

TAX INCREMENT FINANCING

**NORTH ARDMORE/VERMONT
REDEVELOPMENT PROJECT AREA**

HOUSING IMPACT STUDY

VILLAGE OF VILLA PARK, ILLINOIS

May 6, 2014

Prepared by:

Ehlers & Associates, Inc.



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Introduction to Assessment of Housing Impact

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

The North Ardmore/Vermont Redevelopment Project Area is generally located in the vicinity bounded by the area east of North Harvard Avenue, north of the Union Pacific Railroad (now Metra Railroad), including the Jefferson Park swimming pool, park building, parking lot and grounds, then proceeding west along West Terrace Street to include the apartment buildings and parking lots on the north side of that street until reaching its western boundary at North Douglas Ave. Also included are the commercial properties on the east and west side of North Ardmore Avenue from West Terrace Street to the north boundary at East Vermont Street, and the residential buildings on the west side of North Beverly Avenue between West Terrace Street and East Vermont Street. Additionally, the boundaries contain adjoining rights-of-way.

The Redevelopment Project Area is shown in Figure 1.

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

As of March 2014, the Redevelopment Project Area has approximately 89 total dwelling units in a mix of 16 multi-family buildings. The primary goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the redevelopment area as a “Conservation Area” and to provide the direction and mechanisms necessary to revitalize the Redevelopment Project Area. The Redevelopment Plan provides for public and private projects that may be accomplished through a combination of tax increment financing and normal market transactions with property owners. Public projects and new development and redevelopment by the private sector, with or without incentives from the Village, may result in the displacement of residents from 10 or more inhabited residential units. Therefore, the Village cannot certify that no displacement will occur over the remaining term of the Redevelopment Project Area and a housing impact study is required.

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

- (i) Data from field surveys and census data as to whether the residential units are single-family or multi-family units;
- (ii) Documentation of the number and type of rooms within the units, provided that information is available;

- (iii) Documentation of whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and
- (iv) Data as to the racial and ethnic composition of the residents in the inhabited residential units. (This data requirement shall be deemed to be fully satisfied if based on data from the most recent federal Census).

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

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

Figure 1. North Ardmore/Vermont Redevelopment Project Area

PART I

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

(i) Number and Type of Residential Units

Ehlers conducted a field survey in March 2014 to identify and determine the number and type of residential buildings in the Redevelopment Project Area. In order to identify residential units in the field, *Ehlers and Associates, Inc.* (“Ehlers”) utilized several methods, including counts of mailboxes, doors and windows, contacting management companies, and other indicators. This survey revealed that the Redevelopment Project Area contains 16 multi-family residential buildings containing approximately 89 dwelling units. Ehlers would like to note that while the field survey data, combined with data obtained from the Village of Villa Park, DuPage County, and the York Township Assessor’s office revealed these results, many of the tables in this report present data that is based on estimates and percentages derived from the 2010 U.S. Census.

Table 1. Dwelling Units by Building Type

	Residential Buildings	Percentage	Dwelling Units	Percentage
Total:	16		89	
Multi-Family (attached)	16	100%	89	100%

Source: York Township and Ehlers Field Survey, March 2014

(ii) Number and Type of Rooms within Units

The distribution within the Redevelopment Project Area of the 89 residential units by number of rooms and by number of bedrooms is estimated in tables within this section. The methodology to estimate this information is described below.

Methodology

In order to estimate the distribution of residential units by number and type of rooms within the Redevelopment Project Area, Ehlers analyzed 2008-2012 American Community Survey 5-Year Estimates from the Census Bureau for Census Tracts 8431 and 8432 (the Census Tracts encompassing the Redevelopment Project Area). We have relied upon the 2008-2012 American Community Survey data because no data from the 2010 Census has been posted to the www.census.gov website as it pertains to these data points, and because using data from the 2000 Census, from fourteen (14) years ago, would not necessarily accurately depict the current status of the Redevelopment Project Area.

