In a unique chapter of its mining history, Standard Oil purchased 192 kit homes from Sears-Roebuck, creating the world's largest collection of mail-order Sears homes.

Over the past 10–20 years, Carlinville has seen gradual population stabilization alongside a shift from heavy industry toward education, healthcare, tourism, and small business entrepreneurship, anchored in part by Blackburn College and Carlinville Area Hospital. Strategic public and private investments in downtown revitalization, infrastructure, historic preservation, and Historic Route 66-related tourism continue to create new redevelopment and business investment opportunities.

Based on Carlinville's size and location, the following comparison communities will help to provide context to the community, economic, and housing demographics provided throughout this document. The City of Carlinville's comparison communities are Shelbyville, Greenville, Hillsboro and Petersburg.

COMMUNITY REVITALIZATION STRATEGY AREA

The entire City of Carlinville was selected as the Strategy Area for this Community Revitalization Plan and Housing Needs Assessment. Homes and infrastructure are deteriorating throughout the municipal boundaries, and the whole city will benefit from revitalization. The city contains one of the largest collections of Sears catalog homes from the early 20th Century that should be preserved to attract tourism and preserve the character of the community. The aging water and sewer infrastructure throughout Carlinville are badly in need of upgrade and repair, as are the sidewalks and streets. Higher quality housing may help to attract good-paying jobs and businesses that can help address retail gaps in the community and improve the quality of life for Carlinville residents.

Carlinville is situated within the West Central Development Council's region. This organization can provide useful assistance and advice when making housing and economic development planning decisions.

West Central Development Council, Inc.
Betty Scheldt, Equal Opportunity Officer
116 South Plum Street
Carlinville, IL 62626
Tel. 217-854-9642 Ext. 255
Fax 217-854-8082
Email: betty.scheldt@west-central.org

PAST PLANNING EFFORTS

2026 COMPREHENSIVE PLAN

The City of Carlinville is planning a new comprehensive plan process in 2026.

ASSETS AND AMENITIES

BANKING AND FINANCIAL INSTITUTIONS

Bank & Trust Company, CNB Bank & Trust, N.A., Dowland Financial Services, Edward Jones-Financial Advisor: Michael D. Hadley CFP, United Community Bank, Wall Street Financial Group, Inc.

CHILDCARE FACILITIES

Children's Garden, Head Start and Preschool

CIVIC AND GOVERNMENTAL INSTITUTIONS

Cannonball Jail, Carlinville Public Library, Chamber of Commerce, Department of Human Services Macoupin County, Enquirer/Democrat Newspaper, Macoupin Co. Housing Authority, Macoupin Co. Veterans Assistance, Macoupin County Courthouse, Macoupin County Fairgrounds, Macoupin County Historical Society, Macoupin County Visitors Center, Municipal Band, Park District Board, SOS Drivers License Facility, WSMI Radio Station

EDUCATIONAL AMENITIES

Blackburn University, Cross Church Preschool, Intermediate School (CIS), Primary Elementary School (K-2), U of I Extension Service, West Central Development Council Job Center

FOOD ACCESS AMENITIES

Food Pantry, Walmart

HEALTH CARE AND SOCIAL SERVICE FACILITIES

Acorn Counseling and Mediation, Addus Healthcare, Beltone Hearing Aid Service, Bright Smiles Dentistry, Carlinville Family Healthcare,

Hallmark Healthcare of Carlinville, Heintz & Bankhead Orthodontics, Kravanya & Boente Family Dentistry, Lakeside Health & Rehab, Locust Street Resource Center, Macoupin Center for the Developmentally Disabled, Macoupin County Public Health, Margaret Perry LCSW, Morgan Street Dental Clinic, Senior Center, Wellness Path Carlinville Area Hospital

RECREATIONAL AMENITIES

Beaver Dam State Park, Bowlero Lanes, Carlinville City Pool, Carlinville Country Club, Demuzio Sport Center, Denby Park, Imagine Rural Arts, Limitless Dance Company, Loveless Park & Walking Trail, Macoupin Dance Academy, Marvel Theatre, Summer Repertory Theatre Blackburn College, Tom Thumb Park, Tower Grove Park

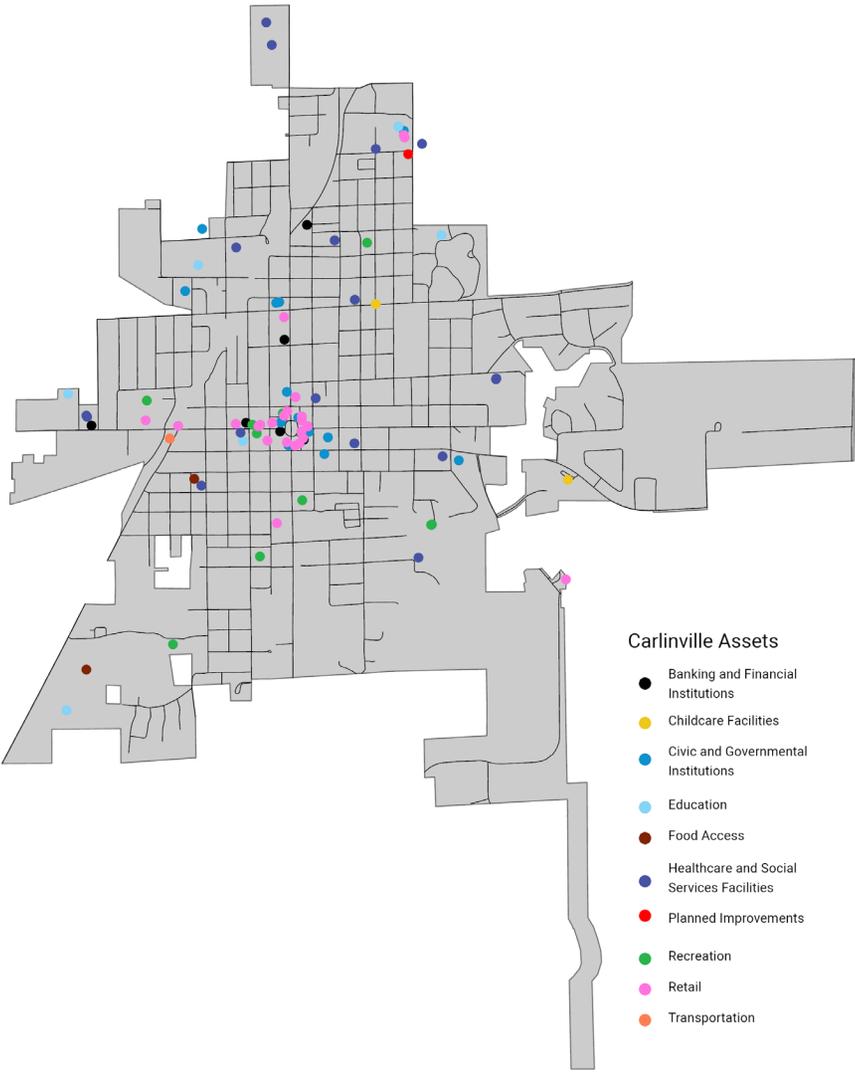
RETAIL AMENITIES

Anchor Inn, Bates Chevrolet GMC, Carlinville Plaza Cafe, Crowe Boot & Shoe, Dairy Queen Grill & Chill, Eni's Cafe & Pancakes, Hardee's, Hawthorn Tree Coffeehouse, Hearing Aid Store, Little Italy's Pizza, Old Fashioned, Panda Chinese Restaurant, Potrillo's Mexican Grill, Reno's Pizzeria & Ristorante, Sol de Mexico, St. George Room, Sun Thai, Taylor's Mexican Chili Company, The Wood Duck Bar & Grill, Town's Edge Diner, Uptown Tavern, Wellness Matters, Willie's 109 West

TRANSPORTATION AMENITIES

Amtrak Station

ASSET MAP





DEMOGRAPHIC, ECONOMIC, AND HOUSING MARKET CONDITIONS

- 13 Demographic Conditions
- 19 Economic Conditions
- 22 Housing Market Conditions

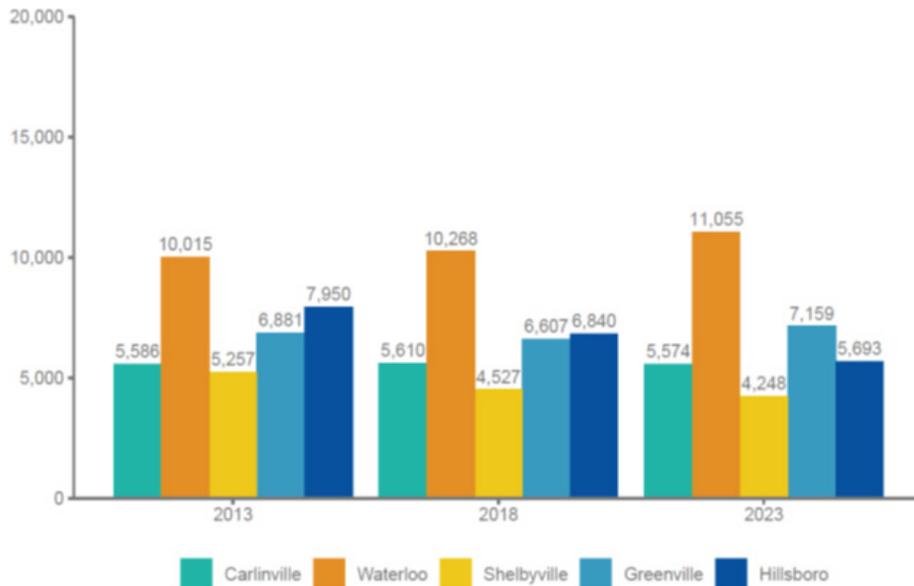
DEMOGRAPHIC CONDITIONS

GENERAL POPULATION CHARACTERISTICS

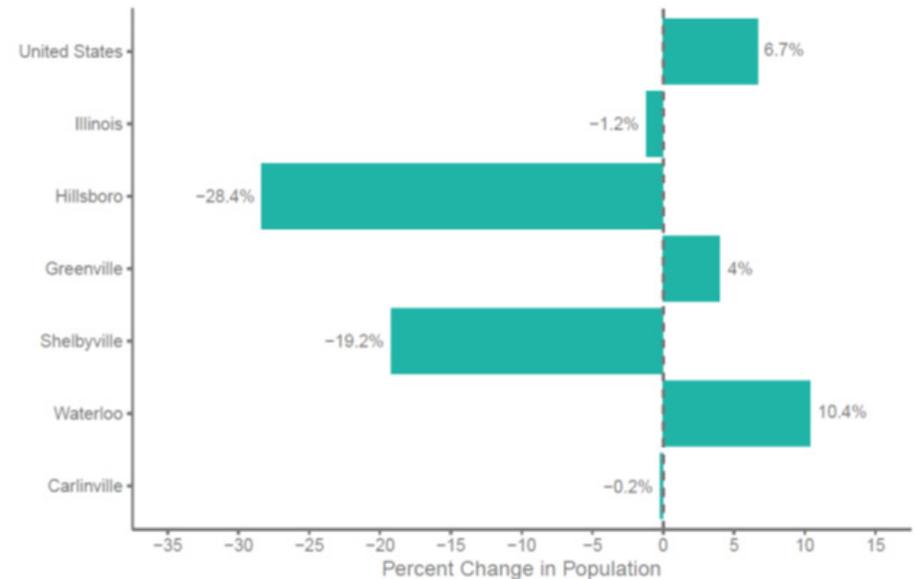
As of 2023, the City of Carlinville was home to an estimated 5,574 residents, with the population having remained stable since 2013, demonstrating a loss of about 0.2% over that period. Carlinville is located in Macoupin County and made up 12.4% of the county's total population in 2023.

While comparable cities such as Hillsboro and Shelbyville saw significant population decline between 2013 and 2023, -28.4%, and -19.2%, respectively, Greenville and Waterloo, the other comparison cities, demonstrated a population increase of 4.0% and 10.4%, respectively, over the same time period. The county overall experienced a population decline, falling 6.1% over the ten-year period. While population loss was common in the region, it is consistent with the modest population loss in Illinois, -1.2%, but not the significant gain in the United States, 6.7%, over the same period.

Total Populations by Year



Population Change (%) from 2013 to 2023

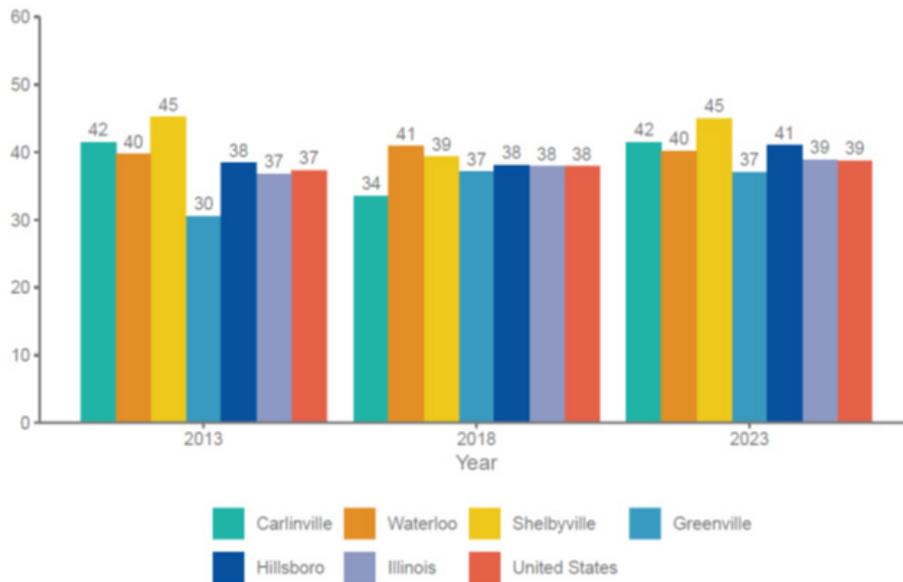


AGE COHORTS

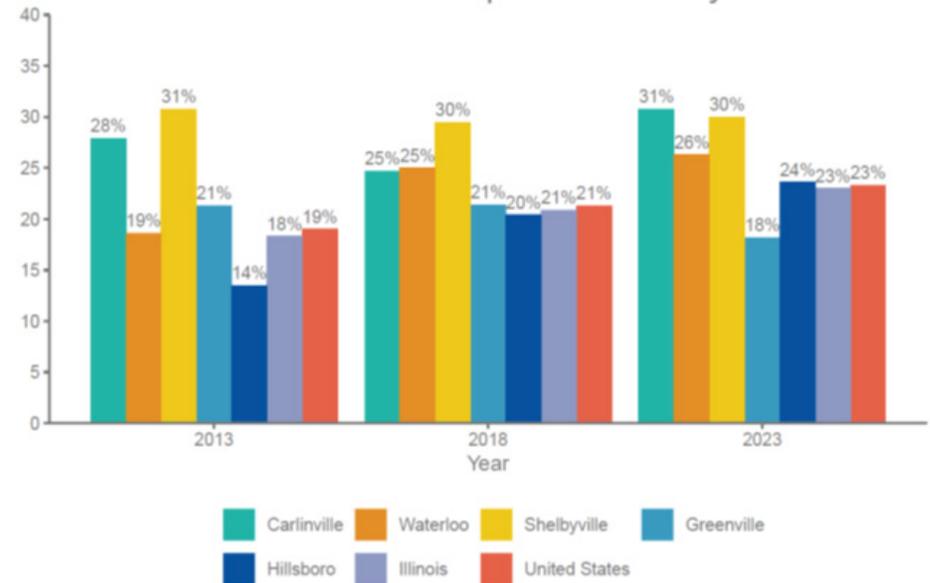
In 2023, Carlinville’s median age was 41.5 years old, compared to Macoupin County’s median age of 44.3 years old. At the same time, Carlinville’s senior population, those ages 65 years and older, was 30.8% of the total population, compared to 29.2% in Macoupin County, and 23.0% in Illinois.

The comparison cities of Greenville, Hillsboro, Shelbyville, and Waterloo all had comparable median ages to the City of Carlinville, with Greenville indicating the youngest median age of 37.0 years old. Shelbyville had the highest median age of 45.0 and Carlinville followed at 41.5 years old. All four of the comparison cities also had a lower proportion of seniors in their population, as Shelbyville had 30.0%, Waterloo had 26.3%, Hillsboro had 23.6%, and Greenville had 18.2% of its population over age 65 in 2023.

Median Age of Population by Year



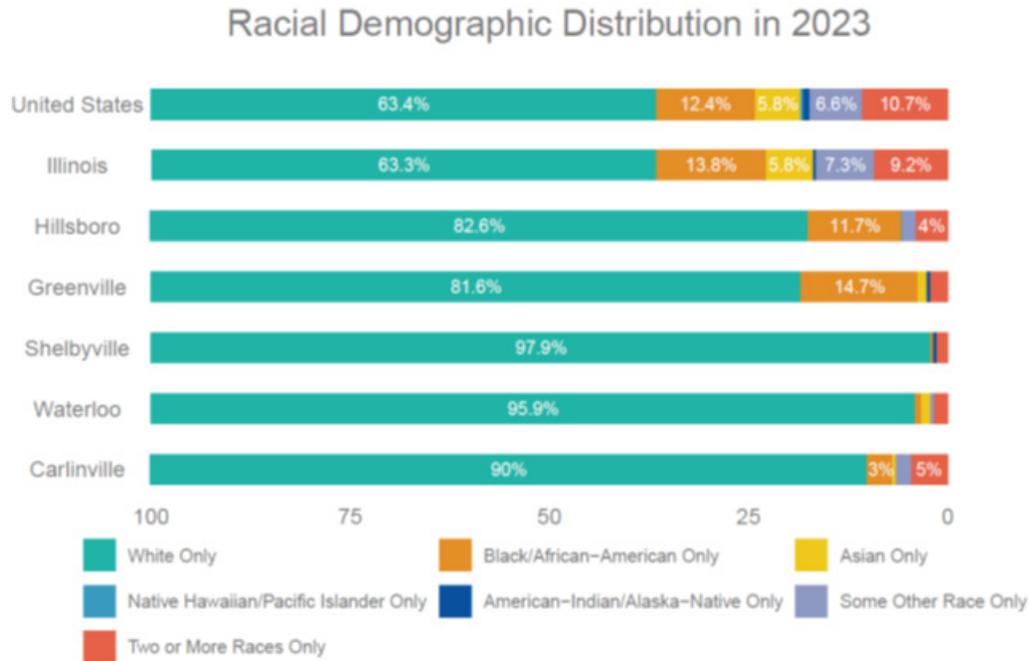
Percent Share of Population 60+ by Year



RACIAL COHORTS

The City of Carlinville was predominantly homogenous with the White population comprising 90.0% of the city in 2023. This racial composition was relatively consistent across the comparison communities, as Shelbyville’s population was 97.9% White, and Waterloo’s was 95.9% White. On the other hand, Hillsboro was 82.6% White, while Greenville was 81.6% White. All of the geographies above had significantly higher shares of White population than Illinois at 63.3% and the United States at 63.4% White.

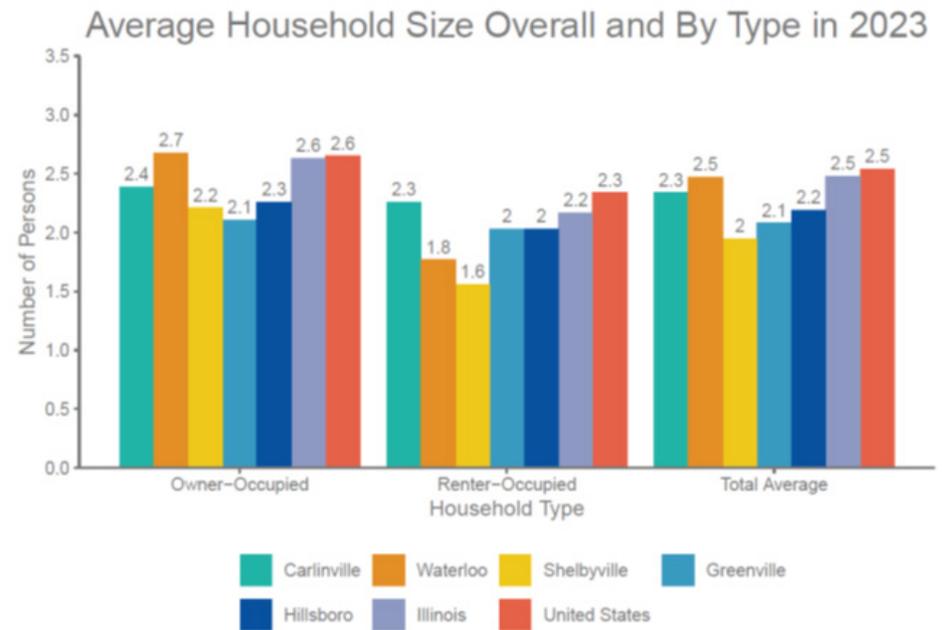
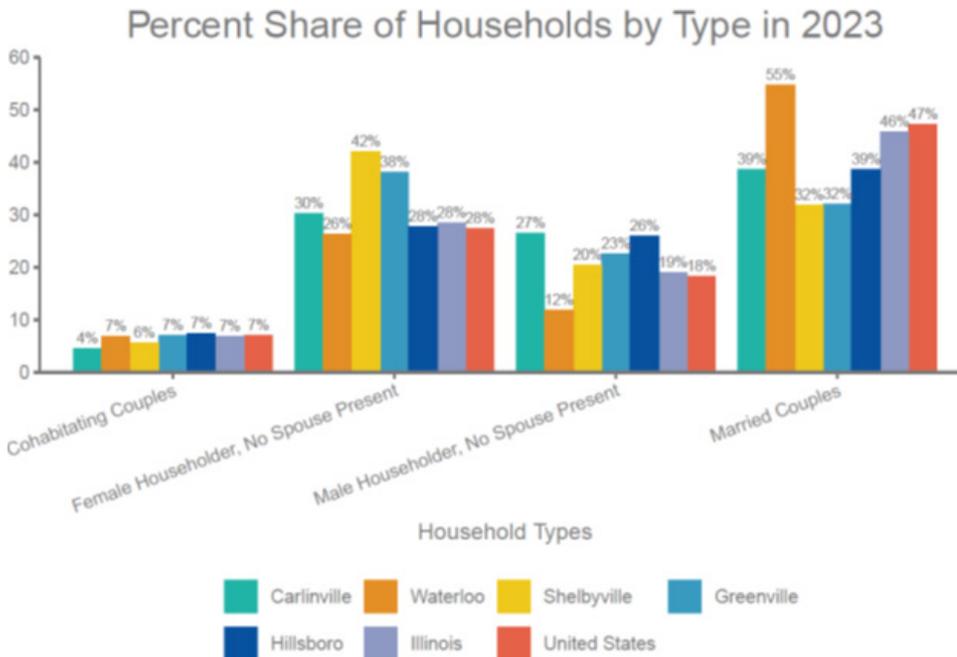
The next largest racial or ethnic cohort was those identifying as Two or more races, with 4.5%, followed by Hispanic or Latinx, with 4.4%, followed by those identifying as Black or African American, with 3.2%. In Greenville and Hillsboro, 14.7% and 11.7% of residents, respectively, identified as Black or African American and 6.6% and 5.3% of residents, respectively, identified as Hispanic or Latinx.



HOUSEHOLD COMPOSITION

The City of Carlinville represented 12.5% of the households in Macoupin County. Carlinville contained 2,177 total households which was larger than Hillsboro but nearly half the size of comparison cities like Waterloo. Carlinville had a lower percentage of married-couple families, 38.6%, compared to Macoupin County overall, 49.1%. Greenville and Shelbyville had lower rates of married-couple families at approximately 32% respectively, while 54.8% of Waterloo’s households were comprised of married-couple families. Notably, within the City of Carlinville the percentage of female householders with no partner (30.2%) was comparable to the percentage of male householders with no partner (26.6%). However, Carlinville had a much lower rate of cohabitating couple households, 4.5%, compared to the county, 9.3%.

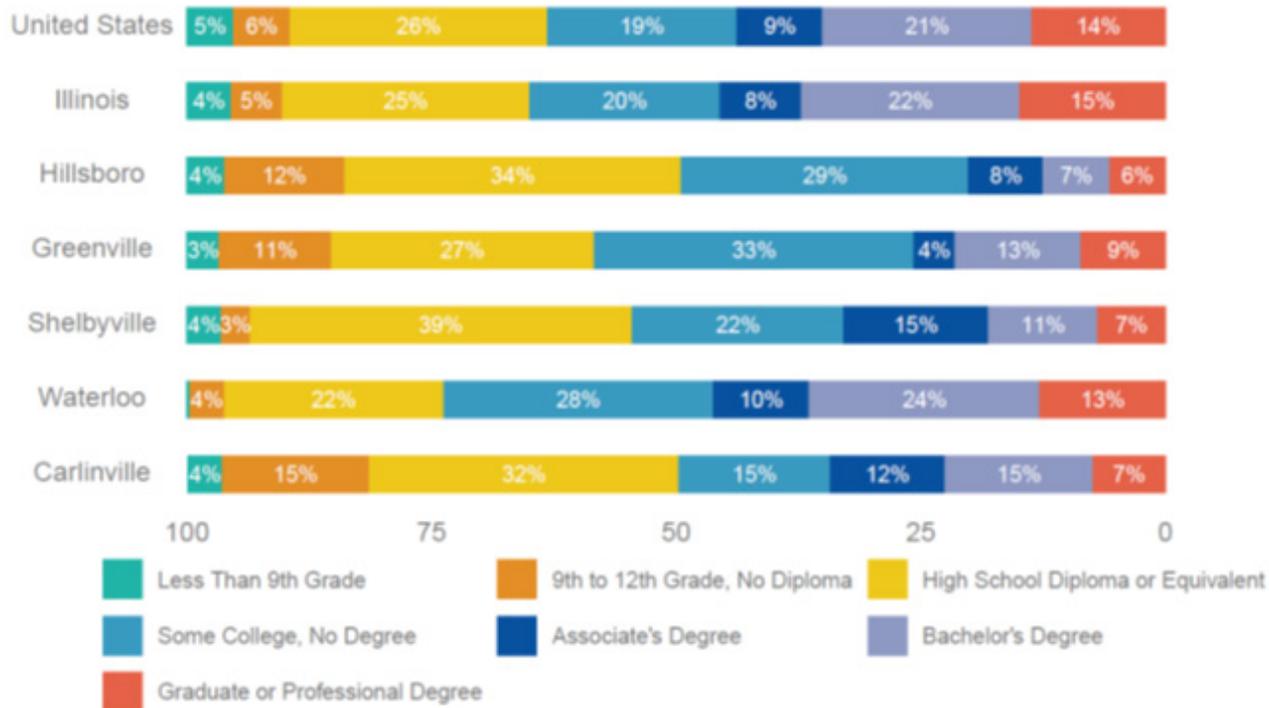
The average household size in Carlinville, 2.34 persons, was lower than that of Macoupin County, 2.51 persons, and Illinois, 2.48 persons. The City of Carlinville’s owner-occupied household size and renter-occupied household size were 2.39 and 2.26 persons, respectively. This represents a slight increase (0.08 person) in the average size of owner-occupied households from 2013 to 2023 and an increase of 0.4 persons in the size of renter-occupied households over the same period.



EDUCATIONAL ATTAINMENT

Educational attainment in Carlinville was aligned with the rates in comparison cities but varied from the state average. In terms of educational achievement, the largest percentage of Carlinville’s population were high school graduates, 31.7%, in 2023. Comparison cities exhibited comparable rates of high school graduates, with Shelbyville at 39.1% and Greenville at 26.9%. In the City of Carlinville, 15.1% of the population had a bachelor’s degree and another 7.4% had a graduate or professional degree, in 2023. Those rates were higher at the state level, 22.3% and 14.9%. Notably, Waterloo demonstrated a rate of 23.6% of residents with a bachelor’s degree or higher, while 12.8% of residents had a graduate or professional degree.

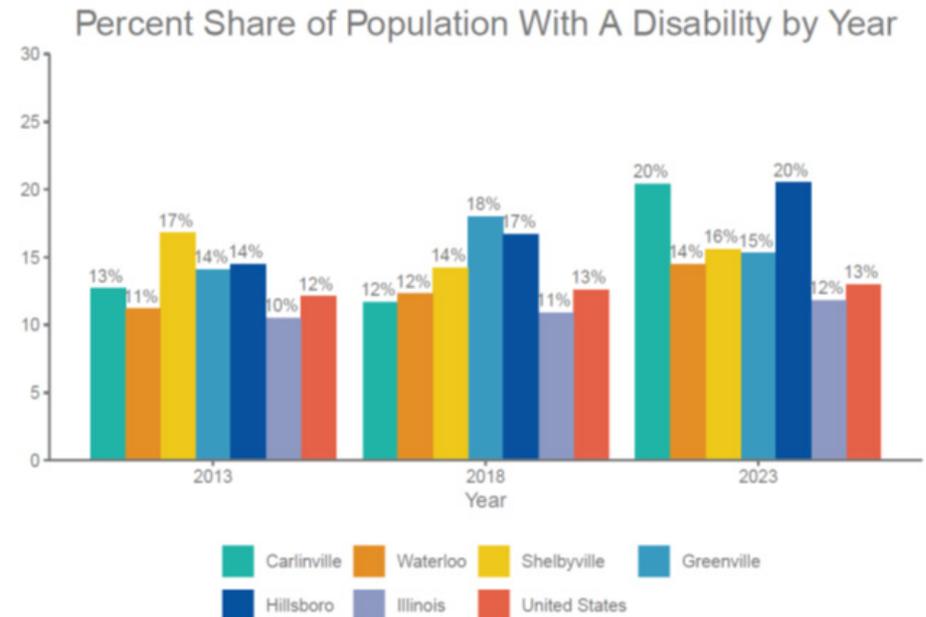
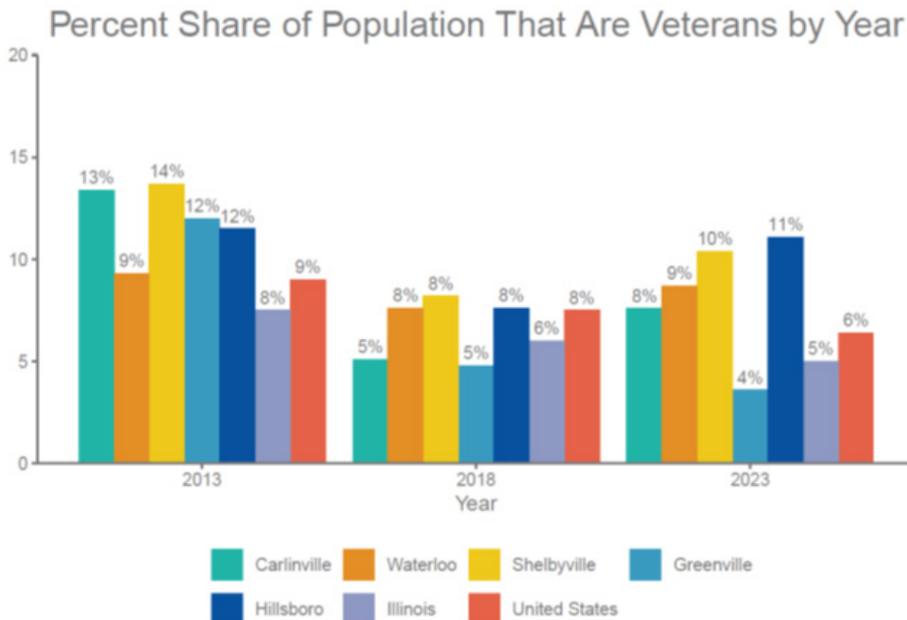
Educational Attainment in 2023



VETERAN AND DISABILITY POPULATION

7.6% of Carlinville’s population were veterans in 2023. The City of Carlinville’s share of veterans was lower than other municipalities in the region. Comparison cities like Hillsboro and Shelbyville possessed larger veteran populations, 11.1% and 10.4%, respectively.

The City of Carlinville also had a high percentage of the population with a disability, 20.4%, in 2023, similar to Hillsboro at 20.5%. This was about 8.4% higher than Illinois as a whole. The other comparison cities all exhibited significantly lower rates of disability in their populations, ranging from 14.5% in Waterloo to 15.6% in Shelbyville.



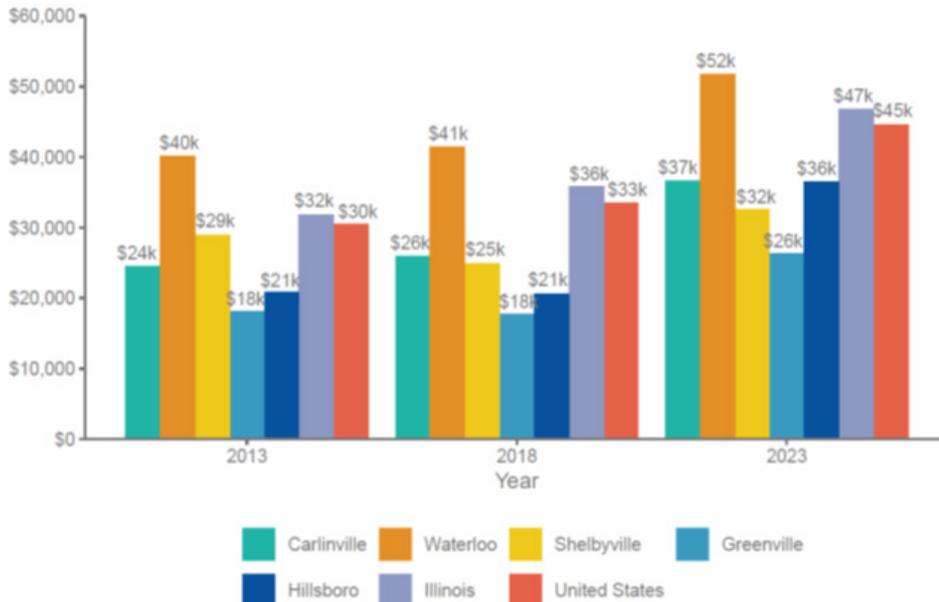
ECONOMIC CONDITIONS

EMPLOYMENT AND INCOME

As of 2023, the median annual income of all workers in Carlinville was \$36,669. That was lower than that of Macoupin County, which was \$42,572, and Illinois, which was \$46,839. The City of Carlinville's median annual income was higher than that in Greenville (\$26,292), Hillsboro (\$36,497), and Shelbyville (\$32,553), but lower than that in Waterloo, which was significantly higher than all the other geographies (\$51,679).

The median annual income of full-time workers was lower than that seen among all types of workers. Assessing this figure by sex, male full-time workers in Carlinville earned somewhat more than female full-time workers. Both the current median annual salary for males, \$54,229, and females, \$47,864, were lower than those seen for both sexes in Macoupin County, Illinois, and the United States in 2023. The highest earning geography was Waterloo, in which both sexes earned incomes comparable to those in Illinois overall.

Median Annual Income for Workers by Year



Median Annual Income for Workers By Gender in 2023



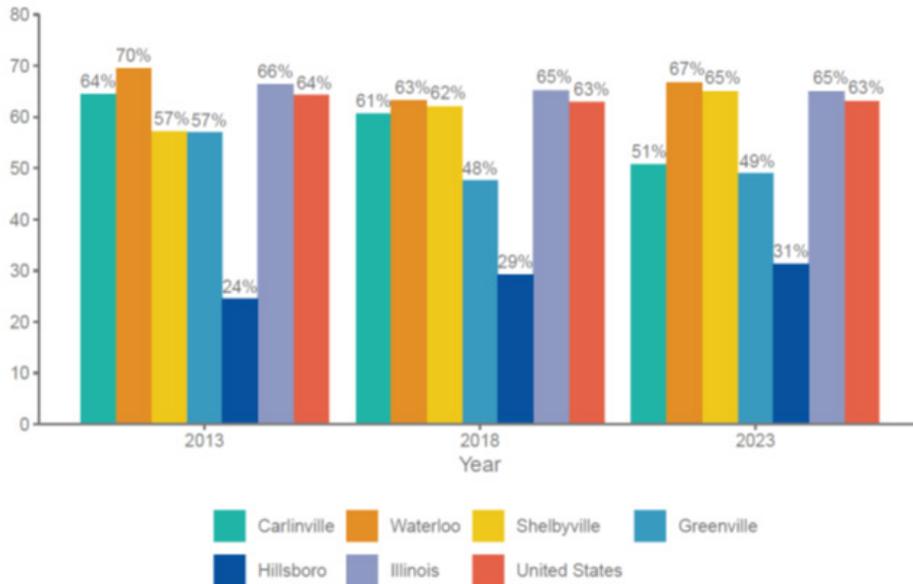
LABOR FORCE PARTICIPATION AND UNEMPLOYMENT

As of 2023, just over half of Carlinville’s population 16 years and older was considered active within its labor force. The labor force includes those that are employed, those that consider themselves unemployed but looking for employment, and those within the armed forces. The labor force participation rate in the City of Carlinville was 50.8% which is 6 percentage points lower than that in Macoupin County, 14 percentage points lower than Illinois, and 12 percentage points lower than the national rate. Among the comparison municipalities, however, Carlinville’s labor force participation is on the high side, with 49% of Greenville’s population and only 31.3% of Hillsboro’s population age 16 and older was in the labor force. Shelbyville and Waterloo both exhibited labor force participation rates even higher than those in the state and nation, at 65.1% and 66.8%, respectively.

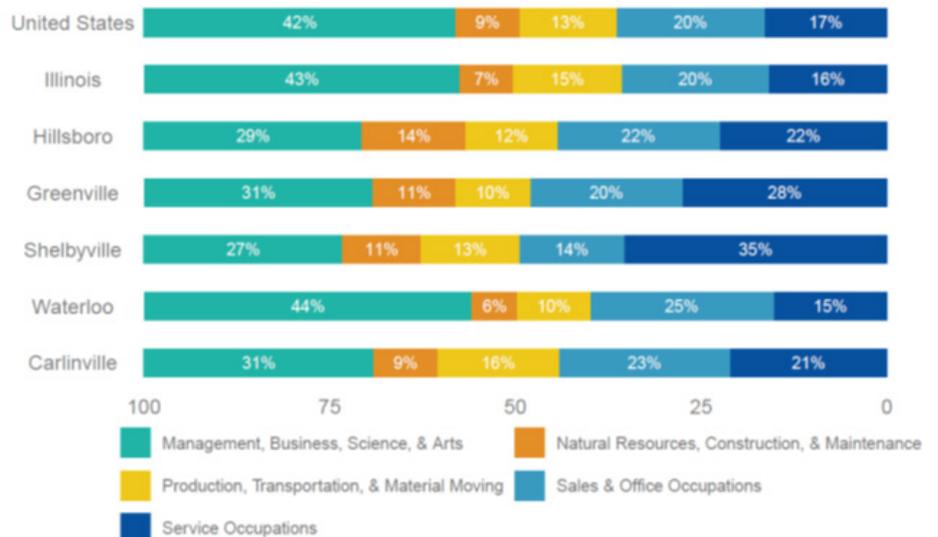
Only 2.2% of the City of Carlinville’s workforce was unemployed as of 2023. Three of the four comparison municipalities had similarly low unemployment rates in 2023, with only Hillsboro residents demonstrating an unemployment rate more in line with Illinois at 5.4%.

Among employed residents of Carlinville, the most commonly held positions were those within management, business, science and arts occupations. With occupations in this category comprising 30.9% of the workforce in Carlinville, these proportions are in line with rates in Macoupin County, with 33.5%, but lower than that in Illinois, with 42.6%. The next largest part of the City of Carlinville’s workforce, 23.0%, worked in sales and office occupations compared to Macoupin County, with 20.3% of its workforce in similar occupations.

Labor Force Participation Rates by Year



Occupation Distribution in 2023



POVERTY AND PUBLIC ASSISTANCE

In the City of Carlinville, 2.8% of households received cash public assistance in 2023 and 20.3% of households received food stamps and/or SNAP benefits in the previous 12 months. This is slightly less than the 3.7% of Shelbyville households that received cash public assistance and the 25.9% of Hillsboro households that received food stamps and/or SNAP benefits in the previous 12 months. While comparable to the average share of households in Illinois that received cash public assistance, Carlinville contained a nearly seven percentage point larger share of households that received food stamps and/or SNAP benefits as compared to the state average.

The poverty rate in the City of Carlinville in 2023 was 25.2%, which represents a 11.6% increase in poverty from 2013 to 2023. More than 25% of the City of Carlinville’s households earned less than \$25,000 per year, and 5.8% earned less than \$10,000 per year, compared to the county at 5.0%. In Carlinville, 19.2% of households made between \$25,000 and \$49,999 and another 31.4% earned between \$50,000 and \$99,999.

Share of Households Receiving Public Assistance in 2023



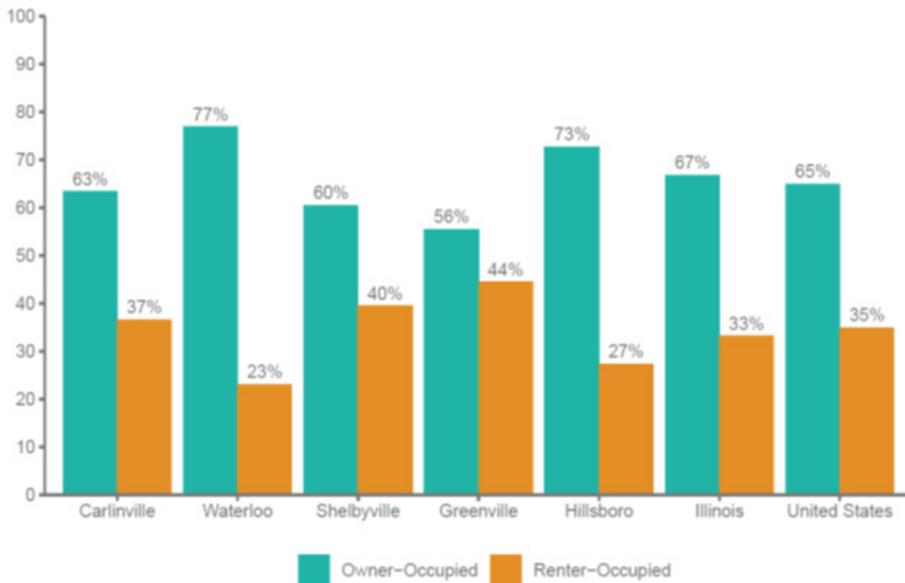
HOUSING MARKET CONDITIONS

HOUSING STOCK

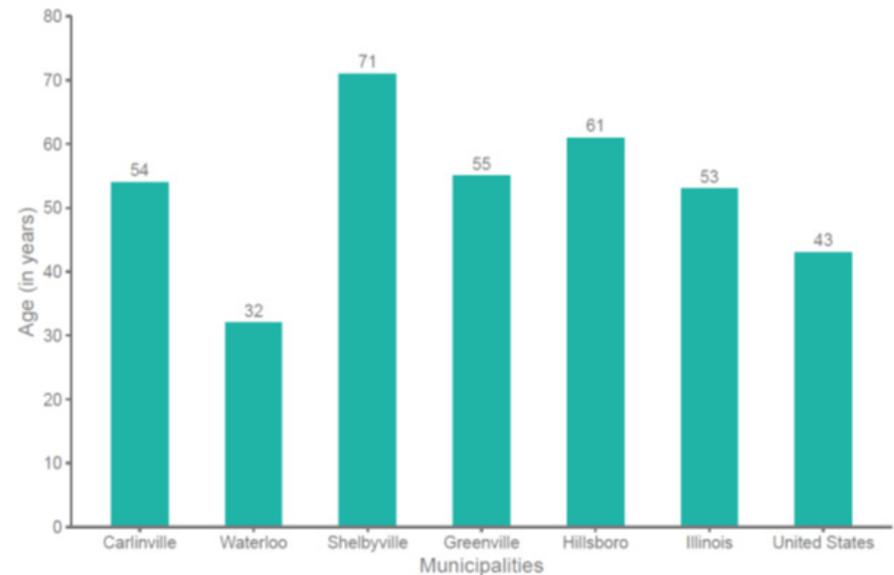
In 2023, the City of Carlinville had 2,432 total housing units. Of the 2,177 units that were occupied, 63.4% represented owner-occupied units, a total of 1,380 units. Carlinville's renter population was moderately high for the area, with renters occupying 36.6% of all occupied housing units equaling a total of 797 units. Greenville and Shelbyville demonstrated a larger percentage of renter-occupied housing than that in Carlinville. Macoupin County had a renter-occupied housing rate of 22.3% which is notably lower than the City of Carlinville, Illinois, and the country overall.

Housing stock across Illinois is relatively old, with the average building built in 1970, but the City of Carlinville's stock is slightly older, with the average building built in 1969. All of the comparison cities except for Waterloo (1991) had an older housing stock, with Shelbyville's housing averaging 71 years (built in 1952) and Hillsboro's housing averaging 61 years (built in 1962).

Share of Owner vs Renter Occupied Units in 2023



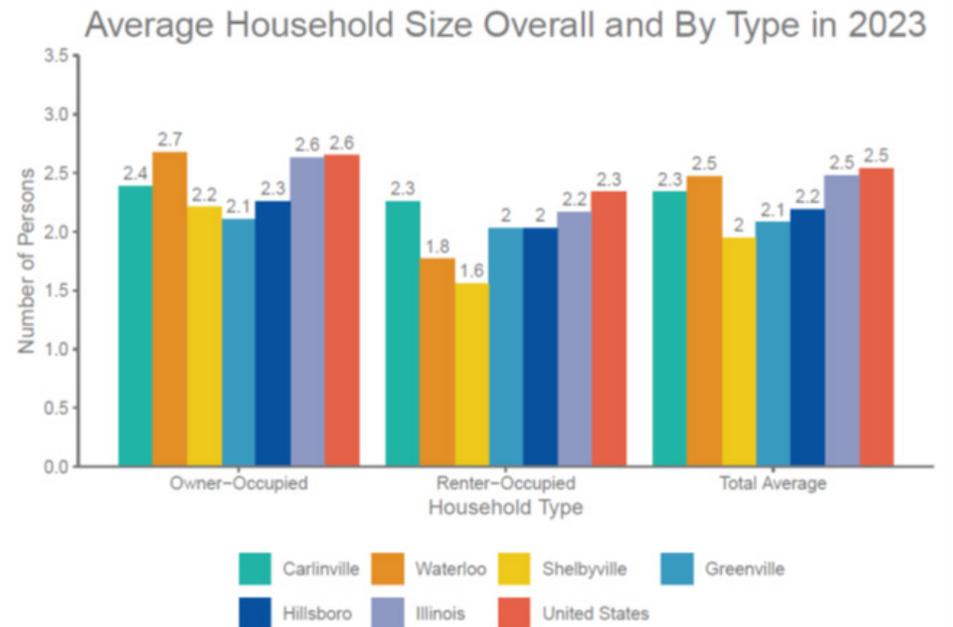
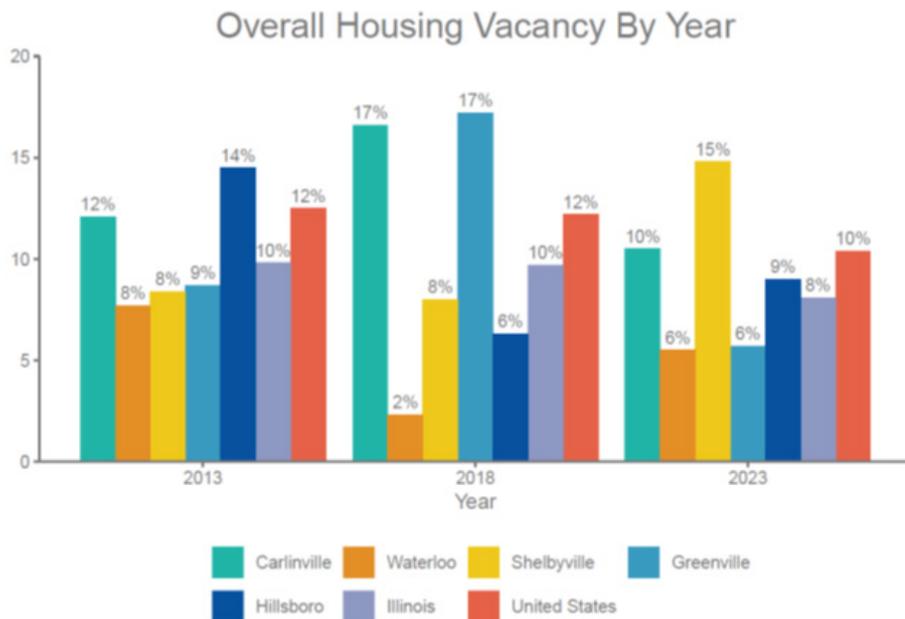
Median Age of Housing Stock



OCCUPANCY AND VACANCY

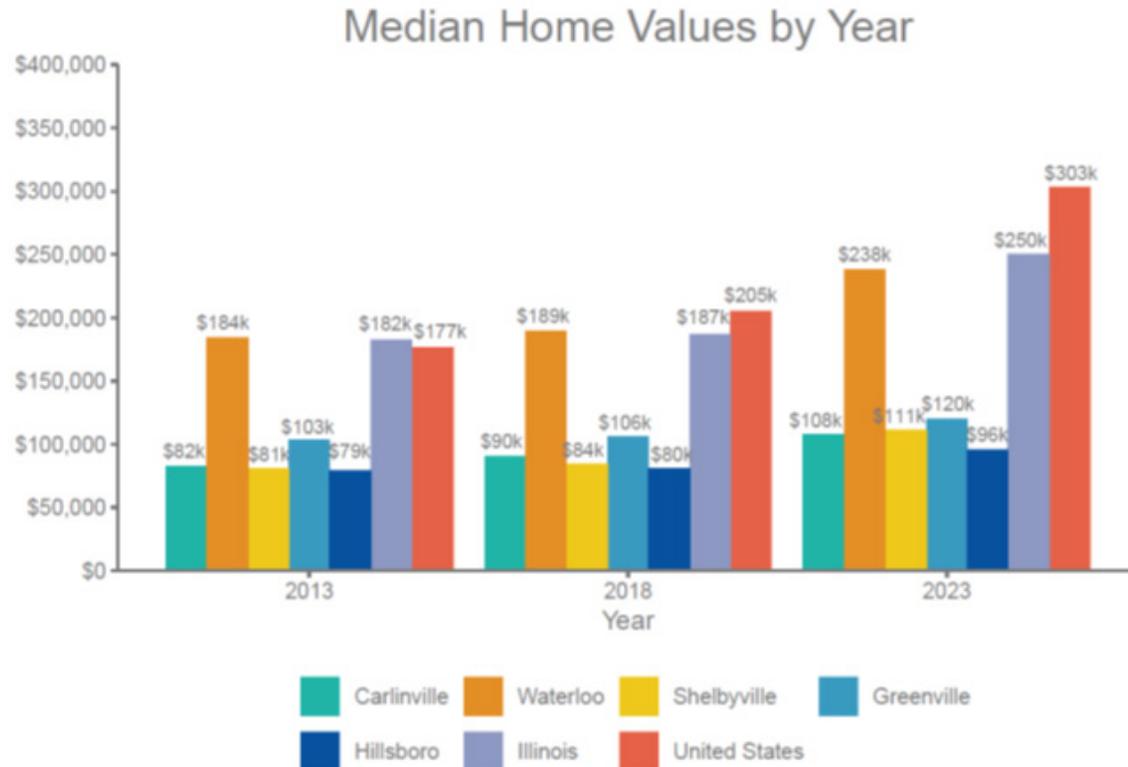
Throughout Carlinville, 10.5% of housing units were vacant in 2023. This rate was higher than the rates seen in all of the comparison municipalities except for Shelbyville, with Macoupin County seeing a vacancy rate of 17.4% and Illinois seeing a vacancy rate of 8.1%.

