

## MEMORANDUM

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner

DATE: July 30, 2009

***RE: Need for Workforce Housing in Deerfield***

At the last workshop meeting on workforce housing, there was some discussion regarding if there is a real need for workforce housing in the Village. The Plan Commission wanted to get an idea of how much of a need there is in the Village for workforce housing.

### *Recent Housing Sales in Deerfield*

To give the Plan Commission an idea of what the recent sales prices of homes are, staff obtained data of the average sale prices of homes in the Village. Attached is the sales data of housing units in the Village from the last 6 months. The average the sales price of a single family home in the Village in the last 6 months is \$477,742; the average sales price of condos and townhomes in the Village in the last 6 months is \$278,500; and the average sales price for single family, condos and townhomes (combined) in the Village is \$475,500.

### *Average and Median Salaries for Local Governmental Bodies*

Staff has obtained the data for the average and median salaries of Deerfield government/public employees (see attached summary chart of average and median salaries for local government employees for the Village, Park District, Library, Fire District, School District 109, and School District 113). The average salary for all local government employees is \$65,485 and the average salary for local government employees with less than 5 years is \$51,534. The average of the median salary for all employees is \$60,238, and the average of the median salary for all employees with less than 5 years experience is \$48,390. The average and the median salaries for each of the local government units is detailed in the chart.

The above data on local government salaries implies that the average and median salaries of governmental employees would not allow them to afford an average single family home in Deerfield, but some of the existing, older condos and townhomes seem to be within the affordability range of a local government employee. However, Deerfield does not have an abundance of less expensive condos and townhome units. Attached is a chart listing the multiple family units (townhomes, condos, and apartments in Deerfield).

### Housing Affordability Chart

Attached is the affordability chart (previously distributed) from the Illinois Housing Development Authority (IHDA) that determines the affordable sales price of a housing unit based on family size. Recall that under the Affordable Housing and Planning Appeals Act (AHPAA), owner-occupied housing units are considered to be affordable (an affordable sales price) to a household (either an individual or family) earning 80% of the area median income (AMI) and spending no more than 30% of their income on housing. The maximum sale prices for a moderate income homeownership unit needs to be such that it is affordable to a household whose income is equal to or below 80% of area median income (AMI) as shown in the affordability chart.

An example from the affordability chart per the AHPAA standards is a home sales price of \$201,000 or under is considered to be affordable to a family of 4 making up to \$60,300 at the 80% AMI; \$75,375 at the 100% AMI; and \$90,400 at the 120% AMI. Another example (for a smaller household) of affordability from the affordability chart per the AHPAA standards is a home sales price of \$140,667 or under is affordable to a 1 person household making up to \$42,200 at 80% AMI; \$52,750 at the 100% AMI; and \$63,300 at the 120%. See affordability chart for these affordability numbers.

### Illinois Housing Development Authority's (IHDA) 2003 Determination of Affordable Housing Units in Deerfield

When the Affordable Housing Planning and Appeals Act was passed in 2003, the Illinois Housing Development Authority (IHDA) determined the number of affordable units in each municipality and determined those municipalities that were below the 10 percent required by the Act. In 2003, it was determined that Deerfield's percentage of affordable units was 3.5 %. If you are interested in seeing how the IHDA determined the 3.5% affordability for Deerfield, see the attachment to this memo titled "IHDA Determination of Affordable Housing Units".

### Other Sources of Data That Indicate the Need for Affordable Housing in Deerfield

The attached data from the Metropolitan Planning Council (MPC) indicates that 13% of the local housing stock is affordable to workers earning less than \$50,000. According to a chart prepared by the Metropolitan Planning Council (MPC) an annual wage needed to buy an average home in Deerfield is \$157,367. The average home price in Deerfield is \$521,555 according to their 2007 data.

The attached "Common Myths" article from the Interfaith Housing Center's website contains some questions and answers regarding concerns about affordable housing. The article also contains the citations for the various studies that were used to support the answers this organization is providing on their website. The "Why is Affordable Housing an Issue in Deerfield" article on the Interfaith Housing Center's website contains some data on sales prices, rents, and other issues such as income, seniors, and diversity.