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

Table 2. Units by Bedroom Type

	Village of Villa Park	Census Tract 8431, Cook County, IL	Census Tract 8432, Cook County, IL	Census Tract Totals	Census Tract Percent	Redevelopment Project Area (Estimated)
Total:	8,051	1,488	1,903	3,391		89
Owner occupied:	5,715	793	1,366	2,159	64%	57
No bedroom	13	0	0	0	0%	0
1 bedroom	91	0	52	52	2%	1
2 bedrooms	916	164	267	431	20%	11
3 bedrooms	3,226	451	750	1,201	56%	32
4 bedrooms	1,080	160	215	375	17%	10
5 or more bedrooms	389	18	82	100	5%	3
Renter occupied:	2,336	695	537	1,232	36%	32
No bedroom	81	29	0	29	2%	1
1 bedroom	922	329	217	546	44%	14
2 bedrooms	764	231	155	386	31%	10
3 bedrooms	445	92	140	232	19%	6
4 bedrooms	97	6	16	22	2%	1
5 or more bedrooms	27	8	9	17	1%	0

Source: U.S. Census Bureau, 2008-2012 American Community Survey

(iii) Number of Inhabited Units

The U.S. Census data for the Census Tracts containing the Redevelopment Project Area have 57 owner-occupied units and 32 renter-occupied units. Ehlers relied on the 2010 U.S. Census Tract sample data for occupied households because it is the best available information regarding the structures and residents of the Redevelopment Project Area.

According to data compiled from the survey completed by Ehlers in March 2014 and evidence from the 2010 U.S. Census, the Redevelopment Project Area contains 89 residential units. Approximately 5 units (5.93%) are estimated to be vacant based on the Census statistics since it provides a more conservative estimate than observed vacancies. Therefore, there are at least 84 inhabited units within the Redevelopment Project Area. For the purposes of estimating population, housing unit demographics, and potentially displaced housing units, all housing units are assumed to be occupied (for the purposes of estimating potential replacement housing observed or estimated vacancies are used). As required by the Act, this information was ascertained as of May 6, 2014, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

(iv) Demographics and Race and Ethnicity of Residents

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined by using 2010 U. S. Census data. The average household size within the Census Tracts which include the Redevelopment Project Area was 2.82 persons for owner occupied units and 2.56 persons for renter-occupied units. Therefore, there are an estimated 242 residents living within the proposed boundaries. The race and ethnic composition of these residents are estimated in Table 3. Race and Ethnicity of Households & Populations.

Table 3. Race and Ethnicity of Households & Population

	Village of Villa Park	Census Tract 8431, Cook County, IL	Census Tract 8432, Cook County, IL	Census Tract Totals	Census Tract Percent	Redevelopment Project Area (Estimated)
Total:	8,027	1,456	1,919	3,375		89
Owner occupied housing units:	5,792	830	1,375	2,205	65%	58
Not Hispanic or Latino householder	5,353	759	1,211	1,970	89%	52
White alone householder	5,093	700	1,147	1,847	84%	49
Black or African American alone householder	52	12	14	26	1%	1
American Indian and Alaska Native alone householder	3	0	1	1	0%	0
Asian alone householder	165	33	42	75	3%	2
Native Hawaiian and Other Pacific Islander alone householder	0	0	0	0	0%	0
Some Other Race alone householder	1	1	0	1	0%	0
Two or More Races householder	39	13	7	20	1%	1
Hispanic or Latino householder	439	71	164	235	11%	6
White alone householder	271	45	103	148	7%	4
Black or African American alone householder	2	1	0	1	0%	0
American Indian and Alaska Native alone householder	4	0	1	1	0%	0
Asian alone householder	3	1	1	2	0%	0
Native Hawaiian and Other Pacific Islander alone householder	0	0	0	0	0%	0
Some Other Race alone householder	144	22	53	75	3%	2
Two or More Races householder	15	2	6	8	0%	0
Renter occupied housing units:	2,235	626	544	1,170	35%	31
Not Hispanic or Latino householder	1,764	484	401	885	76%	23
White alone householder	1,294	369	311	680	58%	18
Black or African American alone householder	261	89	62	151	13%	4
American Indian and Alaska Native alone householder	3	2	1	3	0%	0
Asian alone householder	172	19	13	32	3%	1
Native Hawaiian and Other Pacific Islander alone householder	1	0	1	1	0%	0
Some Other Race alone householder	1	0	1	1	0%	0
Two or More Races householder	32	5	12	17	1%	0
Hispanic or Latino householder	471	142	143	285	24%	8
White alone householder	235	68	77	145	12%	4
Black or African American alone householder	5	3	1	4	0%	0
American Indian and Alaska Native alone householder	4	3	0	3	0%	0
Asian alone householder	0	0	0	0	0%	0
Native Hawaiian and Other Pacific Islander alone householder	0	0	0	0	0%	0
Some Other Race alone householder	208	63	62	125	11%	3
Two or More Races householder	19	5	3	8	1%	0
Householder who is Two or more races	51	10	15	25	2%	1

Source: 2010 U.S. Census Bureau

v) Income Characteristics of Residents

Ehlers estimated the potential distribution by income of the households living in the inhabited units within the Redevelopment Project Area. The following values were obtained from the 2008-2012 American Community Survey (5-Year Estimates), as income data has not been posted to the www.census.gov website for the 2010 U.S. Census. The estimated median household income within the U.S. Census Tracts encompassed by the Redevelopment Area was \$57,056. The estimated median family income within the U.S. Census Tracts encompassed by the Redevelopment Area was \$67,723. The estimated median household income for the Village of Villa Park was \$68,812. The estimated median family income for the Village of Villa Park was \$76,688.