In 2023, the City of Carlinville had a 7.4% rental vacancy rate, compared with a 0.0% homeowner vacancy rate. This can be contrasted with Waterloo’s rental vacancy rate of 4.1% in 2023. The average household size in Carlinville was 2.34 persons in 2023. This was somewhat higher than three of the four comparison geographies but lower than that in Waterloo (2.47) and Macoupin County (2.51) at the time. The average household size in Illinois, 2.48 persons, and the United States, 2.54 persons, was somewhat higher than that of the City of Carlinville.



HOUSING VALUE

In 2023, the City of Carlinville had a total of 1,380 owner-occupied housing units, and the median value of those units was \$108,000, lower than the median for Macoupin County, which was \$126,100, and for Illinois, which was \$250,500. Carlinville’s median housing value falls on the lower end of the comparison municipalities. As Greenville, Shelbyville, and Waterloo exhibit higher median home values, at \$119,800, \$111,200, and \$237,900, respectively, but Hillsboro’s median home values were only \$95,800 during the same period.



HOUSING COSTS

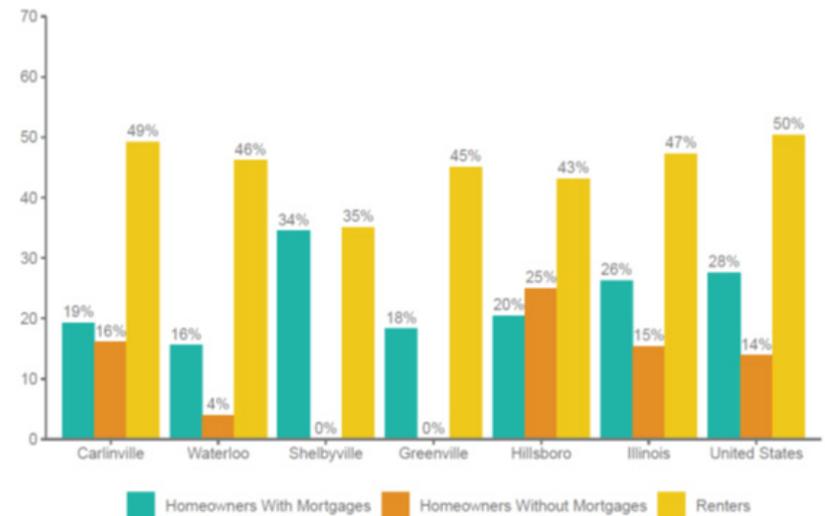
In 2023, the median monthly housing costs of owner-occupied units without a mortgage in Carlinville was \$461, whereas owner-occupied units with a mortgage was \$1,039. The median costs of owner-occupied housing units with a mortgage were significantly lower than those in Illinois overall, \$1,950, and slightly lower than Macoupin County, \$1,231. Among the comparison cities, three have somewhat higher monthly housing costs for owners without a mortgage, ranging from \$524 in Hillsboro to \$732 in Waterloo, while monthly costs for homeowners with a mortgage are somewhat higher in three of the comparison municipalities and range between \$1,130 in Hillsboro to \$1,718 in Waterloo. The median monthly housing cost paid by renter-occupied households in Carlinville was \$736. While rental housing costs were slightly lower in the City of Carlinville than in Macoupin County, \$789, and much lower than in Illinois, \$1,227, they are approximately equivalent to the comparison municipalities, where renters pay between \$724 and \$873.

A household is described as cost-burdened when they pay more than 30% of their household income for housing, including rent, mortgage, and utilities. 19.3% of homeowners with a mortgage were cost-burdened and 49.2% of renters were cost-burdened in Carlinville in 2023. About four percent more of the population was cost-burdened in Illinois than in the City of Carlinville.

Median Monthly Costs by Owner/Renter Type in 2023



Share of Cost-Burdened Households by Owner/Renter Type in 2023



PRIMARY MARKET AREA

WHAT IS A PRIMARY MARKET AREA?

Primary Market Areas (PMAs) are contiguous geographic areas from which a majority of residents will likely be drawn for a given development. IHDA uses census tracts to create PMAs for market analysis and collects data for these areas to understand their demographic, economic, and housing trends. Taking into consideration the characteristics of this PMA helps IHDA to understand market forces that are occurring in and around the community and their implications for development goals. PMA analysis is an important process within the application review for many of IHDA's programs, including the Low-Income Housing Tax Credit (LIHTC) program. It is also a helpful tool for communities to understand and communicate the characteristics of their area and its broader regional context.

PRIMARY MARKET AREAS AND LOW-INCOME HOUSING TAX CREDITS

The initial phase of IHDA's Low-Income Housing Tax Credit (LIHTC) process serves to assess the market need for development and redevelopment proposals prior to the submittal of a full application. This process is called the Preliminary Project Assessment (PPA). This assessment allows IHDA to evaluate local market data based on the PMA and examine concentrations of poverty and affordable housing as preliminary indicators of the area's need. IHDA also allows developers to include documentation that supports the need for affordable housing and demonstrates alignment with local planning efforts. The PPA allows IHDA to look beyond the data alone to determine whether investments could help increase access to living wage jobs, education, services, and transit for low-income residents.

PRELIMINARY PROJECT ASSESSMENT MARKET DATA AND METRICS

The data points included in IHDA's PPA analysis show an area's change over time, including data points spanning approximately 10 years. All data are collected from the United States Census Bureau's American Community Survey for the census tracts within the project's PMA. Each metric used in this analysis is evaluated at the PMA-level and is compared to the rates and figures of the county and Illinois as a whole. The metrics considered include important housing statistics, such as vacancy, cost burden, and households with Section 8 Vouchers (also known as Housing Choice Vouchers), as well as existing affordable housing stock. The following table outlines all the metrics that IHDA collects and analyzes for its Preliminary Project Assessment, in accordance with the 2024-2025 Qualified Allocation Plan (QAP). It is important to note that the categories and criteria presented are subject to change as updates are made to the QAP.

EXISTING UNIT APPROVALS AND PERFORMANCE & ON-THE-GROUND INDICATORS		
CRITERIA REVIEWED	SOURCE OF INFORMATION	CONSIDERATION
IHDA-funded projects	IHDA active portfolio & IHDA Board approvals	General picture of IHDA's investment in PMA
Newly approved IHDA-funded units		Approved projects in the PMA that are not yet constructed or rented may negatively impact the PPA market and/or the market may need to stabilize before additional units are approved
Occupancy levels / Wait-list levels at active IHDA projects in PMA	Internal project monitoring by IHDA & phone calls to property managers	Occupancy levels in PMA below 80% are considered to be problematic
SRN units proposed	PAIR data showing the number of persons on the wait list & their desired unit type	To be used to objectively demonstrate on-the-ground conditions that may indicate the need for new units or rehabilitation of existing units within an area
Age of housing stock	American Community Survey (ACS) 5-year estimates	
AFFORDABLE RENTAL CONCENTRATIONS		
CRITERIA REVIEWED	SOURCE OF INFORMATION	CONSIDERATION
IHDA market share (units funded by IHDA in the PMA / total rental units in PMA)	IHDA active portfolio, IHDA Board approvals, & American Community Survey (ACS) 5-year estimates	Market share over 10% is considered high and may negatively impact the PPA review, market share over 15% may be required to submit Community Revitalization documentation to show that the proposed project is part of local efforts.
Affordable market share (unduplicated units funded by IHDA, HUD, HUD Public Housing, & USDA-RD in the PMA / total rental units in PMA)	IHDA active portfolio, IHDA Board approvals, American Community Survey (ACS) 5-year estimates, & published lists of HUD Multifamily, HUD Public Housing, & USDA-RD developments	Market share over 20% is considered to be high and may negatively impact the PPA review, low overall rental concentrations may mitigate negative impact
Affordable rental concentrations (actual rents, regardless of subsidy)	Affordable Rental Unit Survey (ARUS)	Affordable rental unit concentration that exceeds 60% for the income levels targeted by the project is considered high and may negatively impact the PPA review
SOCIAL AND ECONOMIC VIABILITY		
CRITERIA REVIEWED	SOURCE OF INFORMATION	CONSIDERATION
Poverty rate	American Community Survey (ACS) 5-year estimates	Poverty levels exceeding 20% may negatively impact PPA review, low poverty rates and high household income may indicate opportunity within the PMA
Median household income		

SOCIAL AND ECONOMIC VIABILITY		
CRITERIA REVIEWED	SOURCE OF INFORMATION	CONSIDERATION
Growth (houshold and population)	American Community Survey (ACS) 5-year estimates	Overall negative trends and/or sharp year-to-year declines may negatively impact PPA review
Rent-burden and extreme rent-burden		Higher than average levels may indicate need for rent-restricted housing within PMA
Unemployment rate	American Community Survey (ACS) 5-year estimates & Bureau of Labor Statistics Area Unemployment Statistics	Access to jobs is considered and indicator of opportunity and projects located in PMAs with low unemployment, high labor force participation, and high number of local jobs may be considered favorably
Labor force participation rate		
Number of jobs	US Census Longitudinal Statistics	
Number of jobs per 100 people	American Community Survey (ACS) 5-year estimates & US Census Longitudinal Statistics	
Households with Housing Choice Vouchers (HCV)	HUD's 'A Picture of Subsidized Households'	
Educational attainment and school performance	American Community Survey (ACS) 5-year estimates & local school performance indicators	Education levels and school performance are considered indicators of opportunity
Crime statistics	Various data sources, IHDA Asset Management records	High crime rates may impact ability to achieve and maintain full occupancy

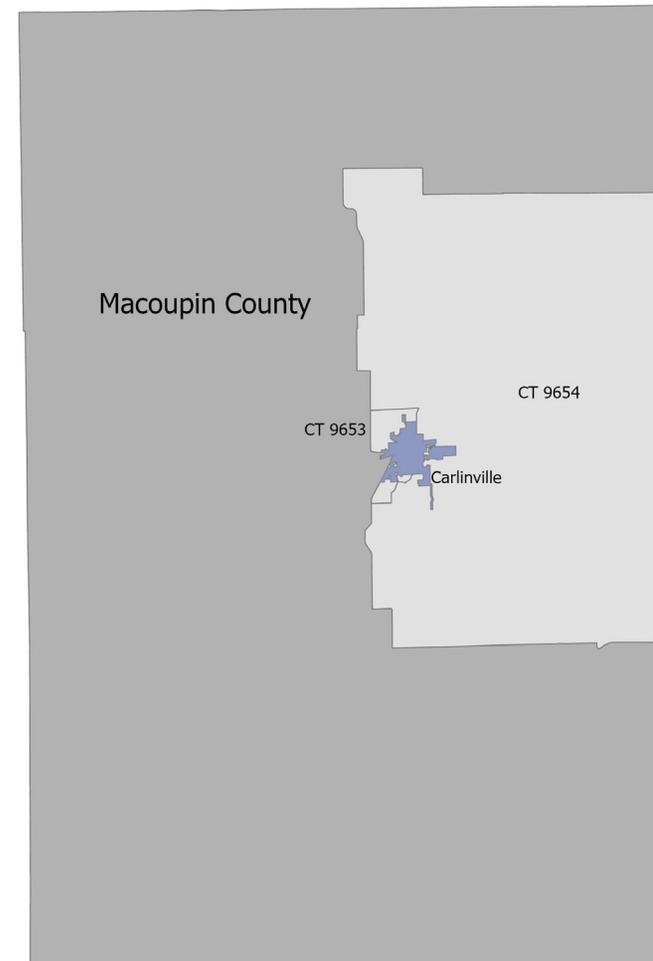
CARLINVILLE'S PRIMARY MARKET AREA

The PMA defines the larger community area that is inclusive of the amenities, services, and recreational assets that residents of the City of Carlinville could reasonably travel to and access. The Carlinville PMA is made up of two census tracts. While this PMA composition and analysis can serve as an informative tool for understanding the area's trends and needs, its boundaries and census tracts should not be considered the only means of analysis.

The census tracts included in Carlinville's PMA were determined through discussion between IHDA and the City of Carlinville and are as follows:

Macoupin County

- Census Tract 9563
- Census Tract 9564



CARLINVILLE'S PRIMARY MARKET AREA DATA

Project Name:		Macoupin County		SPAR Reviewer:	SPAR Recommendation:								
				Census Tracts Included in PMA			17117956300, 17117956400						
Project PPA Number:	17117956300, 17117956400	Market Characteristics*		PMA	Rate	Growth	County	Rate	Growth	State	Rate	Growth	
Project City:	Carlinville	Total Population 2013		8,556			47,462			12,848,554			
Set-Aside/Cnty Area	Non-Metro	Total Population 2018		8,375		-2%	45,719		-4%	12,821,497		0%	
Project County:	Macoupin	Total Population 2023		8,085		-3%	44,566		-3%	12,692,653		-1%	
Construction Type:		People aged 60+ 2013		2,302	27%		11,187	24%		2,352,363	18%		
Age Restriction:		People aged 60+ 2018		2,259	27%	-2%	12,319	27%	10%	2,675,686	21%	14%	
Total Units:		People aged 60+ 2023		2,507	31%	11%	13,026	29%	6%	2,917,684	23%	9%	
Scattered Site:		People Unemployed 2013**		348	4%		2,134	4%		700,616	5%		
Mkrt Rate/80% AMI Units:		People Unemployed 2018**		369	4%	6%	1,571	3%	-26%	437,139	3%	-38%	
30% AMI Units:		People Unemployed 2023**		55	1%	-85%	914	2%	-42%	384,790	3%	-12%	
PSH Units/PAIR Data:		People in Laborforce 2013**		4,563	53%		24,034	51%		6,718,236	52%		
PBRA Units:		People in Laborforce 2018**		4,090	49%	-10%	22,251	49%	-7%	6,679,997	52%	-1%	
Type of PBRA:		People in Laborforce 2023**		3,451	43%	-16%	20,809	47%	-6%	6,658,874	52%	0%	
Existing & Fully Occupied:		Jobs by Job Location 2022 (LEHD)		3,554	44%		9,212	21%		5,199,014	41%		
PH Redevelopment:		Jobs by Res Location 2022 (LEHD)		3,265	40%		19,246	43%		5,197,648	41%		
Vets Population:		High School Graduates 2018**		1,869	22%		12,488	27%		2,267,535	18%		
Existing IHDA Portfolio:		High School Graduates 2023**		1,820	23%	-3%	12,754	29%	2%	2,207,546	17%	-3%	
Opp Area or Proximate:		College Graduates 2013**		1,092	13%		5,254	11%		2,675,796	21%		
QOLI Score:	8	College Graduates 2018**		1,535	18%	41%	6,262	14%	19%	2,957,791	23%	11%	
ARI Score:	0	College Graduates 2023**		1,279	16%	-17%	6,000	13%	-4%	3,249,494	26%	10%	
R/ECAP 2023	0	People in Poverty 2013		954	11%		5,714	12%		1,772,333	14%		
R/ECAP in PMA	0	People in Poverty 2018		1,201	14%	26%	5,965	13%	4%	1,635,603	13%	-8%	
Wage Abundance/Desert	N/A, Desert	People in Poverty 2023		1,475	18%	23%	6,259	14%	5%	1,454,217	11%	-11%	
BA Food Access Verified	0	Cost Burdened Owners 2023		359	16%		2,068	15%		733,383	22%		
RIA	Moderate Revitalization Area	Cost Burdened Renters 2023		372	40%		1,273	33%		727,054	44%		
QCT 2026	Not a QCT	Average Median Income 2013		\$46,661			\$49,590			\$56,797			
QCT in PMA 2026	1	Average Median Income 2018		\$59,851		28%	\$53,778		8%	\$63,575		12%	
Age of Housing Stock 2023				Average Median Income 2023			\$75,581		26%	\$68,518		27%	
2000 & after	17.92%	Total Vacant Units 2013		459	10%		2,302	10%		518,981	9%		
1980-2000	18.64%	Total Vacant Units 2018		542	13%	18%	2,938	12%	28%	517,230	9%	0%	
before 1980	63.44%	Total Vacant Units 2023		505	12%	-7%	3,677	15%	25%	441,597	8%	-15%	
ARUS 80% AMI	787	85%	Owner Occupied Units 2013		2,506	63%		14,760	68%		3,220,038	61%	
ARUS 70% AMI	760	83%	Owner Occupied Units 2018		2,396	64%	-4%	14,321	66%	-3%	3,189,035	60%	-1%
ARUS 60% AMI	695	75%	Owner Occupied Units 2023		2,223	61%	-7%	13,546	64%	-5%	3,343,034	61%	5%
ARUS 50% AMI	606	66%	Occupied Rental Units 2013		996	25%		4,494	21%		1,552,685	29%	
ARUS 40% AMI	427	46%	Occupied Rental Units 2018		788	21%	-21%	4,451	21%	-1%	1,641,003	31%	6%
ARUS 30% AMI	32	3%	Occupied Rental Units 2023		921	25%	17%	3,885	18%	-13%	1,658,870	30%	1%
ARUS 20% AMI	0	0%	Total Housing Units 2013		3,960	46%		21,556	45%		5,291,704	41%	
Concentrations:	Number of Units	%s	Total Housing Units 2018		3,727	44%	-6%	21,710	47%	1%	5,347,268	42%	1%
Active IHDA Units (All)	67	7%	Total Housing Units 2023		3,649	45%	-2%	21,108	47%	-3%	5,443,501	43%	2%
Affordable Housing Units (All)	67	7%	Households with HCVs 2024		0	0%		42	1%		95,827	6%	
CR Triggered:	if renter % is > set-aside avg and IHDA conc is > 15% then		Overall Housing Unit Change										



COMMUNITY- BASED PLANNING PROCESS

- 34** Community Needs Assessment Process
- 36** Carlinville Community Needs Assessment
- 38** Public Meetings

COMMUNITY-BASED PLANNING PROCESS

To produce a Community Revitalization Plan that truly reflected community values and priorities, the City of Carlinville engaged in a collaborative planning process involving community residents, community organizations, and other key stakeholders to obtain public input and build stewardship for the plan. A primary goal of the public outreach strategy for this plan was to increase and diversify community engagement, with a specific focus on engaging populations that have historically been underrepresented in previous planning processes.

The planning process was crafted in close consultation with a core stakeholder group, which consisted of the City's Economic Development Coordinator, several City Council members, and a number of concerned local residents over a period of 15 months. IHDA worked closely with Carlinville to develop a Scope of Work (SOW), which was signed by both parties on October 18, 2024. The SOW outlined a partnership, based in community engagement, which included identifying and recruiting local and regional stakeholders, organizing public meetings, and establishing and overseeing a transparent project work plan. The specific tasks of the City of Carlinville throughout this planning process included the following:

- Determining and forming a core stakeholder group
- Providing previous planning efforts and funding sources
- Conducting a Community Needs Assessment of the City of Carlinville
- Recruiting volunteers to perform a Housing Stock Survey of the City of Carlinville
- Crafting goals and objectives for the community based on the data and feedback collected over the course of the partnership

In addition to carrying out the tasks outlined above, Carlinville stakeholders also agreed to regularly participate in stakeholder and community meetings with IHDA throughout the tenure of the partnership to build relationships, share knowledge and skills, and increase community participation. In total, IHDA and the City of Carlinville's core planning team held four planning meetings, two in-person stakeholder meetings, and two full community meetings over the course of this partnership.



COMMUNITY NEEDS ASSESSMENT PROCESS

A core tool used to engage community residents throughout this process was the distribution and collection of a Community Needs Assessment (CNA). Community feedback was collected via three separate surveys: one targeting Carlinville residents, one targeting students at Blackburn College in town, and one targeting commuters at local employers. The student survey collected 21 responses, and the commuter survey collected 14 responses, neither of which met the minimum number to provide statistical analysis. Results for those two surveys are included in Appendix V.

This survey posed 49 questions that polled resident opinions regarding their experience of their neighborhood regarding the following areas:

- Housing
- Economy
- Engagement
- Mobility
- Public Safety
- Community Initiatives
- Recreation
- Amenities and Resources
- Civic Opportunities

The survey took every measure possible to ensure that all responses would remain anonymous. However, six questions were included in the survey to collect general respondent information, including household size, age range, income bracket, race/ethnicity, and confirmation of residency. Residents of the City of Carlinville were informed of the Community Needs Assessment through a wide range of outreach and promotional efforts, including social media, WSMI radio station, newspaper, and distribution through numerous civic organizations. Additional outreach was conducted through the School District, Blackburn College, nonprofit organizations, major employers, and small businesses throughout the community, including popular local cafés. Surveys were distributed and left open for responses for a period over December 2024 and January 2025. Over that time, 188 survey responses were collected, which is approximately 3.4% of the total population of the Carlinville strategy area.

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

COMMUNITY NEEDS ASSESSMENT METHODOLOGY

To reach as many residents as possible, the CNA was made available and distributed widely in both paper and electronic form. The City of Carlinville's Economic Development Coordinator distributed the electronic survey link through established stakeholder email lists and via notices included on resident water bills. To ensure accessibility for all populations, additional support was provided at the Carlinville Public Library, where a class offered assistance with using QR codes and provided paper copies for residents in need and at City Hall.

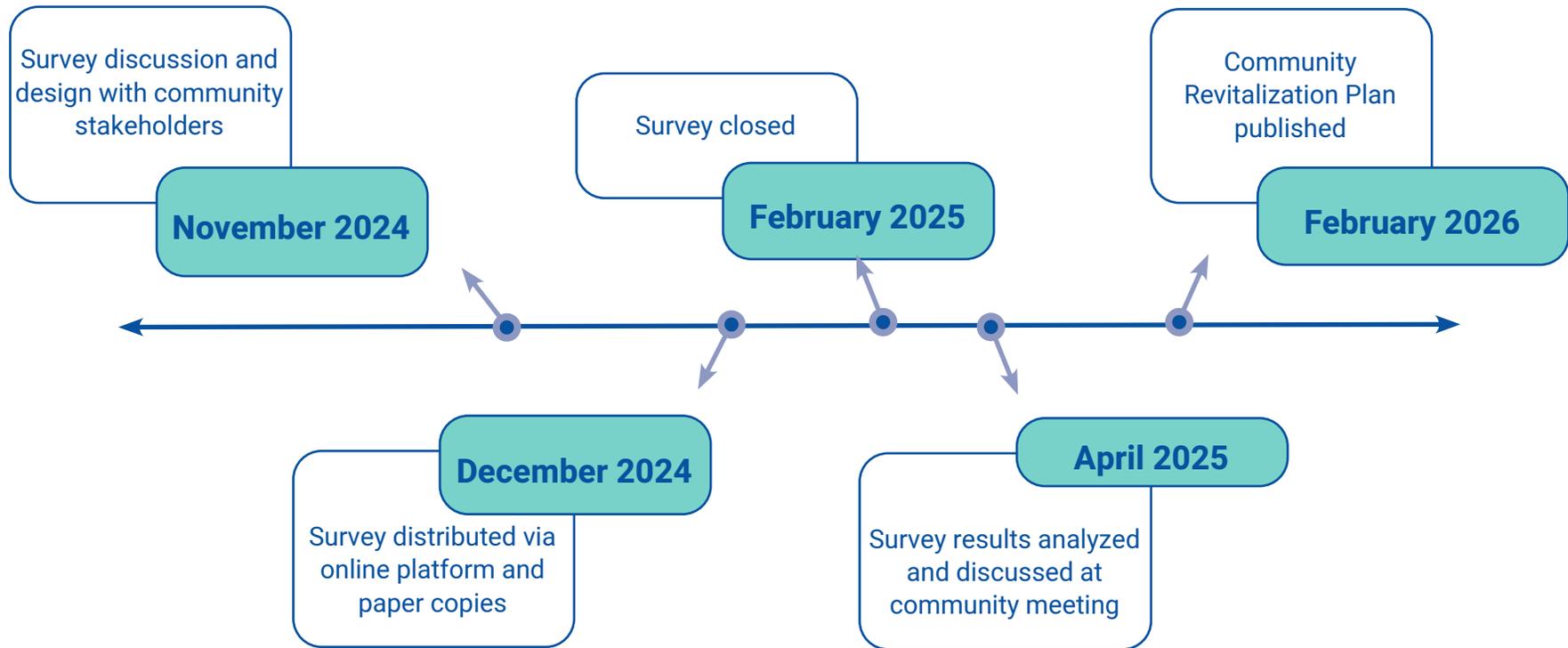
A total of 27 surveys were collected via paper copy and the remaining 161 surveys were collected electronically. To ensure objective reporting, IHDA alone was responsible for the CNA data analysis and summary of results. The form summarizing the findings of the CNA was distributed at

subsequent public meetings and can be found in Appendix IV of this plan.

As with all self-reported surveys, there are some limitations which should be considered when interpreting the results of Carlinville’s CNA, including:

1. The language or phrasing of the survey may have been confusing or misleading to participants, causing error in the reporting of information.
2. Participants were not required to answer all questions and therefore the sample size may vary across questions.
3. The data reflect a snapshot of the current opinions of the respondents and those opinions are subject to change

COMMUNITY NEEDS ASSESSMENT TIMELINE



CARLINVILLE COMMUNITY NEEDS ASSESSMENT

Carlinville's Community Needs Assessment (CNA) was made available electronically and distributed as paper copies beginning on December 19, 2024. The survey was closed on February 25, 2025, after 188 responses were collected. The question response rate was high for the survey as more than 96% of respondents answered all the multiple-choice questions, while 53.2 % of respondents completed the open-ended question. Overall, this survey posed 55 questions and was completed by 188 residents in the community, representing a 3.4% response rate within the City of Carlinville.

HOUSING

Only a quarter of respondents agreed that housing in Carlinville is in good condition, and only one-third agreed that housing is available for the elderly. Meanwhile, more than three-fourths of respondents agreed that Carlinville needs more housing for both renters and homebuyers. 54% of respondents agreed that their personal housing costs are affordable, but a similar proportion disagreed that housing costs are generally affordable or are affordable to households with a variety of incomes.

MOBILITY

Respondents were overall dissatisfied with mobility and transportation options in Carlinville. 80% disagreed that Carlinville has adequate and accessible sidewalks, and nearly 60% disagreed that there are transportation options to meet the needs of all residents. Only 46% responded that one can easily travel on foot, and only two-thirds agreed that they can easily travel by car.

RECREATION & PUBLIC SAFETY

Nearly three-quarters of respondents agreed that Carlinville has parks and other public green spaces for recreation and gathering, while 52% agreed that the city has spaces for fitness and recreation. More than half of respondents agreed that they feel safe in their community, but less than half agreed that Carlinville has adequate lighting or good visibility in public spaces.

ECONOMY, AMENITIES & RESOURCES

Just over half of respondents agreed that they can run most of their errands without leaving Carlinville, but 59% disagreed that the community has adequate commercial and retail development and 63% disagreed that the community has a variety of employment opportunities that enable employees to live in Carlinville. On the other hand, nearly three-fourths of respondents agreed that their community has good K-12 educational opportunities, and more than 80% agreed that they have access to good quality banking and health services in Carlinville. Nearly half of respondents disagreed that they can access affordable, nutritious food.

ENGAGEMENT

While most respondents agreed that Carlinville has good opportunities for community involvement and dining, only 52% agreed that there are opportunities for nightlife and most disagreed that Carlinville has good opportunities for employment or recreation.

COMMUNITY INITIATIVES & CIVIC OPPORTUNITIES

More than half of respondents disagreed that their community makes plans with its residents' best interests in mind, and only about a third of respondents agreed that the community works with local businesses to improve public spaces. Only 30% of respondents are excited by the changes and plans they see in Carlinville. At the same time, only 31% of respondents were aware of opportunities to engage with their community's leaders, while nearly half were interested in providing feedback to those leaders.

PUBLIC MEETINGS

Throughout this planning process both stakeholder and community meetings were held to ensure that the Housing Needs Assessment was informed by residents, employees, and organizations based throughout the City of Carlinville. Community meetings also provide an opportunity to clarify questions and share resources with members of the community. The preference is always to hold meetings in person to provide transparency on the planning process and to allow IHDA staff to build relationships with residents and stakeholders. Community meetings were conducted throughout late 2024 and 2025 and included relevant stakeholders that are active within the community strategy area, and whose expertise and insight were vital to gaining insight into community priorities.

STAKEHOLDER MEETING – OCTOBER 30, 2024

Planning staff traveled to Carlinville to kick the partnership off. Staff met with stakeholders to introduce them to IHDA, discuss the partnership, and go over the next steps in the process.

COMMUNITY MEETING – APRIL 2, 2025

Planning staff traveled to Carlinville to facilitate the first community meeting. Staff presented the results of the community needs assessment survey, discussed the housing stock survey and began the process of recruiting volunteers. Additionally, IHDA staff facilitated a Mentimeter live polling exercise to gain community input on local priorities for housing and infrastructure.

COMMUNITY MEETING – NOVEMBER 21, 2025

Planning staff facilitated this second community meeting to present the results of the housing stock survey. IHDA staff also utilized Mentimeter in this meeting to gain input on potential goals for the plan and get community members thinking about a long term vision for Carlinville.

COMMUNITY MEETING COLLECTIVE BRAINSTORM

During two community meetings (April 2025 and November 2025), IHDA planning staff facilitated the use of Mentimeter to collect anonymous responses from community members on a variety of questions and polls. The following charts and graphics represent the input received over the collection period.

START

New businesses

Utilizing the Aladdin gift to the school district to open up the south west corner of the community for development.

Hire city manager

Work together- everyone.

A friend be dining restaurant. Square sidewalks improved.

More sidewalks/trails and current walkways being maintained overall.

Increase retail businesses on the square. Improve water quality. Improve infrastructure. More quality restaurants. Work to improve tourism opportunities.

Sidewalks, bike lanes, city manager, more open communication

I like the idea of a city manager for infrastructure. Is there any more that we can do for our homeless population. We have several business structures that aren't being cared for and / or developed.

Business incubators
Business assistants
Recreational

More attention to Carlinville as a destination location. Supporting businesses and infrastructure that are working to improve this.

Better connection for workforce and economic development between city and county

City manager, maintain sidewalks, tourism, pro-business activities.

Sidewalks, more attention and opportunities for development of city parks, attention to aesthetics of main streets

improve sidewalks, community center, bike routes designated



STOP

Incentives to improve Sears homes

Historical neighborhood improvements

Putting orange cones up that never go away.

Standing in the way of progress

Stop limiting potential opportunities and think big

Negative on social media

Limit gaming and smoke shots on main business / thru streets

Stop allowing smoke shops, gambling establishments, and businesses that do not serve the community positively in our town square and destinations for visitors.

Stop talk of town.

Ditto

turn major roads back to conventional pavement. west main bricks are crumbling.

CONTINUE

<p>Community center</p>	<p>Prioritize infrastructure - water, sewer, sidewalks</p>	<p>more new businesses with livable wages</p>	<p>Stop allowing negativity to stifle progress</p>
<p>No tattoo, smoke, gambling shops in city limits,</p>	<p>Facade grant. Develop partnerships</p>	<p>Spring and fall clean up. Fund police fully.</p>	<p>Sidewalk grants</p>
<p>Continue and increase a focus on historical preservation while embracing change, technology, etc.</p>	<p>Continue exploring grant opportunities</p>	<p>Grants to incentivize facade upkeep</p>	<p>Exploring and submitting for more state and federal grant opportunities</p>
<p>Love the pollinator gardens, volunteerism, tree city. Keep funding and supporting the park district and library.</p>	<p>Get new water source, water plant and sewer plant, improve all infrastructure, enforce ordinances, keep demo process for derelict properties and speed up the process</p>	<p>Continue to increase level of Community engagement</p>	<p>Continue with façade grant and city wide</p>
<p>A revamped Carlinville Chamber focused on tourism, business promotion, and an effective online presence</p>	<p>communicate what they are doing. need some positives to educate the public. I don't know what they do just what some people have s problem with. no word if issues have been successfully resolved.</p>		

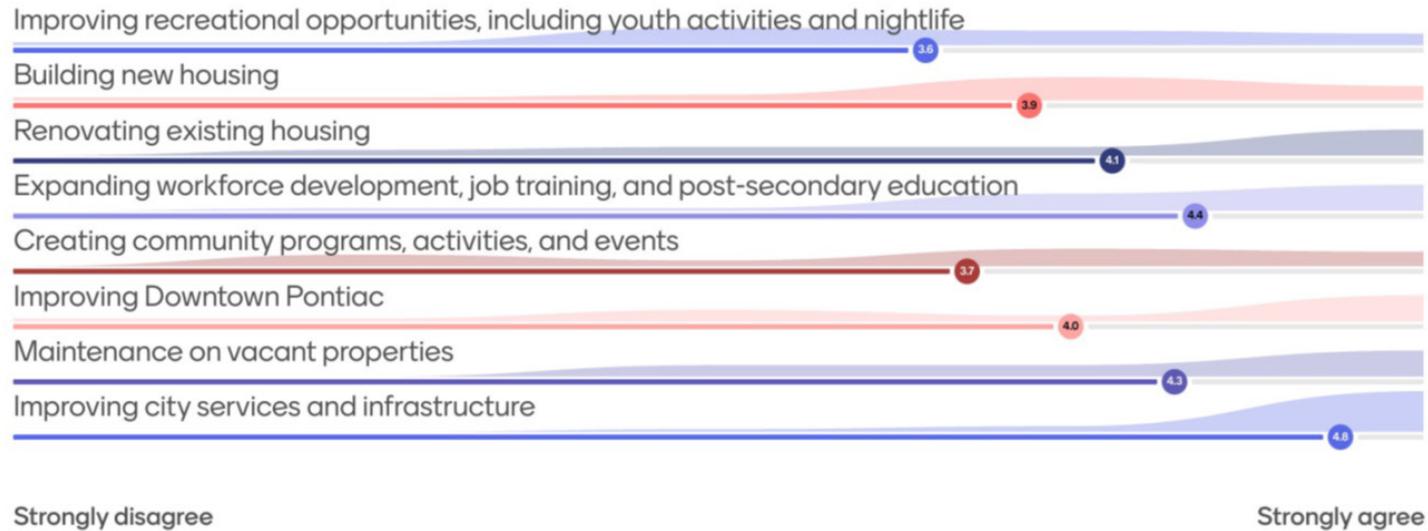
What are the City of Carlinville's strengths?

<p>Good city council. Beautiful square. Munny band concerts in summer. Strong police force.</p>	<p>Great school district</p>	<p>History, people, work ethic</p>	<p>Active volunteer involvement</p>
<p>Blackburn College, nice town square, train station travel options.</p>	<p>Volunteerism. School system.</p>	<p>Blackburn college. Hospital. Beautiful square</p>	<p>They care, regardless of public perception. Incredible volunteerism.</p>
<p>College, welcoming downtown, sense of community</p>	<p>History School district Loveless Park Charm Route 66 Train</p>	<p>Community engagement Historic spots, tourism</p>	<p>Hospital</p>
<p>Blackburn College, stellar civic groups, nice parks, dedicated volunteers, good schools, caring people, historical society, county fair, activities on the square,</p>	<p>Location, historic assets, small town life.</p>	<p>The businesses, school system, downtown charm, hospital, and sense of community</p>	<p>School district PARKS, city pool</p>
<p>History, people, work ethic</p>	<p>finances, lack of annexation, need enforcement officer, need strong leadership</p>	<p>strong leadership,</p>	<p>good mix of occupations make it a viable small town community. Having an excellent school system and a four year college with a work program. affordable education.</p>

What are the City of Carlinville's weaknesses?

<p>Infrastructure terrible. Sidewalks need fixing. Abandoned houses.</p>	<p>Infrastructure</p>	<p>Lack of Money from Brian Zilm Need grants to fund needed improvements</p>	<p>Infrastructure</p>
<p>Drugs Water quality</p>	<p>Street conditions</p>	<p>Water infrastructure</p>	<p>Tend to be short-sighted in decision making</p>
<p>City streets</p>	<p>Water, rundown neighborhoods/houses, sidewalk conditions</p>	<p>Street conditions</p>	<p>Job opportunities</p>
<p>Resistance to change.</p>	<p>Water infrastructure</p>	<p>Street conditions, not keeping up with the times</p>	<p>Planning</p>
<p>keeping their youth around to start careers and families.</p>			

Which of these topics should be priorities for Carlinville?



Rank these priorities by importance (1 being most important)



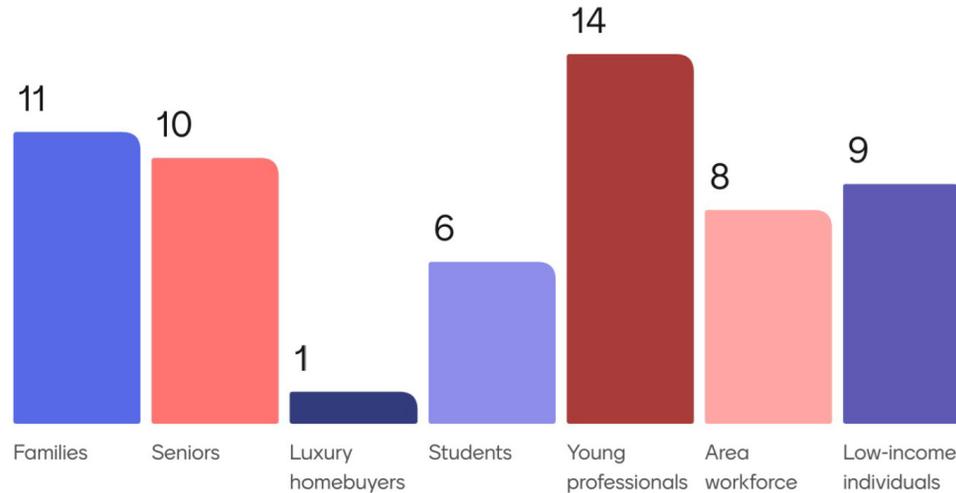
I feel a home of this size would best suit the needs of my household: I would like to see more of this type of housing in my community:



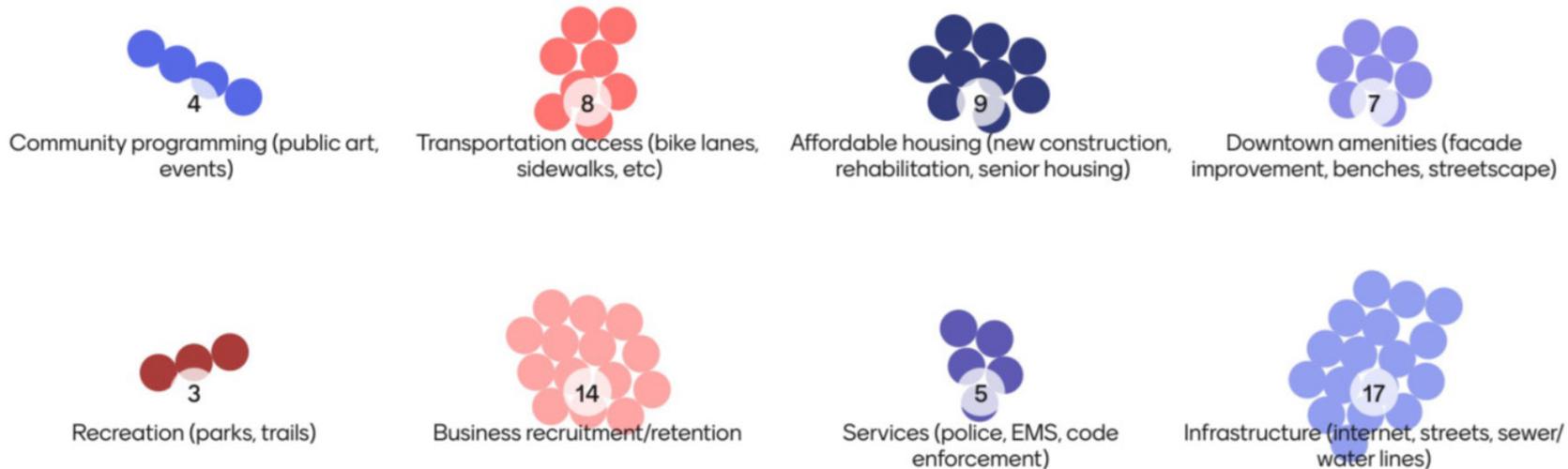
Which type of affordable housing design do you prefer? What type of housing development should Carlinville focus on?



Carlinville needs more housing for...



If you were in charge of the city's budget which items would you invest in?



What should Carlinville's housing stock look like in the future?

More apartments with good landlords who care about renters and property upkeep.

No vacant houses or buildings.

Well maintained offering incentives for keeping things nice

Affordable and attractive

Quality apartments

More well kept homes.
Affordable

Clean, welcoming community

fewer rentals, more ownership

Available and affordable housing - for ownership as well as rental

Well kept preserving Carlinville charm

Smaller homes and affordable with yards

All of the above

More Rentals Clean up run down homes

Affordable housing with well-kept areas

like not much has changed but these new homeowners really take pride in their place.

How can the City of Carlinville better support you and your neighbors?

Keep sidewalks in good shape. Seperate sewers and water lines throughout the town. Keep roads in good shape.

Street resurfacing and repairs

Enforce ordinances

Better street sidewalks more shops downtown.

Walk ability

Address issues in a timely manner

Open and welcoming environment. Better traffic flow around the railroad tracks

Support new business
Improving streets

Get money from Brian zilm

Water / sewer improvements and sidewalk repair/replacements

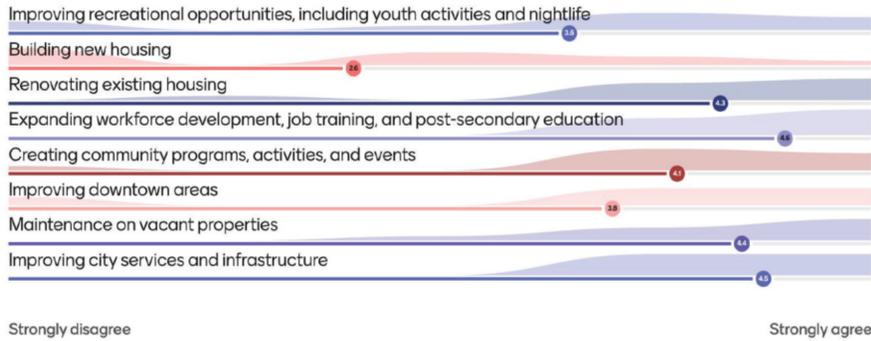
Ordinance enforcement, sidewalks

Implement a city code with some teeth for code infractions

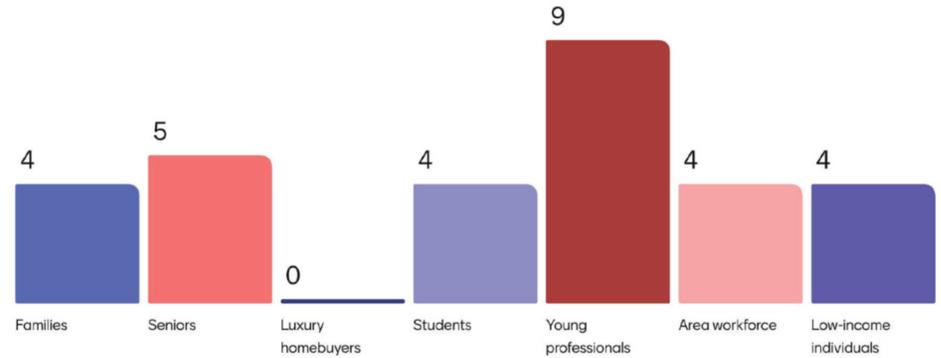
Sidewalks Lighting on streets Better policing of indigent people

get this water situation taken care of and evaluate sewer issues so that parts are inspected and upgraded before they fail.

Carlinsville should prioritize...



Carlinsville needs more housing for...



What type of housing development should Carlinsville focus on? I would like to see more of this type of housing in my community:



In 15 years, Carlinville's housing market will...

Housing needs will increase

I love our mayor

Still need help

Increase

Will be better, I hope!

The demand will increase

Increased inventory
More apartments for young adults

offer various forms of housing. Homes will be owned primarily (not rented). We'll have rental properties (apartments, duplex, etc) for those that need it. Senior opportunities.

stay relatively affordable.

will stay relatively affordable.

Need to better reflect the need for affordable rental property.

Be more supportive of senior citizens needs. More available rentals needing rehabilitation as seniors move from their homes to assisted living. We will have a new water and sewer system so growth!

The Sears Homes will be more attractive to young singles or duo's as zoning and codes are updated and enforced.

Older Victorian homes will need new owners as older owners no longer live there. Costly repairs and updates will be essential.

In 15 years, I will feel proud to live in Carlinville because...

We worked hard to make it better.

Growth and job development

Blackburn thriving

I hope it maintains character while improving infrastructure and encouraging entrepreneurship.

Young people in civic organizations

Improvements in infrastructure will be made. Hopefully more businesses opening.

Business park annexed property to expand city. Improved quality of life

It will be a community of support for young adults. A new slice of Americana.

People are coming through to enjoy the town and I am jumping on the train to get out.

Cusd1 still excelling

Growth and support

Our work now will pay big dividends in 15 years. I think it will be an even better place to raise kids. Better infrastructure, more professional jobs and medical services.

Support of foundational new businesses.

The community has turned the corner and is moving in the right direction.

There are still a core group of residents who care and work hard to keep our historic charm and build a stable economy.



HOUSING STOCK SURVEY

HOUSING STOCK SURVEY

The Housing Stock Survey is a market tool used to evaluate the concentration and location of different types of housing structures within a community and to provide an assessment of those structures' characteristics. This unique tool offers numerous insights into the housing needs of a community, ranging from types and locations of housing demand to interventions required to address property condition, such as rehabilitation or demolition. A Housing Stock Survey provides a geographic diagram and statistical analysis of a community's housing needs and can support and inform a plan to address those needs.

