

## City of Carlinville, Community Revitalization Plan Adopted March 2026, Executive Summary by: Bobbi Bates

### **Overview**

The City of Carlinville partnered with the Illinois Housing Development Authority (IHDA) through its Community Revitalization Technical Assistance Program to develop a comprehensive, community-driven plan focused on strengthening housing, infrastructure, and economic opportunity.

Over a 15-month period beginning in October 2024, IHDA and the City worked collaboratively with residents, stakeholders, and local leaders to evaluate demographic trends, housing market conditions, infrastructure needs, and long-term development opportunities. The result is a data-informed strategy designed to guide housing investment and community development decisions.

### **Community Profile**

Carlinville is home to approximately 5,574 residents and serves as the county seat of Macoupin County.

- Median age: 41.5 years; nearly 31% of residents are age 65 or older.
- Median household income is below state averages.
- Poverty rate: 25.2%, increasing over the past decade.
- Labor force participation rate below state and national averages.
- Key employers include healthcare, education, manufacturing, and agriculture.

### **Housing Market Overview**

Carlinville contains 2,432 housing units:

- 63% owner-occupied; 37% renter-occupied.
- Overall vacancy rate: 10.5%.
- Median home value: \$108,000.
- Nearly 50% of renters are cost-burdened.
- 19% of homeowners with mortgages are cost-burdened.
- Housing stock is older than state averages.

### **Community Engagement & Input**

Community engagement was central to this planning effort, including planning meetings, stakeholder meetings, community meetings, and a Community Needs Assessment with 188 responses.

## **Housing**

Strong demand for additional rental and ownership options; concerns about condition and affordability; limited senior housing.

## **Infrastructure & Mobility**

Dissatisfaction with sidewalk conditions and transportation options.

## **Economic Opportunity**

Need for expanded employment and stronger commercial and retail development.

## **Civic Engagement**

Interest in greater transparency and resident involvement.

## **Revitalization Strategy Area**

The entire City of Carlinville was designated as the Community Revitalization Strategy Area. This reflects aging housing stock, infrastructure needs, historic preservation opportunities, and the need to strengthen market conditions to attract investment.

## **Strategic Housing Goals**

1. Diversify Housing Stock – Expand housing options for multiple income levels and life stages.
2. Encourage Property Maintenance – Promote reinvestment to stabilize neighborhoods.
3. Preserve Historic Homes – Protect and promote Carlinville’s historic Sears homes.

## **Implementation & Funding Tools**

The plan aligns Carlinville with IHDA programs and funding tools, including Low-Income Housing Tax Credits, Illinois Affordable Housing Tax Credits, and additional state and federal housing resources.

This plan strengthens Carlinville’s competitiveness for housing and revitalization funding by documenting market conditions, community support, and strategic alignment.

## **Moving Forward**

The Community Revitalization Plan serves as a roadmap for housing and community investment, a tool to support grant and tax credit applications, and a framework for transparent, community-informed decision-making.