The estimated median family income for DuPage County, according to the US Department for Housing and Urban Development (“HUD”) for FY2014 is \$72,400.

In order to estimate the number of moderate-, low-, very low-, and very, very low-income households in the Redevelopment Project Area, Ehlers used Census Tract data on household incomes from 2008-2012 American Community Survey (5-Year Estimates) compared with the 2014 income limits established by HUD and IDHA for DuPage County. As determined by HUD, the definitions of the income categories, adjusted for family size, are as follows:

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

Of all households residing within the U.S. Census Tracts encompassed by the Redevelopment Project Area: 13% may be classified as very, very low-income or lower, 13% may be classified as very low-income; 14% may be classified as low income; and 18% may be classified as moderate-income households. These findings are summarized in Table 6.

Table 4. Distribution of Income by Households

	Village of Villa Park	Census Tract 8431, Cook County, IL	Census Tract 8432, Cook County, IL	Census Tract Totals	Census Tract Percent	Redevelopment Project Area (Estimated)
Total households	8,051	1,488	1,903	3,391		89
Less than \$10,000	243	102	24	126	4%	3
\$10,000 to \$14,999	243	6	185	191	6%	5
\$15,000 to \$24,999	760	259	123	382	11%	10
\$25,000 to \$34,999	735	85	259	344	10%	9
\$35,000 to \$49,999	889	221	219	440	13%	12
\$50,000 to \$74,999	1,635	264	435	699	21%	18
\$75,000 to \$99,999	1,247	260	335	595	18%	16
\$100,000 to \$149,999	1,636	242	229	471	14%	12
\$150,000 to \$199,999	481	27	71	98	3%	3
\$200,000 or more	182	22	23	45	1%	1

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Table 5. Income Limits of the Redevelopment Project Area

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Very Very Low Income (30%)	15,210	17,400	19,560	21,720	23,460	25,200	26,940	28,680
Very Low Income (50%)	25,350	29,000	32,600	36,200	39,100	42,000	44,900	47,800
Low Income (80%)	40,550	46,350	52,150	57,900	62,550	67,200	71,800	76,450
Moderate Income (120%)	60,840	69,600	78,240	86,880	93,840	100,800	107,760	114,720

Income limits effective December 18, 2013 under IDHA programs and from HUD.

Table 6. Distribution of Income (2014 Limits) by Poverty Status in the U.S. Census Tracts of the Redevelopment Project Area

Income Category	Annual Median Household Income* (2 Persons)	PERCENT
Very Very Low Income (30%)	\$0 - \$17,400	13%
Very Low Income (50%)	\$17,401 - \$29,000	13%
Low Income (80%)	\$29,001 - \$40,550	14%
Moderate Income (120%)	\$40,551 - \$69,600	18%
Subtotal of Very Very Low to Moderate Income	\$0 - \$69,600	58%
Over 120% Average Median Income	Over \$69,600	42%
Total:		100%

*Income Limits effective December 18, 2013 under IDHA programs and HUD (2 person household).

Source: U.S. Census Bureau, 2008-2012 American Community Survey

As identified in Table 6, the estimates of households at or below the moderate-income level collectively represent approximately 58% of the total inhabited residential units. As a result, the Village will implement the “North Ardmore/Vermont Redevelopment Plan and Project” (including the requirements applicable to composition of the joint review board under Section 11-74.4-5(b) of the Act) as if more than 50 percent of the residential units are occupied by very, very low-, very low-, low-, or moderate-income households.

PART II

(i) Number and Location of Units to be Removed

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

The Redevelopment Project, presented in Section I. F. of the Redevelopment Plan, identifies the overall redevelopment concept and future land uses to be in effect upon adoption of the Redevelopment Plan. If public or private redevelopment occurs as a result of the Redevelopment Plan, displacement of inhabited residential properties may result. Properties that may be subject to change due to redevelopment efforts could result in the displacement of 89 residential units contained within 16 residential buildings. In addition to being located in key redevelopment opportunity areas, some of these buildings are also characterized as deteriorated. The location for each of the properties with inhabited residential units that may be subject to displacement is shown in Table 7.