HOUSING STOCK SURVEY METHODOLOGY

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

Carlinville's Housing Stock Survey was conducted from late May through early September 2025. City staff worked closely with volunteers and IHDA staff to capture this information utilizing an Internet-based application, ArcGIS Field Maps, which streamlined the collection and data-processing time, as compared to traditional paper-based methods. Each volunteer was provided training focused on using the app and correctly collecting data, however, limitations for this effort include the potential for user error and the subjectivity of the rating scale.

The Housing Stock Survey examined several characteristics of each of the surveyed structures. First, the property's utilization was recorded. Vacant lots were noted as such, while properties containing structures were recorded for their usage including that other than residential use (commercial, industrial, etc.). The type of building and number of units contained was then recorded. Finally, residential buildings were rated according to their exterior condition. Survey volunteers never entered the property and remained on the sidewalk or in the public way, so ratings were based entirely on a sidewalk view.

In total, 3,776 data points were placed onto the Carlinville Housing Stock Survey map, based on GIS data received from the city. The parcels were separated into 30 zones to make surveying easier and more organized. Each data point represents a structure and/or parcel within the selected study area. Of those preset data points, volunteers surveyed a total of 3,347 structures and parcels.

CATEGORIES AND GRADING GUIDES

Exterior Condition

What is the condition of the outside of the building?

Poor	Fair	Average	Good	Excellent
Property appears unlivable	Property damaged, needs major investment	Significant investment needed	Minor cosmetic investment needed	No clear investment needed

Roof Condition

What is the condition of the building's roof?

Poor	Fair	Good
In need of replacement, holes in roof, gutters damaged	Weathered but no significant damage	New, no visible damage

Paint or Siding Condition

What is the condition of the exterior paint or siding of the building?

Poor	Fair	Good	N/A
Siding is damaged, peeling or missing paint, mold	Minor damage to siding, paint is chipped	No visible damage, in good condition	Exterior is not painted or sided (i.e. brick)

Yard Condition

What is the condition of the building's yard?

Poor	Fair	Good
Garbage or debris present, plants/shrubbery damaging or concealing structure	Plants and shrubbery slightly to very overgrown	In good condition, plants and shrubbery maintained

Sidewalk and Street Condition

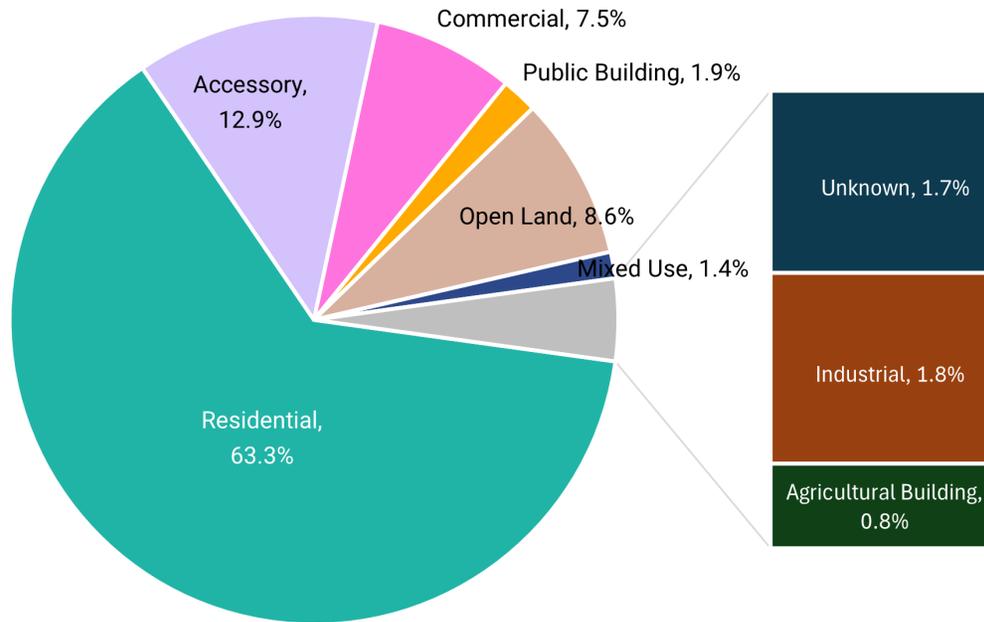
What is the condition of the sidewalk and street in front of the building?

Poor	Fair	Good	N/A
Significant cracks, disconnected, uneven or not level, overgrown	Few or no cracks, well connected and level	New with no cracks, wheelchair accessible, curb cuts at intersection	No sidewalk present

UTILIZATION

Of the 3,347 data points collected for the utilization category, 63.3% of the survey's data points were classified as residential, 7.5% of the structures were classified as commercial, and 1.8% of the structures were classified as industrial. In addition, 1.4% of the structures were classified as mixed-use, 12.9% of the structures were classified as accessory structures, and 8.6% of the structures were classified as vacant or open land. Parcels that covered schools, cemeteries, and parks were categorized as public space, while churches were designated as commercial space. In total, public space comprised 1.9% of Carlinville.

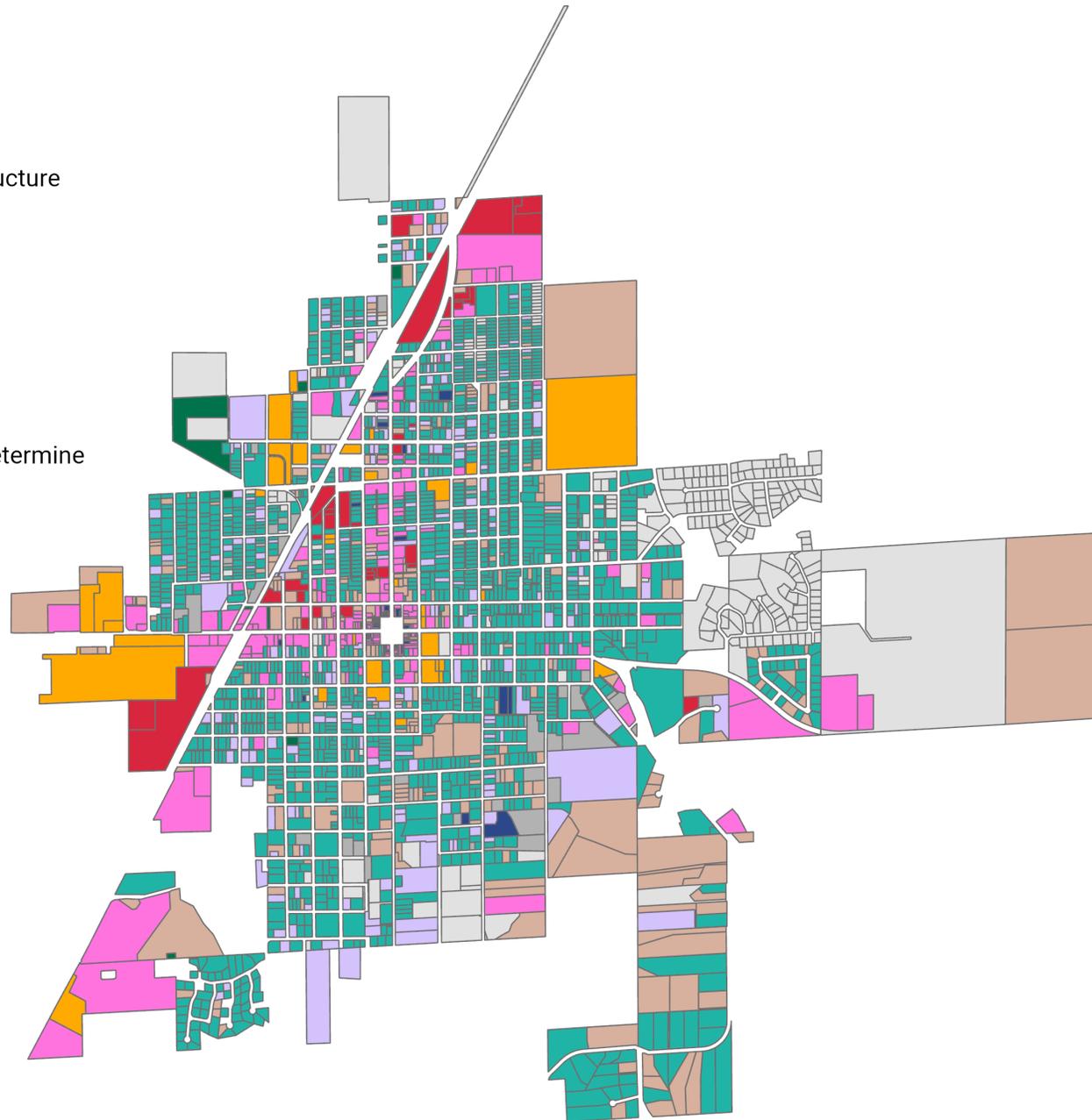
Building Utilization in Carlinville



UTILIZATION MAP

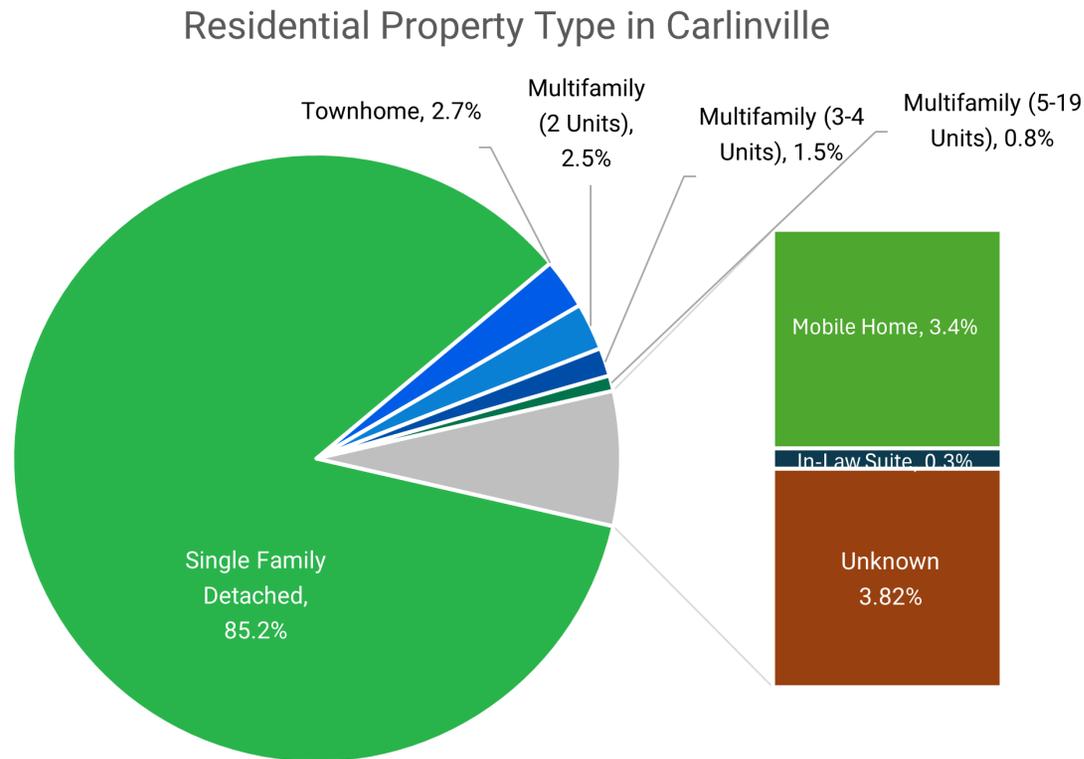
Building Utilization

- Residential
- Multi-Use
- Garage/Accessory Structure
- Public Building
- Commercial
- Industrial
- Agricultural Building
- Open Land
- Unknown or Cannot Determine
- No Data

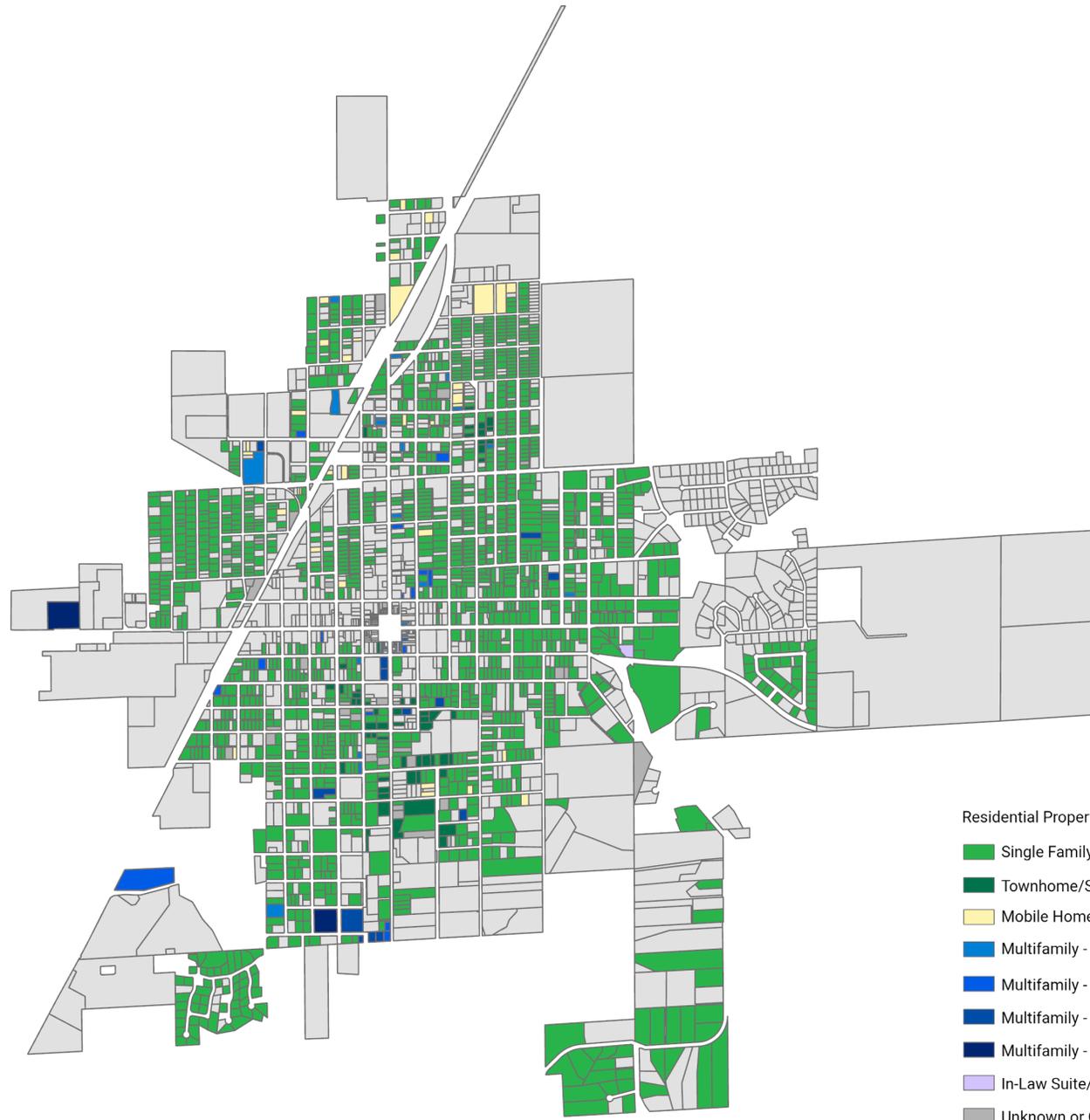


RESIDENTIAL PROPERTY TYPE

Most residential structures in the City of Carlinville are Single Family Detached homes. 85.4% of the 2,200 residential structures (including residential and multi-use structures) in Carlinville were recorded as Single Family Detached homes. 2.7% of residential structures were classified as Townhomes, and 4.8% were designated as multifamily residential structures. Structures with 2 units comprised the largest share of the multifamily residential structures (2.5%). Mobile homes made up the second largest share of residences, 3.4%.



RESIDENTIAL PROPERTY TYPE MAP

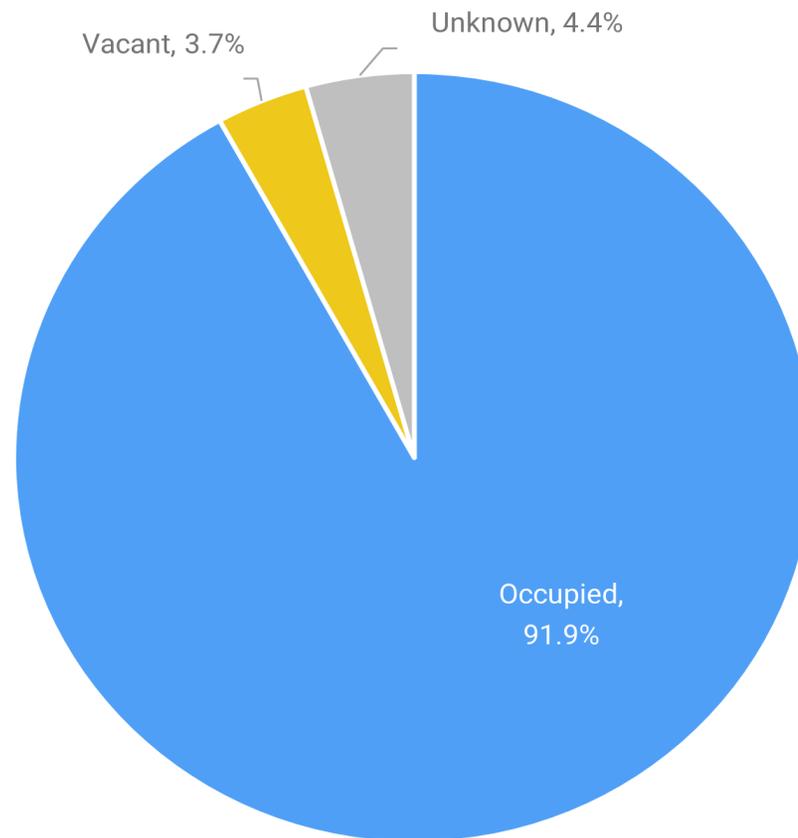


- Residential Property Type
- Single Family Detached
 - Townhome/Single Family Attached
 - Mobile Home
 - Multifamily - 2 Units
 - Multifamily - 3-4 Units
 - Multifamily - 5-19 Units
 - Multifamily - 20+ Units
 - In-Law Suite/Garage Apartment
 - Unknown or Cannot Determine
 - No Data

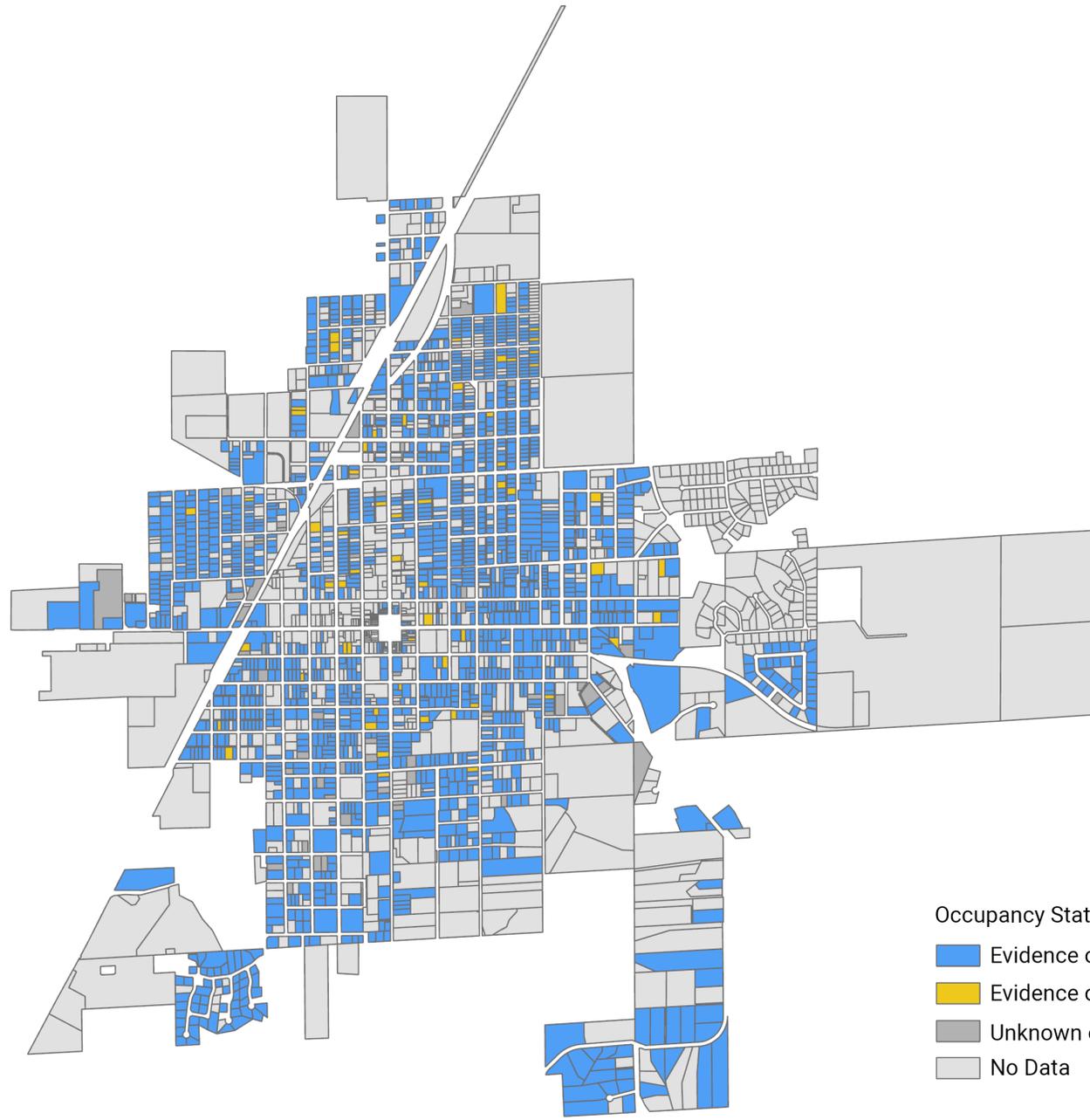
VACANCY

Of Carlinville's 2,265 data points collected for the vacancy category, 84 were classified as vacant. Overall, structures in Carlinville had a 91.9% occupancy rate with 2,082 total structures definitively classified as occupied and another 99 structures classified as unknown or cannot determine.

Residential Vacancy in Carlinville



VACANCY MAP



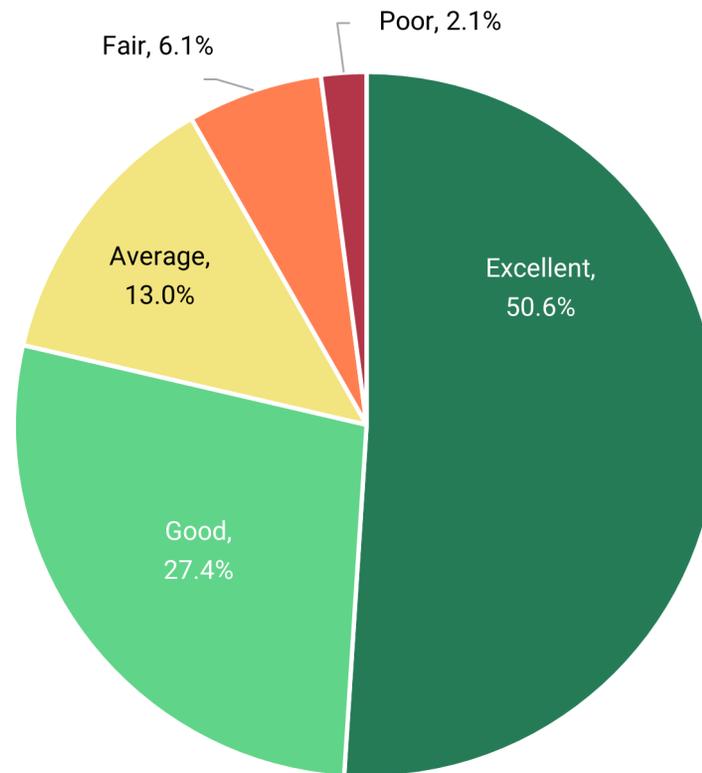
- Occupancy Status
- Evidence of Occupancy
 - Evidence of Vacancy
 - Unknown or Cannot Determine
 - No Data

EXTERIOR CONDITION

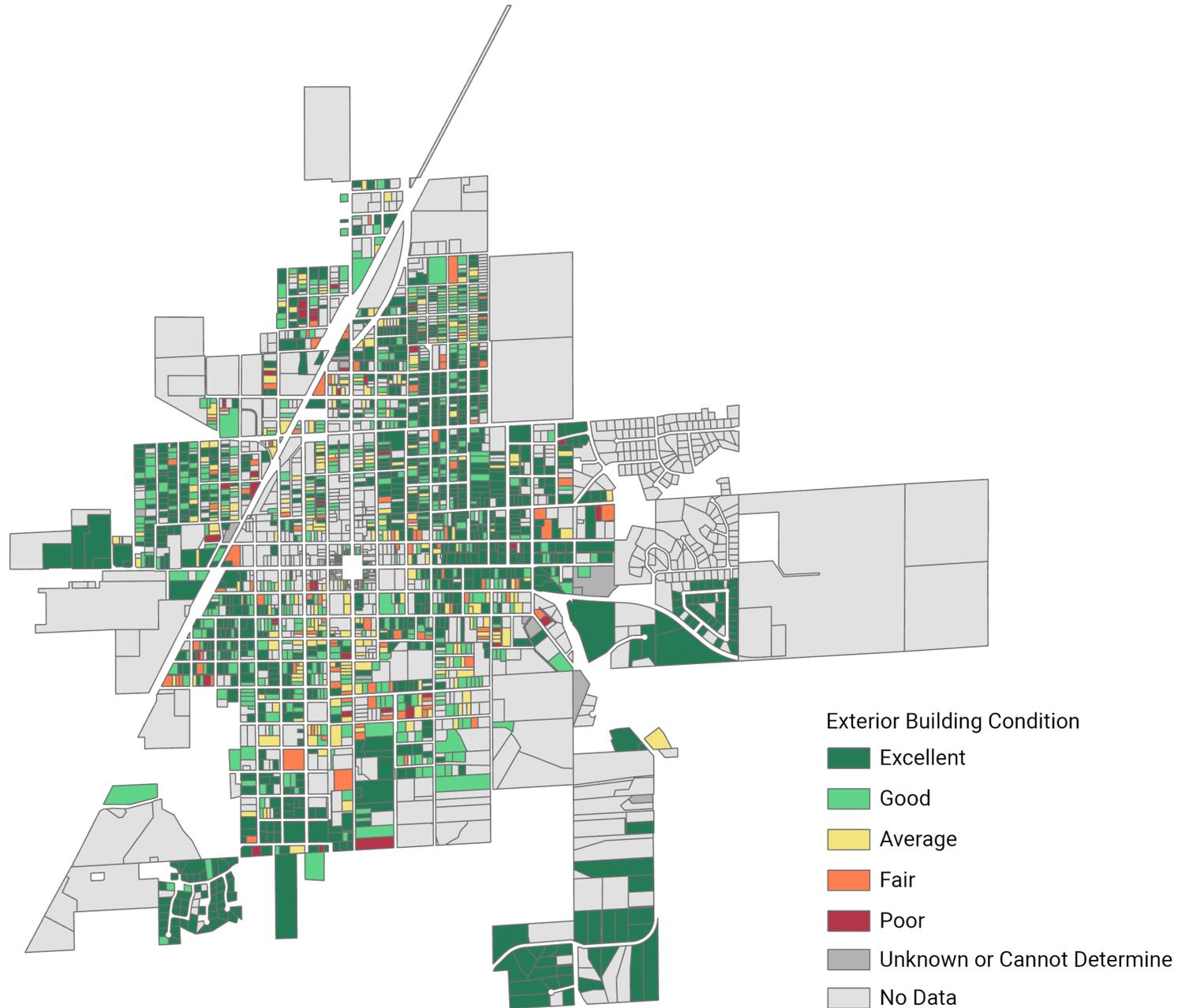
Of the 2,423 structures in the City of Carlinville for which exterior condition was recorded, 78.0% were rated as good or excellent, and 8.2% were rated as fair or poor. There was a concentration of structures rated poor, fair, or average in the neighborhoods on the south and east sides of the community, but structures in those categories are also scattered throughout the community. Structures classified as excellent or good can also be found throughout the city but are more densely located in the west side neighborhoods.

In Carlinville, 54.3% of single family residences were in excellent condition, as compared to 36.2% of multifamily residences. The majority of single family structures were found to be in excellent or good condition, 81.3%. Whereas the majority of multifamily structures were also found to be in excellent or good condition, 78.1%, the largest plurality, 41.9% were classified as good, while 36.2% were excellent. 6.6% of single family structures were classified as fair or poor and 5.7% of multifamily structures were rated as either fair or poor.

Residential Exterior Condition in Carlinville



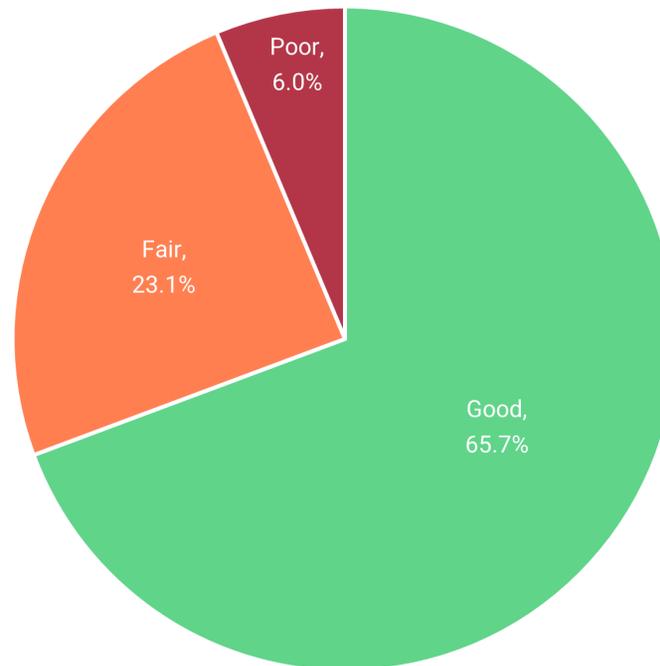
EXTERIOR CONDITION MAP



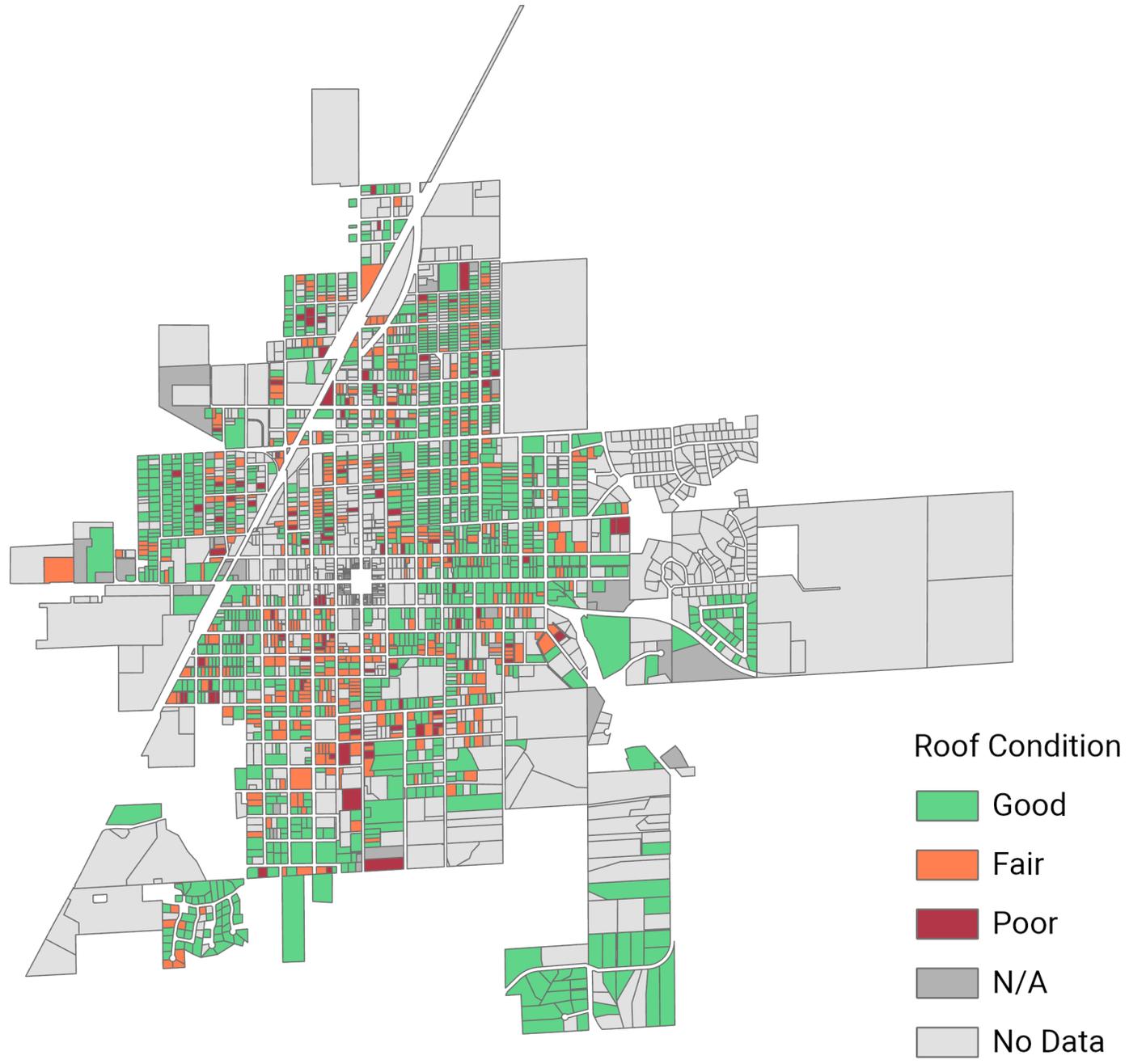
ROOF CONDITION

Roofs in Carlinville were primarily in good condition according to the Housing Stock Survey. Overall, 65.7% of structures had a roof classified as being in good condition. However, 6.0% of the structures are shown to have a roof rated as poor condition. For 5.2% of the structures the roof was not visible, so a condition was not assigned. 23.1% of roofs were classified as in fair condition.

Roof Condition in Carlinville



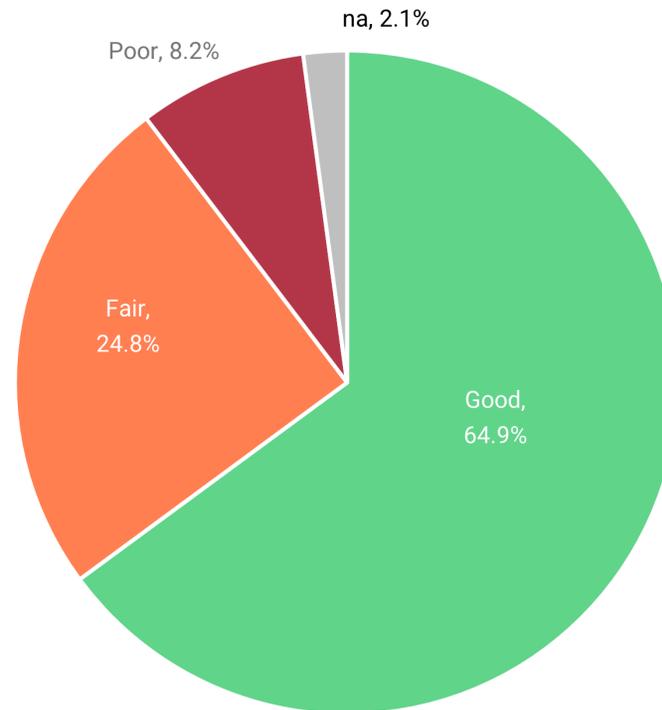
ROOF CONDITION MAP



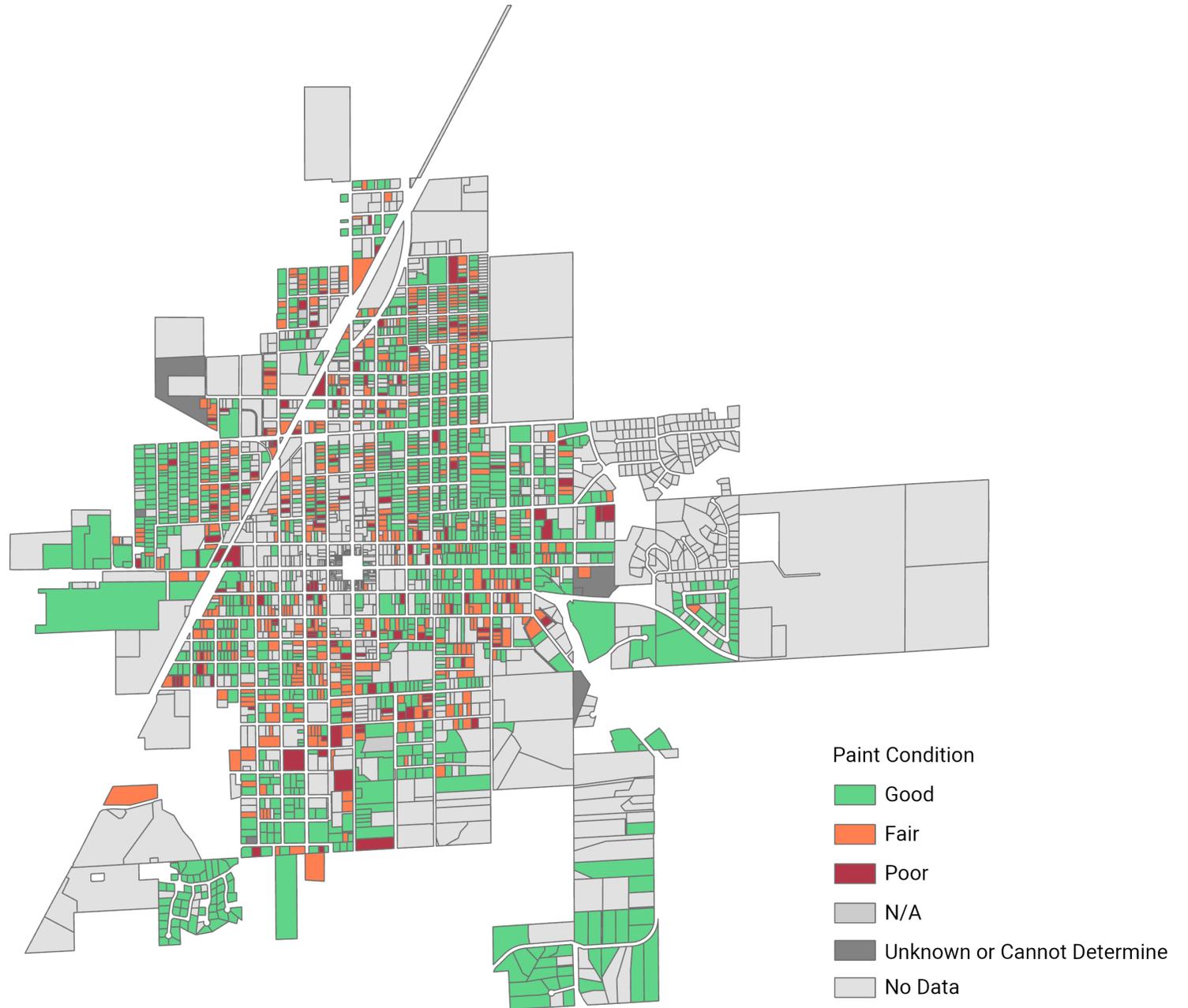
PAINT AND SIDING CONDITION

Overall, 64.9% of structures in Carlinville were classified as having exterior paint and/or siding in good condition. 24.8% of the structures had exteriors in fair condition and 8.2% of the structures had exterior paint or siding classified as being in poor condition. In addition, 2.1% of the structures were designated as not painted, which indicates either the building is all brick or does not possess painted features.

Paint and Siding Condition in Carlinville



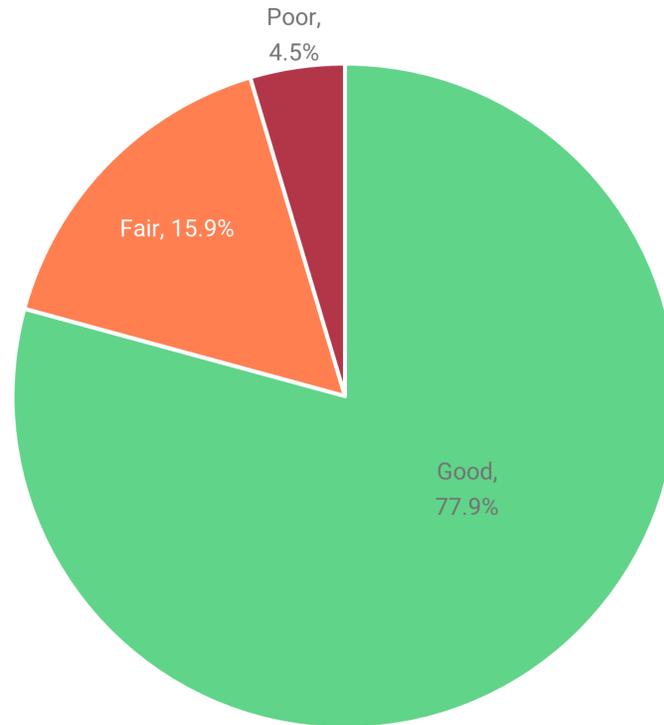
PAINT AND SIDING CONDITION MAP

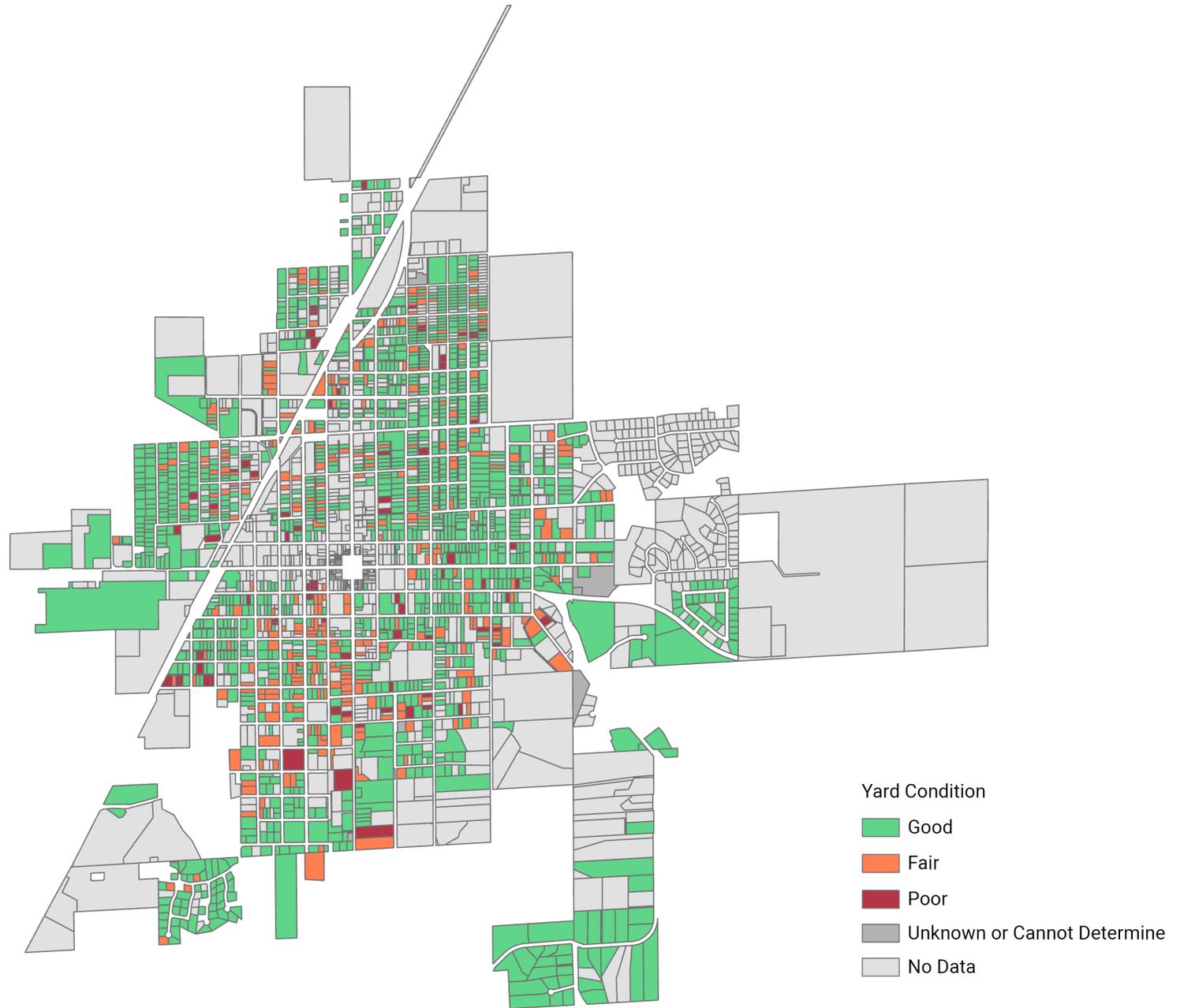


YARD CONDITION

Most of the structures in Carlinville had yards in good condition, 77.9%. Only 15.9% of structures have yards classified as fair, with overgrown weeds and plants. Garbage or debris was present on 5.9% of the yards which represented a total of 108 properties.