**Chicago Tribune Deerfield Real Estate Sales January 2009 – June 2009****Single Family Homes**

<b>Sales Price</b>	<b>Address</b>	<b>Date</b>
\$522,000.00	731 CENTRAL AVE , DEERFIELD, 60015-4310	6/26/2009
\$325,000.00	512 CAMBRIDGE CIR , DEERFIELD, 60015-4209	6/26/2009
\$821,000.00	902 BRISTOL DR , DEERFIELD, 60015-4843	6/26/2009
\$1,500,000.00	1455 WOODLAND DR , DEERFIELD, 60015-2071	6/25/2009
\$582,500.00	1136 WINCANTON DR , DEERFIELD, 60015-3139	6/24/2009
\$230,000.00	857 W JUNIPER CT , DEERFIELD, 60015-2854	6/24/2009
\$1,050,000.00	707 APPLETREE LN , DEERFIELD, 60015-3934	6/24/2009
\$337,000.00	1711 CHATHAM CIR , DEERFIELD, 60015-2642	6/24/2009
\$105,000.00	1007 DEERFIELD RD 122, DEERFIELD, 60015-4149	6/18/2009
\$527,000.00	1675 CENTRAL AVE , DEERFIELD, 60015-3964	6/17/2009
\$760,000.00	60 SEQUOIA LN , DEERFIELD, 60015-4427	6/17/2009
\$302,500.00	525 MALLARD LN , DEERFIELD, 60015-4115	6/17/2009
\$890,000.00	1061 SPRINGFIELD AVE , DEERFIELD, 60015-3030	6/15/2009
\$375,000.00	1063 FOREST AVE , DEERFIELD, 60015-2920	6/10/2009
\$300,000.00	1026 OXFORD RD , DEERFIELD, 60015-3323	6/10/2009
\$350,000.00	1570 CRABTREE LN , DEERFIELD, 60015-2006	6/10/2009
\$390,000.00	1163 BROADMOOR PL , DEERFIELD, 60015-2701	6/10/2009
\$450,000.00	1106 SPRINGFIELD AVE , DEERFIELD, 60015-3033	6/10/2009
\$361,000.00	533 LONGFELLOW AVE , DEERFIELD, 60015-4453	6/10/2009
\$525,000.00	1665 CRANSHIRE CT , DEERFIELD, 60015-2614	6/4/2009
\$323,000.00	670 INDIAN HILL RD , DEERFIELD, 60015-4047	6/3/2009
\$263,500.00	1120 OXFORD RD , DEERFIELD, 60015-3325	5/18/2009
\$528,000.00	700 CARRIAGE WAY , DEERFIELD, 60015-4539	5/14/2009
\$240,000.00	1171 OXFORD RD , DEERFIELD, 60015-3324	5/8/2009
\$267,500.00	1171 OXFORD RD , DEERFIELD, 60015-3324	5/8/2009
\$475,000.00	1102 COUNTRY LN , DEERFIELD, 60015-4804	5/6/2009
\$400,000.00	701 WESTGATE RD , DEERFIELD, 60015-3136	5/4/2009
\$300,000.00	601 WILMOT RD , DEERFIELD, 60015-3956	4/27/2009
\$310,000.00	1203 NORMAN LN , DEERFIELD, 60015-3115	4/24/2009
\$860,000.00	464 PRINCETON LN , DEERFIELD, 60015-4229	4/22/2009
\$200,000.00	649 ELDER LN , DEERFIELD, 60015-3146	4/21/2009
\$659,000.00	1136 WINCANTON DR , DEERFIELD, 60015-3139	4/20/2009
\$375,000.00	1460 GREENWOOD AVE , DEERFIELD, 60015-2712	4/15/2009
\$215,000.00	707 MALLARD LN , DEERFIELD, 60015-3680	4/13/2009
\$950,000.00	1116 SPRINGFIELD AVE , DEERFIELD, 60015-3033	4/10/2009
\$665,000.00	1720 MOUNTAIN DR , DEERFIELD, 60015-1808	4/9/2009
\$505,000.00	683 CENTRAL AVE , DEERFIELD, 60015-4308	4/9/2009
\$950,000.00	1327 SOMERSET AVE , DEERFIELD, 60015-2719	4/7/2009
\$274,000.00	1123 OSTERMAN AVE , DEERFIELD, 60015-4254	4/2/2009
\$274,000.00	1123 OSTERMAN AVE , DEERFIELD, 60015-4254	4/2/2009
\$1,187,000.00	1525 HAWTHORNE PL , DEERFIELD, 60015-2007	4/1/2009
\$439,000.00	853 TODD CT , DEERFIELD, 60015-3203	3/20/2009
\$357,500.00	1442 HACKBERRY RD , DEERFIELD, 60015-4021	3/20/2009
\$225,000.00	919 HOLLY CT , DEERFIELD, 60015-2846	3/18/2009
\$307,500.00	685 INDIAN HILL RD , DEERFIELD, 60015-4067	3/16/2009
\$730,000.00	1611 MONTGOMERY RD , DEERFIELD, 60015-2630	3/12/2009
\$590,000.00	325 EARLS CT , DEERFIELD, 60015-4724	2/23/2009
\$285,000.00	909 HOLMES AVE , DEERFIELD, 60015-2750	2/18/2009