Table 7. Properties with inhabited residential units that may be subject to displacement

Parcel Number	Site Address			Housing Type	Total Units
0603122008	400	N	BEVERLY AVE	multi-family	6
0603122009	408	N	BEVERLY AVE	multi-family	2
0603122010	406	N	BEVERLY AVE	multi-family	2
0603122012	416		BEVERLY AVE	multi-family	2
0603122013	414	N	BEVERLY AVE	multi-family	2
0603122014	412		BEVERLY AVE	multi-family	2
0603122015	410		BEVERLY AVE	multi-family	2
0604236017	335-39	N	YALE AVE	multi-family	17
0604236018	106-8	W	TERRACE ST	multi-family	12
0604236021	52-54	W	TERRACE ST	multi-family	16
0604237012	404		ARDMORE AVE	single-family	1
0604237016	20	W	TERRACE ST	multi-family	5
0604237017	16	W	TERRACE ST	multi-family	5
0604237018	12	W	TERRACE ST	multi-family	5
0604237019	8	W	TERRACE ST	multi-family	5
0604237022	333	N	PRINCETON AVE	multi-family	5
TOTAL					89

Source: DuPage County Tax Records and Ehlers Field Survey, March 2014

(ii) Relocation Plan

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

(iii) Replacement Housing

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the Village shall make a good faith effort to ensure that affordable replacement housing located in or near the Redevelopment Project Area is available for any qualified displaced residents. Under the potential redevelopment scenarios involving the redevelopment or rehabilitation of the existing residential uses within the Redevelopment Project Area, it is possible that rehabilitation or

redevelopment could be staged to limit or prevent displacement of households and the need to provide for affordable replacement units within the Redevelopment Project Area. Based on the nature of redevelopment that could occur in the Redevelopment Project Area, it may be possible to locate replacement units both inside and outside of the Redevelopment Project Area.

In order to determine the availability of replacement housing for those residents who may potentially be displaced by redevelopment activity, Ehlers examined several data sources, including vacancy data from the 2010 U.S. Census, multiple listing service information, and field research.

A. Vacancy Data

According to the 2010 U.S. Census figures, the Census Tracts encompassing the Redevelopment Project Area contained 3,391 housing units, of which 201 (5.93%) were vacant and/or for rent in 2010. Table 8 summarizes the distribution of vacant residential units in the Census Tracts of the Redevelopment Project Area by vacancy status, as compared to the Village of Villa Park as a whole.

Table 8. Vacancy Status

	Village of Villa Park	Census Tract 8431, Cook County, IL	Census Tract 8432, Cook County, IL	Census Tract Totals	Census Tract Percent	Redevelopment Project Area (Estimated)
Vacant housing units	494	100	101	201		5
For rent	250	65	42	107	53%	3
Rented, not occupied	11	4	0	4	2%	0
For sale only	97	11	31	42	21%	1
Sold, not occupied	21	3	7	10	5%	0
For seasonal, recreational, or occasional use	19	2	3	5	2%	0
For migratory workers	0	0	0	0	0%	0
Other vacant	96	15	18	33	16%	1

Source: 2010 U.S. Census Bureau

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

Available single-family homes “for purchase” identified within the neighborhood market area of the Redevelopment Project Area are summarized in Table 9. The average listed price for a single-family home in this area as of May 6, 2014 is \$131,855 and the average bedroom size is 3 bedrooms.¹

Table 9. Availability of Replacement Single-Family, For Purchase Housing in Villa Park, Illinois

Address	Type	List Price	# of Bedrooms
224 N Princeton Ave	Single-family	\$ 94,900.00	2
597 E Madison St	Single-family	\$ 96,900.00	2
107 N Wisconsin Ave	Single-family	\$ 99,900.00	3
209 E Division St	Single-family	\$ 102,900.00	3
44 N Harvard Ave	Single-family	\$ 109,000.00	3
309 E Elm St	Single-family	\$ 139,000.00	3
709 S Riverside Dr	Single-family	\$ 149,000.00	4
42 N Euclid Ave	Single-family	\$ 154,900.00	4
626 S Riverside Dr	Single-family	\$ 159,000.00	3
607 W Terrace St	Single-family	\$ 165,000.00	4
494 N Beverly Ave	Single-family	\$ 179,900.00	2

Information compiled from Realtor.com website for properties listed in Villa Park, IL on 5/6/14

¹ Data per Realtor.com website for properties listed in Villa Park, IL on May 6, 2014.