Yard Condition in Carlinville

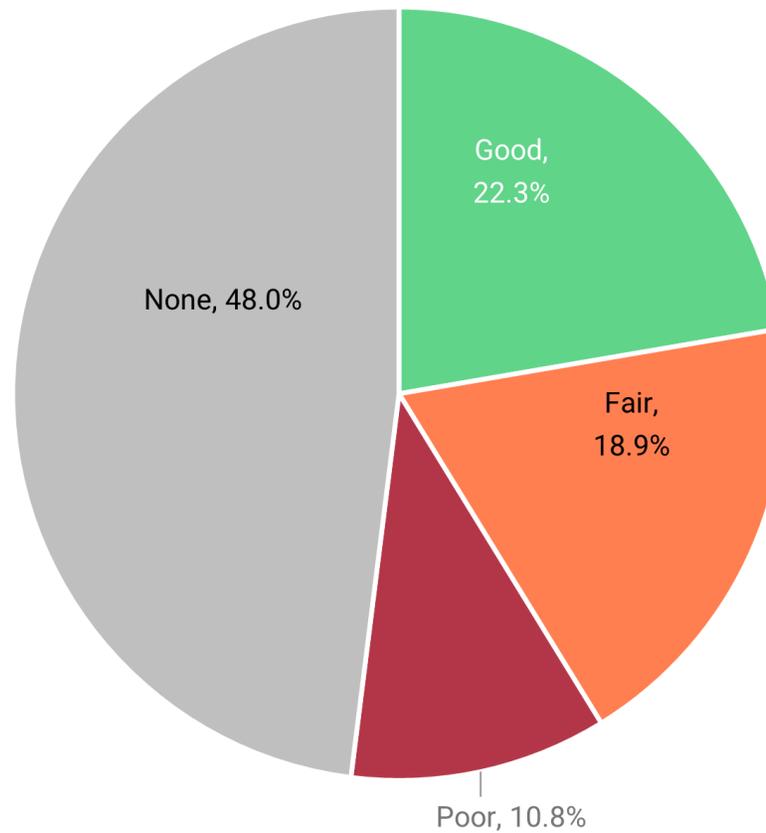


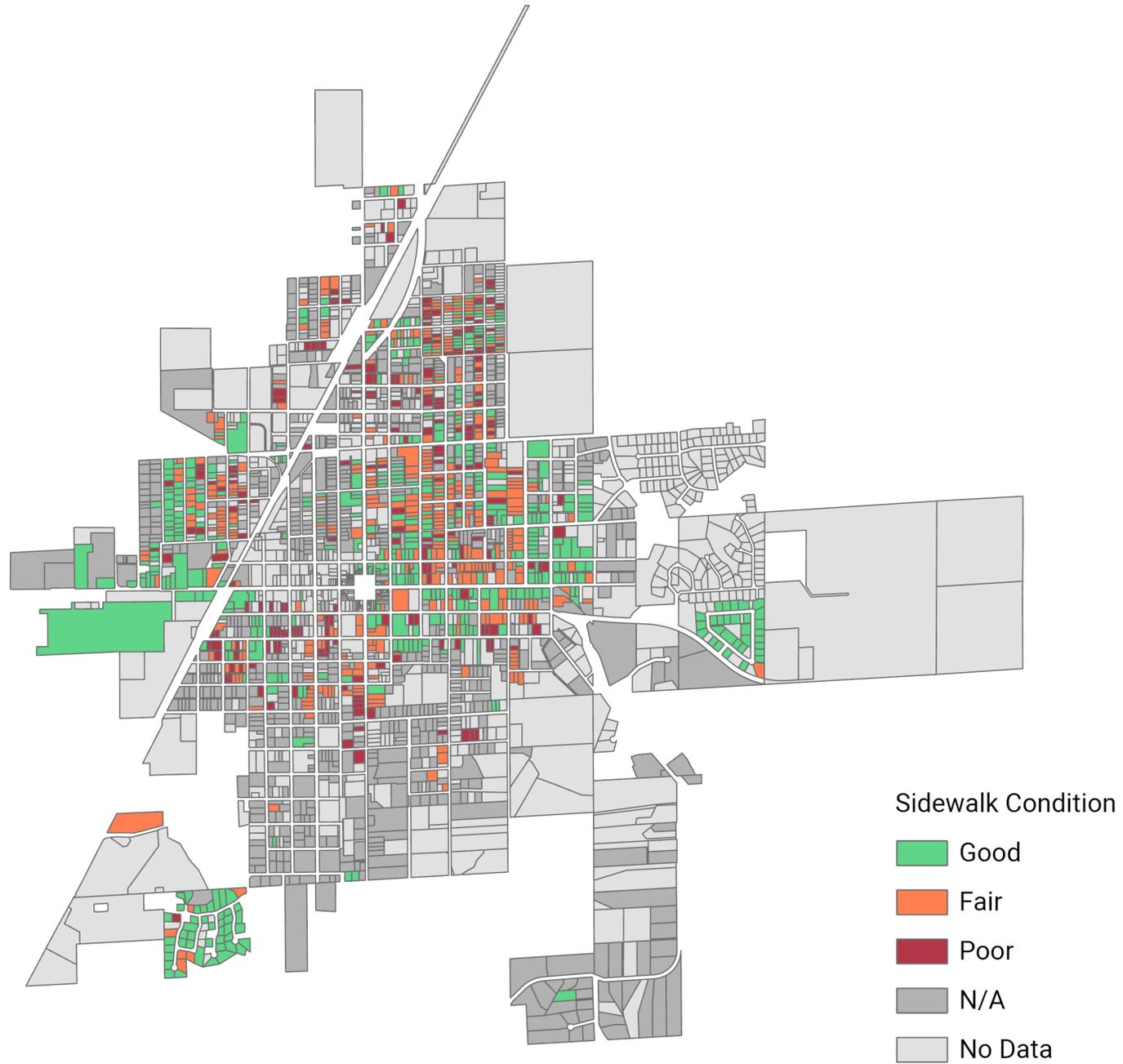


SIDEWALK CONDITION

In general, the existing sidewalks in Carlinville tended to be in good condition. 22.3% of the sidewalks within the Carlinville were classified as good condition. Sidewalks in this classification were newer, ADA compliant, and had no or few cracks or trip hazards. 18.9% of the sidewalks were classified as fair condition, which indicated that the sidewalks were older and may have a few minor cracks but were connected and walkable. Sidewalks in poor condition comprise 10.8% of the total. However, sidewalks were not present in 48.0% of the City of Carlinville.

Sidewalk Condition in Carlinville

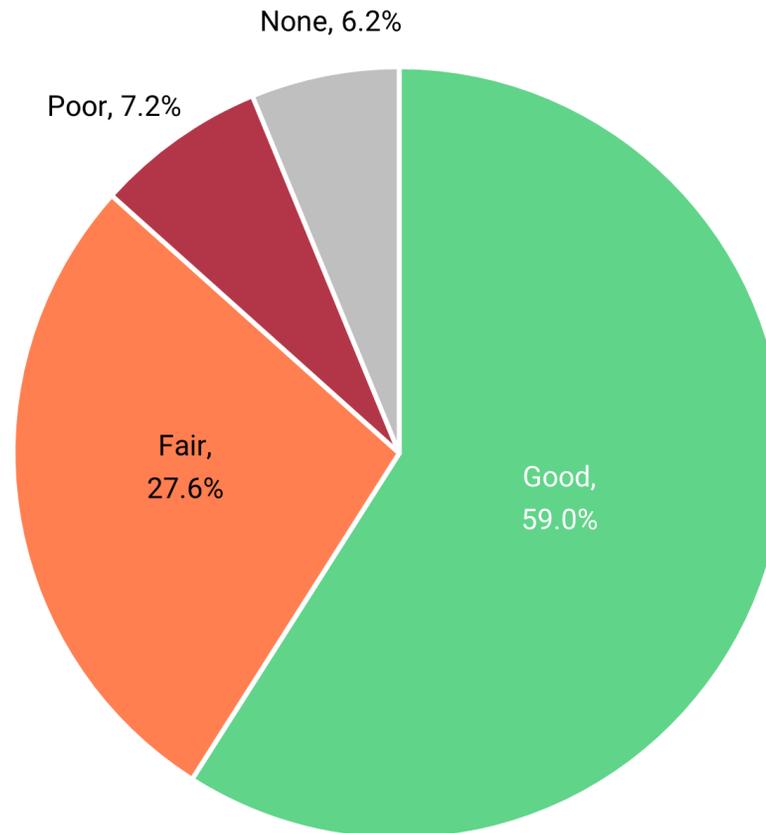




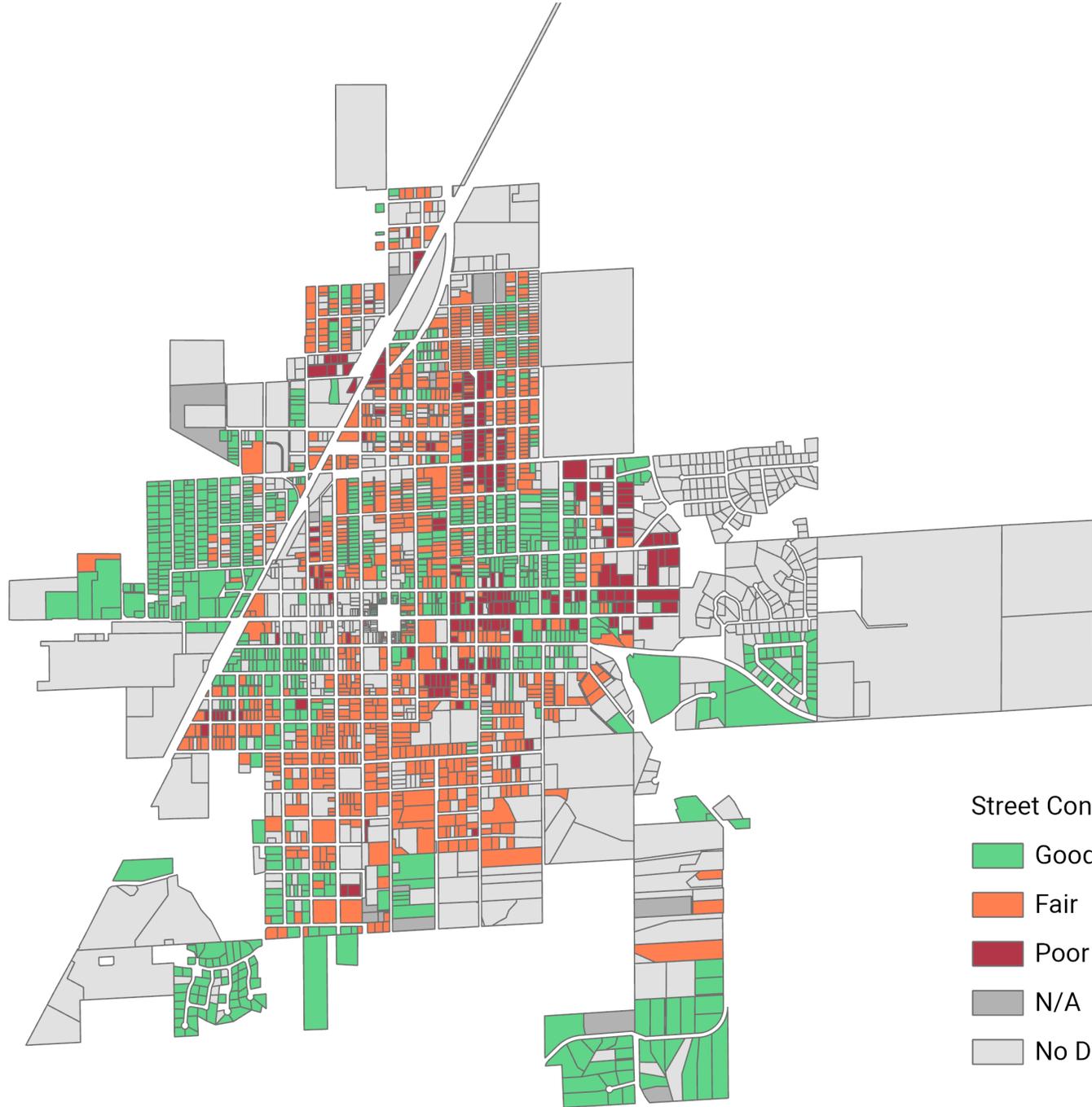
STREET CONDITION

Most parcels in Carlinville, 59.0%, were classified as having good road quality, while 27.6% were classified as having fair road quality. In addition, 7.2% were classified as having poor road quality, while 6.2% of properties were classified as having no paved road present.

Street Condition in Carlinville



STREET CONDITION MAP



OVERALL ANALYSIS

Nearly two-thirds of parcels surveyed were home to residential structures in Carlinville. Overall, residential structures are in high quality condition with more than three-quarters of homes classified as in good or excellent exterior condition. Single family detached homes have a higher proportion of exterior conditions rated as excellent than multifamily structures, but more than three-fourths of all multifamily structures are also rated in excellent or good condition. The vast majority of homes are single family detached, and occupancy appears high. Yards are also well-maintained and it is clear that local residents take pride in the appearance of their homes. Roofs across the city are generally well-maintained but could potentially benefit from accessing some roof repair funding, particularly on the south side of the community, and similar conditions exist for paint and siding. Sidewalks and streets may also benefit from accessing infrastructure funding via sister agencies.

CARLINVILLE HOUSING STOCK SURVEY ANALYTICS												
RESIDENTIAL PROPERTY TYPE AND CONDITIONS												
			Poor		Fair		Average		Good		Excellent	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Single Family	1,858	88.7%	25	1.3%	98	5.3%	224	12.1%	502	27.0%	1,009	54.3%
Multifamily	105	5.0%	0	0.0%	6	5.7%	17	16.2%	44	41.9%	38	36.2%
Townhome	57	2.7%	2	3.5%	3	5.3%	9	15.8%	19	33.3%	24	42.1%
Mobile Home	74	3.5%	5	9.1%	14	25.5%	27	49.1%	24	43.6%	4	7.3%
Total Units	2,094											

PROPERTY CONDITIONS								
			Poor		Fair		Good	
	Count		Count	Percent	Count	Percent	Count	Percent
Roof Conditions	2,386		143	6.0%	551	23.1%	1,568	65.7%
Paint/Siding Conditions	2,359		194	8.2%	584	24.8%	1,531	64.9%
Yard Conditions	2,385		108	4.5%	379	15.9%	1,858	77.9%
Sidewalk Conditions	2,564		276	10.8%	485	18.9%	572	22.3%
Street Conditions	1,996		143	7.2%	551	27.6%	1,178	59.0%



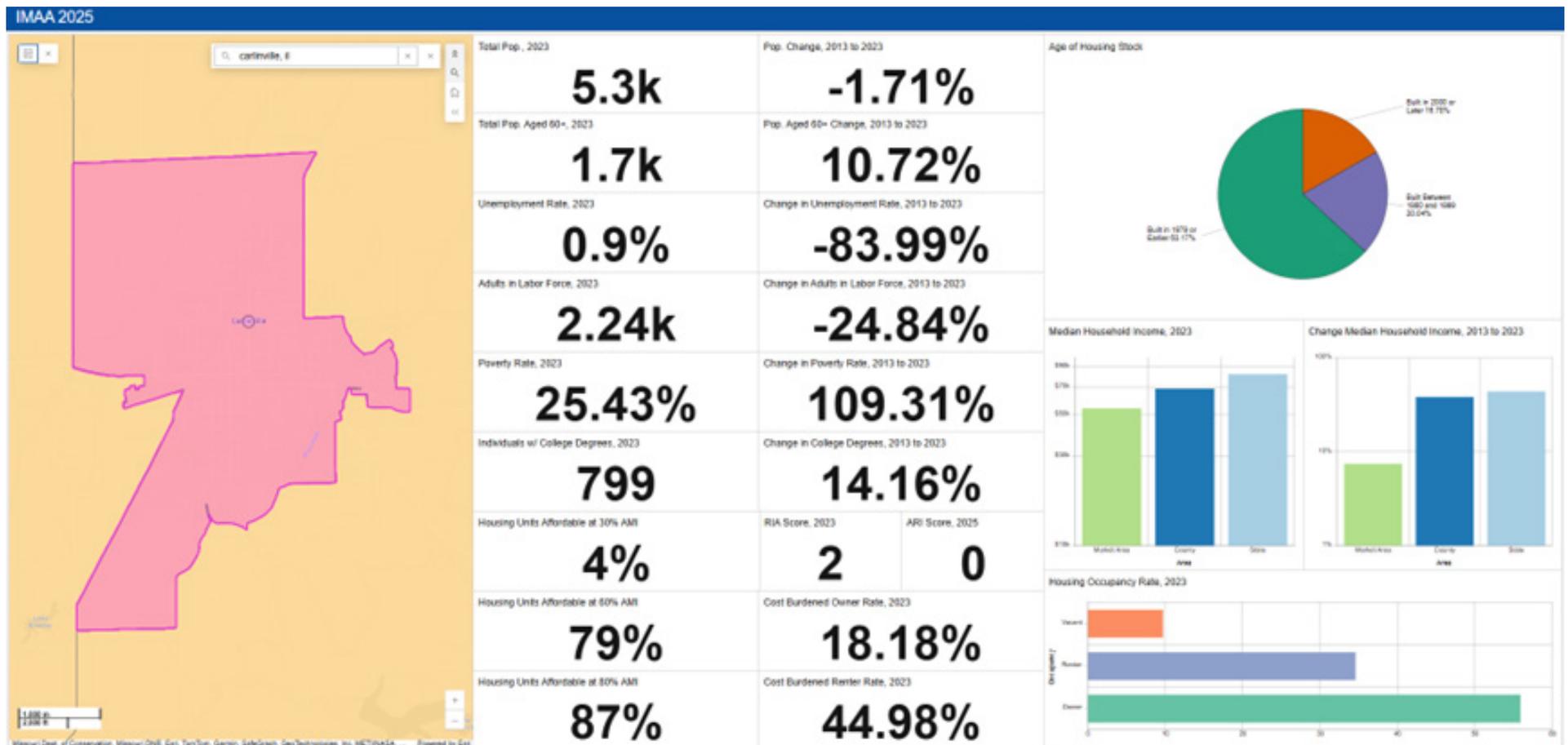
IHDA MARKET ANALYSIS TOOLS

- 75** IHDA Market Analysis Application
- 76** Community Revitalization Strategy Area Market Snapshot
- 77** Affordable Rental Unit Survey
- 81** Affordability Risk Index
- 83** Revitalization Impact Areas
- 85** Quality of Life Index

IHDA MARKET ANALYSIS APPLICATION

The IHDA Market Analysis Application (IMAA) summarizes economic, demographic, and housing information based on the selected market area. The data presented in the application is aggregated from publicly available data, as well as many of IHDA’s independently published metrics and measurements. This application is intended to aid affordable housing practitioners in analyzing markets and selecting sites. The IMAA provides market-level data that can help with tenant targeting, local coordination, and income targeting, to build stronger LIHTC applications and better address the underlying housing needs of all Illinoisans.

This application can be accessed on IHDA’s website (www.ihda.org/developers/market-research/ihda-market-analysis-application).



COMMUNITY REVITALIZATION STRATEGY AREA MARKET SNAPSHOT

All 4% and 9% LIHTC projects submitting a Community Revitalization Strategy are required to submit a Community Revitalization Strategy Area (CRSA) Market Snapshot to provide select demographic, economic, and housing data for the immediate area surrounding the project site(s). This Market Snapshot, which tracks those data over time, is required in order to meet the Community Revitalization Economic Development Integration Threshold.

This document can be accessed on IHDA’s website (www.ihda.org/developers/market-research/community-revitalization).

Demographic Information		
Total Population		
Population - 2018:	5,610	
Population - Current (2023):	5,574	
Year:	2023	
Population Change 2018 to 2023:	-36	
Population Change %:	-0.6%	
Senior Population		
Senior Population - 2018:	1,385	
Senior Population - Current (2023):	1,719	
Year:	2023	
Senior Population Change 2018 to 2023:	334	
Senior Population Change %:	24.1%	
Race & Ethnicity - Current (2023):		
Black/ African American:	3.2	
American Indian/ Alaskan Native:	0.1	
Asian:	0.3	
Native Hawaiian/ Other Pacific Islander:	0.0	
White:	90.0	
Latinx/Hispanic:	3.7	
Year:	2023	

Economic Information		
Unemployment		
Unemployment Rate - 2018:	10.1%	
Unemployment Rate - Current (2023):	2.2%	
Year:	2023	
Unemployment Rate Change 2018 to 2023:	-7.9%	
Laborforce Participation		
Laborforce Rate - 2018:	60.7%	
Laborforce Rate - Current (2023):	50.8%	
Year:	2023	
Laborforce Rate Change 2018 to 2023:	-9.9%	
Poverty and Income		
Poverty Rate - Current (2023):	25.2%	
Year:	2023	
Median Household Income - Current (2023):	\$ 52,738	
Year:	2023	

Housing Information		
Housing Units and Tenure		
Total Housing Units:	2,432	
Renter-Occupied Units:	36.6%	
Owner-Occupied Units:	63.4%	
Year:	2023	
Housing Cost and Value		
Median Housing Cost for Renters:	\$736	
Median Housing Cost for Owners:	\$1,039	
Median Value of Owner-Occupied Units:	\$108,000	
Year:	2023	
Vacancy		
Vacancy Rate - 2018:	16.6%	
Vacancy Rate - Current (2023):	10.5%	
Year:	2023	
Vacancy Rate Change 2018 to 2023:	-6.1%	

AFFORDABLE RENTAL UNIT SURVEY

IHDA uses the Affordable Rental Unit Survey (ARUS) to examine the estimated number of rental units that are affordable to various income levels, throughout Illinois. By examining the existing available rental units, that are either naturally occurring or that are subsidized to maintain affordability, the ARUS sheds light on a community's housing needs. In order to calculate ARUS percentages, data are collected from the American Community Survey. Using these data, the ARUS determines the percentage of a PMA's rental units that are considered affordable to those earning at various income levels. Housing is considered affordable when households pay no more than 30% of their income towards housing costs (rent, mortgage, taxes, utilities, etc.).

When the percentage of affordable rental units is equal to or slightly above the percentage of households earning a certain income level, it suggests that the market need at that income level is being met. Income levels are based on a percentage of the Area Median Income (AMI). For example, if 25% of households in a particular census tract are earning 40% of the AMI and 25% of the rental units are affordable to those at this income level, the 40% AMI housing need is being met. When the percentage of affordable rental units exceeds the percentage of households earning the AMI being evaluated, it is an indicator of over-saturation in the market at that AMI. Conversely, a percentage of affordable rental units below the level of AMI being evaluated is an indicator of the need for more units at that level. Communities should aim to meet the needs of residents at all income levels to achieve a truly affordable housing market.

This resource can be accessed on IHDA's website (www.ihda.org/developers/market-research/affordable-rental-unit-survey).

AN AFFORDABILITY EXAMPLE

Illiniville has an Area Median Income (AMI) of \$50,000 per year.

Affordable housing costs for a household earning \$50,000 per year (100% of the AMI) are \$15,000 per year, or \$1,250 per month.

Affordable housing costs for a household earning \$30,000 per year (60% of the AMI) are \$9,000 per year, or \$750 per month.

If less than 60% of Illiniville's housing stock is priced at or below \$750 per month, they are in need of additional housing for those making 60% of the AMI.

SHOW YOUR WORK

$$\begin{aligned} \$50,000 \times 30\% \\ = \$15,000 \end{aligned}$$

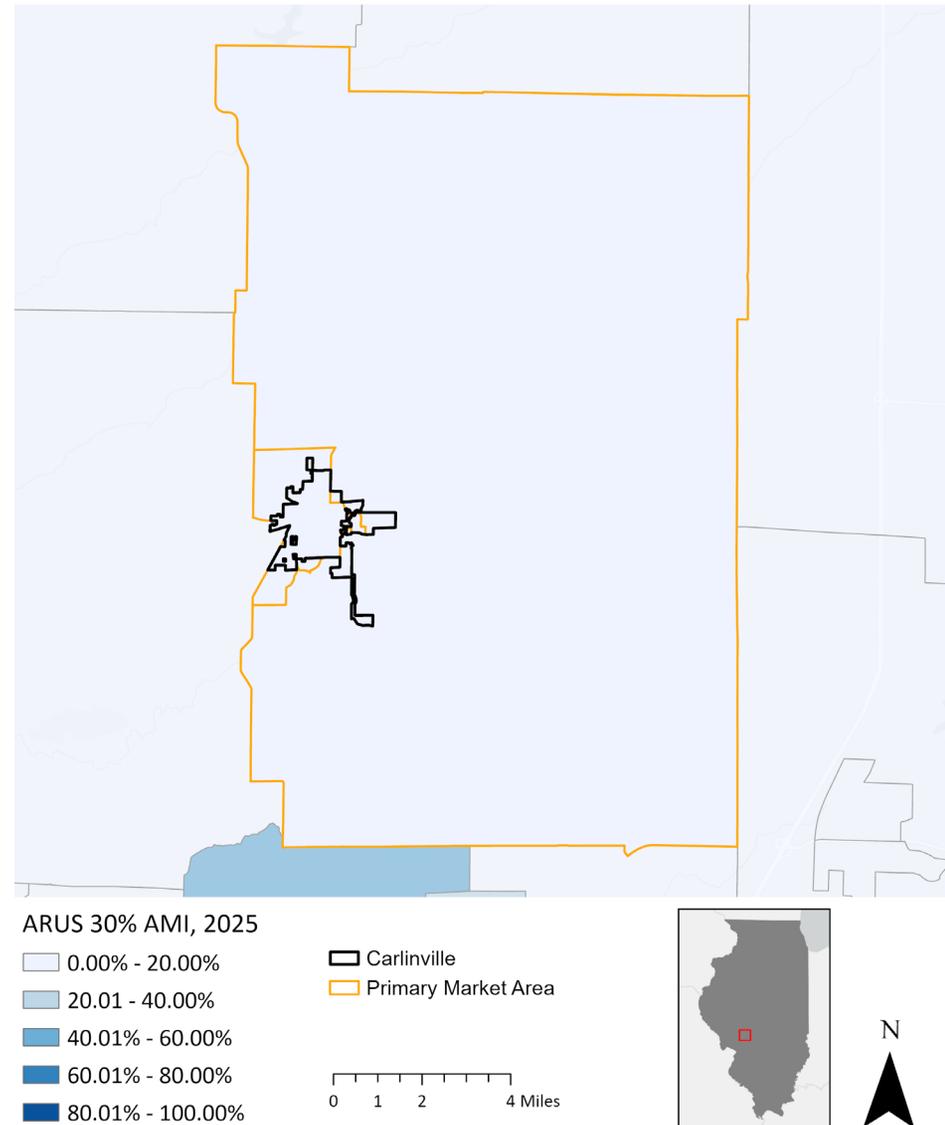
$$\begin{aligned} \$15,000 / 12 \\ = \$1,250 \end{aligned}$$

AFFORDABLE RENTAL UNIT SURVEY IN CARLINVILLE

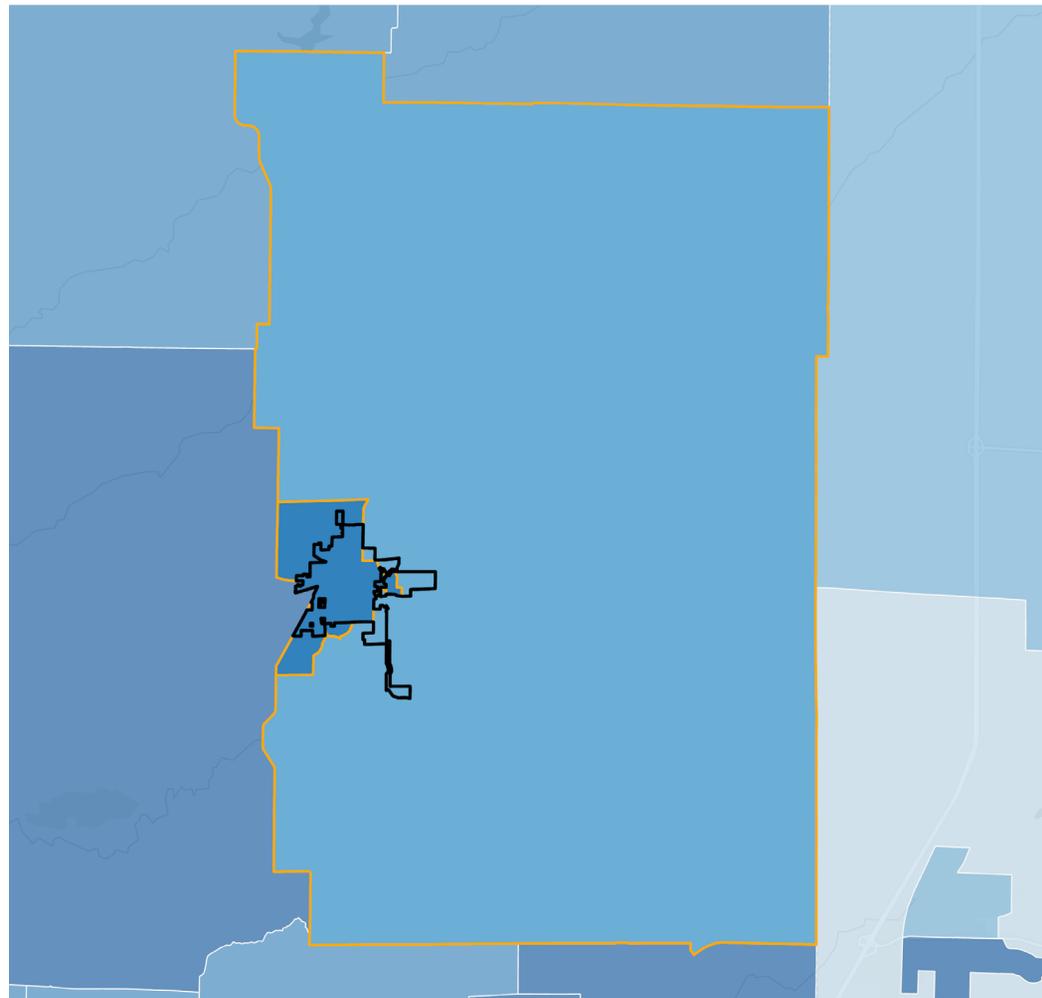
Within the two census tracts comprising Carlinville's PMA, there are plentiful naturally occurring affordable rental units for individuals making 70-80% of the Area Median Income (AMI). In CT 9564, comprising most of the city of Carlinville, 87% of rental units are affordable to individuals making 80% AMI, while in CT 9563, which comprises most of the eastern half of Macoupin County outside of Carlinville, 73% of rental units are affordable to individuals making 80% AMI. At the 50% AMI level, however, the tracts diverge. In CT 9564, 71% of rental units are affordable at that income level, but in CT 9563, only 20% of rental units are affordable at that level. Finally, when we reach the 30% AMI level, extremely low income households, in CT 9564 only 4% of rental units are affordable, and in CT 9563 there are no existing rental units affordable to this income level.

AFFORDABILITY FOR EXTREMELY LOW-INCOME HOUSEHOLDS IN CARLINVILLE

Carlinville ARUS 30% AMI



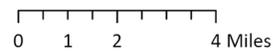
Carlinville ARUS 60% AMI



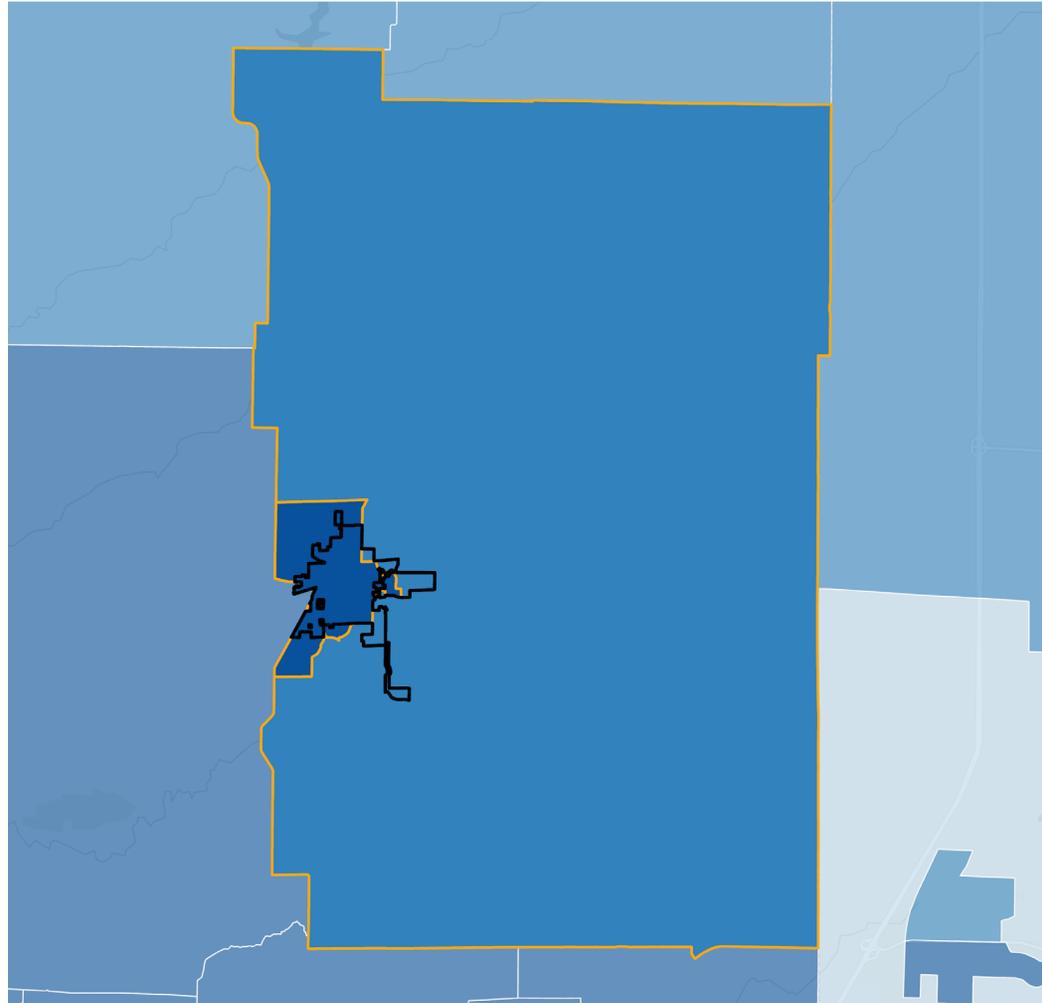
ARUS 60% AMI, 2025

- 0.00% - 20.00%
- 20.01 - 40.00%
- 40.01% - 60.00%
- 60.01 - 80.00%
- 80.01% - 100.00%

- Carlinville
- Primary Market Area



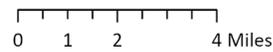
Carlinville ARUS 80% AMI



ARUS 80% AMI, 2025

- 0.00% - 20.00%
- 20.01% - 40.00%
- 40.01 - 60.00%
- 60.01 - 80.00%
- 80.01% - 100.00%

- Carlinville
- Primary Market Area



AFFORDABILITY RISK INDEX

The Affordability Risk Index (ARI) is a market tool developed by IHDA that is intended to demonstrate the degree to which housing affordability is diminishing in a census tract at a faster rate than the area's set-aside. Communities can utilize this tool to identify census tracts in which a variety of market factors combine to indicate a threat to affordability. The ARI uses data from the American Community Survey to measure the change over time of the following metrics:

- Median household income
- Median home value
- Families below the federal poverty level
- Housing unit vacancy
- Renter tenancy
- Individuals employed in management, business, science, and arts occupations
- Individuals with a four-year degree or higher

Scores in the ARI range from one to five, with census tracts where affordability is at the highest risk receiving the score of five. The risk of losing affordability is not the lone factor to consider when making plans for affordable housing investments or other actions to preserve the costs and accessibility of an area. However, the designation of ARI scores can help to inform communities of where affordability preservation should be prioritized and offer insights into current and future market trends in affordability.

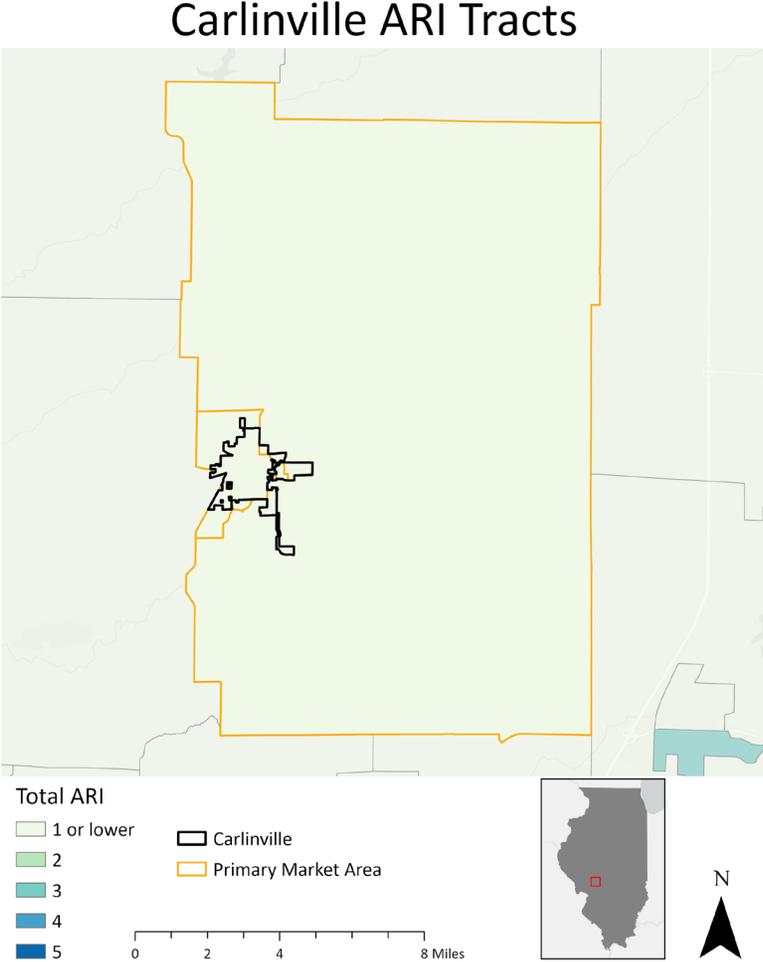
This resource can be accessed on IHDA's website (www.ihda.org/developers/market-research/affordability-risk-index).

INCENTIVIZING AFFORDABILITY IN VULNERABLE MARKETS

IHDA values providing housing that is affordable and accessible to all. Therefore, preserving affordability in the most vulnerable markets is a priority that informs many of IHDA's programs. As a result, the ARI has been incorporated into IHDA's Low-Income Housing Tax Credit (LIHTC) program as a scoring incentive. Under the program's competitive 9% applications, projects can receive up to 5 points in correlation with their ARI score. This scoring design encourages communities and developers to consider investments in geographic areas that will help to build long-term equity and accessibility within the state's housing markets.

AFFORDABILITY RISK INDEX IN CARLINVILLE

Total ARI scores in both census tracts in the Carlinville PMA are 0, indicating no risk of loss of affordability in the primary market area.



REVITALIZATION IMPACT AREAS

The Revitalization Impact Areas (RIA) tool evaluates each census tract in Illinois for market conditions that suggest that revitalization, or concerted community development planning, would be especially beneficial within these areas. Considerations for this RIA metric include:

- Family poverty rate
- Unemployment rate
- Median household income
- Housing vacancy rate
- Concentration of affordable housing units

Each census tract is evaluated under each of these characteristics and assigned a Revitalization Impact Area status based upon how many of these metrics fall within an extreme percentile (25th or 75th percentiles, depending on the metric) in comparison to all other census tracts within their set-aside¹. The RIA is intended to help communities identify areas where concerted planning and revitalization activities will be most beneficial to the area's growth and overall health, and to provide an incentive for these areas in their LIHTC applications².

This resource can be accessed on IHDA's website (www.ihda.org/developers/market-research/revitalization-impact-areas).

REVITALIZATION IMPACT AREA DESIGNATIONS

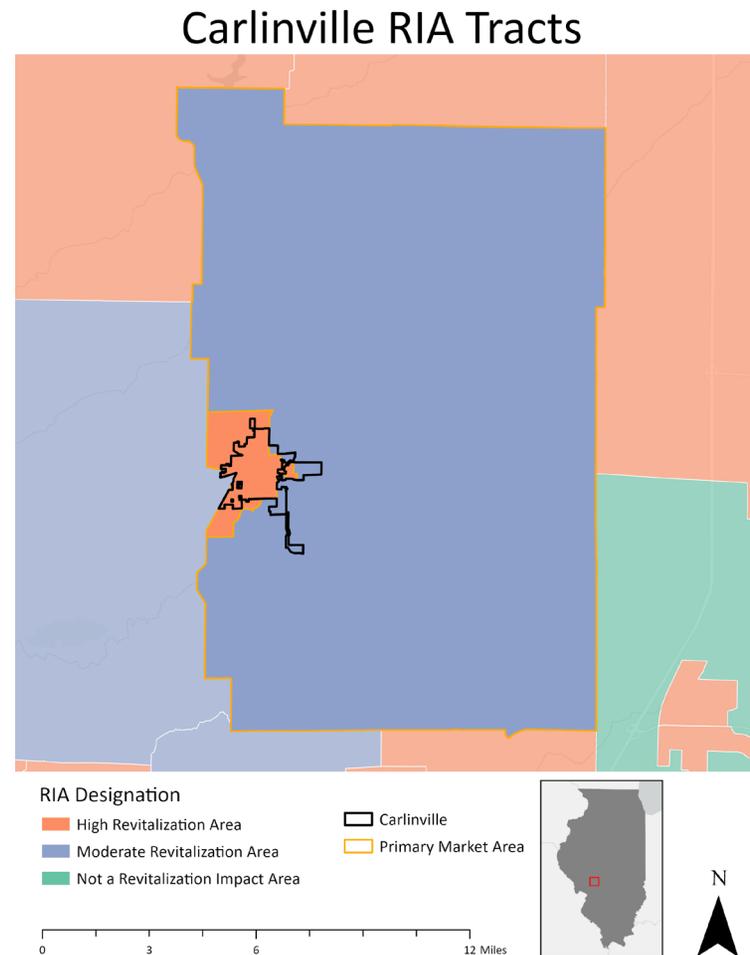
Census tracts that demonstrate one extreme market metric are classified as Moderate Revitalization Impact Areas, whereas those demonstrating two or more are classified as High Revitalization Impact Areas. Additionally, any tract that is aligned with current state and federal community development designations, such as Qualified Census Tracts (QCTs) or Difficult Development Areas (DDAs), are also automatically classified High Revitalization Impact Areas.

¹ The Revitalization Impact Area tool uses IHDA's LIHTC set-asides for geographic comparison. The [PROJECT MUNICIPALITY] is part of the **insert project set-aside** set-aside.

² Moderate Revitalization Impact Areas automatically receive 1 point and High Revitalization Impact Areas receive 2 points in a LIHTC 9% application under Community Revitalization Scoring.

REVITALIZATION IMPACT AREAS IN CARLINVILLE

Both census tracts in the Carlinville PMA are designated as Revitalization Impact Areas. CT 9564, comprising most of the city of Carlinville, is designated a High Revitalization Impact Area, and CT 9563 is designated a Moderate Revitalization Impact Area, indicating that both census tracts would benefit from a concerted community planning process.



QUALITY OF LIFE INDEX

The Quality of Life Index (QOLI) is a statewide planning tool used to determine areas of high livability within Illinois. This census tract-based tool is designed to bring awareness to the features that make a community strong and the ways in which quality of life can be improved. “Quality of Life” in a planning context refers to an area’s access to resources that are used to enhance health, prosperity, and safety. The QOLI uses a variety of indicators to explore long-term community viability and suggests where an affordable housing development can fit within a community. Utilization of this QOLI helps IHDA to base its funding decisions on what a community is doing well, as well as on what it needs to work on, in order to create investments in a community’s long-term sustainability.

The index was structured on a 10-point scale so that it fits within our current Qualified Allocation Plan (QAP) point structure. The QOLI includes five broad categories, each of which is made up of numerous indicators based on American Community Survey data. Each category is assigned 2 points in the 10-point scale that can be broken down to reveal what indicators a census tract successfully meets, and which it does not. The categories and associated indicators are as follows¹:

- **Education**

- Disenfranchised young adults
- Educational attainment
- Access to preschool

- **Prosperity**

- Labor force participation rate
- Employment
- Quality of jobs obtained
- Income inequality
- Single mother families

- **Health**

- People with health insurance
- Life expectancy
- Medically underserved areas

- **Housing Quality**

- Functioning kitchens
- Functional plumbing
- Cost burdened owners
- Cost burdened renters
- Mobile home concentration
- Crowded housing
- Vacant housing

- **Connectivity**

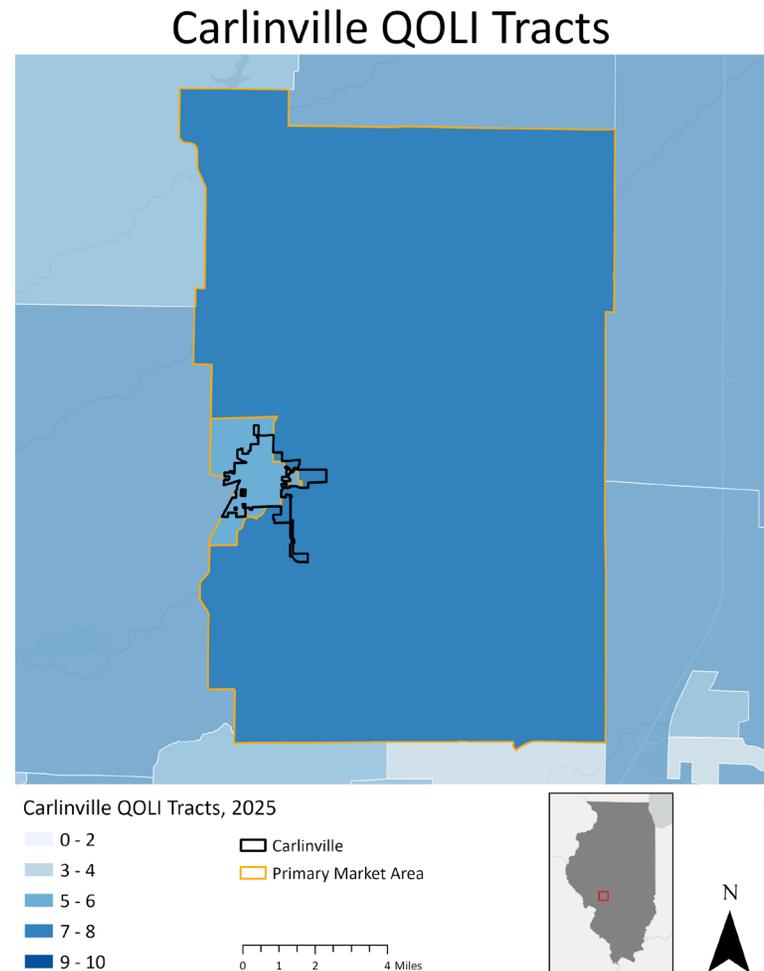
- Linguistically isolated households
- Broadband access
- Resident turnover
- Commute times
- Cars per household

Starting with the 2024-2025 QAP, project sponsors are also able to supplement their QOLI scores with Community Revitalization (CR) documentation. Eligible criteria can be found on IHDA’s website. This resource can be accessed on IHDA’s website (www.ihda.org/developers/market-research/quality-of-life-index).

¹ A full explanation of all QOLI Categories and Indicators can be found on IHDA’s website (www.ihda.org/developers/market-research/quality-of-life-index).

QUALITY OF LIFE INDEX IN CARLINVILLE

In the two census tracts making up Carlinville's PMA, there is a distinct different in Quality of Life Index scores. In the city census tract (9564), the QOLI score is 5, with 2 points in the Connectivity category, 1 point each in Housing, Education, and Health, and 0 points in the Prosperity category. In the rural census tract (9563), the QOLI score is 8, with 2 points each in Connectivity, Education, and Health, and 1 point each in the Housing and Prosperity categories.





GOALS AND OBJECTIVES

CARLINVILLE'S GOALS AND OBJECTIVES

Throughout late 2024 and 2025, the Community Revitalization project's core planning group met with Carlinville staff to review the results of this planning effort and discuss goals and recommendations for the strategy areas. During these meetings, the planning team reviewed the findings of the Community Revitalization Plan process to evaluate the existing conditions, needs, and vision for the study's strategy area and the City of Carlinville overall.

The following pages highlight recommendations to address some of the most salient and pressing conditions of the City of Carlinville overall as identified by the community and the core planning team. Recommendations were informed through the many components of this study and are intended to establish prioritized development goals for Carlinville for the coming years. These goals aim to ensure sustainable growth, improve the quality of life for residents, and strengthen Carlinville's economic vitality over the next 20+ years.

1. Housing	
Diversify Housing Stock: Provide a variety of housing types to accommodate different budgets and life stages, including single-family homes, townhouses, apartments, and senior living facilities. This will help attract long-term residents and meet the needs of a growing population.	Ongoing
Encourage Property Maintenance: Promote adequate maintenance of residential properties to enhance community appearance and property values. This includes public education pamphlets, neighborhood inspections, and recognition programs.	Ongoing
Preserve Historic Homes: Support the recognition and maintenance of the Sears Standard Addition Homes to attract tourism and preserve Carlinville's historical character.	Ongoing

2. Infrastructure	
Water and Sewer System Improvements: Upgrade aging water and sewer infrastructure to meet the needs of a growing population. Key projects include cleaning and replacing water lines, improving Carlinville Lake, finalizing our sustainable water source, and separating stormwater runoff from sewer systems. Alluvial construction begins 2026.	Ongoing, with short-term and intermediate-term projects.
Transportation Enhancements: Improve sidewalks and trails for pedestrian and bicycle safety, support high-speed rail development, and explore alternative truck routes to reduce traffic in the downtown Square.	Ongoing, with short-term, intermediate-term, and long-term projects.
Expand Municipal Facilities: Assess the need for additional municipal staff, such as a city Administrator. City is in the process of hiring a City Administrator.	Ongoing

3. Economic Development	
Attract Good-Paying Jobs: Focus on recruiting businesses that provide quality employment opportunities, particularly in light industry and high-tech sectors. Develop a business park in the northern part of the city to attract industrial and office uses.	Ongoing
Support Entrepreneurship: Foster entrepreneurship among high school students, college students, and adults through programs like business incubators, pop-up stores, and partnerships with local colleges and organizations.	Ongoing
Promote Tourism: Enhance Carlinville's tourism appeal by promoting its Route 66 heritage, historic sites, and events. Develop wayfinding signage, informational kiosks, and facade improvement programs to attract visitors.	Ongoing
Retail Development: Address retail gaps by recruiting businesses. Nail salon, bakery, more unique one of a kind stores, old Tyme candy store, soda fountain, higher end consignment shop.	Ongoing



FUNDING AND IMPLEMENTATION

- 91** Low-Income Housing Tax Credits
- 98** Illinois Affordable Housing Tax Credits
- 99** Local, State, and Federal Resources
- 109** IHDA Programs and Resources

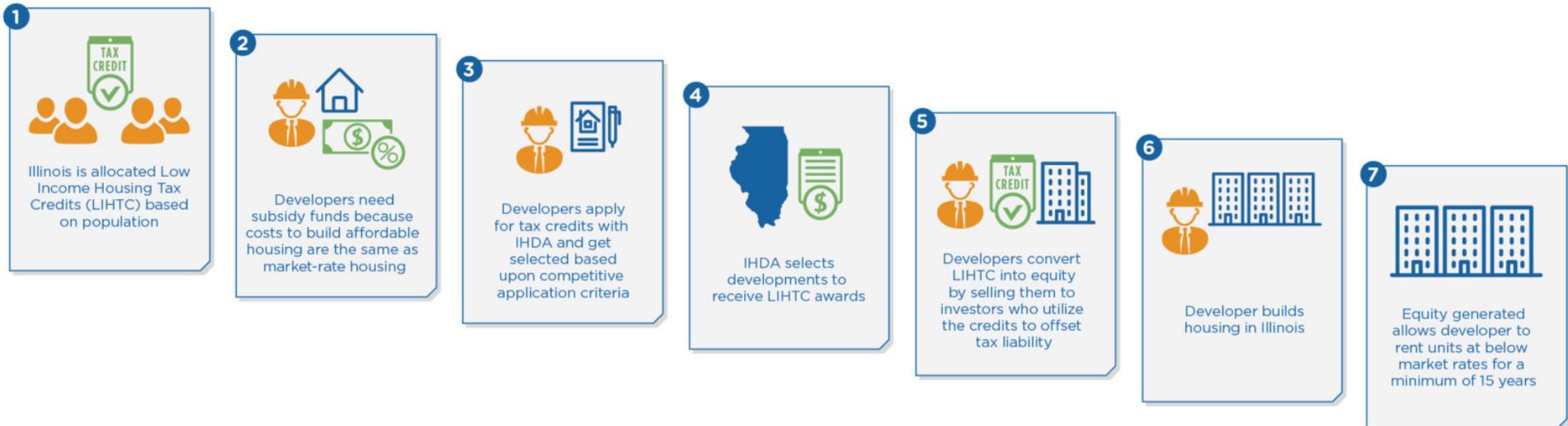
LOW-INCOME HOUSING TAX CREDITS

The Low-Income Housing Tax Credit (LIHTC) is the most important resource for creating affordable housing in the United States today. Created by the Tax Reform Act of 1986, the LIHTC program gives state and local LIHTC-allocating agencies the equivalent of approximately \$9 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. The tax credits are more attractive than tax deductions as the credits provide a dollar-for-dollar reduction in a taxpayer’s federal income tax, whereas a tax deduction only provides a reduction in taxable income.

Each state receives a fixed allocation of credits based on its population. In Illinois, this program is administered by IHDA. IHDA evaluates all applications on the Qualified Allocation Plan (QAP), which is updated every other year through a public process. While specific priorities can change between QAPs, LIHTC regulations dictate that the maximum rent that can be charged is based upon the Area Median Income (AMI) and is capped at 80% of AMI. In addition, rents must be kept affordable for a 15-year initial compliance period with a likely subsequent 15-year extended use period for a total of 30 years of ensured affordable housing.

In the following sections you will find more information on IHDA’s LIHTC application process and outcomes, however, you can always find more information on IHDA’s website (www.ihda.org/developers/tax-credits).

How Does the Low Income Housing Tax Credit Work?



LOW-INCOME HOUSING TAX CREDITS AT IHDA

The Federal LIHTC process begins with a developer proposing a project to IHDA through an application for 4% or 9% credits. The application is then reviewed for mandatory requirements and scored by IHDA based on its adherence to the current QAP and IHDA's priorities. If the developer's project wins an allocation of tax credits, they can proceed to complete the project and rent the units to low-income tenants. The allocated tax credits are purchased by an investor who makes a capital contribution to the project in exchange for the allocation of the entity's LIHTCs over a ten-year period. The program's structure ensures that private investors bear the financial burden if properties are not successful. This system has driven private sector accountability to the LIHTC program, resulting in a foreclosure rate of less than 0.1%, far less than that of comparable market-rate properties. As a permanent part of the tax code, the LIHTC program necessitates public-private partnerships, and has leveraged more than \$100 billion in private equity investment for the creation of affordable rental housing nationally.

PRELIMINARY PROJECT ASSESSMENT

The first step in applying for LIHTCs is to submit a Preliminary Project Assessment (PPA). The PPA addresses project concept, design, location, and proposed tenant population. IHDA will evaluate the submission and determine if the PPA is approved to proceed to a full application. Approval of a PPA does not guarantee an allocation of tax credits or IHDA financing. For projects seeking 9% LIHTC, applications will be accepted one time per year. 4% Applications will be accepted on a rolling basis. Approved PPAs are eligible to apply for tax credits or other IHDA financing.

COMMUNITY REVITALIZATION IN THE LOW-INCOME HOUSING TAX CREDIT PROGRAM

Community revitalization plays an important role within IHDA's LIHTC program by ensuring that projects located in vulnerable markets are developed in concert with local planning and development activities. In the competitive 9% LIHTC round, community revitalization is offered as a substantial incentive, allowing projects to earn up to 10 points (out of a possible 100 points) by demonstrating tangible connections to local planning initiatives and community engagement. Under both the 4% and 9% LIHTC rounds, all projects located in a Qualified Census Tract (QCT), a Racially or Ethnically Concentrated Area of Poverty (R/ECAP), or those that receive a Conditional Approval based on market characteristics are required to submit a Community Revitalization Strategy as a condition of closing.

A full description of the current Community Revitalization Thresholds and Scoring Criteria is listed on the following pages and available on IHDA's website (www.ihda.org/developers/qap).

MULTIFAMILY HOUSING DEVELOPMENTS

Tax credits serve as a powerful tool to developers who create affordable multifamily rental housing. Developments can be realized through a variety of designs and layouts. Multifamily properties that are rehabilitated or constructed through LIHTC may include residences for elderly individuals, families, single individuals, veterans, people at-risk of homelessness, and people with special needs or disabilities. While the development must provide affordable housing units, unit mixes can vary to include rents that accommodate extremely low-income populations as well as those that fall only slightly lower than the area median income, or market rate rentals. Housing that is developed as a result of LIHTC awards may demonstrate a wide variety of styles and with varying amenities. Historically, tax credit developments have included townhomes, duplexes, multi-unit buildings with 50 or more units, and scattered single family homes. All decisions of the design of a project, the targeted tenant population, and construction decisions are up to the discretion of the housing developer. The following examples highlight various styles of multifamily housing developments that have been constructed through IHDA's tax credit programs.



TIGER SENIOR APARTMENTS
Paris, Illinois

Redevelopment of Paris High School to create a 42-unit senior residence



COTTAGE APARTMENTS
Normal, Illinois

New construction of a 50-unit senior residence



EMERALD RIDGE
East Alton, Illinois

New construction of 46 single family homes and duplexes



MAPLE RIDGE
Paris, Illinois

New construction of 50 single family, duplexes, and multi-family homes

2026 COMMUNITY REVITALIZATION STRATEGY



Definitions

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

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

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

Cover Letter

Required for both 4% and 9% applications. A template cover letter provided by IHDA must be utilized. [Click here to utilize IHDA’s Cover Letter template \(required\)](#)

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

2026 COMMUNITY REVITALIZATION STRATEGY

Threshold Requirements

Threshold Requirements

Within the Low-Income Housing Tax Credit (LIHTC) program, all projects may submit a Community Revitalization Strategy, which is eligible for up to 10 points in a 9% competitive application. To be eligible for these points, the Community Revitalization Strategy must first meet all of the Threshold Requirements outlined below. **All materials, plans, and supporting documentation must be dated within five (5) years of application submission** (excepting community participation, see below); IHDA Community Revitalization staff may approve the submission of materials, plans, or supporting documentation that are up to ten (10) years old from the time of application submission, but sponsor must receive technical assistance from IHDA Community Revitalization staff in advance of application, must submit the verification memo emailed to you by IHDA CR planners confirming acceptability of documentation older than five (5) years from IHDA Community Revitalization staff upon application, and must demonstrate a clear connection to the present conditions and goals of the community through a detailed narrative and evidence from the community.

Note: Successful Community Revitalization Strategies frequently consist of multiple documents from a variety of sources that provide evidence of interconnected deliberate, concerted, and locally approved planning efforts and activities. Where possible and relevant, please include complete documents, rather than excerpts, to provide reviewer with necessary context.

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

Defined Community Revitalization Strategy and Area

All of the following must be provided:

- A) A written description of the Community Revitalization Strategy Area designated for revitalization, with boundaries clearly described.
The CRSA must be contained to an area that is **the smaller of the following two options**: (1) An area that is no larger than a three-mile radius from the subject property(ies), OR (2) An area (census tract(s), municipality, neighborhood/community area, etc.) with a population no greater than 30,000.
IHDA Community Revitalization staff may approve a larger CRSA on an individual basis if sponsor provides documentation evidencing the need to define a larger area.
- B) A detailed narrative of the Community Revitalization Strategy. This must address why the designated Area was chosen for revitalization, and specifically how the Strategy has and/or will address the challenges that residents of the community face in accessing resources and amenities.
- C) A map locating the subject property(ies) within the designated Community Revitalization Strategy Area. The map must identify CRSA amenities, institutions, and assets, as well as where affordable housing is both currently located and planned. If available, land use and zoning designations may also be included.
Click [here](#) to utilize IHDA’s Asset Map template (optional)

The Community Revitalization Strategy defined above must demonstrate components of:

2026 COMMUNITY REVITALIZATION STRATEGY

Threshold Requirements

1) Affordable housing	
All of the following must be provided:	
A)	Documentation explicitly stating the need and desire for affordable housing as part of the Strategy for the community. The type of revitalization needed should be specified, such as preservation, demolition and greening, infill, rehabilitation, new development, rental housing, and/or homeownership <i>(community plans which indicate targeted areas for affordable housing, a letter summarizing local efforts made to designate areas for affordable housing, housing plans, etc.)</i> .
B)	Documentation demonstrating the subject property's alignment with the Community Revitalization Strategy.

2) Community participation	
Activities must have taken place within three (3) years of application submission. At least 2 of the following must be provided:	
A)	Local advertisements or evidence of community outreach for public meetings related to the Community Revitalization Strategy <i>(newspaper advertisements, local community newsletters, leaflets, local postings, etc.)</i> .
B)	Attendance sheets or sign-in sheets from public meetings.
C)	Documentation showing the input gained from public meetings <i>(SWOT analyses, meeting minutes, lists of preferences, documentation of comments received, etc.)</i> .
D)	Evidence of community-led project(s) that align with the Community Revitalization Strategy <i>(materials documenting community-based development initiative or program, community-based participatory budgeting process, etc.)</i> .
E)	Community participation or action components in published planning documents or efforts <i>(TIF plans, comprehensive plans, neighborhood/corridor plans, etc.)</i> .
F)	Evidence of a mix of public, private, and nonprofit investment in the Community Revitalization Strategy indicating a broad coalition of local stakeholders <i>(agreements or Memoranda of Understandings (MOUs) between community-based organizations and financial institutions or government entities, etc.)</i> .
G)	Documentation of sponsor- or developer-hosted community meeting Click here to utilize IHDA's Community Meeting Toolkit (optional)

3) Plan adoption, approval, or support by local champion	
At least 1 of the following must be provided:	
A)	A resolution passed by a local governmental board, community, or committee stating the adoption of a plan that is a component of or relevant to the Community Revitalization Strategy <i>(comprehensive plan, transportation plan, neighborhood priorities report, etc.)</i> .
B)	A letter signed by an elected official from the Strategy Area detailing the official approval of component(s) of the Community Revitalization Strategy. The letter must contain the date the plan was approved and the names of the officials and/or staff who approved it.
C)	Meeting minutes from a local governmental board, community, or committee meeting which clearly state the approval of component(s) of the Community Revitalization Strategy.
D)	Letter of support for the Community Revitalization Strategy from an existing local "champion" or "quarterback," not on the project development team, who has the capacity for mobilizing and coordinating resources and funding <i>(CDC, local community leader, neighborhood group, etc.)</i> .

2026 COMMUNITY REVITALIZATION STRATEGY

Threshold Requirements

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

2026 COMMUNITY REVITALIZATION STRATEGY

Scoring Criteria

Scoring Criteria

Submissions that have met all of the Threshold Requirements are eligible to earn up to 10 points for demonstrating that their Community Revitalization Strategy includes components outlined within the following Scoring Criteria. **All materials, plans, and supporting documentation must be dated within five (5) years of application submission**; IHDA Community Revitalization staff may approve the submission of materials, plans, or supporting documentation that are up to ten (10) years old from the time of application submission, but sponsor must receive technical assistance from IHDA Community Revitalization staff in advance of application, must submit the verification memo emailed to you by IHDA CR planners confirming acceptability of documentation older than five (5) years from IHDA Community Revitalization staff upon application, and must demonstrate a clear connection to the present conditions and goals of the community through a detailed narrative and evidence from the community.

Note: Successful Community Revitalization Strategies frequently consist of multiple documents from a variety of sources that provide evidence of interconnected deliberate, concerted, and locally approved planning efforts/activities. Where possible and relevant, please include complete documents, rather than excerpts, to provide reviewer with necessary context.

If Project selects the Community Targeting path of supplementing Quality of Life Index (QOLI) points with Community Revitalization Strategies points at PPA, scores will be calculated ONLY for specific indicators in **BUILDING OPPORTUNITY: 2) Capacity-building and partnerships**; and **ACCESSIBILITY AND LIVABILITY: 1) Improvements in amenities and services** that address point deficiencies in the indicated QOLI categories.

Submissions may utilize the documentation referenced in their Threshold Requirements, as well as any needed additional materials to provide evidence of the following aspects within the Community Revitalization Strategy Area:

BUILDING OPPORTUNITY	
1) Addressing a pre-existing community need	
2 points available	
A)	1 point is automatically earned if project site(s) falls within a census tract(s) designated as a "Moderate Revitalization Impact Area" as listed on IHDA's Market Research website* . An additional point may be earned per category C below.
B)	2 points are automatically earned if project site(s) falls within a census tract(s) designated as a "High Revitalization Impact Area" as listed on IHDA's Market Research website* .
C)	Project sites not falling within a designated Revitalization Impact Area may earn up to 2 points by demonstrating their explicit need for revitalization. To earn these points, a narrative supported by accompanying evidence must illustrate the Community Revitalization Strategy Area's need in at least 1 of the categories listed below, or other pertinent and measurable areas: <ul style="list-style-type: none"> -Rapidly declining population -Employment insecurity -High concentration of blighted housing stock -Unmet need for health services, educational opportunities, fresh foods, available/affordable housing, or other basic amenities -Other community demographic or economic insecurities
In order to qualify for points under category C, claims in narrative must be substantiated and verified by accompanying evidence.	

2026 COMMUNITY REVITALIZATION STRATEGY

Scoring Criteria

2) Capacity-building and partnerships	
2 points available (1 point per category satisfied)	
Acceptable types of documentation for this area include executed Memoranda of Understanding (MOUs), internship agreements with colleges/universities, curricula of accessible training programs, grant applications, applications for technical assistance, letters of intent from anchor institutions, etc.	
A)	Documentation of at least one (1) formal partnership or official collaboration between the local government and/or established community-based organizations working towards a public agenda in the Strategy Area (neighborhood boards, local nonprofits, etc.) with organizations that offer technical assistance, capacity-building, or shared services. Documentation must also demonstrate that these partnerships have measurably improved community or resident outcomes.
B)	Evidence that the community has or is developing programming to actively place interns and/or students in public-service positions (<i>municipal government, social services, healthcare, education, etc.</i>).
C)	Evidence of community services available to increase job training and access (<i>skills-based trainings offered at free or reduced costs, transportation services for job access, seeking job-creation entities, etc.</i>).
D)	Documentation of a formal agreement between the subject property and an entity listed on the State Economic Development Resource Directory or a HUD Section 3 plan.
E)	Evidence of financial support allocated from major community stakeholders such as universities, hospitals, or other anchor institutions to the Community Revitalization Strategy and/or the subject property(ies) (<i>this may include allocations from an approved Opportunity Fund</i>).
F)	Evidence that the community is actively seeking assistance for capacity-building activities (<i>applying for grants, participating in training or technical assistance programs including those offered by IHDA, etc.</i>).
G)	Documentation of at least one (1) formal partnership between sponsor/developer and a certified MBE/WBE providing services and/or programming to the subject property and accessible to the larger community.
3) Promoting racial equity	
1 point available	
A)	Documentation that the community or Community Revitalization Strategy is actively promoting racial equity or pursuing racial equity initiatives. To earn this point, a narrative supported by accompanying evidence must illustrate the presence of at least one of the categories listed below, or other pertinent and measurable areas: <ul style="list-style-type: none"> -Active outreach, inclusion, and leadership of BIPOC populations in planning activities -Education or training availability for Diversity, Equity, and Inclusion (DEI) -Fair housing programming, marketing, or education -Promotion of homeownership to BIPOC communities -Provision of housing counseling and education targeting BIPOC communities -Provision of translation services for local programs and services -Support of entrepreneurial activities and initiatives for BIPOC communities -Support of wealth-building initiatives for BIPOC communities -Other activities that promote racial equity

2026 COMMUNITY REVITALIZATION STRATEGY

Scoring Criteria

ACCESSIBILITY AND LIVABILITY	
1) Improvements in amenities and services 3 points available (1 point per category satisfied)	
<p>Document local efforts to <u>improve and/or preserve</u> access to the following elements within or available specifically to the Community Revitalization Strategy Area.</p> <p>A map/list of existing amenities present in the CRSA <u>will not</u> satisfy these categories. Documentation must indicate how the CRS and/or subject property will improve or preserve access to existing amenities and/or provide new or innovative amenities within the CRSA.</p>	
A)	Banking and financial services
B)	Business development or incubation
C)	Childcare availability
D)	Civic services and engagement opportunities
E)	Community engagement via developer- or sponsor-hosted community meetings Click here to utilize IHDA's Community Meeting Toolkit (optional)
F)	Educational opportunities (<i>K-12, adult/vocational</i>)
G)	Food access
H)	Healthcare and social services
I)	Homelessness services/supportive housing initiatives
J)	Municipal/community-wide broadband internet access
K)	Recreational opportunities
L)	Retail opportunities
M)	Senior center and/or senior social/recreational programming
N)	Streetscaping, public art, river walks, garden walks, farmers/art markets, tourism, other activities that attract visitors and business
O)	Transportation access
P)	Other: Provide documentation illustrating how innovative activities not defined above are being used to meet the needs of the CRSA

PLAN IMPLEMENTATION AND FUNDING	
1) The Community Revitalization Strategy is being implemented 1 point available (1 point per category satisfied)	
A)	Narrative detailing the Community Revitalization Strategy's implementation schedule, in specific quarters or months and years (<i>e.g. Q1 2025 or January-March 2025</i>), from plan creation to present. Accompanying evidence must also be provided demonstrating that significant portions of the Strategy have already been accomplished or are underway that can be substantiated via site visits and/or audits.

2026 COMMUNITY REVITALIZATION STRATEGY

Scoring Criteria

B)	Proof of implementation of infrastructure improvements made within the Strategy Area needed for continued development and/or investment <i>(map of road improvements, proof of investment in building facades, local press coverage etc.).</i>
C)	Evidence of measurable progress in addressing local services issues <i>(public health, homelessness, employment, and training, etc.).</i>
2) The Community Revitalization Strategy has funding and will continue to be implemented 1 point available (1 point per category satisfied)	
A)	A full budget showing prior funding directed toward plan implementation and future budgeting of funding (preferred: 5-years in the future) for implementation of the Community Revitalization Strategy.
B)	Map(s) showing active incentive programs (<i>TIF districts, Enterprise Zones, Opportunity Zones, etc.</i>) available in the Strategy Area, and an accompanying narrative explaining a plan for utilizing these resources to address community needs.
C)	A letter or statement from the municipal or county government attesting to funding already committed and future funding committed to the Strategy.
E)	Evidence that local funding has been committed to the housing components of the Strategy <i>(CDBG, HOME, TIF, grants, etc.).</i>
H)	Specific documentation of financial planning components to achieve elements of the Strategy in local adopted plans (<i>consolidated plan, annual action plan, local comprehensive plan, etc.</i>).

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

ILLINOIS AFFORDABLE HOUSING TAX CREDITS

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

The City of Chicago's Department of Housing and Economic Development (HED) administers the program in the City of Chicago and IHDA administers the program across the rest of Illinois. IHDA receives 75.5 percent of the annual IAHTC allocation, while the City of Chicago receives 24.5 percent. Each administrative entity has its own application process. Rules governing the IAHTC program can be found in the Illinois Administrative Code, Title 47, Chapter II, Part 355.

For all but employer-assisted housing developments, 25 percent of the units in each development for rental projects and 100 percent of units in ownership projects must serve persons with incomes at or below 60 percent of the Area Median Income (AMI), to be eligible for IAHTC. Rents or mortgage payments may not exceed 30 percent of the household income. In developments targeted for employer-assisted housing, households up to 120% AMI may be served.

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

Additional information about the Illinois Affordable Housing Tax Credit can be found on IHDA's website (www.ihda.org/developers/tax-credits/illinois-affordable-housing-tax-credit).

LOCAL, STATE, AND FEDERAL RESOURCES

The following section provides an overview of select incentive programs that may be utilized to promote economic and community development initiatives in the City of Carlinville. The programs highlighted are particularly relevant to housing goals, however this guide is not meant to serve as an exhaustive list of all resources available within the City of Carlinville. It is important to note that IHDA does not designate, administer, allocate, or fund these programs. Program information, including incentives and eligibility, is subject to change. For specific and current program information, contact the City of Carlinville or the appropriate program administrator.

CARLINVILLE'S LOCAL DEVELOPMENT TOOLS

There are many local resources that are available throughout Carlinville to aid with local economic and community development initiatives. Below are some of these resources. For more details, please contact Economic Development/Zoning/Grants Administrator Bobbi Bates 217-854-4908 or bbates@cityofcarlinville.com.

- Façade Grant Program

The Façade Grant Program is an annual grant program that the City of Carlinville opens up to commercial property owners for aesthetic improvements to the exteriors of their property with the city paying up to \$5,000 for the 2025/26 year. Thanks to funding from the American Rescue Plan (ARPA), the Carlinville City Council voted to increase the available funding in the program from the typical \$10,000 per cycle to \$25,000. The increased available funding greatly increased interest in applying for the grant and allowed many first-time applicants to be awarded the grant.

- Macoupin County Enterprise Zone

The Enterprise Zone in Macoupin County is a powerful economic tool that acts as a stimulus to attract investment by private companies for job creation. That stimulus is driven by incentives that are available to those companies that locate or expand in the zone.

Any building materials that are used in the expansion, new project, or renovation are exempt from Illinois and local sales taxes.

There's an investment tax credit that the company qualifies for which is an offset against its Illinois corporate income tax.

Under the ordinances that the local units of government pass there's also a local property tax abatement for up to 10 years.

LOCAL, STATE, AND FEDERAL RESOURCES

CARLINVILLE'S LOCAL DEVELOPMENT TOOLS (continued)

- Tax Increment Financing Districts

In order to spur economic growth, the City of Carlinville has implemented two TIF Districts within the community – One district is located in the downtown business district while the other is located on the northern side of the community and encompasses the Carlinville Plaza and historic Standard Addition neighborhood.

TIF Districts dedicate sales tax revenues and additional property tax revenues generated within the TIF for improvements within the district to encourage new economic development and job creation.

TAX INCREMENT FINANCING DISTRICTS

BACKGROUND

Tax Increment Financing (TIF) is a local economic development tool that dedicates sales tax revenues and incremental property tax revenues generated within a designated blighted area for real improvements to encourage economic development and job creation. In the State of Illinois, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4) was adopted in 1977 and allows for units of local government to designate TIF districts within their jurisdictions.

A TIF district's revenue comes from an increase in the assessed value of property within the district. Once a TIF district is created, the value of the property in the area is established as the base amount and any increase in that value constitutes the TIF district's funding allotment. Funds may be used for costs associated with the development of property and infrastructure within the district, allowing blighted areas to become viable and attractive for additional private investment. In Illinois, a TIF district can exist for up to 23 years, with a possible extension of another 12 years. Overall, the intent is to spur economic development in specific blighted areas by investing future gains in current opportunities.

STATE AND LOCAL INCENTIVES

Municipal officials regulate allocation and disbursement of funds within the TIF district, and each TIF request is thoroughly evaluated for alignment with local legislation. Projects in TIF districts typically include:

- Redevelopment of substandard, obsolete, or vacant buildings
- Financing public infrastructure improvements, including streets, sewer, and water works
- Cleaning up polluted areas
- Providing infrastructure needed to develop a site for new industrial or commercial use

As mentioned TIF can be used to fund a variety of public improvements and other investments that are essential to a successful redevelopment program. The TIF Act generally authorizes that TIF funds may be used for¹:

- Property acquisition, renovation, rehabilitation, and demolition
- Construction of public works or improvements
- Job training related to the TIF area
- Studies, surveys and plans
- Marketing related to the sites within the TIF
- Professional services, such as architecture and design services

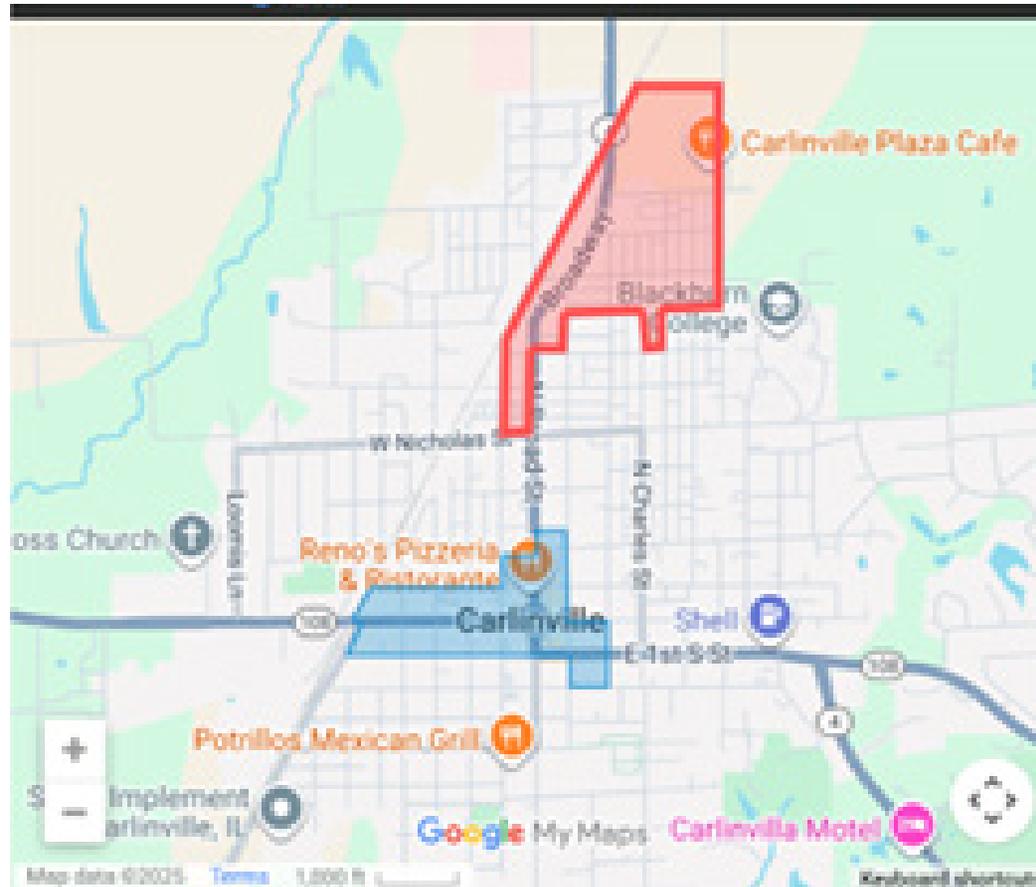
¹ Restrictions and variations may apply, see the current legislation and specific municipalities for more details.

TIF DISTRICTS IN CARLINVILLE

The City of Carlinville contains two TIF districts which were initiated as a single TIF district in December 2009 but dissolved and reconstituted as two TIF districts by the City Council in December 2014. This report assumes that both districts will remain in place until December 2032. The West Main TIF district encompasses the central square and multiple blocks along both N. Broad Street and W. Main Street around the square and is focused on the preservation and revitalization of the businesses within the Carlinville Square, the West Main corridor, and adjacent areas, and to aid in the rehabilitation of the historic Macoupin County courthouse.

The Standard Addition TIF district encompasses multiple blocks north of Nicholas Street, including the Standard Addition neighborhood that contains many Sears Catalog historic homes and Carlinville Plaza and is focused on preserving existing structures, rehabilitation of infrastructure, relocation and expansion of existing businesses, and incentive assistance for new businesses to open in the area.

Developers, individuals, and businesses seeking development assistance within the TIF district can apply for funding through a formal application process.



ENTERPRISE ZONES

BACKGROUND

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

STATE AND LOCAL INCENTIVES

There are currently ****check DCEO site to confirm**** 97 Enterprise Zones in Illinois and each offers a variety of state incentives as well as distinctive local incentives to enhance economic development opportunities. While local incentives vary, they can include abatement of property taxes on new improvements, waivers of business licensing and permit fees, and streamlined building code and zoning requirements. In addition, state incentives are expansive and can include¹:

- 6.25% state sales tax exemption on building materials
- A state utility tax exemption on gas and electricity costs
- 0.5% state investment tax credit for taxpayers who invest in Enterprise Zone properties
- Tax deduction of double the value of cash or in-kind contributions

¹ Restrictions and variations may apply, see the current legislation and specific municipalities for more details.

ENTERPRISE ZONES IN CARLINVILLE

As of October 2025, there are no designated Enterprise Zones in the City of Carlinville. Macoupin County has an Enterprise Zone but it has only a few small parcels on the outskirts of the city and they do not fall within the boundaries of this study.

OPPORTUNITY ZONES

BACKGROUND

Opportunity Zones are low-income census tracts into which investors can put capital to work financing new projects and enterprises in exchange for federal capital gains tax advantages. Opportunity Zones are a tool that is designed to spur economic development and job creation in distressed communities. Opportunity Zones were presented and established by U.S. Congress in the Tax Cuts and Jobs Act of 2017 (P.L. 115-97).

Legislation requires governors to designate Opportunity Zones among eligible census tracts within their state. Eligible census tracts are determined based on having median family income that does not exceed 80% of area median income and a poverty rate of at least 20%. Opportunity Zones are designated for a period of 10 years.

In Illinois, Governor Rauner nominated 25% (327) of the state's 1,305 qualifying low-income census tracts as Opportunity Zones in 2018. To find a detailed summary of Opportunity Zone designations, visit the Illinois Department of Commerce and Economic Opportunity's website (www.dceo.illinois.gov/oppzn).

All investments that seek the tax benefits of this program must be made through an Opportunity Fund, which are private sector investment vehicles that invest at least 90% of their capital in Opportunity Zones. The fund model is intended to enable several investors to pool their resources, increasing the scale of investments going to underserved areas.

OPPORTUNITY ZONES IN CARLINVILLE

As of October 2025, there are no designated Opportunity Zones in the City of Carlinville.

For more information on Opportunity Zones, please visit the Illinois Department of Commerce and Economic Opportunity or U.S. Department of the Treasury websites.

HISTORIC TAX CREDITS

BACKGROUND

Historic Places are structures or resources that are worthy of preservation as part of America's natural and built history and are designated by the National Register of Historic Places. According to the National Register, over 95,000 properties have been listed, including 1.4 million individual buildings, sites, districts, structures, and objects. Almost every county in the United States has at least one place listed in the National Register. The Illinois State Historic Preservation Office (SHPO, and formerly the Illinois Department of Conservation) also designates historic districts in Illinois.

Listing on the National Register provides formal recognition of a property's historical, architectural, or archeological significance based on national standards. In addition, it encourages preservation through access to financial incentives and a network of advisors and preservation organizations. The listing of a property does not lead to public acquisition or guarantee protection from development or destruction, however, it is possible for some local historic designations to protect historic properties.

FEDERAL AND STATE INCENTIVES

Federal Historic Preservation Tax Credit

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

Illinois Historic Preservation Tax Credit

The Illinois Historic Tax Credit provides a 25% state income tax credit, not to exceed \$3 million, for owners of certified historic buildings that undertake certified rehabilitations. The state tax credit may be layered with the federal tax credit, resulting in a 45% overall tax credit for qualified expenditures. Projects with qualified expenditures incurred on or after January 1, 2019, through December 21, 2028, will be eligible to apply for the state tax credit. This credit has been extended through December 31, 2028, with an annual programmatic allocation of \$25 million.

There are a variety of other tax credit and grant opportunities for state and federal historic properties. For additional information on Historic Places and financial incentives, please visit the National Parks Service or Illinois Department of Natural Resources websites.

HISTORIC PLACES IN CARLINVILLE

There are two Historic Places in the City of Carlinville, including the John C. Anderson House at 920 West Breckenridge designated in 1992, the American Woman’s League Chapter House at 111 South Charles Street designated in 1980, and a Historic District encompassing the central and eastern parts of Carlinville and designated in 1976.

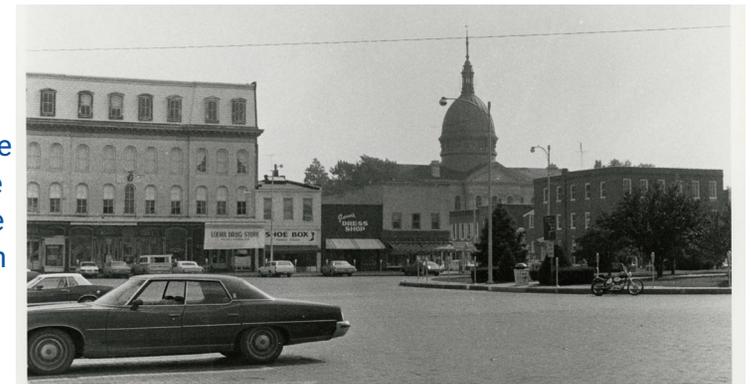
The Anderson house and its outbuildings, including a wash house, barn, and granary are located on the northwest side of Carlinville, north of Breckenridge Street. The house and outbuildings stand on 16.5 acres that John Anderson received as a wedding gift from his step-grandfather in 1883. Architectural styles that are present are Italianate, Queen Anne, and Stick styles. The property houses the Macoupin County Historical Society, which purchased the property from Anderson’s heirs in 1973.



The American Woman’s League Chapter House was one of ten built between 1909 and 1910 in Illinois to house local chapters of the American’s Women’s Republic, a nationwide movement to “advance, protect, and uplift American womanhood through promotion of suffrage, literacy, domesticity, education, and social interaction for women.” The structures were built in standardized forms which reflect the League’s functions and period styles. The structure is currently a private home.



The Carlinville Historic District, bounded generally by Oak, Mulberry, Morgan, and the eastern city limits, is ruled stylistically by simplified, vernacular interpretations of architectural styles popular after the mid-19th century, most notably the Queen Anne. There are individual structures of prominent Federal, Greek Revival, and Italianate design, and the courthouse is an outstanding early example of Beaux Arts Classicism, while the St. George Hotel is French Second Empire. The district preserves an urban environment whose growth and appearance were determined by the horse and the pedestrian well before automobiles entered the picture.



ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY PROGRAMS

BACKGROUND

There are variety of programs available through the Illinois Department of Commerce and Economic Opportunity (DCEO) that can be useful for municipalities, developers, and individuals to invest in Illinois communities. These include competitive and open-enrollment grant programs, as well as other forms of aid depending on the program. For details on applying to DCEO grants and additional resources, please visit the Illinois Department of Commerce and Economic Opportunity website (www.dceo.illinois.gov).

COMMUNITY DEVELOPMENT BLOCK GRANTS

The Community Development Block Grant (CDBG) Program was established by the U.S. Housing and Community Development Act of 1974 (“HCD Act”). CDBG provides federal funding for community-based projects in non-metropolitan areas. The program consists of housing rehabilitation, public infrastructure, disaster response, and economic development.

CONNECT ILLINOIS

In August 2019, a statewide initiative called Connect Illinois was launched, to expand broadband access across the entire state. Connect Illinois includes a capital investment from Rebuild Illinois, the creation of a Broadband Advisory Council and Broadband Office, and a new program that will provide all Illinois public K-12 students access to high-speed broadband at no charge.

ILLINOIS WORKS CONSTRUCTION APPRENTICESHIP PROGRAM

The DCEO has administered a grant program, which established a network of community-based nonprofit organizations throughout Illinois to provide services free of charge to provide pre-apprenticeship skills training. At the completion of the program, a diverse group of qualified candidates will gain new skills and be work-ready for careers in the construction industry and building trades. The Illinois Works Apprenticeship Initiative then incentivizes the further on-site training of these apprentices through public works projects.

IHDA PROGRAMS AND RESOURCES

REVITALIZATION AND REPAIR PROGRAMS

IHDA understands that investing in homes and communities across the state is an effective way to combat the ongoing effects of the housing crisis and assist with revitalization efforts. We work with local governments and non-profit organizations to offer programs that address vacant residential properties and the blight that usually follows. We also fund programs that allow homeowners to make necessary repairs and accessibility improvements, allowing residents to stay in their homes while improving the quality of single family housing throughout Illinois. Additional resources can be found on IHDA's website (www.ihda.org/my-community/revitalization-programs).

Home Repair and Accessibility Program

The Home Repair and Accessibility Program (HRAP) will assist low-income homeowners with funds for vital health and safety repairs and accessibility improvements. The program aims to preserve existing affordable housing stock, provide investment in disadvantaged communities, improve the health and well-being of occupants, and help low-income and disabled or mobility-impaired individuals remain in their homes.

Eligible homeowners may receive up to \$45,000 in assistance for eligible repairs and/or accessibility improvements, while homeowners participating in the Roof Only option may receive up to \$21,500. Assistance is provided to homeowners in the form of a 5- or 3-year forgivable loan. Total household income must be at or below 80 percent of the AMI to be eligible for the program. For more information, contact the Community Affairs Department at HRAPinfo@ihda.org.

Land Bank Capacity Program and Technical Assistance Network

The Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network) was created in 2017 to help communities gain access to funding and technical assistance for land banks in Illinois outside the Chicago Metropolitan Statistical Area (MSA). Grant funds under LBCP may be used to offset the costs of creating and operating land banks.

Eligible applicants for LBCP must be a municipality, county, or land bank located outside the Chicago MSA. The Chicago MSA includes all of Cook, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will counties. For more information, contact the Community Affairs Department at LBCPinfo@ihda.org.

Strong Communities Program

The Strong Communities Program (SCP) provides grant funds to municipalities, counties, and land banks to address affordable housing needs and community revitalization efforts. SCP will return vacant residential properties to productive and taxable use through rehabilitation and provide funds for demolition in cases where properties are beyond repair and negatively impacting neighboring residences. As a result, SCP has the potential to increase property values, create jobs, help reduce crime, generate additional tax revenue, and attract further community investment. By enabling

greater revitalization opportunities, SCP will preserve existing affordable housing stock that is often in city centers and in proximity to community amenities (schools, parks, medical facilities, shopping, jobs, and transportation), and encourage further investment and revitalization. For more information, contact the Community Affairs Department at SCPinfo@ihda.org.

RENTAL HOUSING RESOURCES

The Illinois Housing Development Authority finances the construction and preservation of affordable housing throughout Illinois and administers several programs to help individuals and families locate the rental home or apartment that suit their needs. Additional resources can be found on IHDA's website (www.ihda.org/rental-housing).

IL Housing Search

IHDA participates in maintaining a resource called IL Housing Search that allows individuals to search thousands of affordable, accessible, and market-rate units throughout Illinois. Individuals seeking a rental property can customize their search based on specific needs, budget, and location. This resource can be accessed on the IL Housing Search website (www.ilhousingsearch.org) or through a toll-free, bilingual call center at (877) 428-8844.

Rental Assistance and Emergency Housing Resources

IHDA can connect individuals with emergency rental needs to a variety of resources, other service providers, and IHDA rental properties. These programs rental assistance to extremely low, low, and moderately low-income households across the state of Illinois. All of the available resources can be found on IHDA's website (www.ihda.org/rental-housing).

HOUSING AND FINANCIAL COUNSELING

To ensure that everyone throughout Illinois can make financially responsible decisions regarding their housing, IHDA provides free resources, counseling, and assistance to individuals to prepare them for all the stages of homeownership. IHDA's programs do not fund homeowners directly, however individuals who are interested in receiving counseling, or are at risk of foreclosure, can receive assistance through an IHDA-funded housing counselor. A full list of available housing counselors throughout the state can be found at on the IHDA website (www.ihda.org/my-home/getting-an-ihda-loan).

NEW AND EXISTING HOMEOWNER RESOURCES

IHDA offers a variety of resources and products aimed at assisting new and existing homeowners. These products can help individuals afford a new home through down payment and closing cost assistance or help existing homeowners afford to stay in their homes. For more information, contact a local IHDA lender to discuss which products are available. A full list of IHDA lenders, program information, and many other resources can be found on the IHDA Mortgage website (www.ihdamortgage.org).

Opening Doors

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

IHDAccess

The IHDAccess Mortgage program offers various down payments option to meet individuals' unique needs. Available statewide, each mortgage option comes with an affordable, fixed interest rate and up to \$10,000 to assist eligible borrowers with their down payment and closing costs. Additionally, IHDA requires that all homebuyers utilizing an IHDA down payment assistance product must also participate in free pre-purchase counseling prior to closing on their homes. For more information, contact the IHDA Mortgage Team at mortgage@ihda.org.



APPENDICES

- 113** Appendix I | IHDA Glossary
- 116** Appendix II | Sources and References
- 118** Appendix III | Composite Study Census Data
- 128** Appendix IV | Community Needs Assessment Handout
- 131** Appendix V | Community Needs Assessment Full Results
- 165** Appendix VI | IHDA Programs and Resources Handout

APPENDIX I | IHDA GLOSSARY

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

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

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

Affordability Risk Index (ARI): The ARI is a tool that is intended to provide a point-based incentive in IHDA’s QAP for developers to preserve affordability in areas that are becoming less affordable at a faster rate. This is a census tract-based tool and census tracts where affordability loss risk is greatest receive the highest points in this index. The Affordability Risk Index uses US Census data to measure change over time (between 2000 and **2021** across various factors, typically assumed to indicate affordability loss).

Community Revitalization Strategy Area (CRSA or “Strategy Area”): The CRSA is a contiguous geographic space defined for the development of a Community Revitalization Strategy. This area is larger than a parcel, Planned Unit Development (PUD), or subdivision, but small enough that one municipality or county can have jurisdiction over it. A CRSA can also align with an existing geography designated for development, such as a Community Development Block Grant (CDBG) Target Area, Neighborhood Strategy Area (NSA), or Tax Increment Finance (TIF) District.

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

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

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

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

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

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

Illinois Department of Human Services (DHS): The mission of DHS is to provide equitable access to social services, supports, programs, and resources to enhance the lives of all Illinoisans. DHS provides residents with streamlined access to integrated services, especially those striving to move from welfare to work and economic independence. DHS provides emergency and transitional housing, supportive services for individuals living with disabilities, and homelessness prevention programs.

Illinois Department of Natural Resources (IDNR): The mission of IDNR is to manage, conserve, and protect Illinois' natural, recreational and cultural resources. IDNR manages Illinois' state parks and waterways, issues hunting and fishing licenses, manages oil and mining resources, and administers the State Historic Preservation Office (SHPO).

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

Illinois Housing Development Authority (IHDA): IHDA is an agency of the State of Illinois which serves to finance the creation and preservation of affordable housing throughout the state. IHDA funds homeownership programs, finances multifamily rental developments via loans and bonds, and allocates Low-Income Housing Tax Credits and Illinois Affordable Housing Tax Credits to qualified housing developers.

Low-Income Housing Tax Credit (LIHTC): LIHTC is an income tax credit distributed by state agencies, including IHDA, that can be used to fund affordable housing development projects. Funding is allocated to the state by the federal government, on a per capita basis, and distributed by agencies to qualified housing developers. Tax credit awards are determined based on application processes, one for 4% tax credits and one for 9% tax credits. The developer then sells the tax credits to investors, usually banks, and the invested capital becomes part of the funding structure of the new housing development.

LIHTC Application: The LIHTC application is comprised of multiple required documents, as prescribed by the Qualified Allocation Plan. The first step is the Preliminary Project Assessment (PPA), which includes documents for a site, market, financial feasibility, and development team review by IHDA staff. Results of the PPA will be one of the following:

- Approve, in which case the sponsor is eligible to submit the documentation for a full application
- Approve with conditions, in which case IHDA will notify the sponsor of what conditions to satisfy to be eligible to submit a full application
- Deny, in which case the sponsor is not eligible to submit a full application

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

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

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

Qualified Allocation Plan (QAP): The QAP is a document required by Section 42 of the United States federal tax code, which lays out the requirements by the state of Illinois for the allocation of the state’s Low-Income Housing Tax Credits.

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

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

APPENDIX II | SOURCES AND REFERENCES

[PROJECT MUNICIPALITY]

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

ACS Multi-Year Estimates: More current than 2020 Census data, and available for more geographic areas than the 1-Year Estimates, this dataset is one of the most frequently used. Sampling error is reduced when estimates are collected over a longer period, and therefore 5-year estimates can be more accurate than 1-year estimates. ACS datasets are published for geographic areas with populations of at least 20,000. **The 2012-2021 ACS 5-year estimates were used in this assessment.**

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

Community Development Financial Institutions Fund

“Opportunity Zones Resources”. www.cdfifund.gov/opportunity-zones.

Federal Reserve Bank

Grunewald, Rob, and Horowitz, Ben. “Introduction to the Opportunity Zones Program”. Federal Reserve Bank of Minneapolis. www.minneapolisfed.org/article/2018/18-opportunity-zones-program.

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

Illinois Department of Commerce and Economic Opportunity (DCEO)

“Illinois Opportunity Zones”. www.dceo.illinois.gov/oppzn.html.

“Illinois Enterprise Zone Program”. www.dceo.illinois.gov/expandrelocate/incentives/taxassistance/enterprisezone.html.

“Tax Increment Financing (TIF)”. www.dceo.illinois.gov/expandrelocate/incentives/taxincrementfinancing.html.

Illinois Tax Increment Association

“About TIF”. www.illinois-tif.com/about-tif.

Internal Revenue Service (IRS)

“Opportunity Zones”. www.irs.gov/credits-deductions/businesses/opportunity-zones.

TIF Illinois

Jacob & Klein, Ltd. and The Economic Development Group, Ltd. “Creating TIF Districts”. www.olympia-fields.com/DocumentCenter/View/303/Creating-TIF-Districts-PDF.