C. Availability of Replacement Rental Housing

Available rental housing units identified within the neighborhood market area of the Redevelopment Project Area are summarized in Table 10. An internet search was the method used to research available rental housing within the general area of the Redevelopment Project Area. The location, type and cost of a sample of possible replacement rental housing units within the Village of Villa Park were determined through the examination of real estate information available on the Internet by accessing apartment rental websites (*www.rent.com*).

Table 10. Available Replacement Rental Units, on May 6, 2014

Address	Type	Aproximate Size	Utilities included in rental price	Rental Price	Availability
Ardmore Garden	Apartment	1 bedroom	No	\$810	asap
Ardmore Garden	Apartment	1 bedroom	No	\$825	asap
Param Apartments	Apartment	1 bedroom	No	\$849	asap
Ardmore Garden	Apartment	1 bedroom	No	\$850	asap
Ardmore Garden	Apartment	1 bedroom	No	\$875	asap
Villa Garden	Apartment	1 bedroom	No	\$930	asap
Villa Garden	Apartment	1 bedroom	No	\$950	asap
Villa Garden	Apartment	2 bedroom	No	\$1,030	asap
Ovaltine Court	Apartment	1 bedroom	No	\$1,040	asap
Villa Garden	Apartment	2 bedroom	No	\$1,050	asap
Ovaltine Court	Apartment	1 bedroom	No	\$1,060	asap
Param Apartments	Apartment	2 bedroom	No	\$1,149	asap
Param Apartments	Apartment	1 bedroom	No	\$1,189	asap
Ovaltine Court	Apartment	1 bedroom	No	\$1,235	asap
17W735 Kirkland Lane	Condo	2 bedroom	No	\$1,250	asap
Ovaltine Court	Apartment	1 bedroom	No	\$1,255	asap
Ovaltine Court	Apartment	2 bedroom	No	\$1,360	asap
Ovaltine Court	Apartment	2 bedroom	No	\$1,430	asap
Param Apartments	Apartment	2 bedroom	No	\$1,449	asap
Ovaltine Court	Apartment	2 bedroom	No	\$1,560	asap
Ovaltine Court	Apartment	2 bedroom	No	\$1,750	asap
446 N Ellsworth Ave	House	3 bedroom	No	\$1,800	asap
445 N Douglas Ave	House	3 bedroom	No	\$1,850	asap
Param Apartments	Apartment	2 bedroom	No	\$1,899	asap

Information is based on data obtained on *www.rent.com*.

Sample conducted on May 6, 2014

HUD affordability standards state that monthly rent, including utilities, should equal no more than 30% of gross household income. The range of maximum affordable monthly rents, according to HUD standards, is shown in Table 11 in comparison with the number of advertised vacant units by bedroom size and rent (where information was available) for rental housing found during our research. The information in Table 10 demonstrates that there are housing units affordable to households of very low-, low- and moderate-income currently available in the general market area that includes the Redevelopment Project Area.

Table 11. Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket

Number of Bedrooms	Implied Family Size ¹	Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket				Observed Range of Advertised Units ²	Units Identified ³
		Very, Very Low (30%)	Very Low (50%)	Low (80%)	Moderate (120%)		
0	1	\$380	\$633	\$1,013	\$1,521	n/a	0
1	1.5	\$407	\$679	\$1,086	\$1,630	\$810 - \$1,255	12
2	3	\$489	\$815	\$1,303	\$1,956	\$1,030 - \$1,899	10
3	4.5	\$564	\$941	\$1,505	\$2,259	\$1,800 - \$1,850	2
4	6	\$630	\$1,050	\$1,680	\$2,520	n/a	n/a
Total Number of Vacant Units in Sample:							24

Maximum Monthly Rent Data from IHDA "Maximum Monthly Gross Rent Multifamily Programs, Effective December 18, 2013 for Cook DuPage, Lake, Kane, McHenry & Will Counties.

¹ Derived from the number of bedrooms using HUD formulas.

² Based on a sample of rental units containing specified number of bedrooms located in Villa Park, Illinois is a compilation of units advertised on www.rent.com.

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

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

² Illinois Housing Development Authority website query for the Village of Villa Park, Illinois.

(iv) Relocation Assistance

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

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

- (i) “low-income household” means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937;
- (ii) “very low-income household” means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- (iii) “affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income for such households, as applicable.

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