APPENDIX III | COMPOSITE STUDY

CENSUS DATA

TOPICAL AREA	POPULATION												% 2013-2023		% 2013-2023	
YEAR	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	**2013-2023	**2013-2023			
Geo Name	Population	Population Change (#)	Population Change (%)	Calculation	Calculation											
	801003	801003	801003	801003	801003	801003	801003	801003	801003	801003	801003	Calculation	Calculation			
	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Macoupin County	47,462	47,229	46,844	46,482	45,960	45,739	45,463	45,243	45,152	44,937	44,566	(2,896)	-6.1%			
Carlinville	5,586	5,635	5,452	5,297	5,327	5,610	5,540	5,645	5,724	5,724	5,574	(12)	-0.2%			
Greenville	6,881	6,893	6,843	6,833	6,746	6,607	6,665	6,725	6,719	7,121	7,159	278	4.0%			
Hillsboro	7,950	8,371	8,545	7,287	7,231	6,840	6,402	6,177	6,633	5,673	5,603	(2,257)	-28.4%			
Shelbyville	5,257	5,211	4,964	5,347	4,650	4,527	4,312	4,198	4,053	4,156	4,248	(1,009)	-19.2%			
Waterloo	10,085	10,102	10,151	10,197	10,202	10,268	10,367	10,417	10,506	11,012	11,055	1,040	10.4%			
Illinois	12,848,554	12,868,747	12,873,761	12,851,694	12,854,526	12,821,497	12,770,631	12,736,364	12,821,813	12,757,634	12,692,653	(155,901)	-1.2%			
United States	313,536,504	314,107,084	316,535,021	318,558,362	321,004,407	322,908,030	324,697,795	326,569,308	329,725,481	331,097,593	332,387,540	20,850,946	6.7%			

TOPICAL AREA	POPULATION BY ETHNICITY (LONGITUDINAL)																					
YEAR	2013		2014		2015		2016		2017		2018		2019		2020		2021		2022		2023	
Geo Name	Share of Population - White Only (%)	Share of Population - Black or African American Only (%)	Share of Population - American Indian and Alaska Native Only (%)	Share of Population - Asian Only (%)	Share of Population - Native Hawaiian and Other Pacific Islander Only (%)	Share of Population - Some other race only (%)	Share of Population - Two or more races (%)	Share of Population - White Only (%)	Share of Population - Black or African American Only (%)	Share of Population - American Indian and Alaska Native Only (%)	Share of Population - Asian Only (%)	Share of Population - Native Hawaiian and Other Pacific Islander Only (%)	Share of Population - Some other race only (%)	Share of Population - Two or more races (%)	Change in Share of Population - White Only (PP)	Change in Share of Population - Black or African American Only (PP)	Change in Share of Population - American Indian and Alaska Native Only (PP)	Change in Share of Population - Asian Only (PP)	Change in Share of Population - Native Hawaiian and Other Pacific Islander Only (PP)	Change in Share of Population - Some other race only (PP)	Change in Share of Population - Two or more races (PP)	Change in Share of Population - Two or more races (PP)
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Calculation	Calculation	Calculation	Calculation	Calculation	Calculation	Calculation	Calculation
	687	687	671	671	661	661	657	657	657	657	657	657	657	657	16.74 (2.71) (0.00)	16.74 (2.71) (0.00)	16.74 (2.71) (0.00)	16.74 (2.71) (0.00)	16.74 (2.71) (0.00)	16.74 (2.71) (0.00)	16.74 (2.71) (0.00)	16.74 (2.71) (0.00)
	Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population	Percentage Points	Percentage Points	Percentage Points	Percentage Points	Percentage Points	Percentage Points	Percentage Points	Percentage Points
Macoupin County	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Carlinville	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Greenville	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hillsboro	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Shelbyville	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waterloo	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Illinois	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
United States	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	96.9%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TOPICAL AREA	Population by Ethnicity (Longitudinal)				TOPICAL AREA	Population by Sex (Current)			
YEAR	2013	2018	2023	2013-2023	YEAR	2023	2023	2023	2023
Geo Name	Share of Population Hispanic or Latinx (%)	Share of Population Hispanic or Latinx (%)	Share of Population Hispanic or Latinx (%)	Change in Share of Population Hispanic or Latinx (PP)	Geo Name	Population Male (#)	Population Male (%)	Population Female (#)	Population Female (%)
	DPO5	DPO5	DPO5	Calculation		801001	Calculation	801001	Calculation
	527	639	639	(B17-BH7)*100		7	P7/M7	103	R7/M7
	Domain: Total Population	Domain: Total Population	Domain: Total Population	Percentage Points		Domain: Total Pop		Domain: Total Pop	Domain: Total Pop
Macoupin County	0.9%	1.2%	1.3%	0.4	Macoupin County	22,069	49.5%	22,497	50.5%
Carlinville	0.7%	3.1%	3.7%	3.0	Carlinville	2,655	47.6%	2,919	52.4%
Greenville	3.0%	5.1%	6.6%	3.6	Greenville	4,117	57.5%	3,042	42.5%
Hillsboro	5.0%	3.7%	5.3%	0.3	Hillsboro	3,843	67.5%	1,850	32.5%
Shelbyville	1.7%	1.3%	1.0%	(0.7)	Shelbyville	1,797	42.3%	2,451	57.7%
Waterloo	1.2%	1.9%	1.7%	0.5	Waterloo	5,442	49.2%	5,613	50.8%
Illinois	16.0%	17.0%	18.5%	2.5	Illinois	6,270,399	49.4%	6,422,254	50.6%
United States	16.6%	17.8%	19.0%	2.4	United States	164,545,087	49.5%	167,842,453	50.5%

TOPICAL AREA		Elderly Population (Longitudinal)						
YEAR	2013	2013	2018	2018	2023	2023	2013-2023	2013-2023
Geo Name	Population Aged 60 Years and Older (#)	Population Aged 60 Years and Older (%)	Population Aged 60 Years and Older (#)	Population Aged 60 Years and Older (%)	Population Aged 60 Years and Older (#)	Population Aged 60 Years and Older (%)	Change in Population Aged 60 Years and Older (#)	Change in Share of Population Aged 60 Years and Older (PP)
	<i>S0101</i>	<i>Calculation</i>	<i>S0101</i>	<i>Calculation</i>	<i>S0101</i>	<i>Calculation</i>	<i>Calculation</i>	<i>Calculation</i>
	<i>D7*U7</i>	303	111	<i>V7/A7</i>	111	<i>X7/M7</i>	<i>X7-T7</i>	<i>(Y7-U7)*100</i>
		<i>Domain: Total Pop</i>		<i>Domain: Total Pop</i>		<i>Domain: Total Pop</i>		<i>Percentage Point</i>
Macoupin County	11,201	23.6%	12,319	26.9%	13,026	29.2%	1,825	5.6%
Carlinville	1,558	27.9%	1,385	24.7%	1,719	30.8%	161	2.9%
Greenville	1,466	21.3%	1,415	21.4%	1,303	18.2%	(163)	-3.1%
Hillsboro	1,073	13.5%	1,393	20.4%	1,346	23.6%	273	10.1%
Shelbyville	1,619	30.8%	1,337	29.5%	1,275	30.0%	(344)	-0.8%
Waterloo	1,863	18.6%	2,572	25.0%	2,906	26.3%	1,043	7.7%
Illinois	2,351,285	18.3%	2,675,686	20.9%	2,917,684	23.0%	566,399	4.7%
United States	59,191,953	19.0%	68,913,988	21.3%	77,299,829	23.3%	18,107,876	4.3%

TOPICAL AREA		Median Age (Longitudinal)			
YEAR	2013	2018	2023	2013-2023	
Geo Name	Median Age of Population	Median Age of Population	Median Age of Population	Change in Median Age of Population	
	<i>S0101</i>	<i>S0101</i>	<i>S0101</i>	<i>Calculation</i>	
	352	128	128	<i>AD7-AB7</i>	
Macoupin County	41.9	43.6	44.3	2.4	
Carlinville	41.5	33.5	41.5	0	
Greenville	30.5	37.1	37	6.5	
Hillsboro	38.4	38.1	41	2.6	
Shelbyville	45.2	39.3	45	-0.2	
Waterloo	39.7	40.9	40.2	0.5	
Illinois	36.8	37.9	38.9	2.1	
United States	37.3	37.9	38.7	1.4	

TOPICAL AREA		Households (Longitudinal)				
YEAR	2013	2018	2023	2013-2023	2013-2023	
Geo Name	Number of Households	Number of Households	Number of Households	Change in Number of Households (#)	Change in Number of Households (%)	
	<i>DP02</i>	<i>DP02</i>	<i>DP02</i>	<i>Calculation</i>	<i>Calculation</i>	
	3	3	3	<i>BN7-BL7</i>	<i>BO7/BL7</i>	
Macoupin County	19,254	18,772	17,431	(1,823)	-9.5%	
Carlinville	2,329	2,032	2,177	(152)	-6.5%	
Greenville	2,407	1,996	2,458	51	2.1%	
Hillsboro	1,714	1,871	1,720	6	0.4%	
Shelbyville	2,297	2,060	2,094	(203)	-8.8%	
Waterloo	4,028	4,271	4,395	367	9.1%	
Illinois	4,772,723	4,830,038	5,001,904	229,181	4.8%	
United States	115,610,216	119,730,128	127,482,865	11,872,649	10.3%	

TOPICAL AREA		Housing Units (Longitudinal)				
YEAR	2013	2018	2023	2013-2023	2013-2023	
Geo Name	Total Housing Units	Total Housing Units	Total Housing Units	Change in Total Housing Units (#)	Change in Total Housing Units (%)	
Carlinville	2,651	2,435	2,432	(219)	-8.3%	
Greenville	2,635	2,412	2,607	(28)	-1.1%	
Hillsboro	2,004	1,997	1,890	(114)	-5.7%	
Shelbyville	2,508	2,239	2,457	(51)	-2.0%	
Waterloo	4,363	4,373	4,651	288	6.6%	
Macoupin County	21,556	21,710	21,108	(448)	-2.1%	
Illinois	5,291,704	5,347,268	5,443,501	151,797	2.9%	
United States	132,057,804	136,384,292	142,332,876	10,275,072	7.8%	

TOPICAL AREA		Housing Tenure (Longitudinal)							
YEAR	2013	2013	2018	2018	2023	2023	2013-2023	2013-2023	
Geo Name	Owner-Occupied Housing Units (%)	Renter-Occupied Housing Units (%)	Owner-Occupied Housing Units (%)	Renter-Occupied Housing Units (%)	Owner-Occupied Housing Units (%)	Renter-Occupied Housing Units (%)	Change in Share of Owner-Occupied Housing Units (PP)	Change in Share of Renter-Occupied Housing Units (PP)	
Carlinville	64.7%	35.3%	66.2%	33.8%	63.4%	36.6%	-1.30	1.3%	
Greenville	57.2%	42.8%	57.6%	42.4%	55.5%	44.5%	-1.70	1.7%	
Hillsboro	63.4%	36.6%	75.9%	24.1%	72.7%	27.3%	9.30	-9.3%	
Shelbyville	73.5%	26.5%	69.9%	30.1%	60.5%	39.5%	-13.00	13.0%	
Waterloo	76.5%	23.5%	75.8%	24.2%	76.9%	23.1%	0.40	-0.4%	
Macoupin County	76.7%	23.3%	76.3%	23.7%	77.7%	22.3%	1.00	-1.0%	
Illinois	67.5%	32.5%	66.0%	34.0%	66.8%	33.2%	-0.70	0.7%	
United States	64.9%	35.1%	63.8%	36.2%	65.0%	35.0%	0.10	-0.1%	

TOPICAL AREA		Households Size by Tenure (Longitudinal)											
YEAR	2013	2013	2013	2018	2018	2018	2023	2023	2023	2023	**2013-2023	**2013-2023	**2013-2023
Geo Name	Average Household Size	Average Owner-Occupied Household Size	Average Renter-Occupied Household Size	Average Household Size	Average Owner-Occupied Household Size	Average Renter-Occupied Household Size	Average Household Size	Average Owner-Occupied Household Size	Average Renter-Occupied Household Size	Average Household Size	Change in Average Household Size	Change in Average Owner-Occupied Household Size	Change in Average Renter-Occupied Household Size
Carlinville	2.15	2.31	1.86	2.5	2.64	2.23	2.34	2.39	2.26	0.19	0.08	0.4	
Greenville	2.55	2.67	2.38	2.43	2.56	2.25	2.08	2.11	2.03	-0.47	-0.56	-0.35	
Hillsboro	2.16	2.58	1.44	2.09	1.98	2.42	2.19	2.26	2.03	0.03	-0.32	0.59	
Shelbyville	2.23	2.24	2.18	2.12	2.28	1.75	1.95	2.21	1.56	-0.28	-0.03	-0.62	
Waterloo	2.48	2.59	2.13	2.37	2.59	1.69	2.47	2.68	1.77	-0.01	0.09	-0.36	
Macoupin County	2.41	2.49	2.16	2.39	2.44	2.2	2.51	2.56	2.32	0.1	0.07	0.16	
Illinois	2.63	2.73	2.42	2.59	2.7	2.39	2.48	2.63	2.17	-0.15	-0.1	-0.25	
United States	2.63	2.69	2.5	2.63	2.7	2.51	2.54	2.65	2.34	-0.09	-0.04	-0.16	

YEAR	2023	2023	2023	2023	2023	2023	2023	2023	2023
Geo Name	Married Couple Families (#)	Married Couple Families (%)	Cohabiting Couple Households (#)	Cohabiting Couple Households (%)	Male Householder with No Spouse Present (#)	Male Householder with No Spouse Present (%)	Female Householder with No Spouse Present (#)	Female Householder with No Spouse Present (%)	
	DP02	DP02	DP02	DP02	DP02	DP02	DP02	DP02	
	7	623	15	631	23	639	39	655	
	Domain: Total HH	Domain: Total HH	Domain: Total HH	Domain: Total HH	Domain: Total HH	Domain: Total HH	Domain: Total HH	Domain: Total HH	
Macoupin County	8,561	49.1%	1,626	9.3%	3,209	18.4%	4,035	23.1%	
Carlinville	841	38.6%	98	4.5%	580	26.6%	658	30.2%	
Greenville	790	32.1%	174	7.1%	555	22.6%	939	38.2%	
Hillsboro	666	38.7%	127	7.4%	448	26.0%	479	27.8%	
Shelbyville	668	31.9%	117	5.6%	429	20.5%	880	42.0%	
Waterloo	2,408	54.8%	304	6.9%	523	11.9%	1,160	26.4%	
Illinois	2,288,626	45.8%	338,292	6.8%	951,391	19.0%	1,423,595	28.5%	

TOPICAL AREA	Home Value (Longitudinal)				
YEAR	2013	2018	2023	2013-2023	2013-2023
Geo Name	Median Home Value	Median Home Value	Median Home Value	Change in Median Home Value (\$)	Change in Median Home Value (%)
Carlinville	\$ 82,500	\$ 90,200	\$ 108,000	\$ 25,500	30.9%
Greenville	\$ 103,100	\$ 106,300	\$ 119,800	\$ 16,700	16.2%
Hillsboro	\$ 79,500	\$ 80,700	\$ 95,800	\$ 16,300	20.5%
Shelbyville	\$ 81,100	\$ 84,400	\$ 111,200	\$ 30,100	37.1%
Waterloo	\$ 184,300	\$ 189,400	\$ 237,900	\$ 53,600	29.1%
Macoupin County	\$ 93,900	\$ 99,600	\$ 126,100	\$ 32,200	34.3%
Illinois	\$ 182,300	\$ 187,200	\$ 250,500	\$ 68,200	37.4%
United States	\$ 176,700	\$ 204,900	\$ 303,400	\$ 126,700	71.7%

TOPICAL AREA	Homes by Value Bracket (Current)							Housing Age (Current)		
YEAR	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
Geo Name	Share of Homes Valued at less than \$50k (%)	Share of Homes Valued \$50k-\$99k (%)	Share of Homes Valued \$100k-\$149k (%)	Share of Homes Valued \$150k-\$199k (%)	Share of Homes Valued \$200k-\$299k (%)	Share of Homes Valued \$300k-\$499k (%)	Share of Homes Valued \$500k-\$999k (%)	Share of Homes Valued at \$1 million or more (%)	Median Year Structure Built	Median Age of Housing Structure in 2023
Carlinville	13.9%	30.6%	28.2%	14.7%	9.5%	2.5%	0.7%	0.0%	1969	54
Greenville	12.9%	19.4%	38.2%	26.0%	2.3%	1.2%	0.0%	0.0%	1968	55
Hillsboro	27.8%	26.5%	18.0%	12.9%	9.0%	5.0%	0.7%	0.0%	1962	61
Shelbyville	9.9%	32.9%	25.6%	17.0%	12.3%	2.4%	0.0%	0.0%	1952	71
Waterloo	3.3%	0.5%	8.9%	22.8%	35.6%	26.1%	1.9%	1.0%	1991	32
Macoupin County	9.9%	27.6%	21.0%	14.2%		7.6%	1.6%	0.1%	1966	57
Illinois	5.4%	8.8%	11.2%	12.0%		25.0%	11.2%	2.6%	1970	53
United States	5.5%	6.7%	8.3%	9.6%		24.9%	19.1%	6.5%	1980	43

TOPICAL AREA		Overall Vacancy (Longitudinal)							
YEAR	2013	2013	2018	2018	2023	2023	2013-2023	2013-2023	
Geo Name	Vacant Housing Units	Overall Vacancy Rate	Vacant Housing Units	Overall Vacancy Rate	Vacant Housing Units	Overall Vacancy Rate	Change in Vacant Housing Units (#)	Change in Overall Vacancy Rate (PP)	
Carlinville	322	12.1%	403	16.6%	255	10.5%	(67)	(1.6)	
Greenville	228	8.7%	416	17.2%	149	5.7%	(79)	(3.0)	
Hillsboro	290	14.5%	126	6.3%	170	9.0%	(120)	(5.5)	
Shelbyville	211	8.4%	179	8.0%	363	14.8%	152	6.4	
Waterloo	335	7.7%	102	2.3%	256	5.5%	(79)	(2.2)	
Macoupin County	2302	10.7%	2938	13.5%	3,677	17.4%	1,375	6.7	
Illinois	518981	9.8%	517230	9.7%	441,597	8.1%	(77,384)	(1.7)	
United States	16447588	12.5%	16654164	12.2%	14,850,011	10.4%	(1,597,577)	(2.1)	

TOPICAL AREA		Homeowner Vacancy (Longitudinal)				Renter Vacancy (Longitudinal)			
YEAR	2013	2018	2023	2013-2023	2013	2018	2023	2013-2023	
Geo Name	Homeowner Vacancy Rate	Homeowner Vacancy Rate	Homeowner Vacancy Rate	Change in Homeowner Vacancy Rate (PP)	Rental Vacancy Rate	Rental Vacancy Rate	Rental Vacancy Rate	Change in Rental Vacancy Rate (PP)	
Carlinville	3.0%	3.9%	0.0%	-3.00	7.2%	10.9%	7.4%	0.2	
Greenville	0.0%	6.3%	0.0%	0.00	11.7%	17.6%	7.8%	-3.9	
Hillsboro	8.7%	0.0%	0.0%	-8.70	0.0%	10.9%	9.3%	9.3	
Shelbyville	4.9%	0.0%	0.0%	-4.90	10.4%	6.3%	6.5%	-3.9	
Waterloo	6.7%	2.4%	1.1%	-5.60	4.6%	2.3%	4.1%	-0.5	
Macoupin County	2.2%	2.1%	0.8%	-1.40	7.3%	6.2%	10.1%	2.8	
Illinois	2.3%	1.9%	1.1%	-1.20	7.0%	6.4%	5.2%	-1.8	
United States	2.2%	1.7%	1.0%	-1.20	7.3%	6.0%	5.5%	-1.8	

TOPICAL AREA		Monthly Housing Costs by Tenure (Longitudinal)														
YEAR	2013	2013	2013	2018	2018	2018	2023	2023	2023	2023	2023	2013-2023	2013-2023	2013-2023	2013-2023	2013-2023
Geo Name	Median Monthly Housing Costs - Owners w/Mortgage	Median Monthly Housing Costs - Owners w/out Mortgage	Median Monthly Housing Costs (Gross Rent) - Renters	Median Monthly Housing Costs - Owners w/Mortgage	Median Monthly Housing Costs - Owners w/out Mortgage	Median Monthly Housing Costs (Gross Rent) - Renters	Median Monthly Housing Costs - Owners w/Mortgage	Median Monthly Housing Costs - Owners w/out Mortgage	Median Monthly Housing Costs (Gross Rent) - Renters	Median Monthly Housing Costs - Owners w/Mortgage	Median Monthly Housing Costs - Owners w/out Mortgage	Change in Median Monthly Housing Costs (\$) - Owners w/Mortgage	Change in Median Monthly Housing Costs (\$) - Owners w/out Mortgage	Change in Median Monthly Housing Costs (Gross Rent) (\$) - Renters	Change in Median Monthly Housing Costs (%) - Owners w/Mortgage	Change in Median Monthly Housing Costs (Gross Rent) (%) - Renters
Carlinville	\$ 927	\$ 411	\$ 590	\$ 927	\$ 408	\$ 796	\$ 1,089	\$ 461	\$ 736	\$ 112	\$ 90	\$ 146		12.1%	12.2%	0.2%
Greenville	\$ 1,076	\$ 428	\$ 634	\$ 1,034	\$ 499	\$ 994	\$ 996	\$ 608	\$ 724	\$ (80)	\$ 180	\$ 90		7.4%	42.1%	0.1%
Hillsboro	\$ 972	\$ 423	\$ 668	\$ 934	\$ 405	\$ 652	\$ 1,130	\$ 524	\$ 841	\$ 158	\$ 101	\$ 173		16.3%	23.9%	0.3%
Shelbyville	\$ 874	\$ 366	\$ 637	\$ 863	\$ 388	\$ 481	\$ 1,172	\$ 438	\$ 724	\$ 288	\$ 72	\$ 87		34.1%	19.7%	0.1%
Waterloo	\$ 1,552	\$ 548	\$ 813	\$ 1,529	\$ 546	\$ 842	\$ 1,718	\$ 732	\$ 873	\$ 366	\$ 189	\$ 60		10.7%	34.8%	0.1%
Macoupin County	\$ 1,062	\$ 423	\$ 626	\$ 1,048	\$ 427	\$ 681	\$ 1,231	\$ 550	\$ 789	\$ 369	\$ 127	\$ 163		15.9%	30.0%	0.3%
Illinois	\$ 1,701	\$ 561	\$ 890	\$ 1,668	\$ 626	\$ 984	\$ 1,950	\$ 767	\$ 1,227	\$ 249	\$ 206	\$ 337		14.6%	36.7%	0.4%
United States	\$ 1,540	\$ 452	\$ 904	\$ 1,538	\$ 490	\$ 1,023	\$ 1,902	\$ 612	\$ 1,348	\$ 362	\$ 160	\$ 444		23.5%	35.4%	0.5%

TOPICAL AREA		Cost Burden by Tenure (Longitudinal)										
YEAR	2013	2013	2013	2018	2018	2018	2023	2023	2023	2013-2023	2013-2023	2013-2023
Geo Name	Share of Owner-Occupied Households w/Mortgage that are Cost-Burdened (30%+)	Share of Owner-Occupied Households w/out Mortgage that are Cost-Burdened (30%+)	Share of Renter-Occupied Households that are Cost-Burdened (30%+)	Share of Owner-Occupied Households w/Mortgage that are Cost-Burdened (30%+)	Share of Owner-Occupied Households w/out Mortgage that are Cost-Burdened (30%+)	Share of Renter-Occupied Households that are Cost-Burdened (30%+)	Share of Owner-Occupied Households w/Mortgage that are Cost-Burdened (30%+)	Share of Owner-Occupied Households w/out Mortgage that are Cost-Burdened (30%+)	Share of Renter-Occupied Households that are Cost-Burdened (30%+)	Change in Share of Owner-Occupied Households w/Mortgage that are Cost-	Change in Share of Owner-Occupied Households w/out Mortgage that are Cost-	Change in Share of Renter-Occupied Households that are Cost-
Carlinville	13.3%	9.2%	53.5%	7.3%	9.7%	64.7%	19.3%	16.1%	49.2%	6.0	6.9	(4.3)
Greenville	25.6%	4.2%	39.4%	14.5%	12.3%	37.7%	18.3%	0.0%	45.1%	(7.3)	(4.2)	5.7
Hillsboro	22.8%	15.4%	66.7%	24.6%	8.5%	42.7%	20.4%	25.0%	43.1%	(2.4)	9.6	(23.6)
Shelbyville	23.7%	10.6%	39.1%	20.5%	13.2%	41.4%	34.5%	0.0%	35.1%	10.8	(10.6)	(4.0)
Waterloo	28.1%	9.7%	46.0%	25.7%	16.2%	54.3%	15.6%	4.0%	46.2%	(12.5)	(5.7)	0.2
Macoupin County	24.8%	10.5%	44.0%	17.0%	9.4%	53.2%	19.4%	11.5%	38.4%	(5.4)	1.0	(5.6)
Illinois	36.9%	16.7%	51.4%	28.6%	16.1%	48.8%	26.3%	15.4%	47.3%	(10.6)	(1.3)	(4.1)
United States	35.6%	15.2%	52.3%	28.7%	13.9%	50.2%	27.6%	13.9%	50.4%	(8.0)	(1.3)	(1.9)

TOPICAL AREA		Households with Assistance (Longitudinal)							
YEAR	2013	2013	2018	2018	2023	2023	2013-2023	2013-2023	
Geo Name	Share of Households with Cash Public Assistance Income (%)	Share of Households with Food Stamp/SNAP benefits in Past 12 Months (%)	Share of Households with Cash Public Assistance Income (%)	Share of Households with Food Stamp/SNAP benefits in Past 12 Months (%)	Share of Households with Cash Public Assistance Income (%)	Share of Households with Food Stamp/SNAP benefits in Past 12 Months (%)	Change in Share of Households with Cash Public Assistance Income (PP)	Change in Share of Households with Food Stamp/SNAP benefits in Past 12 Months (PP)	
Macoupin County	1.3%	11.3%	1.9%	14.0%	2.3%	14.4%	1.0	3.1	
Carlinville	0.4%	6.1%	2.4%	10.4%	2.8%	20.3%	2.4	14.2	
Greenville	2.1%	24.5%	7.1%	14.0%	0.0%	14.7%	(2.1)	(9.8)	
Hillsboro	1.7%	14.6%	1.8%	15.6%	3.0%	25.9%	1.3	11.3	
Shelbyville	1.8%	13.5%	0.0%	13.3%	3.7%	14.7%	1.9	1.2	
Waterloo	0.7%	1.6%	1.8%	5.3%	2.4%	7.2%	1.7	5.6	
Illinois	2.5%	11.8%	2.4%	13.1%	2.7%	13.5%	0.2	1.7	
United States	2.8%	12.4%	2.5%	12.2%	2.7%	11.8%	(0.1)	(0.6)	

TOPICAL AREA		Housing Units with No Vehicles Available (Longitudinal)						
YEAR	2013	2013	2018	2018	2023	2023	2013-2023	2013-2023
Geo Name	Occupied Housing Units with No Vehicles Available (#)	Occupied Housing Units with No Vehicles Available (%)	Occupied Housing Units with No Vehicles Available (#)	Occupied Housing Units with No Vehicles Available (%)	Occupied Housing Units with No Vehicles Available (#)	Occupied Housing Units with No Vehicles Available (%)	Change in Occupied Housing Units with No Vehicles	Change in Occupied Housing Units with No Vehicles
Carlinville	232	10.0%	126	6.2%	104	4.8%	(128)	(5.20)
Greenville	275	11.4%	264	13.2%	264	10.7%	(11)	(0.70)
Hillsboro	122	7.1%	208	11.1%	164	9.5%	42	2.40
Shelbyville	168	7.3%	139	6.7%	209	10.0%	41	2.70
Waterloo	239	5.9%	260	6.1%	347	7.9%	108	2.00
Macoupin County	1,092	5.7%	830	4.4%	788	4.5%	(304)	(1.20)
Illinois	512,565	10.7%	522,837	10.8%	545,425	10.9%	32,860	0.20
United States	10,483,077	9.1%	10,424,934	8.7%	10,602,826	8.3%	119,749	(0.80)

TOPICAL AREA		Annual Income (Longitudinal)													
YEAR	2013	2013	2013	2018	2018	2018	2023	2023	2023	2013-2023	2013-2023	2013-2023	2013-2023	2013-2023	2013-2023
Geo Name	Median Annual Income of All Workers with Earnings in Past 12 Months	Median Annual Income of Full-Time Working Males with Earnings in Past 12 Months	Median Annual Income of Full-Time Working Females with Earnings in Past 12 Months	Median Annual Income of All Workers with Earnings in Past 12 Months	Median Annual Income of Full-Time Working Males with Earnings in Past 12 Months	Median Annual Income of Full-Time Working Females with Earnings in Past 12 Months	Median Annual Income of All Workers with Earnings in Past 12 Months	Median Annual Income of Full-Time Working Males with Earnings in Past 12 Months	Median Annual Income of Full-Time Working Females with Earnings in Past 12 Months	Change in Median Annual Income of All Workers with Earnings (\$)	Change in Median Annual Income of Full-Time Working Males with Earnings (\$)	Change in Median Annual Income of Full-Time Working Females with Earnings (\$)	Change in Median Annual Income of All Workers with Earnings (%)	Change in Median Annual Income of Full-Time Working Males with Earnings (%)	Change in Median Annual Income of Full-Time Working Females with Earnings (%)
Macoupin County	\$ 28,266	\$ 47,634	\$ 32,983	\$ 32,471	\$ 50,655	\$ 38,635	\$ 42,572	\$ 61,878	\$ 48,662	\$ 14,306	\$ 14,244	\$ 15,679	50.6%	29.9%	47.5%
Carlinville	\$ 24,544	\$ 43,750	\$ 28,496	\$ 25,996	\$ 43,551	\$ 32,412	\$ 36,689	\$ 54,229	\$ 47,864	\$ 12,125	\$ 10,479	\$ 19,408	49.4%	24.0%	68.2%
Greenville	\$ 18,076	\$ 30,676	\$ 27,989	\$ 17,707	\$ 35,992	\$ 26,188	\$ 26,292	\$ 52,183	\$ 38,434	\$ 8,216	\$ 12,507	\$ 10,445	45.5%	31.5%	37.3%
Hillsboro	\$ 20,865	\$ 50,000	\$ 30,079	\$ 20,652	\$ 56,667	\$ 28,125	\$ 36,497	\$ 57,745	\$ 47,021	\$ 15,632	\$ 7,745	\$ 16,952	74.9%	15.5%	56.4%
Shelbyville	\$ 28,942	\$ 42,950	\$ 30,197	\$ 24,960	\$ 42,546	\$ 27,020	\$ 32,553	\$ 49,119	\$ 48,388	\$ 3,611	\$ 6,169	\$ 18,191	12.5%	14.4%	63.2%
Waterloo	\$ 40,158	\$ 54,777	\$ 40,129	\$ 41,437	\$ 59,063	\$ 45,046	\$ 51,679	\$ 70,084	\$ 56,507	\$ 11,521	\$ 15,557	\$ 16,378	28.7%	28.6%	40.8%
Illinois	\$ 31,780	\$ 52,649	\$ 40,900	\$ 35,817	\$ 56,073	\$ 43,977	\$ 46,839	\$ 70,338	\$ 56,381	\$ 15,059	\$ 17,689	\$ 15,481	47.4%	33.6%	37.9%
United States	\$ 30,538	\$ 40,087	\$ 38,635	\$ 33,430	\$ 52,318	\$ 41,690	\$ 44,587	\$ 65,664	\$ 53,445	\$ 14,049	\$ 16,577	\$ 14,810	46.0%	33.8%	38.3%

TOPICAL AREA		Household Income (Longitudinal)				
YEAR	2013	2018	2023	2013-2023	2013-2023	
Geo Name	Median Household Income (\$)	Median Household Income (\$)	Median Household Income (\$)	Change in Median Household Income (\$)	Change in Median Household Income (%)	
Macoupin County	\$ 49,590	\$ 53,778	\$ 68,518	\$ 18,928	38.2%	
Carlinville	\$ 43,449	\$ 46,862	\$ 52,738	\$ 9,289	21.4%	
Greenville	\$ 46,366	\$ 51,511	\$ 52,727	\$ 6,361	13.7%	
Hillsboro	\$ 39,328	\$ 50,601	\$ 48,158	\$ 8,830	22.5%	
Shelbyville	\$ 42,461	\$ 36,753	\$ 54,400	\$ 11,939	28.1%	
Waterloo	\$ 69,667	\$ 68,911	\$ 92,005	\$ 22,338	32.1%	
Illinois	\$ 56,797	\$ 63,575	\$ 81,702	\$ 24,905	43.9%	
United States	\$ 53,046	\$ 60,293	\$ 78,538	\$ 25,492	48.1%	

TOPICAL AREA		Households by Income Bracket (Current)									
YEAR	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
Geo Name	Share of Households with Annual Income less than \$10k (%)	Share of Households with Annual Income \$10k-\$14.9k (%)	Share of Households with Annual Income \$15k-\$24.9k (%)	Share of Households with Annual Income \$25k-\$34.9k (%)	Share of Households with Annual Income \$35k-\$49.9k (%)	Share of Households with Annual Income \$50k-\$74.9k (%)	Share of Households with Annual Income \$75k-\$99.9k (%)	Share of Households with Annual Income \$100k-\$149.9k (%)	Share of Households with Annual Income \$150k-\$199.9k (%)	Share of Households with Annual Income \$200k or more (%)	
Macoupin County	5.0%	4.1%	7.4%	8.8%	10.3%	17.7%	14.6%	18.1%	8.5%	5.6%	
Carlinville	5.8%	5.1%	14.5%	10.3%	8.9%	22.5%	8.9%	13.3%	6.9%	3.9%	
Greenville	6.9%	4.2%	6.3%	7.1%	21.5%	20.2%	7.2%	19.0%	4.1%	3.5%	
Hillsboro	9.9%	8.0%	8.7%	10.6%	13.6%	12.8%	12.1%	10.5%	9.2%	4.5%	
Shelbyville	8.4%	4.3%	3.0%	17.5%	14.1%	21.7%	14.8%	9.9%	1.8%	4.6%	
Waterloo	2.5%	3.4%	6.3%	5.9%	6.6%	15.3%	13.8%	20.1%	17.5%	8.6%	
Illinois	5.2%	3.4%	6.2%	6.5%	9.9%	15.1%	12.7%	17.9%	9.9%	13.1%	
United States	4.9%	3.6%	6.6%	6.8%	10.4%	15.7%	12.7%	17.4%	9.3%	12.6%	

TOPICAL AREA		Labor Force and Unemployment (Longitudinal)						
YEAR	2013	2013	2018	2018	2023	2023	2013-2023	2013-2023
Geo Name	Labor Force Participation Rate (%)	Unemployment Rate (%)	Labor Force Participation Rate (%)	Unemployment Rate (%)	Labor Force Participation Rate (%)	Unemployment Rate (%)	Change in Labor Force Participation Rate (PP)	Change in Unemployment Rate (PP)
Macoupin County	63.0%	8.9%	59.8%	7.1%	57.1%	4.4%	-5.9%	-4.5%
Carlinville	64.5%	6.8%	60.7%	10.1%	50.8%	2.2%	-13.7%	-4.6%
Greenville	57.0%	8.9%	47.6%	3.0%	49.0%	2.5%	-8.0%	-6.4%
Hillsboro	24.5%	2.4%	29.3%	4.4%	31.3%	5.4%	6.8%	3.0%
Shelbyville	57.2%	6.8%	62.1%	7.1%	65.1%	1.8%	7.9%	-5.0%
Waterloo	69.5%	4.6%	63.2%	3.0%	66.8%	3.4%	-2.7%	-1.2%
Illinois	66.4%	10.4%	65.1%	6.6%	64.9%	5.8%	-1.4%	-4.6%
United States	64.3%	9.6%	63.0%	5.9%	63.0%	5.2%	-1.2%	-4.4%

TOPICAL AREA		Industry of Workers (Current)											
YEAR	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
Geo Name	Industry: Agriculture, forestry, fishing and hunting, and mining (%)	Industry: Construction (%)	Industry: Manufacturing (%)	Industry: Wholesale trade (%)	Industry: Retail trade (%)	Industry: Transportation and warehousing, and utilities (%)	Industry: Information (%)	Industry: Finance and insurance, and real estate and rental and leasing (%)	Industry: Professional, scientific, and administrative and waste management	Industry: Educational services, and health care and social assistance (%)	Industry: Arts, entertainment, and recreation, and accommodation and food services (%)	Industry: Other services, except public administration (%)	Industry: Public administration (%)
Macoupin County	3.9%	8.4%	11.7%	2.7%	13.0%	8.1%	0.9%	5.7%	6.3%	21.6%	8.1%	3.9%	10.9%
Carlinville	2.2%	11.0%	12.4%	3.9%	12.7%	2.3%	1.8%	3.6%	6.5%	23.0%	10.9%	4.0%	22.4%
Greenville	4.2%	2.3%	11.8%	3.9%	10.8%	3.0%	0.5%	6.2%	3.8%	30.2%	12.6%	4.5%	18.7%
Hillsboro	3.7%	8.8%	3.7%	2.9%	9.4%	4.4%	0.0%	7.2%	10.5%	32.5%	6.1%	4.9%	3.4%
Shelbyville	7.5%	6.4%	13.5%	0.4%	13.0%	0.8%	1.4%	3.8%	5.6%	24.9%	4.7%	9.1%	8.4%
Waterloo	3.9%	3.3%	9.3%	1.6%	12.3%	8.2%	1.3%	10.8%	5.0%	27.1%	10.4%	2.2%	4.7%
Illinois	1.0%	5.4%	11.6%	2.7%	10.4%	6.9%	1.7%	7.4%	12.7%	23.5%	8.3%	4.6%	8.2%
United States	1.6%	6.9%	10.0%	2.3%	10.9%	5.9%	1.9%	6.7%	12.4%	23.4%	8.8%	4.7%	8.7%

TOPICAL AREA		Occupation of Workers (Current)				
YEAR	2023	2023	2023	2023	2023	
Geo Name	Occupation: Management, business, science, and arts occupations (%)	Occupation: Service occupations (%)	Occupation: Sales and office occupations (%)	Occupation: Natural resources, construction, and maintenance occupations (%)	Occupation: Production, transportation, and material moving occupations (%)	
Macoupin County	33.5%	16.7%	20.3%	12.8%	16.8%	
Carlinville	30.9%	21.1%	23.0%	8.7%	16.3%	
Greenville	30.8%	27.6%	20.5%	11.1%	10.1%	
Hillsboro	29.3%	22.5%	22.0%	14.0%	12.2%	
Shelbyville	26.7%	35.4%	14.1%	10.6%	13.2%	
Waterloo	44.1%	15.3%	24.7%	6.2%	9.7%	
Illinois	42.6%	15.9%	19.8%	7.1%	14.7%	
United States	42.0%	16.5%	19.9%	8.6%	13.0%	

TOPICAL AREA	Family Poverty (Longitudinal)				Total Poverty (Longitudinal)			
YEAR	2013	2018	2023	2013-2023	2013	2018	2023	2013-2023
Geo Name	Poverty Rate: All Families (%)	Poverty Rate: All Families (%)	Poverty Rate: All Families (%)	Change in Poverty Rate: All Families (PP)	Poverty Rate: All People (%)	Poverty Rate: All People (%)	Poverty Rate: All People (%)	Change in Poverty Rate: All People (PP)
Macoupin County	9.7%	9.3%	10.9%	1.2%	12.4%	13.4%	14.4%	2.0%
Carlinville	7.9%	10.7%	22.4%	14.5%	13.6%	20.0%	25.2%	11.6%
Greenville	11.2%	12.3%	18.7%	7.5%	15.6%	22.2%	16.5%	0.9%
Hillsboro	4.4%	15.8%	3.4%	-1.0%	9.0%	14.3%	15.8%	6.8%
Shelbyville	6.3%	10.3%	8.4%	2.1%	11.0%	15.8%	14.2%	3.2%
Waterloo	2.3%	2.5%	4.7%	2.4%	3.7%	4.5%	5.5%	1.8%
Illinois	10.3%	9.4%	8.2%	-2.1%	14.1%	13.1%	11.7%	-2.4%
United States	11.3%	10.1%	8.7%	-2.6%	15.4%	14.1%	12.4%	-3.0%

TOPICAL AREA	Elderly Poverty (Longitudinal)				Poverty by Family Type (Current)		
YEAR	2013	2018	2023	2013-2023	2023	2023	2023
Geo Name	Poverty Rate: People Aged 65 and Older (%)	Poverty Rate: People Aged 65 and Older (%)	Poverty Rate: People Aged 65 and Older (%)	Change in Poverty Rate: People Aged 65 and Older (PP)	Poverty Rate: Married Couple Families (%)	Poverty Rate: Families with Children (%)	Poverty Rate: Single Female-Led Families with Children (%)
Macoupin County	6.2%	5.4%	11.8%	5.6%	6.1%	8.3%	35.1%
Carlinville	10.6%	4.1%	20.6%	10.0%	14.4%	22.0%	58.4%
Greenville	4.8%	9.3%	1.2%	-3.6%	5.7%	12.2%	50.1%
Hillsboro	2.8%	2.9%	16.7%	13.9%	0.0%	0.0%	14.0%
Shelbyville	6.5%	11.5%	11.1%	4.6%	3.1%	11.6%	23.1%
Waterloo	4.3%	9.7%	10.8%	6.5%	2.8%	0.0%	24.4%
Illinois	8.5%	8.8%	9.8%	1.3%	3.9%	5.0%	31.7%
United States	9.4%	9.3%	10.4%	1.0%	4.5%	5.8%	32.6%

TOPICAL AREA	Poverty by Race and Ethnicity (Current)							
YEAR	2023	2023	2023	2023	2023	2023	2023	2023
Geo Name	Share of People Below Poverty Level by Race: White Only (%)	Share of People Below Poverty Level by Race: Black or African American Only (%)	Share of People Below Poverty Level by Race: American Indian and Alaska Native Only (%)	Share of People Below Poverty Level by Race: Asian Only (%)	Share of People Below Poverty Level by Race: Native Hawaiian and Other Pacific Islander Only (%)	Share of People Below Poverty Level by Race: Some Other Race Only (%)	Share of People Below Poverty Level by Race: Two or More Races (%)	Share of People Below Poverty Level by Ethnicity: Hispanic or Latinx (%)
Macoupin County	14.3%	32.5%	16.7%	0.0%	100.0%	24.6%	11.3%	7.7%
Carlinville	26.9%	8.7%	0.0%	0.0%	0.0%	18.4%	0.0%	14.7%
Greenville	10.5%	93.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hillsboro	16.1%	100.0%	0.0%	0.0%	0.0%	7.1%	0.0%	23.7%
Shelbyville	14.4%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Waterloo	5.1%	66.2%	0.0%	11.4%	0.0%	0.0%	0.0%	0.0%
Illinois	8.6%	24.5%	13.2%	10.1%	19.8%	15.2%	12.7%	13.8%
United States	9.9%	21.3%	21.8%	9.9%	17.2%	18.2%	14.7%	16.9%

APPENDIX IV | COMMUNITY NEEDS ASSESSMENT HANDOUT

CARLINVILLE COMMUNITY NEEDS ASSESSMENT RESULTS

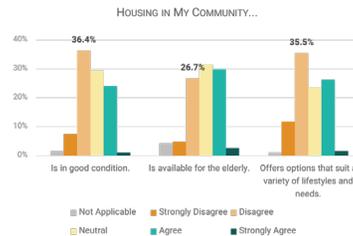
This handout presents the results of 188 resident responses to the Carlinville Community Needs Assessment, conducted by the City of Carlinville, in partnership with the Illinois Housing Development Authority (IHDA). This survey was conducted from December 2024 through January 2025 and is a part of an effort to develop a Community Revitalization Plan for the City of Carlinville.

This survey posed 49 questions that polled resident opinions regarding their experience of their community. Overall, this survey posed 56 questions and was completed by 188 individuals, representing a 3.4% response rate within the City of Carlinville. Below we will present highlights from each survey category, focusing on questions with the most divergent and statistically significant responses.

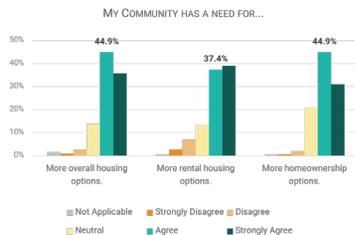
HOUSING

AVAILABILITY AND CONDITION

Only 25% of respondents agree that housing in their community is in good condition. 33% of respondents agree that housing in their community is available for the elderly, and 47% of respondents disagree that housing in their community offers options that suit a variety of lifestyles and needs.

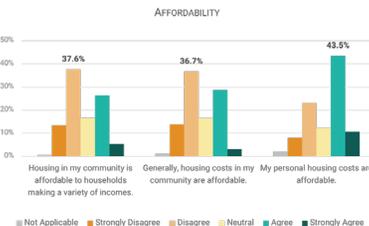


81% of respondents agree that their community has a need for more overall housing opportunities. More specifically, 77% of respondents agree that their community is in need of more rental housing opportunities and 76% of respondents agree that their community is in need of more homeownership opportunities.



AFFORDABILITY

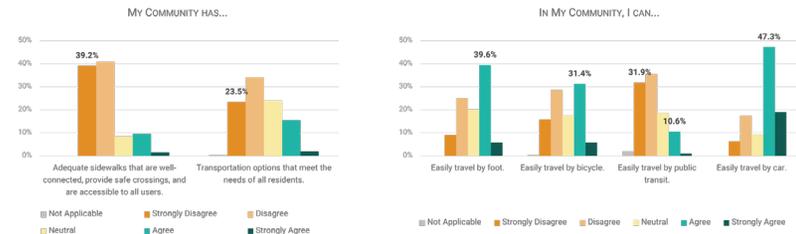
51% of respondents disagree with the statement "Housing in my community is affordable to households making a variety of incomes. The same proportion of respondents disagree that housing costs are generally affordable in their community, however 54% of respondents agree that their personal housing costs are affordable.



COMMUNITY LIFE

MOBILITY

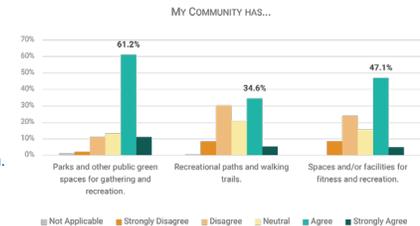
80% of respondents disagree that their community has adequate sidewalks that are well-connected, provide safe crossings, and are accessible to all users. 58% of respondents disagree that there are transportation options that meet the needs of all residents.



Respondents indicated that in Carlinville, various forms of transportation are not very easily accessible. This includes only 46% agreeing that one can easily travel by foot, 37% agreeing that one can easily travel by bicycle, 12% agreeing that one can easily travel by public transit, and only 67% agreeing that one can easily travel by car.

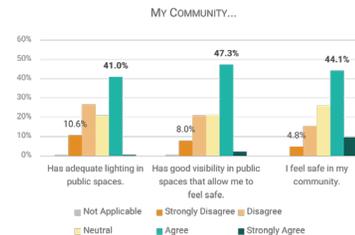
RECREATION

72% of respondents agree that their community has parks and other public green spaces for gathering and recreation. 40% of respondents agree that their community has recreational paths and walking trails, and 52% of respondents agree that their community has spaces and/or facilities for fitness and recreation.



PUBLIC SAFETY

42% of respondents agree that their community has adequate lighting in public spaces and 50% agree that their community has good visibility in public spaces. 54% of respondents agree that they feel safe in their community.

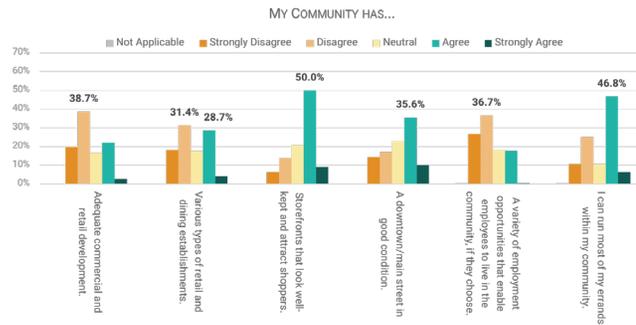


APPENDIX IV | COMMUNITY NEEDS ASSESSMENT HANDOUT

ECONOMY

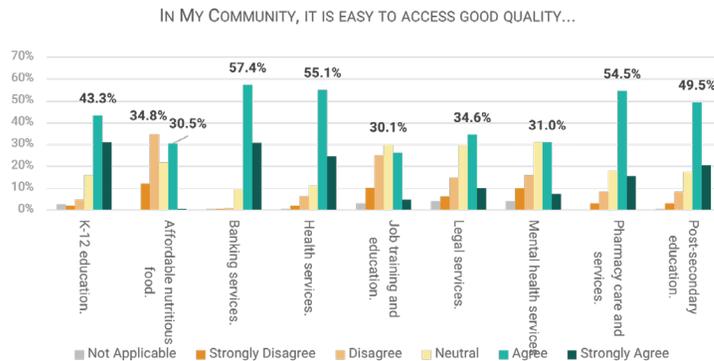
59% of respondents disagree that their community has adequate commercial and retail development. 63% of respondents disagree that their community has a variety of employment opportunities that enables employees to live in the community, if they choose.

Meanwhile, 53% of respondents agree that they can run most of their errands within the community.



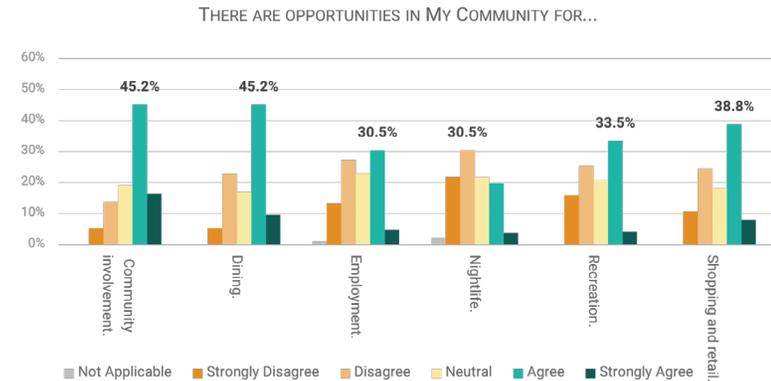
AMENITIES AND RESOURCES

88% of respondents agree that their community has easy access to good quality banking services, and 80% agree that they have access to good quality health services in Carlinville. 74% of respondents agree that their community has easy access to good quality K-12 education, and similarly good access to quality post-secondary education (70%). 47% of respondents disagree that their community has easy access to affordable nutritious food.



ENGAGEMENT

62% of respondents agree that their community has opportunities for community involvement and 55% agree that their community has good opportunities for dining. However, 52% of respondents agree that their community has opportunities for nightlife, and 41% of respondents disagree that their community has opportunities for employment or recreation.



FUTURE PLANS

COMMUNITY INITIATIVES

52% of respondents disagree that their community makes plans with its residents' best interests in mind. 32% of respondents agree that their community works with local businesses to improve public and shared spaces. 38% of respondents disagree that their community is working to create a positive environment for the development of the community. Finally, 30% of respondents are excited by the changes and plans that they see in Carlinville.



CIVIC OPPORTUNITIES

31% of respondents are aware of opportunities to engage with community leaders. 48% of respondents are interested in providing feedback to their community's leaders.

APPENDIX V | COMMUNITY NEEDS ASSESSMENT FULL RESULTS

Total Survey Responses = 188		HOUSING							
LIKERT SCALE QUESTIONS ONLY	Is in good condition.	Is available for the elderly.	Offers options that suit a variety of lifestyles and needs.	More overall housing options.	More rental housing options.	More homeownership options.	Housing in my community is affordable to households making a variety of incomes.	Generally, housing costs in my community are affordable.	My personal housing costs are affordable.
RESPONSES	187	187	186	187	187	187	186	188	186
Not Applicable	3	8	2	3	1	1	1	2	4
Strongly Disagree	14	9	22	2	5	1	25	26	15
Disagree	68	50	66	5	13	4	70	69	43
Neutral	55	59	44	26	25	39	31	31	23
Agree	45	56	49	84	70	84	49	54	81
Strongly Agree	2	5	3	67	73	58	10	6	20
PERCENTAGES									
Not Applicable	1.6%	4.3%	1.1%	1.6%	0.5%	0.5%	0.5%	1.1%	2.2%
Strongly Disagree	7.5%	4.8%	11.8%	1.1%	2.7%	0.5%	13.4%	13.8%	8.1%
Disagree	36.4%	26.7%	35.5%	2.7%	7.0%	2.1%	37.6%	36.7%	23.1%
Neutral	29.4%	31.6%	23.7%	13.9%	13.4%	20.9%	16.7%	16.5%	12.4%
Agree	24.1%	29.9%	26.3%	44.9%	37.4%	44.9%	26.3%	28.7%	43.5%
Strongly Agree	1.1%	2.7%	1.6%	35.8%	39.0%	31.0%	5.4%	3.2%	10.8%
RESPONSE RATE	99.5%	99.5%	98.9%	99.5%	99.5%	99.5%	98.9%	100.0%	98.9%

Automated Community Needs Assessment Survey Anal

Total Survey Responses = 188		RECREATION		
LIKERT SCALE QUESTIONS ONLY	Parks and other public green spaces for gathering and recreation.	Recreational paths and walking trails.	Spaces and/or facilities for fitness and recreation.	
RESPONSES	188	188	187	
Not Applicable	2	1	0	
Strongly Disagree	4	16	16	
Disagree	21	57	45	
Neutral	25	39	29	
Agree	115	65	88	
Strongly Agree	21	10	9	
PERCENTAGES				
Not Applicable	1.1%	0.5%	0.0%	
Strongly Disagree	2.1%	8.5%	8.6%	
Disagree	11.2%	30.3%	24.1%	
Neutral	13.3%	20.7%	15.5%	
Agree	61.2%	34.6%	47.1%	
Strongly Agree	11.2%	5.3%	4.8%	
RESPONSE RATE	100.0%	100.0%	99.5%	

Total Survey Responses = 188		MOBILITY				
LIKERT SCALE QUESTIONS ONLY	Adequate sidewalks that are well-connected, provide safe crossings, and are accessible to all users.	Transportation options that meet the needs of all residents.	Easily travel by foot.	Easily travel by bicycle.	Easily travel by public transit.	Easily travel by car.
RESPONSES	186	187	187	188	188	188
Not Applicable	0	1	0	1	4	0
Strongly Disagree	73	44	17	30	60	12
Disagree	76	64	47	54	67	33
Neutral	16	45	38	33	35	18
Agree	18	29	74	59	20	89
Strongly Agree	3	4	11	11	2	36
PERCENTAGES						
Not Applicable	0.0%	0.5%	0.0%	0.5%	2.1%	0.0%
Strongly Disagree	39.2%	23.5%	9.1%	16.0%	31.9%	6.4%
Disagree	40.9%	34.2%	25.1%	28.7%	35.6%	17.6%
Neutral	8.6%	24.1%	20.3%	17.6%	18.6%	9.6%
Agree	9.7%	15.5%	39.6%	31.4%	10.6%	47.3%
Strongly Agree	1.6%	2.1%	5.9%	5.9%	1.1%	19.1%
RESPONSE RATE	98.9%	99.5%	99.5%	100.0%	100.0%	100.0%

Total Survey Responses = 188		PUBLIC SAFETY		
LIKERT SCALE QUESTIONS ONLY	Has adequate lighting in public spaces.	Has good visibility in public spaces that allow me to feel safe.	I feel safe in my community.	
RESPONSES	188	188	188	
Not Applicable	1	1	0	
Strongly Disagree	20	15	9	
Disagree	50	39	29	
Neutral	39	40	49	
Agree	77	89	83	
Strongly Agree	1	4	18	
PERCENTAGES				
Not Applicable	0.5%	0.5%	0.0%	
Strongly Disagree	10.6%	8.0%	4.8%	
Disagree	26.6%	20.7%	15.4%	
Neutral	20.7%	21.3%	26.1%	
Agree	41.0%	47.3%	44.1%	
Strongly Agree	0.5%	2.1%	9.6%	
RESPONSE RATE	100.0%	100.0%	100.0%	

Total Survey Responses = 188		ECONOMY					
LIKERT SCALE QUESTIONS ONLY	Adequate commercial and retail development.	Various types of retail and dining establishments.	Storefronts that look well-kept and attract shoppers.	A downtown/main street in good condition.	A variety of employment opportunities that enable employees to live in the community, if they choose.	I can run most of my errands within my community.	
RESPONSES	186	188	188	188	188	188	
Not Applicable	0	0	0	0	1	1	
Strongly Disagree	37	34	12	27	50	20	
Disagree	72	59	26	32	69	47	
Neutral	31	33	39	43	34	20	
Agree	41	54	94	67	33	88	
Strongly Agree	5	8	17	19	1	12	
PERCENTAGES							
Not Applicable	0.0%	0.0%	0.0%	0.0%	0.5%	0.5%	
Strongly Disagree	19.9%	18.1%	6.4%	14.4%	26.6%	10.6%	
Disagree	38.7%	31.4%	13.8%	17.0%	36.7%	25.0%	
Neutral	16.7%	17.6%	20.7%	22.9%	18.1%	10.6%	
Agree	22.0%	28.7%	50.0%	35.6%	17.6%	46.8%	
Strongly Agree	2.7%	4.3%	9.0%	10.1%	0.5%	6.4%	
RESPONSE RATE	98.9%	100.0%	100.0%	100.0%	100.0%	100.0%	

Total Survey Responses = 188		AMENITIES								
LIKERT SCALE QUESTIONS ONLY	K-12 education.	Affordable nutritious food.	Banking services.	Health services.	Job training and education.	Legal services.	Mental health services.	Pharmacy care and services.	Post-secondary education.	
RESPONSES	187	187	188	187	186	188	187	187	188	
Not Applicable	5	0	1	1	6	8	8	0	1	
Strongly Disagree	4	23	1	4	19	12	19	6	6	
Disagree	9	65	2	12	47	28	30	16	16	
Neutral	30	41	18	21	56	56	58	34	33	
Agree	81	57	108	103	49	65	58	102	93	
Strongly Agree	58	1	58	46	9	19	14	29	39	
PERCENTAGES										
Not Applicable	2.7%	0.0%	0.5%	0.5%	3.2%	4.3%	4.3%	0.0%	0.5%	
Strongly Disagree	2.1%	12.3%	0.5%	2.1%	10.2%	6.4%	10.2%	3.2%	3.2%	
Disagree	4.8%	34.8%	1.1%	6.4%	25.3%	14.9%	16.0%	8.6%	8.5%	
Neutral	16.0%	21.9%	9.6%	11.2%	30.1%	29.8%	31.0%	18.2%	17.6%	
Agree	43.3%	30.5%	57.4%	55.1%	26.3%	34.6%	31.0%	54.5%	49.5%	
Strongly Agree	31.0%	0.5%	30.9%	24.6%	4.8%	10.1%	7.5%	15.5%	20.7%	
RESPONSE RATE	99.5%	99.5%	100.0%	99.5%	98.9%	100.0%	99.5%	99.5%	100.0%	

Total Survey Responses = 188		ENGAGEMENT					
LIKERT SCALE QUESTIONS ONLY	Community involvement.	Dining.	Employment.	Nightlife.	Recreation.	Shopping and retail.	
RESPONSES	188	188	187	187	188	188	
Not Applicable	0	0	2	4	0	0	
Strongly Disagree	10	10	25	41	30	20	
Disagree	26	43	51	57	48	46	
Neutral	36	32	43	41	39	34	
Agree	85	85	57	37	63	73	
Strongly Agree	31	18	9	7	8	15	
PERCENTAGES							
Not Applicable	0.0%	0.0%	1.1%	2.1%	0.0%	0.0%	
Strongly Disagree	5.3%	5.3%	13.4%	21.9%	16.0%	10.6%	
Disagree	13.8%	22.9%	27.3%	30.5%	25.5%	24.5%	
Neutral	19.1%	17.0%	23.0%	21.9%	20.7%	18.1%	
Agree	45.2%	45.2%	30.5%	19.8%	33.5%	38.8%	
Strongly Agree	16.5%	9.6%	4.8%	3.7%	4.3%	8.0%	
RESPONSE RATE	100.0%	100.0%	99.5%	99.5%	100.0%	100.0%	
Total Survey Responses = 188		FUTURE PLANS & CIVIC ENGAGEMENT					
LIKERT SCALE QUESTIONS ONLY	Makes plans with its residents' best interests in mind.	Works with local businesses to improve public and shared spaces.	Is working to create a positive environment for the development of the community.	I am excited by the changes and plans I see happening in Carlinville.	I am aware of opportunities to engage with my community leaders.	I am interested in providing feedback to my community's leaders.	
RESPONSES	187	187	187	186	187	182	
Not Applicable	1	1	0	3	1	4	
Strongly Disagree	30	21	27	26	23	2	
Disagree	67	49	44	40	58	12	
Neutral	47	56	49	62	48	77	
Agree	35	50	58	41	45	67	
Strongly Agree	7	10	9	14	12	20	
PERCENTAGES							
Not Applicable	0.5%	0.5%	0.0%	1.6%	0.5%	2.2%	
Strongly Disagree	16.0%	11.2%	14.4%	14.0%	12.3%	1.1%	
Disagree	35.8%	26.2%	23.5%	21.5%	31.0%	6.6%	
Neutral	25.1%	29.9%	26.2%	33.3%	25.7%	42.3%	
Agree	18.7%	26.7%	31.0%	22.0%	24.1%	36.8%	
Strongly Agree	3.7%	5.3%	4.8%	7.5%	6.4%	11.0%	
RESPONSE RATE	99.5%	99.5%	99.5%	98.9%	99.5%	96.8%	

Local residence	Do you currently live in Carlinville?	Local employment	Do you currently work in Carlinville?
RESPONSES	188	RESPONSES	184
Yes	182	Yes	99
No	6	No	85
PERCENTAGES		PERCENTAGES	
Yes	96.8%	Yes	53.8%
No	3.2%	No	46.2%
RESPONSE RATE	100.0%	RESPONSE RATE	97.9%

Household Income	What is your household income range?	Household Size	What is the size of your household?
RESPONSES	181	RESPONSES	188
\$0-\$30,000	14	1 person	18
\$30,001-\$60,000	30	2-4 people	138
\$60,001-\$100,000	65	5+ people	32
\$100,001 or higher	72	PERCENTAGES	
PERCENTAGES		1 person	9.6%
\$0-\$30,000	7.7%	2-4 people	73.4%
\$30,001-\$60,000	16.6%	5+ people	17.0%
\$60,001-\$100,000	35.9%	RESPONSE RATE	
\$100,001 or higher	39.8%	100.0%	
RESPONSE RATE	96.3%		

2/26/25, 10:20 AM

Carlinville - Commuter Survey

Carlinville - Commuter Survey

Where do you currently reside?

The word cloud requires at least 20 answers to show.

Response	Count
----------	-------

Macoupin	2
Virden, macoupin county	1
Virden	1
Staunton Macoupin	1
Rural Carlinville Macoupin	1
Montgomery	1
Macoupin Girard	1
Litchfield	1
Hettick Macoupin	1
Gillespie	1
Chesterfield	1
Butler, Illinois, Montgomery County	1
Bunker Hill Macoupin	1

Answered: 14 Skipped: 0

What is your commute time and distance to/from work (including daily errands en route)?

The word cloud requires at least 20 answers to show.

[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside":{"show":"responses"}...](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside) 1/16

2/26/25, 10:20 AM

Carlinville - Commuter Survey

Response	Count
----------	-------

About 35 minutes. It's 27 miles. Due to the trains and morning traffic, it can go all the way up to 50 minutes.	1
35 minutes 23.5 miles	1
35 minutes - if I do not have errands - 24 miles	1
30 minutes 20 miles	1
30 minutes	1
26 to 30 minutes	1
25 20ish	1
22 miles	1
20 minutes 18 miles	1
20 minutes	1
20 miles	1
15 min	1
12 miles	1
10 miles	1

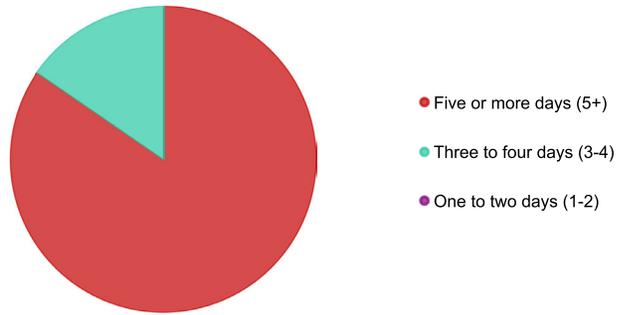
Answered: 14 Skipped: 0

How many days per week do you commute to/from work?

[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside":{"show":"responses"}...](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside) 2/16

2/26/25, 10:20 AM

Carlinville - Commuter Survey

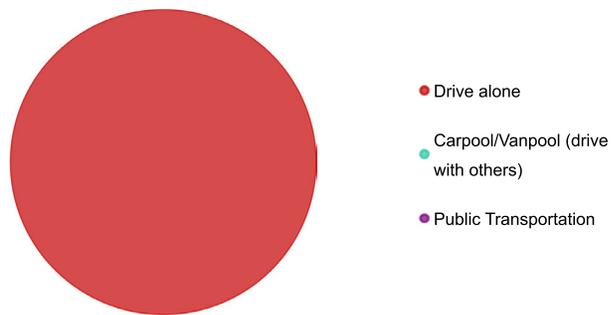


Answers	Count	Percentage
---------	-------	------------

Five or more days (5+)	11	78.57%
Three to four days (3-4)	2	14.29%
One to two days (1-2)	0	0%

Answered: 13 Skipped: 1

What method do you use most frequently to commute to/from work?



- Drive alone
- Carpool/Vanpool (drive with others)
- Public Transportation

2/26/25, 10:20 AM

Carlinville - Commuter Survey

Answers	Count	Percentage
---------	-------	------------

Drive alone	14	100%
Carpool/Vanpool (drive with others)	0	0%
Public Transportation	0	0%

Answered: 14 Skipped: 0

In a typical week, about how much money, in US Dollars, do you spend on your commute?

The word cloud requires at least 20 answers to show.

Response	Count
----------	-------

\$50.00	2
\$50	2
\$45	2
\$70	1
\$60	1
\$40	1
\$38	1
\$20.00	1
\$100	1
\$1,000+	1
\$\$75	1

Answered: 14 Skipped: 0

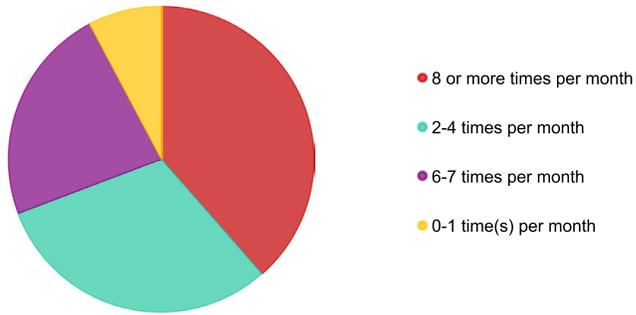
How frequently do you spend time in Carlinville outside of work hours?

[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside":{"show":"responses"}...](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside) 3/16

[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside":{"show":"responses"}...](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside) 4/16

2/26/25, 10:20 AM

Carlinsville - Commuter Survey

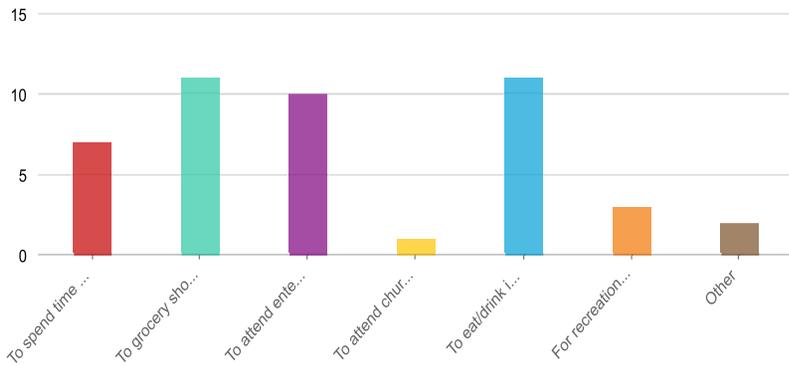


Answers **Count** **Percentage**

Answers	Count	Percentage
8 or more times per month	5	35.71%
2-4 times per month	4	28.57%
6-7 times per month	3	21.43%
0-1 time(s) per month	1	7.14%

Answered: 13 Skipped: 1

Why do you spend time in Carlinsville outside of work hours?



[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{"show":"responses"}...](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{) 5/16

2/26/25, 10:20 AM

Carlinsville - Commuter Survey

Answers **Count** **Percentage**

Answers	Count	Percentage
To spend time with friends/family	7	50%
To grocery shop or to run errands (buy gas, go the bank, etc.)	11	78.57%
To attend entertainment or events	10	71.43%
To attend church/religious services	1	7.14%
To eat/drink in bars and restaurants	11	78.57%
For recreational activities	3	21.43%
Other	2	14.29%

Answered: 14 Skipped: 0

Below are factors that may influence where someone chooses to live. Please...



Rank	Answers	1	2	3	4	Average score		
1	Close to family/friends	42.86%	28.57%	0%	21.43%	7.14%	4.79	0%
2	Close to work	28.57%	14.29%	21.43%	21.43%	14.29%	4.21	0

[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{"show":"responses"}...](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{) 6/16

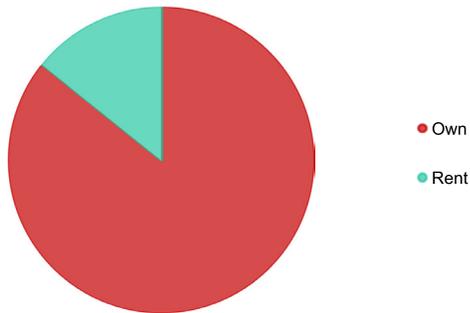
2/26/25, 10:20 AM

Carlinsville - Commuter Survey

Question ID	Question	Response 1	Response 2	Response 3	Response 4	Response 5	Response 6	Response 7	Response 8
3	Close to spouse/partner's work	14.29%	28.57%	21.43%	0%	7.14%	3.57%	28.57%	
4	Housing affordability	7.14%	7.14%	35.71%	21.43%	14.29%		3.29	
5	Housing size/amenities	7.14%	14.29%	0%	21.43%	28.57%	2.64	28.57%	
6	Close to shopping, services, restaurants	0%	7.14%	21.43%	14.29%	28.57%	2.50		

Answered: 14 Skipped: 0

Do you currently own or rent your home?



Answers Count Percentage

Answers	Count	Percentage
Own	12	85.71%
Rent	2	14.29%

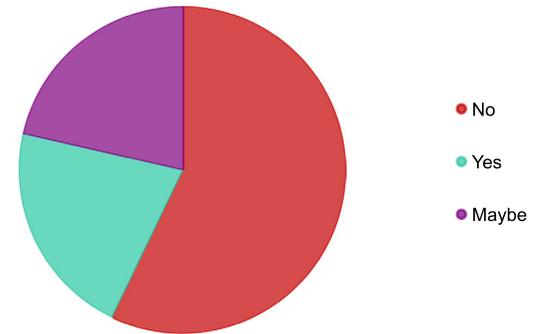
Answered: 14 Skipped: 0

Do you anticipate your/your family's housing needs to change in the next 3...

[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{"show":"responses"}...](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{) 7/16

2/26/25, 10:20 AM

Carlinsville - Commuter Survey

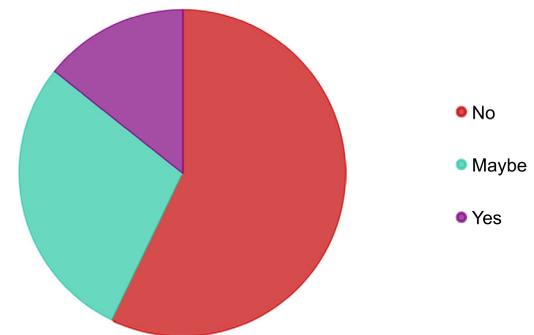


Answers Count Percentage

Answers	Count	Percentage
No	8	57.14%
Yes	3	21.43%
Maybe	3	21.43%

Answered: 14 Skipped: 0

Are you considering moving in the next 3 years?



[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{"show":"responses"}...](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{) 8/16

2/26/25, 10:20 AM

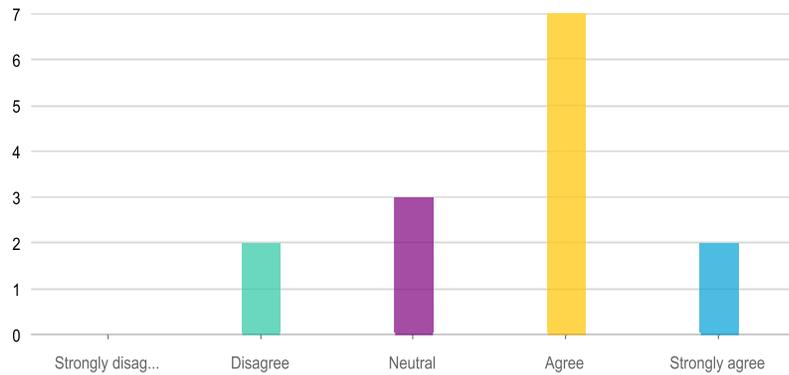
Carlinville - Commuter Survey

Answers **Count** **Percentage**

No	8	57.14%
Maybe	4	28.57%
Yes	2	14.29%

Answered: 14 Skipped: 0

More overall housing options.



Answers **Count** **Percentage**

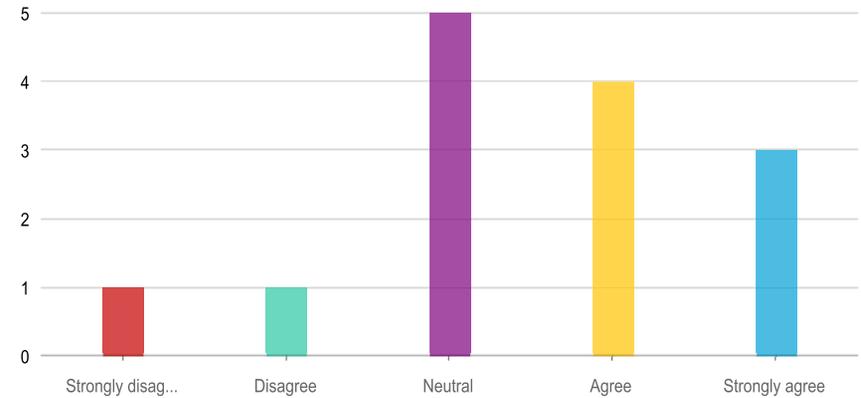
Strongly disagree	0	0%
Disagree	2	14.29%
Neutral	3	21.43%
Agree	7	50%
Strongly agree	2	14.29%

Answered: 14 Skipped: 0

2/26/25, 10:20 AM

Carlinville - Commuter Survey

More rental housing options.



Answers **Count** **Percentage**

Strongly disagree	1	7.14%
Disagree	1	7.14%
Neutral	5	35.71%
Agree	4	28.57%
Strongly agree	3	21.43%

Answered: 14 Skipped: 0

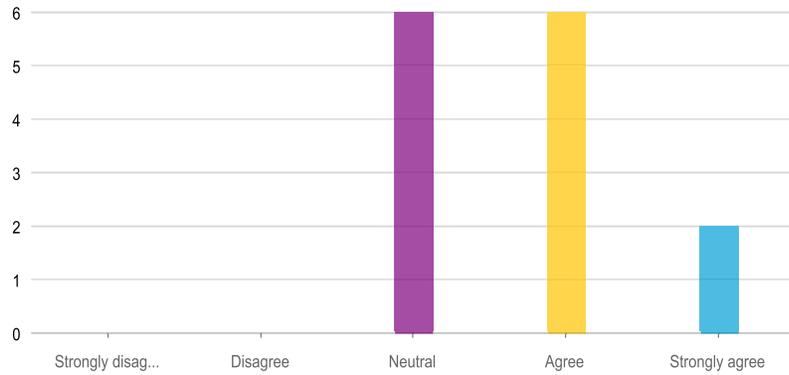
More homeownership options.

[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside":{"show":"responses"}...](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside) 9/16

[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside":{"show":"responses"}...](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside) 10/16

2/26/25, 10:20 AM

Carlinville - Commuter Survey



Answers **Count** **Percentage**

Strongly disagree	0	0%
Disagree	0	0%
Neutral	6	42.86%
Agree	6	42.86%
Strongly agree	2	14.29%

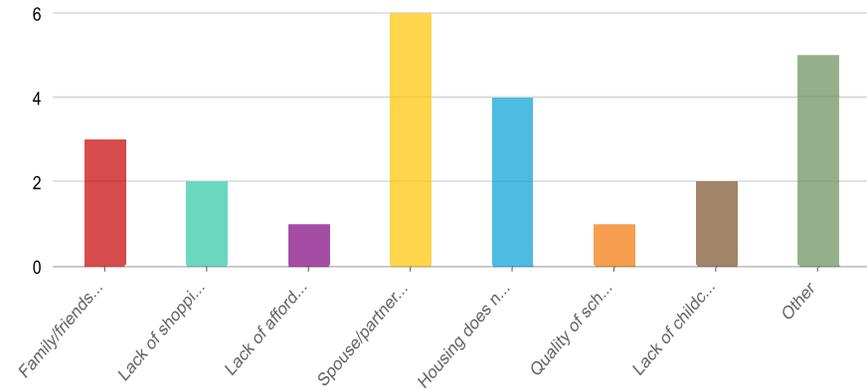
Answered: 14 Skipped: 0

What are the primary reasons that you do not live in Carlinville?

[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{"show":"responses"...](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{) 11/16

2/26/25, 10:20 AM

Carlinville - Commuter Survey



Answers **Count** **Percentage**

Family/friends live too far away	3	21.43%
Lack of shopping/services/restaurants	2	14.29%
Lack of affordability (too expensive)	1	7.14%
Spouse/partner works too far away	6	42.86%
Housing does not meet my/my family's needs	4	28.57%
Quality of schools	1	7.14%
Lack of childcare options	2	14.29%
Other	5	35.71%

Answered: 14 Skipped: 0

Please describe any new development(s) that you think would benefit Carlinville.

The word cloud requires at least 20 answers to show.

Response **Count**

The kids have off campus lunch. Something like a Taco Bell over here by the school would get major business.	1
--	---

[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{"show":"responses"...](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{) 12/16

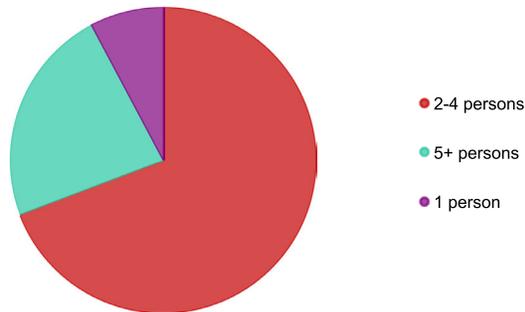
2/26/25, 10:20 AM

Carlinsville - Commuter Survey

Several neighborhoods need to be cleaned up. I would not feel safe having my children going around in Carlinsville.	1
Need for jobs so anything that brings good paying jobs with benefits will benefit the community as a whole	1
I think Carlinsville needs to fix their existing problems before they try any 'new developments'. Homeless population, massive drug problems, vacant derelict buildings on main streets, water issues and city government that does not care or support any local events. Why would anyone want to live here.	1
I love visiting, eating and shopping in Carlinsville. Love the small town restaurants compared to all the fast food in Litchfield.	1
Housing and new entertainment options	1
Grocery store	1
Better restaurants and hiking trails	1
Affordable housing, more restaurants, and a grocery store	1
A plan to clear sidewalks on the square after it snows. Both Girard and Virden are very successful at this. Carlinsville has several revenue bearing businesses but it is difficult to shop locally when there isn't a safe way to get in the front door.	1

Answered: 10 Skipped: 4

What is the size of your household?



[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{"show": "responses..."}&page=13/16](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{)

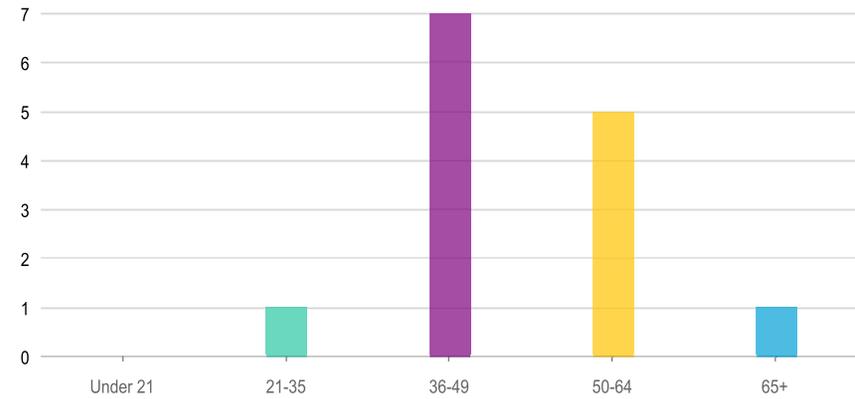
2/26/25, 10:20 AM

Carlinsville - Commuter Survey

Answers	Count	Percentage
2-4 persons	9	64.29%
5+ persons	3	21.43%
1 person	1	7.14%

Answered: 13 Skipped: 1

What is your age range?



Answers	Count	Percentage
Under 21	0	0%
21-35	1	7.14%
36-49	7	50%
50-64	5	35.71%
65+	1	7.14%

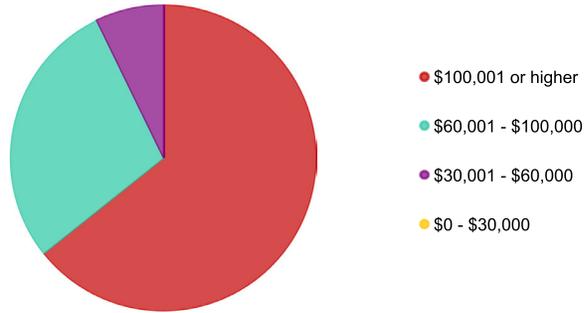
Answered: 14 Skipped: 0

[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{"show": "responses..."}&page=14/16](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside:{)

2/26/25, 10:20 AM

Carlinsville - Commuter Survey

What is your household income range?



Answers	Count	Percentage
---------	-------	------------

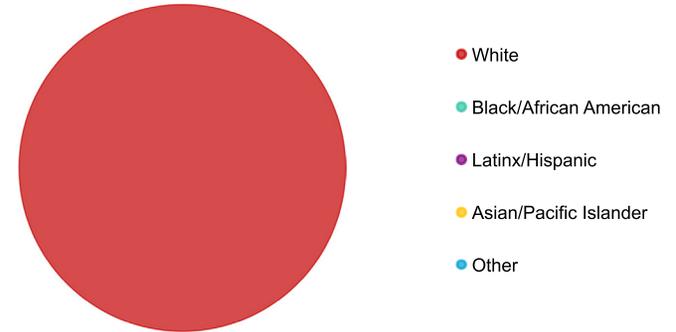
\$100,001 or higher	9	64.29%
\$60,001 - \$100,000	4	28.57%
\$30,001 - \$60,000	1	7.14%
\$0 - \$30,000	0	0%

Answered: 14 Skipped: 0

[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside":{"show":"responses...](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside) 15/16

2/26/25, 10:20 AM

Carlinsville - Commuter Survey



Answers	Count	Percentage
---------	-------	------------

White	13	92.86%
Black/African American	0	0%
Latinx/Hispanic	0	0%
Asian/Pacific Islander	0	0%
Other	0	0%

Answered: 13 Skipped: 1

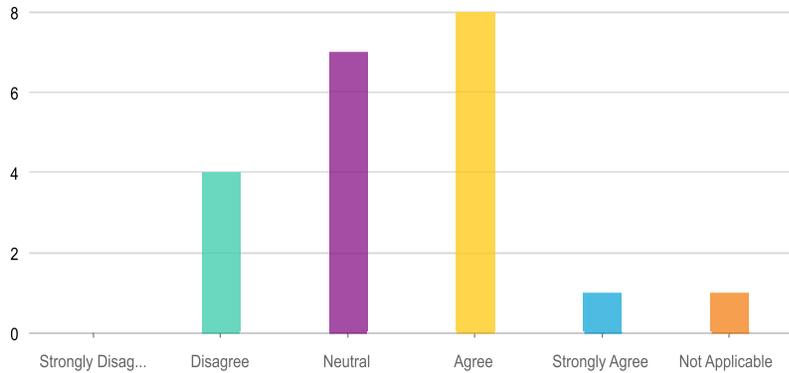
[https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside":{"show":"responses...](https://survey123.arcgis.com/surveys/30a3f9cb59d94b06b6224d391a0a345d/analyze?chart=0.where_do_you_currently_reside) 16/16

2/26/25, 10:16 AM

Carlinville STUDENT SURVEY

Carlinville STUDENT SURVEY

Is in good condition.



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	4	19.05%
Neutral	7	33.33%
Agree	8	38.1%
Strongly Agree	1	4.76%
Not Applicable	1	4.76%

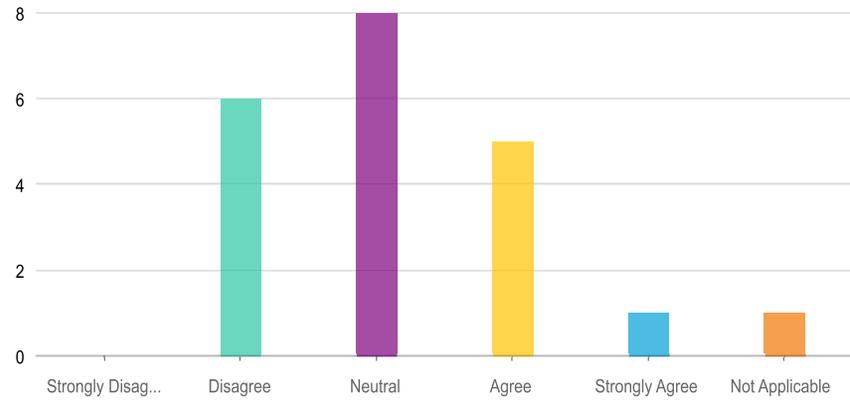
Answered: 21 Skipped: 0

Offers options that suit a variety of lifestyles and needs.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why_... 1/44

2/26/25, 10:16 AM

Carlinville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	6	28.57%
Neutral	8	38.1%
Agree	5	23.81%
Strongly Agree	1	4.76%
Not Applicable	1	4.76%

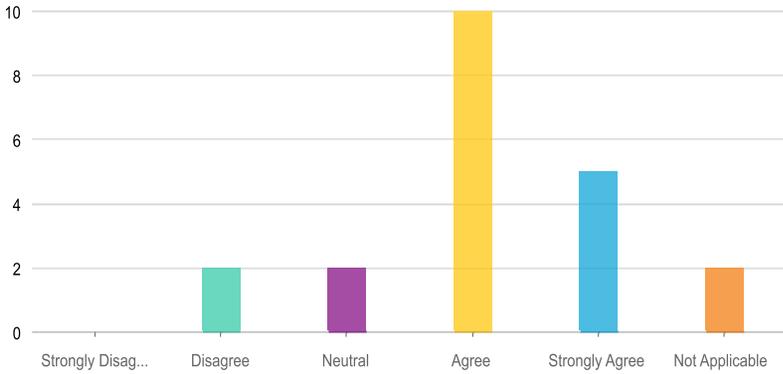
Answered: 21 Skipped: 0

More overall housing options.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why_... 2/44

2/26/25, 10:16 AM

Carllinville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	2	9.52%
Neutral	2	9.52%
Agree	10	47.62%
Strongly Agree	5	23.81%
Not Applicable	2	9.52%

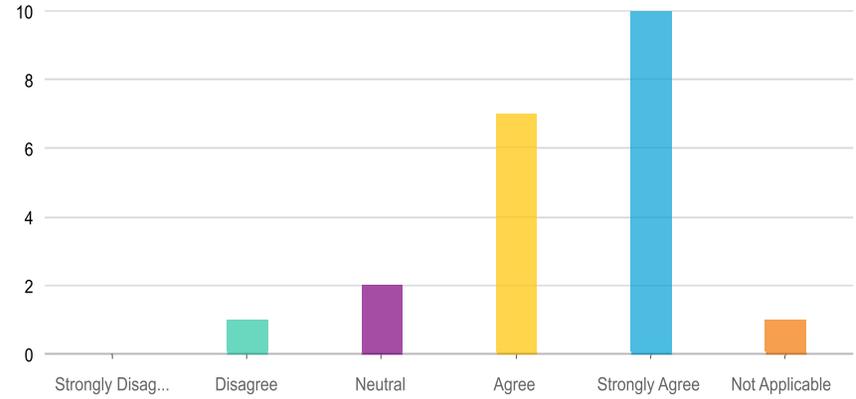
Answered: 21 Skipped: 0

More rental housing options.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why_... 3/44

2/26/25, 10:16 AM

Carllinville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	1	4.76%
Neutral	2	9.52%
Agree	7	33.33%
Strongly Agree	10	47.62%
Not Applicable	1	4.76%

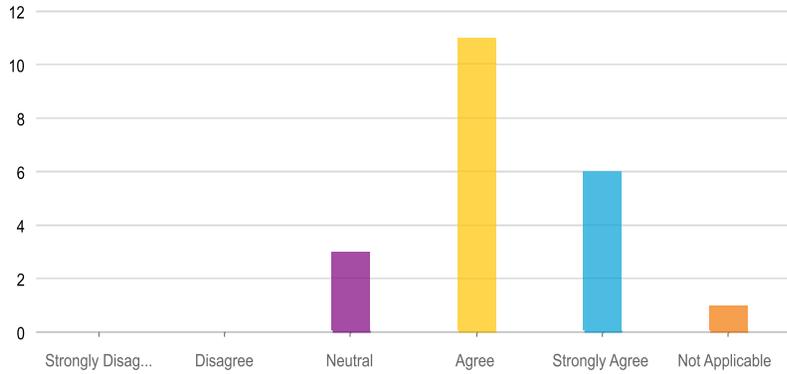
Answered: 21 Skipped: 0

More homeownership options.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why_... 4/44

2/26/25, 10:16 AM

Carlinville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	0	0%
Neutral	3	14.29%
Agree	11	52.38%
Strongly Agree	6	28.57%
Not Applicable	1	4.76%

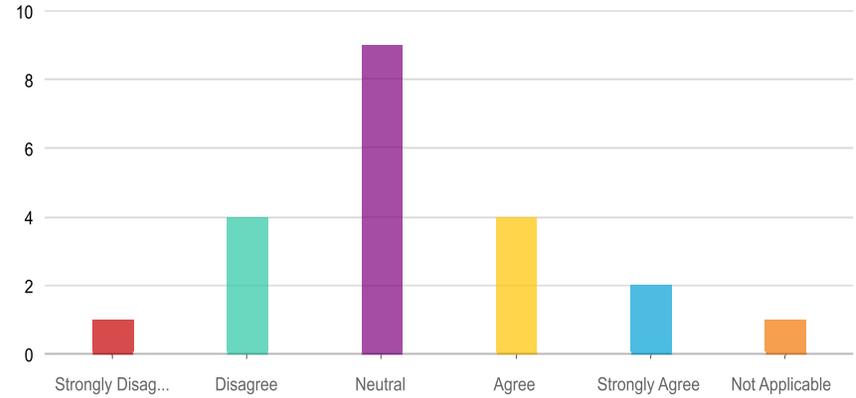
Answered: 21 Skipped: 0

Housing in my community is affordable to households making a variety of...

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why_... 5/44

2/26/25, 10:16 AM

Carlinville STUDENT SURVEY



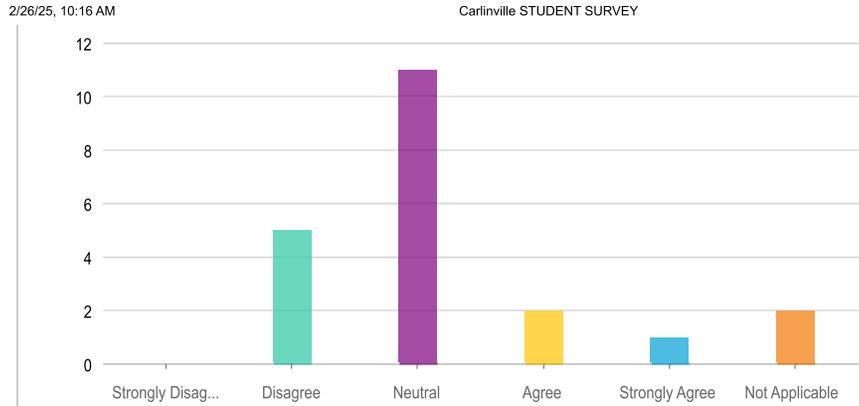
Answers **Count** **Percentage**

Strongly Disagree	1	4.76%
Disagree	4	19.05%
Neutral	9	42.86%
Agree	4	19.05%
Strongly Agree	2	9.52%
Not Applicable	1	4.76%

Answered: 21 Skipped: 0

Generally, housing costs in my community are affordable.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why_... 6/44



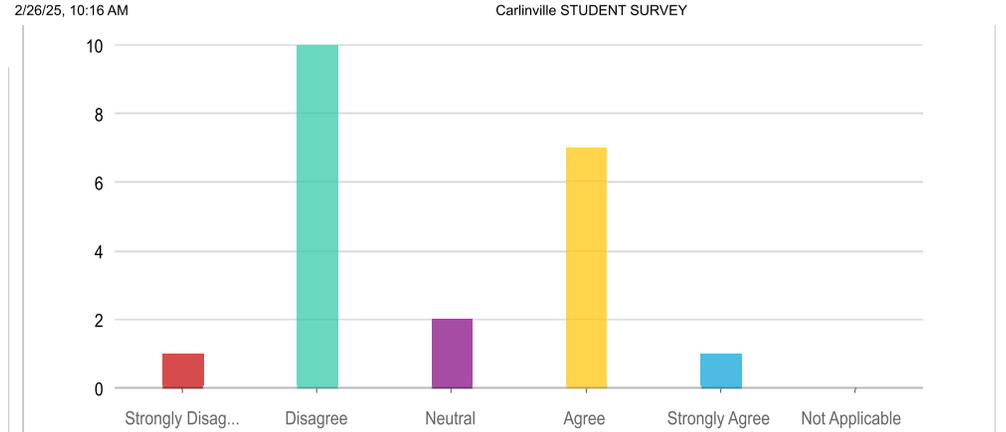
Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	0	0%
Disagree	5	23.81%
Neutral	11	52.38%
Agree	2	9.52%
Strongly Agree	1	4.76%
Not Applicable	2	9.52%

Answered: 21 Skipped: 0

Adequate sidewalks that are well-connected, provide safe crossings, and are...

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why_... 7/44



Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	1	4.76%
Disagree	10	47.62%
Neutral	2	9.52%
Agree	7	33.33%
Strongly Agree	1	4.76%
Not Applicable	0	0%

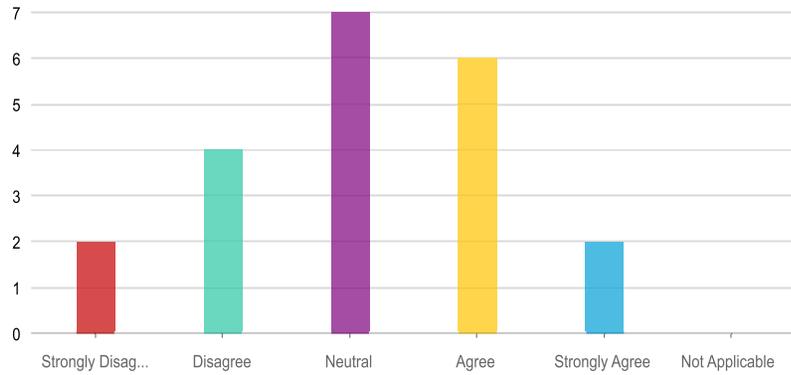
Answered: 21 Skipped: 0

Transportation options that meet the needs of all residents.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why_... 8/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	2	9.52%
Disagree	4	19.05%
Neutral	7	33.33%
Agree	6	28.57%
Strongly Agree	2	9.52%
Not Applicable	0	0%

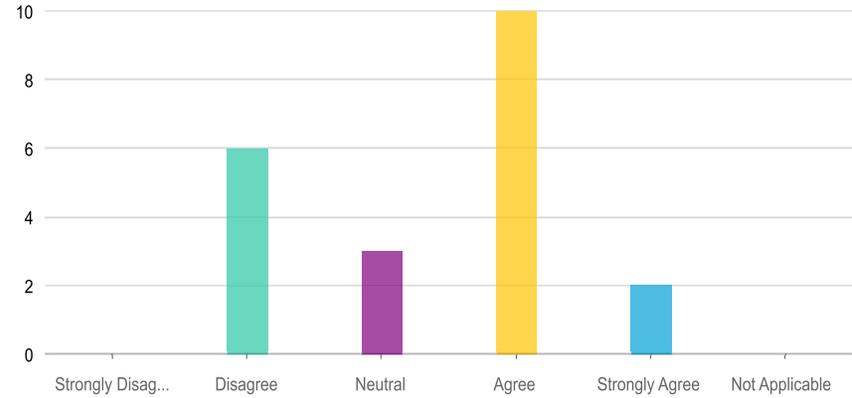
Answered: 21 Skipped: 0

Easily travel by foot.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why_... 9/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	0	0%
Disagree	6	28.57%
Neutral	3	14.29%
Agree	10	47.62%
Strongly Agree	2	9.52%
Not Applicable	0	0%

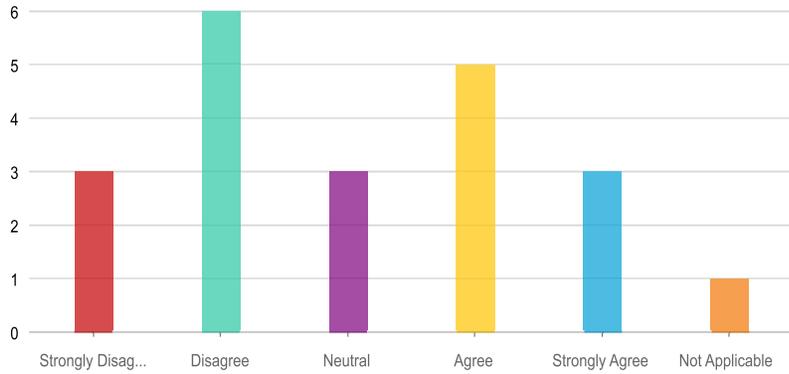
Answered: 21 Skipped: 0

Easily travel by bicycle.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why_... 10/44

2/26/25, 10:16 AM

Carlinville STUDENT SURVEY



Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	3	14.29%
Disagree	6	28.57%
Neutral	3	14.29%
Agree	5	23.81%
Strongly Agree	3	14.29%
Not Applicable	1	4.76%

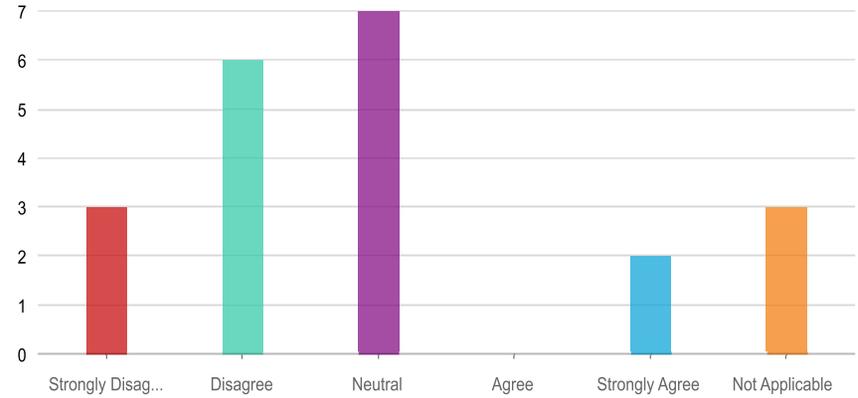
Answered: 21 Skipped: 0

Easily travel by public transit.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 11/44

2/26/25, 10:16 AM

Carlinville STUDENT SURVEY



Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	3	14.29%
Disagree	6	28.57%
Neutral	7	33.33%
Agree	0	0%
Strongly Agree	2	9.52%
Not Applicable	3	14.29%

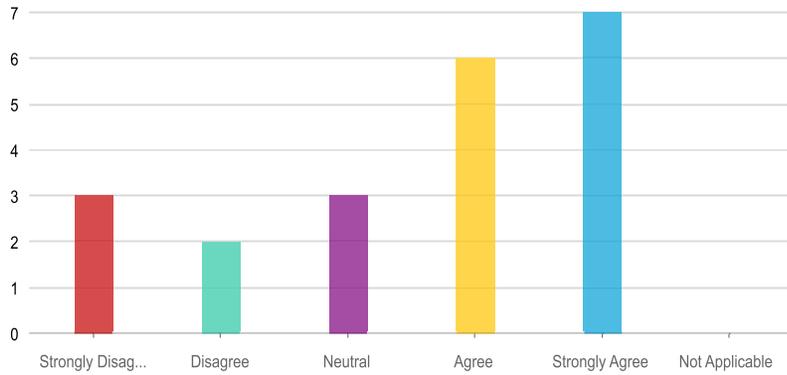
Answered: 21 Skipped: 0

Easily travel by car.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 12/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	3	14.29%
Disagree	2	9.52%
Neutral	3	14.29%
Agree	6	28.57%
Strongly Agree	7	33.33%
Not Applicable	0	0%

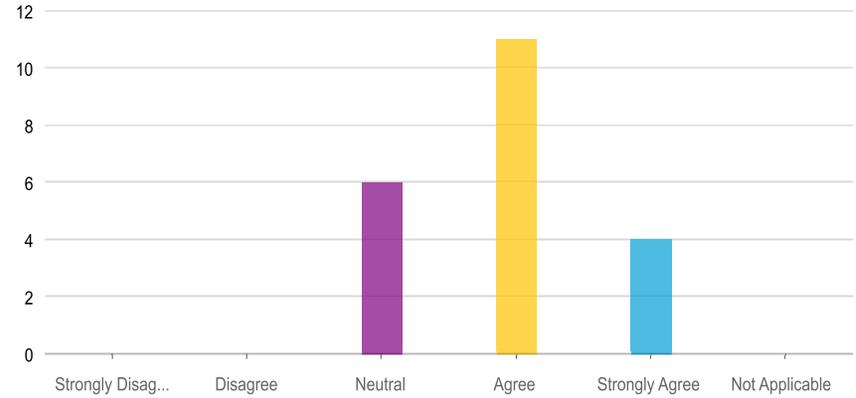
Answered: 21 Skipped: 0

Parks and other public green spaces for gathering and recreation.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 13/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	0	0%
Neutral	6	28.57%
Agree	11	52.38%
Strongly Agree	4	19.05%
Not Applicable	0	0%

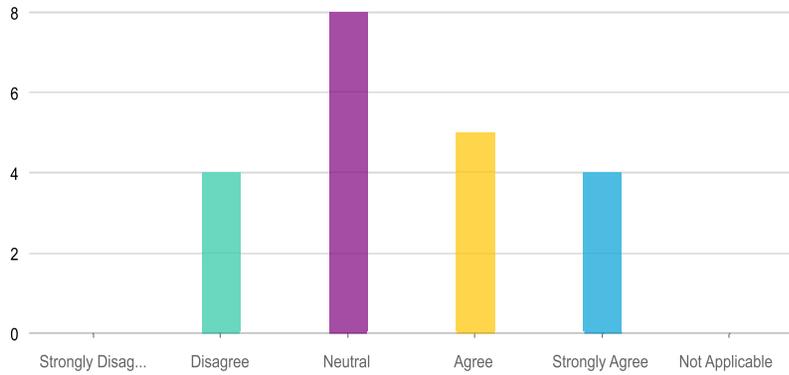
Answered: 21 Skipped: 0

Recreational paths and walking trails.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 14/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	4	19.05%
Neutral	8	38.1%
Agree	5	23.81%
Strongly Agree	4	19.05%
Not Applicable	0	0%

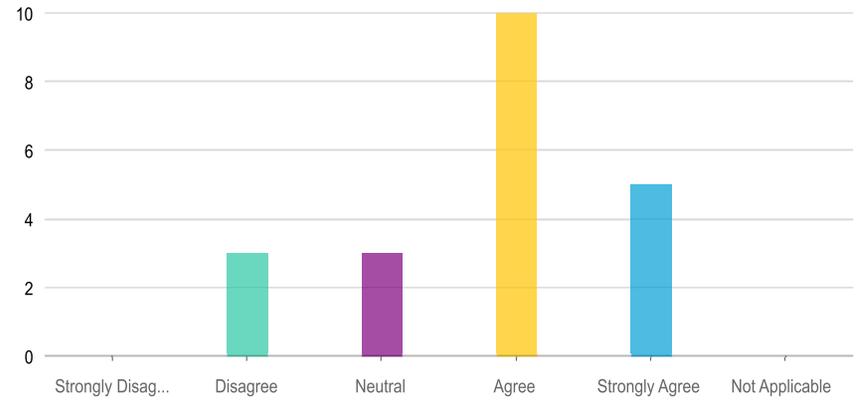
Answered: 21 Skipped: 0

Spaces and/or facilities for fitness and recreation.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 15/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	3	14.29%
Neutral	3	14.29%
Agree	10	47.62%
Strongly Agree	5	23.81%
Not Applicable	0	0%

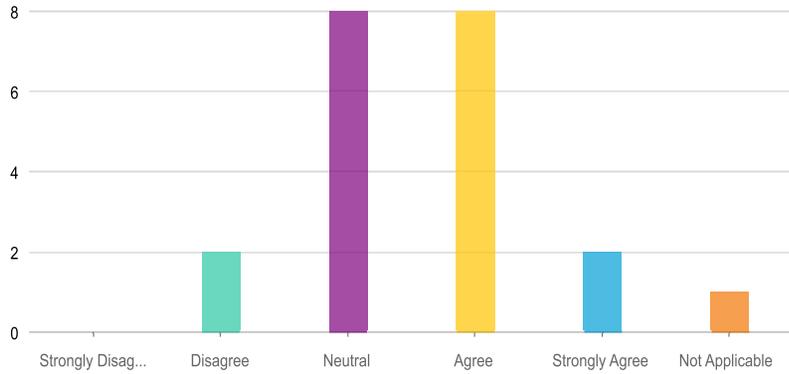
Answered: 21 Skipped: 0

Adequate commercial and retail development.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 16/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	0	0%
Disagree	2	9.52%
Neutral	8	38.1%
Agree	8	38.1%
Strongly Agree	2	9.52%
Not Applicable	1	4.76%

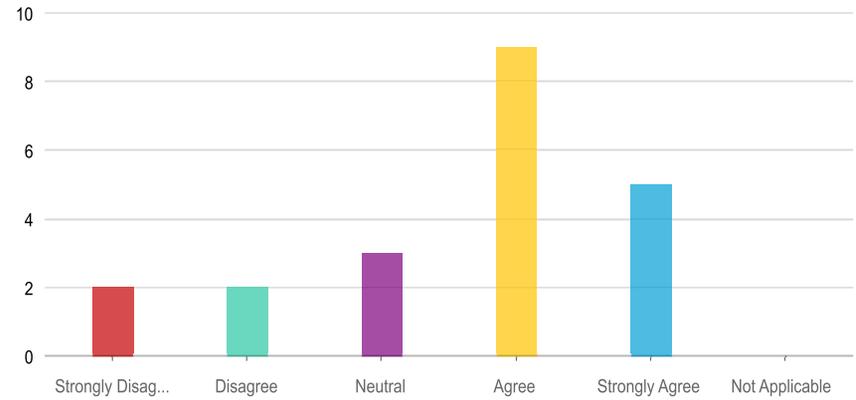
Answered: 21 Skipped: 0

Various types of retail and dining establishments.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 17/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	2	9.52%
Disagree	2	9.52%
Neutral	3	14.29%
Agree	9	42.86%
Strongly Agree	5	23.81%
Not Applicable	0	0%

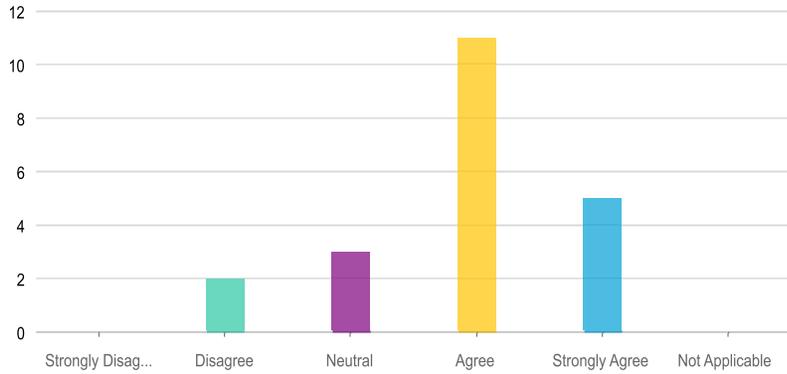
Answered: 21 Skipped: 0

Storefronts that look well-kept and attract shoppers.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 18/44

2/26/25, 10:16 AM

Carllinville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	2	9.52%
Neutral	3	14.29%
Agree	11	52.38%
Strongly Agree	5	23.81%
Not Applicable	0	0%

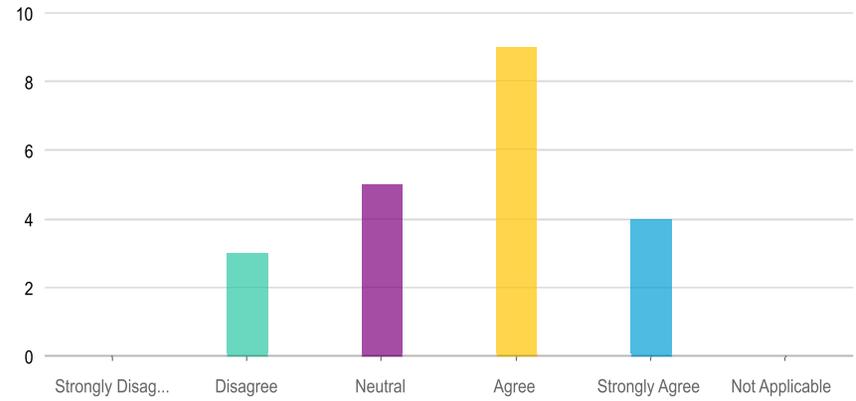
Answered: 21 Skipped: 0

A downtown/main street in good condition.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 19/44

2/26/25, 10:16 AM

Carllinville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	3	14.29%
Neutral	5	23.81%
Agree	9	42.86%
Strongly Agree	4	19.05%
Not Applicable	0	0%

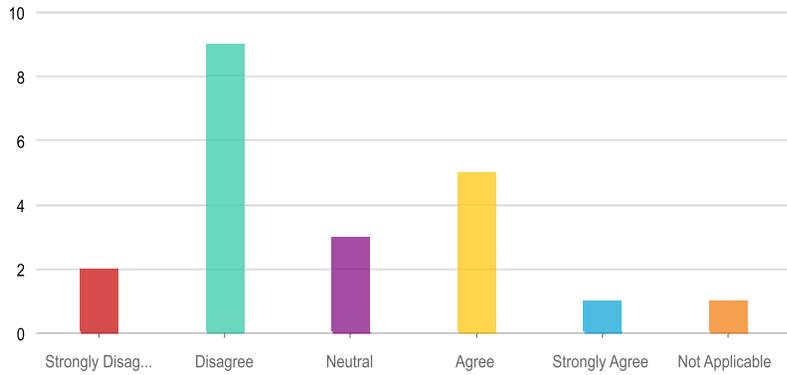
Answered: 21 Skipped: 0

A variety of employment opportunities that enable employees to live in the...

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 20/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	2	9.52%
Disagree	9	42.86%
Neutral	3	14.29%
Agree	5	23.81%
Strongly Agree	1	4.76%
Not Applicable	1	4.76%

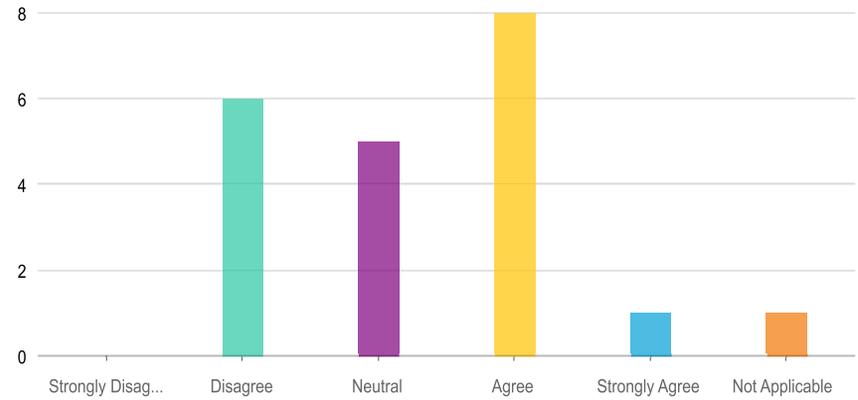
Answered: 21 Skipped: 0

Has adequate lighting in public spaces.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 21/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	0	0%
Disagree	6	28.57%
Neutral	5	23.81%
Agree	8	38.1%
Strongly Agree	1	4.76%
Not Applicable	1	4.76%

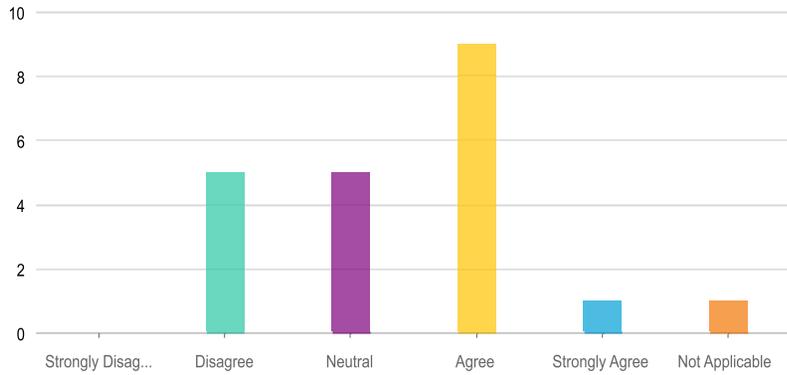
Answered: 21 Skipped: 0

Has good visibility in public spaces that allow me to feel safe.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 22/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	0	0%
Disagree	5	23.81%
Neutral	5	23.81%
Agree	9	42.86%
Strongly Agree	1	4.76%
Not Applicable	1	4.76%

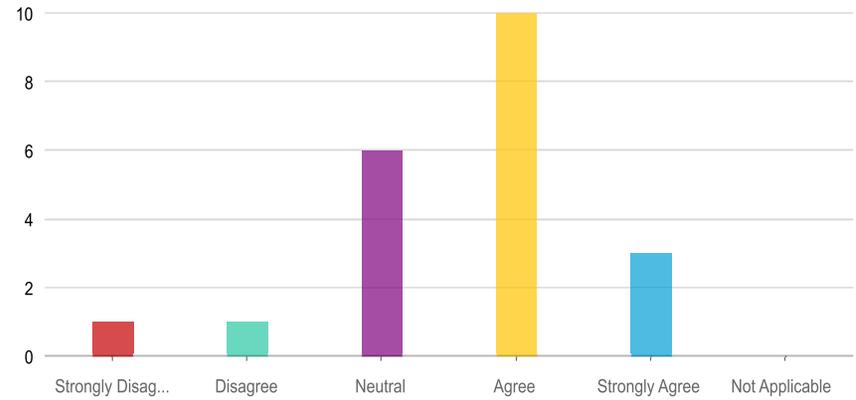
Answered: 21 Skipped: 0

I feel safe in my community.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 23/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	1	4.76%
Disagree	1	4.76%
Neutral	6	28.57%
Agree	10	47.62%
Strongly Agree	3	14.29%
Not Applicable	0	0%

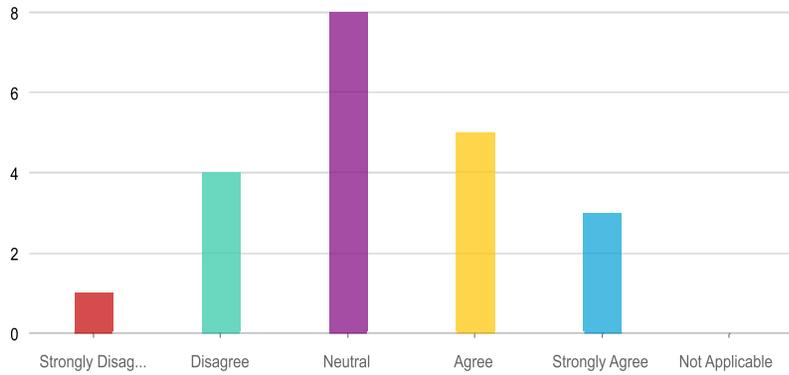
Answered: 21 Skipped: 0

Affordable nutritious food.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 24/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	1	4.76%
Disagree	4	19.05%
Neutral	8	38.1%
Agree	5	23.81%
Strongly Agree	3	14.29%
Not Applicable	0	0%

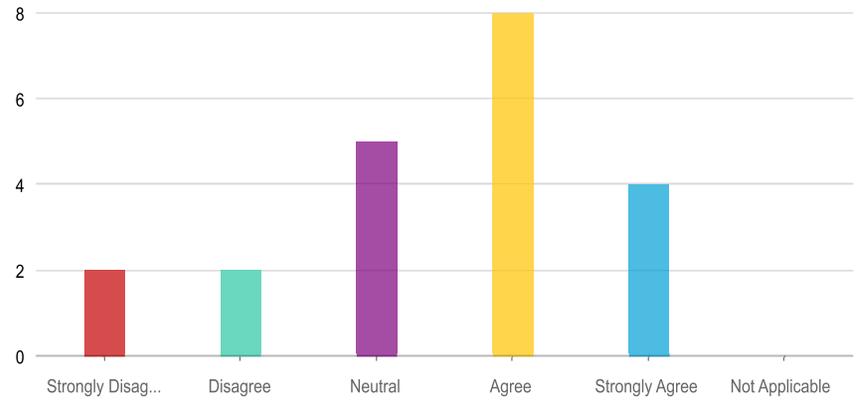
Answered: 21 Skipped: 0

Health services.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 25/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	2	9.52%
Disagree	2	9.52%
Neutral	5	23.81%
Agree	8	38.1%
Strongly Agree	4	19.05%
Not Applicable	0	0%

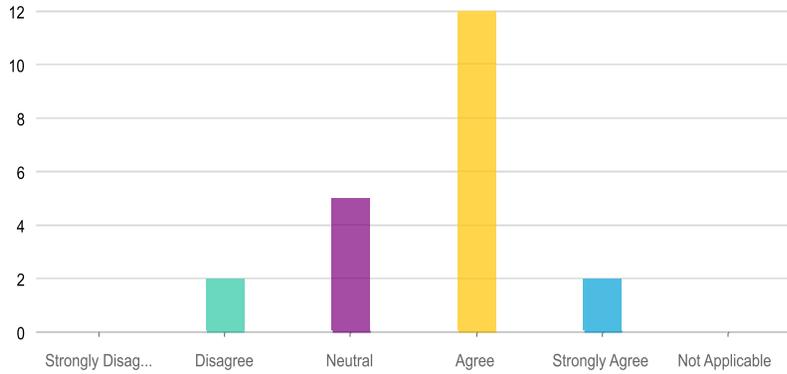
Answered: 21 Skipped: 0

Job training and education.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 26/44

2/26/25, 10:16 AM

Carlinville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	2	9.52%
Neutral	5	23.81%
Agree	12	57.14%
Strongly Agree	2	9.52%
Not Applicable	0	0%

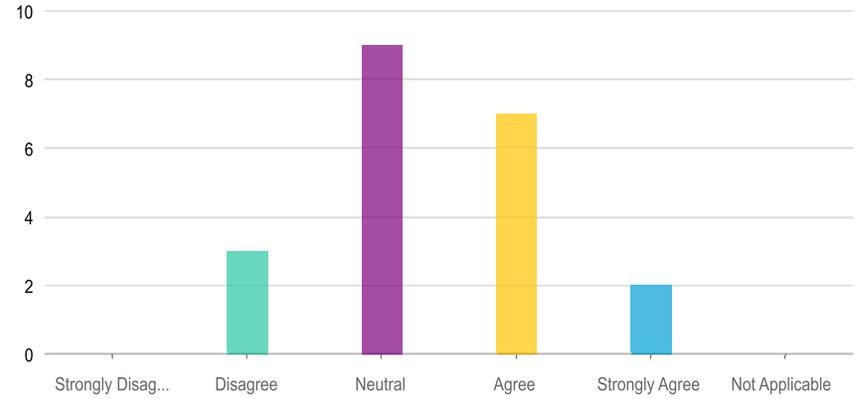
Answered: 21 Skipped: 0

Mental health services.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 27/44

2/26/25, 10:16 AM

Carlinville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	3	14.29%
Neutral	9	42.86%
Agree	7	33.33%
Strongly Agree	2	9.52%
Not Applicable	0	0%

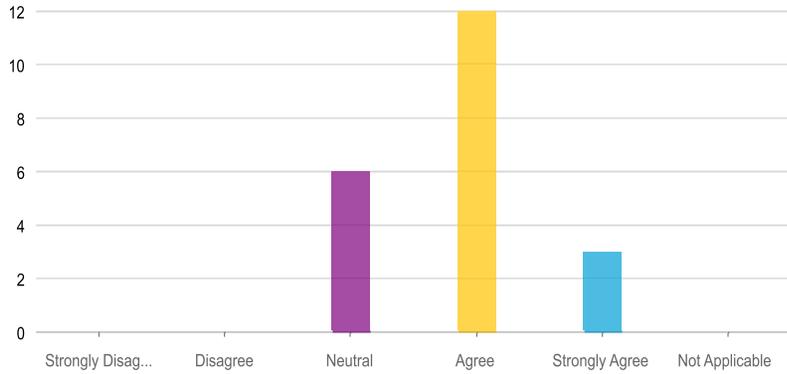
Answered: 21 Skipped: 0

Pharmacy care and services.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 28/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	0	0%
Neutral	6	28.57%
Agree	12	57.14%
Strongly Agree	3	14.29%
Not Applicable	0	0%

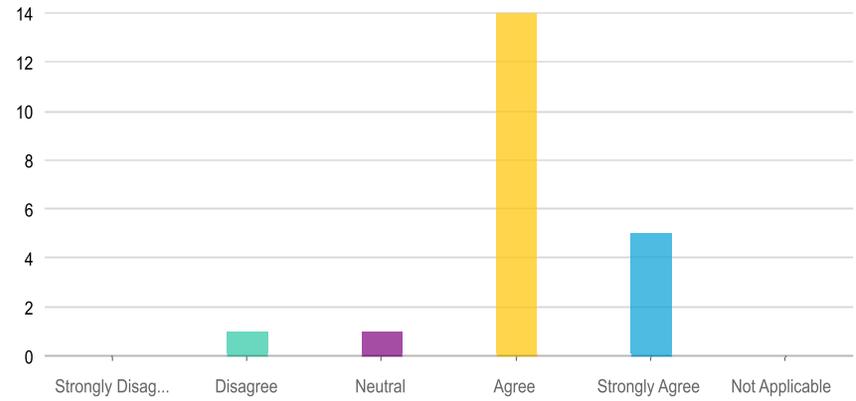
Answered: 21 Skipped: 0

Post-secondary education.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 29/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	1	4.76%
Neutral	1	4.76%
Agree	14	66.67%
Strongly Agree	5	23.81%
Not Applicable	0	0%

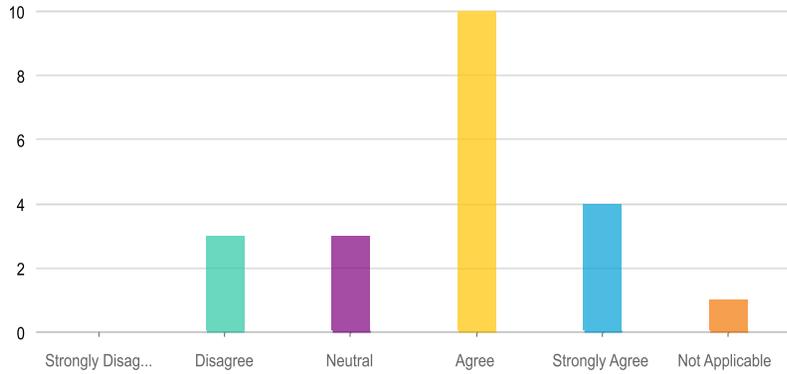
Answered: 21 Skipped: 0

Community involvement.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 30/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	3	14.29%
Neutral	3	14.29%
Agree	10	47.62%
Strongly Agree	4	19.05%
Not Applicable	1	4.76%

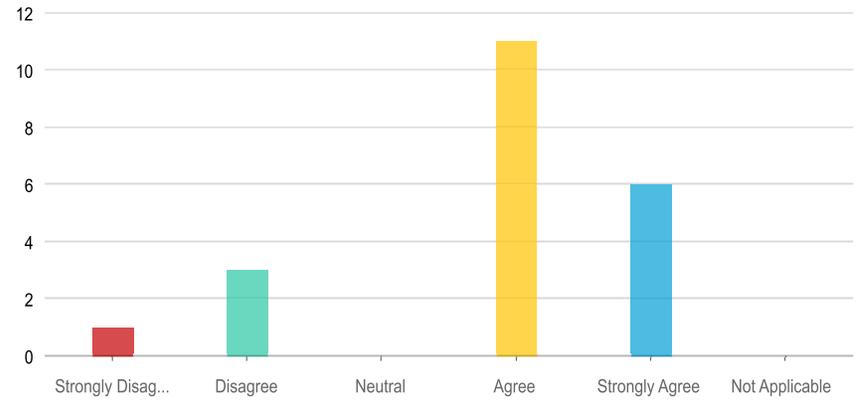
Answered: 21 Skipped: 0

Dining.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 31/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	1	4.76%
Disagree	3	14.29%
Neutral	0	0%
Agree	11	52.38%
Strongly Agree	6	28.57%
Not Applicable	0	0%

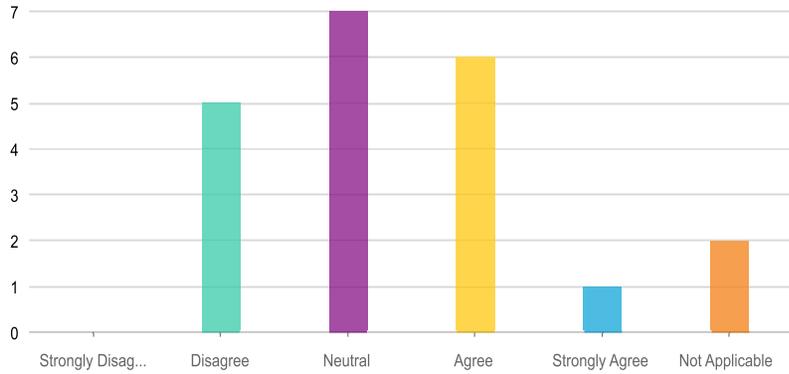
Answered: 21 Skipped: 0

Employment.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 32/44

2/26/25, 10:16 AM

Carlinville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	5	23.81%
Neutral	7	33.33%
Agree	6	28.57%
Strongly Agree	1	4.76%
Not Applicable	2	9.52%

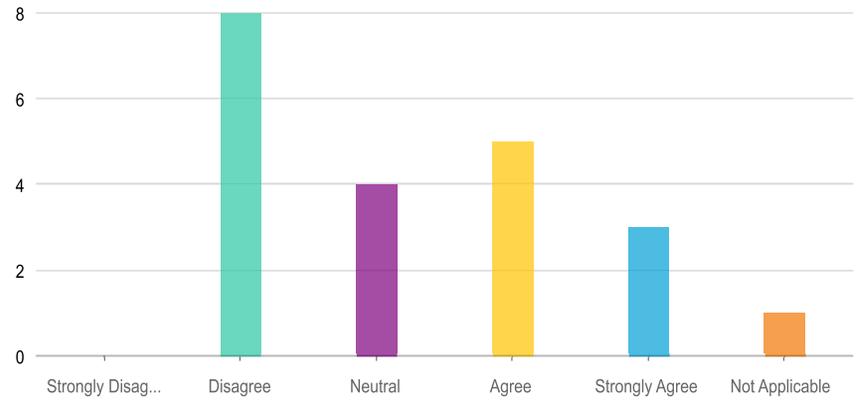
Answered: 21 Skipped: 0

Nightlife.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 33/44

2/26/25, 10:16 AM

Carlinville STUDENT SURVEY



Answers **Count** **Percentage**

Strongly Disagree	0	0%
Disagree	8	38.1%
Neutral	4	19.05%
Agree	5	23.81%
Strongly Agree	3	14.29%
Not Applicable	1	4.76%

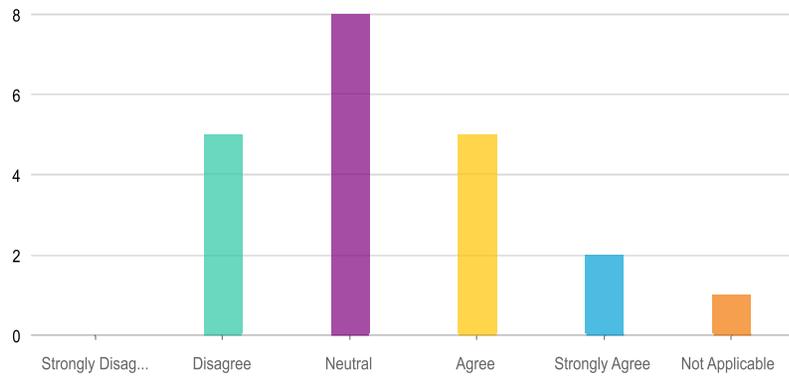
Answered: 21 Skipped: 0

Recreation.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 34/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	0	0%
Disagree	5	23.81%
Neutral	8	38.1%
Agree	5	23.81%
Strongly Agree	2	9.52%
Not Applicable	1	4.76%

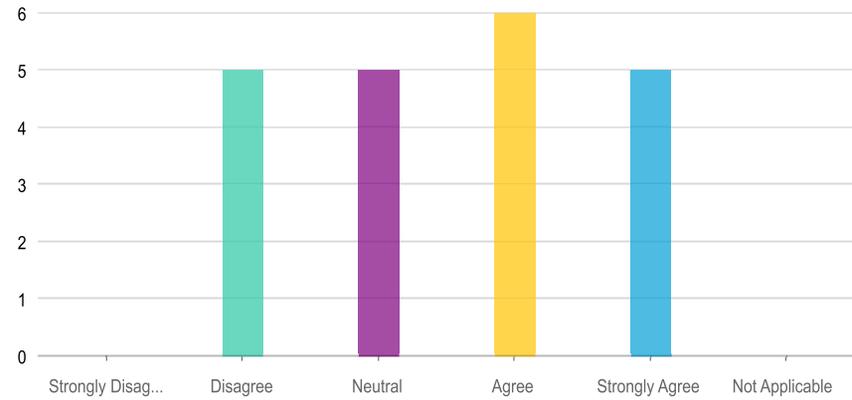
Answered: 21 Skipped: 0

Shopping and retail.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 35/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	0	0%
Disagree	5	23.81%
Neutral	5	23.81%
Agree	6	28.57%
Strongly Agree	5	23.81%
Not Applicable	0	0%

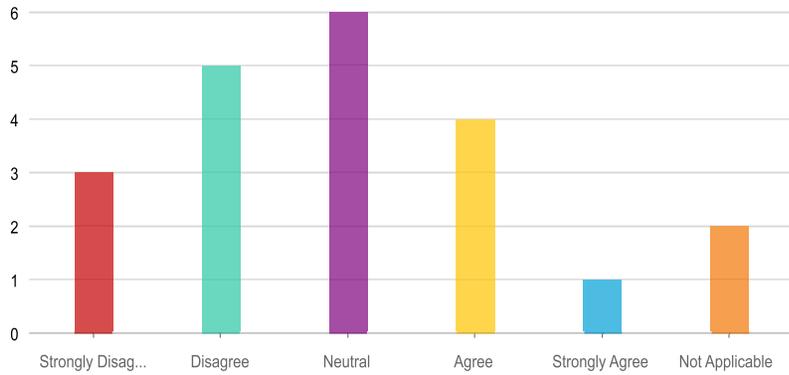
Answered: 21 Skipped: 0

I am interested in living in Carlinsville after I finish school.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 36/44

2/26/25, 10:16 AM

Carlinville STUDENT SURVEY



Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	3	14.29%
Disagree	5	23.81%
Neutral	6	28.57%
Agree	4	19.05%
Strongly Agree	1	4.76%
Not Applicable	2	9.52%

Answered: 21 Skipped: 0

Why or why wouldn't you be interested in living in Carlinville after you finish school?

The word cloud requires at least 20 answers to show.

Response **Count**

Well like i'd like to move away but my man's dad died and left him a house here and im supposed to live with him and we have a dog together so.	1
Too far from things to do. Requires lot of gas and travel and not enough places for family to visit.	1
Only way I would be interested is because of family. Things are going downhill.	1

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 37/44

2/26/25, 10:16 AM

Carlinville STUDENT SURVEY

Not a big enough city	1
Needs to be more progressive. Keep charm but be willing to move forward also. Affordable specialty shops. Healthier dining options.	1
My parents plan on giving me their home instead of selling it, also I will more than likely have to travel out of town for work. So it's a small town and convenient for traveling to Springfield, or St Louis.	1
My man whose not my man but he's my man lives in vandalia and I want him to basically propose to me even though we aren't dating and I would potentially go live with him	1
Maybe I would because of family.	1
It's just small and no places to work	1
I would not be interested in living in Carlinville after I finish school because I want to live somewhere warm.	1
i want to see other things before i settle down	1
I want to go to the University of Iowa so I have a good women's wrestling program.	1
I am currently living in a town near Carlinville and feel comfortable there. I do not plan on moving to Carlinville as the town I'm in currently is closer to my hometown and family.	1
farm ground and lots of land owned	1
Because not a lot of my family lives here	1

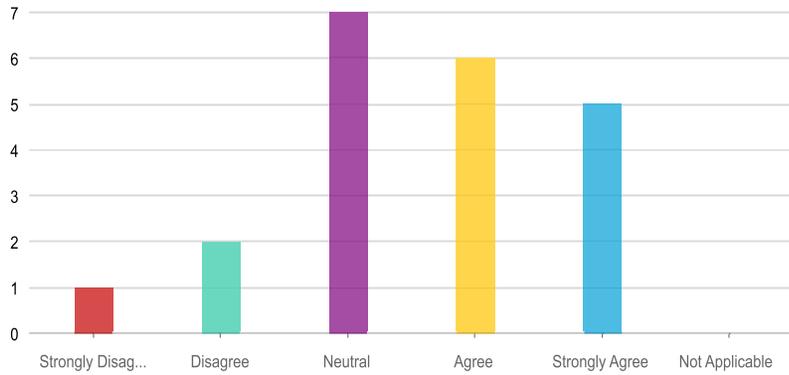
Answered: 15 Skipped: 6

I am excited by the changes and plans I see happening in Carlinville.

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 38/44

2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY



Answers **Count** **Percentage**

Answers	Count	Percentage
Strongly Disagree	1	4.76%
Disagree	2	9.52%
Neutral	7	33.33%
Agree	6	28.57%
Strongly Agree	5	23.81%
Not Applicable	0	0%

Answered: 21 Skipped: 0

Please describe any new development(s) that you think would benefit Carlinsville.

The word cloud requires at least 20 answers to show.

Response **Count**

Response	Count
Taco bell	2
We need more recreation.	1
Renting options. Better sidewalks. Clean up the disgusting households. More employment options.	1

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 39/44

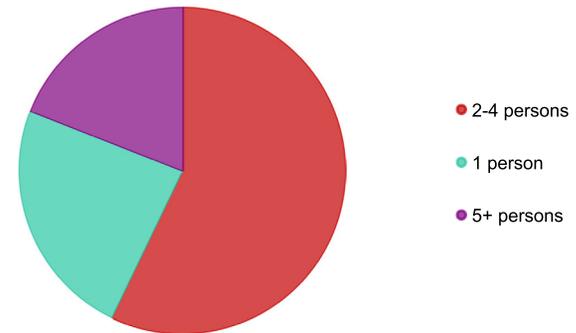
2/26/25, 10:16 AM

Carlinsville STUDENT SURVEY

Rental housing, better roads, clean up bad side of town	1
More shopping and fun things to do for teens	1
More recreational	1
Increased housing options both rental and ownership. Loan options for lower credit scores of people just getting established. Bike, walking trail that is safe and accessible.	1
idk	1
I don't see many kids out playing anymore. Tom thumb was my lark growing up and now a lot of people avoid our neighborhood and park. We need more city involvement to get crime and drugs in check.	1
Clean up the nasty houses fix potholes don't just fill them with rock and more places to eat	1
Better side walks and bike trails would be great. Better care of certain rundown areas and beautification of previously rougher areas would be nice.	1

Answered: 12 Skipped: 9

What is the size of your household?



Answers **Count** **Percentage**

Answers	Count	Percentage
2-4 persons	12	57.14%
1 person	5	23.81%

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 40/44

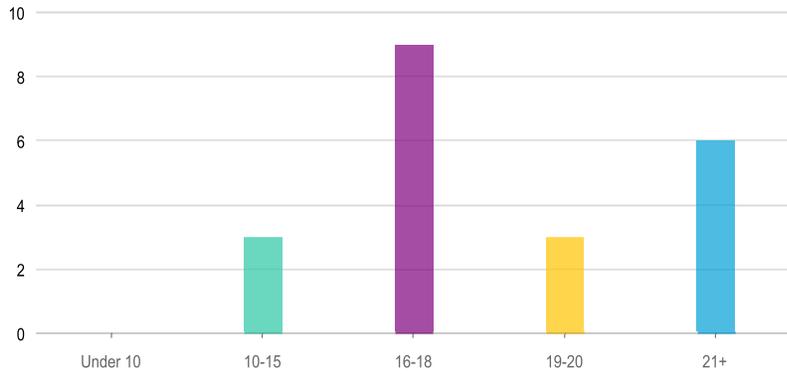
2/26/25, 10:16 AM

Carlinville STUDENT SURVEY

5+ persons	4	19.05%
------------	---	--------

Answered: 21 Skipped: 0

What is your age range?



Answers	Count	Percentage
---------	-------	------------

Under 10	0	0%
10-15	3	14.29%
16-18	9	42.86%
19-20	3	14.29%
21+	6	28.57%

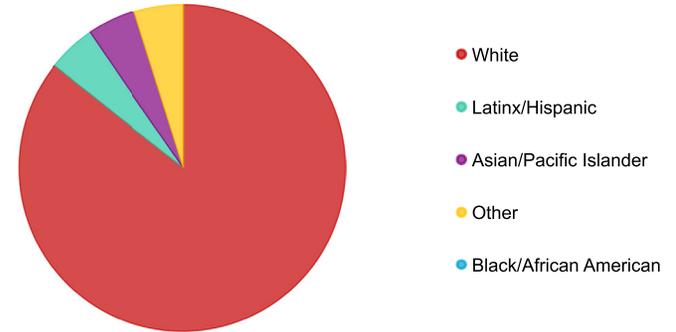
Answered: 21 Skipped: 0

What is your race/ethnicity?

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.wh... 41/44

2/26/25, 10:16 AM

Carlinville STUDENT SURVEY



Answers	Count	Percentage
---------	-------	------------

White	18	85.71%
Latinx/Hispanic	1	4.76%
Asian/Pacific Islander	1	4.76%
Other	1	4.76%
Black/African American	0	0%

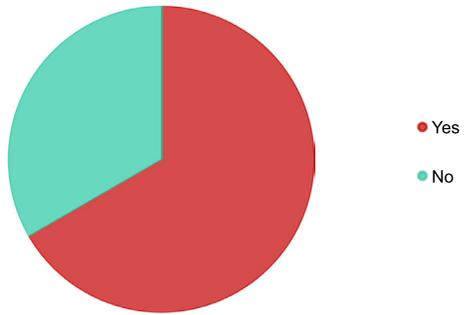
Answered: 21 Skipped: 0

Do you currently live in Carlinville?

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.wh... 42/44

2/26/25, 10:16 AM

Carllinville STUDENT SURVEY

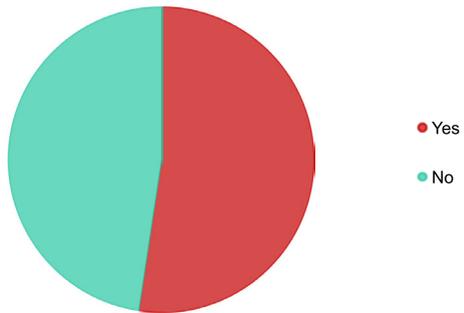


Answers **Count** **Percentage**

Answers	Count	Percentage
Yes	14	66.67%
No	7	33.33%

Answered: 21 Skipped: 0

Do you currently work in Carllinville?



https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 43/44

2/26/25, 10:16 AM

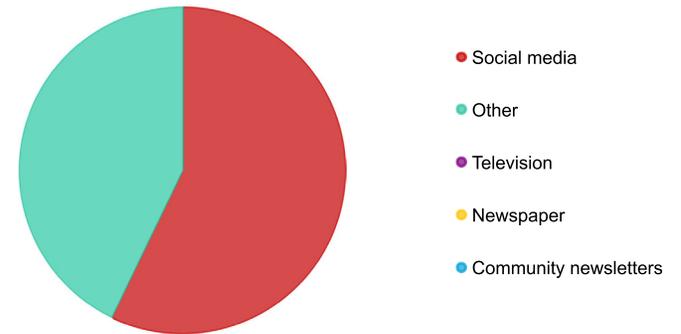
Carllinville STUDENT SURVEY

Answers **Count** **Percentage**

Yes	11	52.38%
No	10	47.62%

Answered: 21 Skipped: 0

How do you learn about things happening in Carllinville? *



Answers **Count** **Percentage**

Social media	12	57.14%
Other	9	42.86%
Television	0	0%
Newspaper	0	0%
Community newsletters	0	0%

Answered: 21 Skipped: 0

https://survey123.arcgis.com/surveys/9024113e37e44cd5bc1c28a23720120c/analyze?position=0.how_do_you_learn_about_things_h&chart=0.why... 44/44

APPENDIX VI | IHDA PROGRAMS AND RESOURCES HANDOUT

ACCESSING IHDA'S RESOURCES AND PROGRAMS



FOR PROSPECTIVE HOMEOWNERS

			Website:	Next Steps:
DOWN PAYMENT ASSISTANCE	IHDA ACCESS	Up to \$10,000 of down payment assistance for homebuyers in the form a forgivable, deferred, or repayable 2 nd mortgage.	https://www.ihdamortgage.org/program-directory	Find an IHDA lender to contact at: https://www.ihdamortgage.org/lenders
EDUCATION	FINANCIAL LITERACY AND PRE-PURCHASE COUNSELING	Free financial literacy and pre-purchase homeowner counseling for individuals interested in learning about buying a home.	https://www.ihda.org/my-community/housing-counseling-programs/#toggle-id-2	Contact a participating housing counselor near you (link provided to the left)

FOR CURRENT HOMEOWNERS

			Website:	Next Steps:
MODIFICATIONS & IMPROVEMENTS	HOME REPAIR AND ACCESSIBILITY PROGRAM (HRAP)	Assists low-income and very low-income homeowners with essential health and safety repairs, as well as accessibility improvements.	https://www.ihda.org/my-community/revitalization-programs/	Contact a HRAP administrator in your area
	ILLINOIS HOMEOWNER ASSISTANCE FUND HOME REPAIR PROGRAM (HAFHR)	Allows eligible homeowners to address home maintenance needs that were delayed and exacerbated due to the COVID-19 pandemic. Eligible repairs will maintain the habitability of the home and prevent homeowner displacement.		Contact a HAFHR administrator in your area https://www.ihda.org/wp-content/uploads/2024/09/Public-List-9.10.24.pdf

FOR RENTERS

			Website:	Next Steps:
RENTAL SEARCH	IL HOUSING SEARCH	A free, online resource and search engine for renters and property providers to locate affordable and accessible housing that meets their needs.	https://ilhousingsearch.org/	Call (312) 836-5200
	RENTAL UNITS FOR SPECIAL POPULATIONS	IHDA assists individuals with disabilities, those in need of support services, and re-entry populations in finding rental housing that meets their needs.	https://www.ihda.org/rental-housing/#RentalAssistance	



FOR AFFORDABLE HOUSING DEVELOPERS AND PROPERTY MANAGERS

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



FOR PROGRAM ADMINISTRATORS

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

Website:

Next Steps:

PLANNING & TECHNICAL ASSISTANCE	COMMUNITY REVITALIZATION PROGRAM	Provides free planning and technical assistance to communities to conduct revitalization activities and plan for future investment.	https://www.ihda.org/developers/market-research/community-revitalization/	Submit an intake form: https://www.ihda.org/community-revitalization-technical-assistance-intake/ or Email Revitalization@IHDA.org
	TECHNICAL ASSISTANCE NETWORK	Connects communities, organizations, and developers to resources, experts, and a community development-based network throughout the state.		
	LAND BANK TECHNICAL ASSISTANCE NETWORK	The TA Program was initially established as part of the Land Bank Capacity Program but now functions as an independent grant program funded by the Illinois Affordable Housing Trust Fund. Through effective partnerships, the TA Program helps to enhance the capacity and sustainability of local communities and land banks.		
	STRONG COMMUNITIES PROGRAM	Provides grant funds to municipalities, counties, and land banks to address affordable housing needs and community revitalization efforts.		
MODIFICATIONS & IMPROVEMENTS	HOME REPAIR AND ACCESSIBILITY PROGRAM	Awards grants to municipalities and non-profits to administer assistance to homeowners needing accessibility modifications to remain in their homes.	https://www.ihda.org/my-community/revitalization-programs/	Submit an intake form: https://www.ihda.org/community-revitalization-technical-assistance-intake/ or Email Revitalization@IHDA.org
	ILLINOIS HOMEOWNER ASSISTANCE FUND HOME REPAIR PROGRAM (HAFHR)	Allows eligible homeowners to address home maintenance needs that were delayed and exacerbated due to the COVID-19 pandemic. Eligible repairs will maintain the habitability of the home and prevent homeowner displacement.		

FOR ILLINOIS RESIDENTS LOOKING TO LEARN MORE

Website:

Next Steps:

STATEWIDE PLANNING	ILLINOIS HOUSING BLUEPRINT	A large-scale planning endeavor with the purpose of developing a vision for the future of housing in Illinois and lay out a plan for achieving it. All Illinois residents can complete the resident survey, attend community meetings, and engage with opportunities to participate in the planning process.	https://ilhousingblueprint.org/	Email Info@ILHousingBlueprint.org
--------------------	-----------------------------------	--	---	--------------------------------------

IHDA and the City of Carlinville would like to acknowledge the contributions of all community residents, stakeholders, and organizations that offered engagement, knowledge, and resources to this planning process.

A special thank you to the following individuals for their participation:

Steve McGartland
Mary Tinder
Randy Tinder
Gretchen Killam
Matt Jones
Abe Jones
Patty Ambrose
Julie Boente

Tamra Lambeth
Dan McCandless

CITY OF CARLINVILLE

Bobbi Bates | Zoning Administrator / Economic
Development Coordinator
Doug Downey | Mayor

www.cityofcarlinville.com

IHDA COMMUNITY REVITALIZATION

Amy Bashiti | Community Revitalization Services Manager
Ashley Nicolas | Data Analyst
Becky Darling | Community Revitalization Planner
Kristopher Walton | Community Revitalization Planner
Clifford Bridgeman | Assistant Director, Planning Services
Monica Enriquez | Deputy Director, SPAR
Alan Quick | Managing Director, SPAR

www.ihda.org
revitalization@ihda.org