\$445,000.00	1675 CENTRAL AVE , DEERFIELD, 60015-3964	2/13/2009
\$395,000.00	911 STRATFORD RD , DEERFIELD, 60015-2860	2/4/2009
\$610,000.00	1075 MEADOWBROOK LN , DEERFIELD, 60015	1/28/2009
\$615,000.00	715 BYRON CT , DEERFIELD, 60015-4440	1/20/2009
\$379,000.00	814 SPRUCE ST , DEERFIELD, 60015-2859	1/14/2009
\$895,000.00	1116 LINDEN AVE , DEERFIELD, 60015-2132	1/14/2009
\$290,000.00	856 OXFORD RD , DEERFIELD, 60015-3358	1/9/2009
\$275,000.00	1063 FOREST AVE , DEERFIELD, 60015-2920	1/9/2009
\$305,000.00	229 WILLOW AVE , DEERFIELD, 60015-4837	1/8/2009
\$305,000.00	1000 CENTRAL AVE , DEERFIELD, 60015-4215	1/7/2009
\$32,000.00	730 DEEP DENE CV , DEERFIELD, 60015-4190	1/5/2009
\$216,000.00	1405 WARRINGTON RD , DEERFIELD, 60015-2334	1/5/2009
\$402,500.00	1138 OSTERMAN AVE , DEERFIELD, 60015-4255	1/5/2009
\$300,000.00	125 WILLOW AVE , DEERFIELD, 60015-4835	1/2/2009
\$540,000.00	1554 HAWTHORNE PL , DEERFIELD, 60015-2008	1/2/2009
\$713,000.00	267 BRISTOL CT , DEERFIELD, 60015-4850	1/2/2009
\$477,742.19	Average Sales Price	

**Chicago Tribune Deerfield Real Estate Sales January 2009 – June 2009****Condos and Townhomes**

<b>Sales Price</b>	<b>Address</b>	<b>Date</b>
\$105,000.00	1007 DEERFIELD RD 122, DEERFIELD, 60015-4149	6/18/2009
\$100,000.00	1007 DEERFIELD RD 125, DEERFIELD, 60015-4149	6/17/2009
\$98,500.00	1007 DEERFIELD RD 121, DEERFIELD, 60015-4149	6/16/2009
\$391,000.00	394 MILFORD RD , DEERFIELD, 60015-4350	6/12/2009
\$225,000.00	940 IVY LN B, DEERFIELD, 60015-2228	6/10/2009
\$230,000.00	442 KELBURN RD 226, DEERFIELD, 60015-4370	6/3/2009
\$327,000.00	508 S COMMONS CT , DEERFIELD, 60015-4313	5/19/2009
\$660,000.00	925 FOUNTAIN VIEW DR , DEERFIELD, 60015-4860	5/14/2009
\$370,000.00	524 S COMMONS CT , DEERFIELD, 60015-4313	5/8/2009
\$278,500.00	Average Sales Price	

## Chicago Tribune Deerfield Real Estate Sales January 2009 – June 2009

<b>Single Family Homes, Condos and Townhomes</b>		
<b>Sales Price</b>	<b>Address</b>	<b>Date</b>
\$522,000.00	731 CENTRAL AVE , DEERFIELD, 60015-4310	6/26/2009
\$325,000.00	512 CAMBRIDGE CIR , DEERFIELD, 60015-4209	6/26/2009
\$821,000.00	902 BRISTOL DR , DEERFIELD, 60015-4843	6/26/2009
\$1,500,000.00	1455 WOODLAND DR , DEERFIELD, 60015-2071	6/25/2009
\$582,500.00	1136 WINCANTON DR , DEERFIELD, 60015-3139	6/24/2009
\$230,000.00	857 W JUNIPER CT , DEERFIELD, 60015-2854	6/24/2009
\$1,050,000.00	707 APPLETREE LN , DEERFIELD, 60015-3934	6/24/2009
\$337,000.00	1711 CHATHAM CIR , DEERFIELD, 60015-2642	6/24/2009
\$105,000.00	1007 DEERFIELD RD 122, DEERFIELD, 60015-4149	6/18/2009
\$527,000.00	1675 CENTRAL AVE , DEERFIELD, 60015-3964	6/17/2009
\$100,000.00	1007 DEERFIELD RD 125, DEERFIELD, 60015-4149	6/17/2009
\$760,000.00	60 SEQUOIA LN , DEERFIELD, 60015-4427	6/17/2009
\$302,500.00	525 MALLARD LN , DEERFIELD, 60015-4115	6/17/2009
\$98,500.00	1007 DEERFIELD RD 121, DEERFIELD, 60015-4149	6/16/2009
\$890,000.00	1061 SPRINGFIELD AVE , DEERFIELD, 60015-3030	6/15/2009
\$391,000.00	394 MILFORD RD , DEERFIELD, 60015-4350	6/12/2009
\$795,000.00	500 DEERFIELD RD , DEERFIELD, 60015-4417	6/11/2009
\$375,000.00	1063 FOREST AVE , DEERFIELD, 60015-2920	6/10/2009
\$300,000.00	1026 OXFORD RD , DEERFIELD, 60015-3323	6/10/2009
\$350,000.00	1570 CRABTREE LN , DEERFIELD, 60015-2006	6/10/2009
\$390,000.00	1163 BROADMOOR PL , DEERFIELD, 60015-2701	6/10/2009
\$450,000.00	1106 SPRINGFIELD AVE , DEERFIELD, 60015-3033	6/10/2009
\$225,000.00	940 IVY LN B, DEERFIELD, 60015-2228	6/10/2009
\$361,000.00	533 LONGFELLOW AVE , DEERFIELD, 60015-4453	6/10/2009
\$525,000.00	1665 CRANSHIRE CT , DEERFIELD, 60015-2614	6/4/2009
\$323,000.00	670 INDIAN HILL RD , DEERFIELD, 60015-4047	6/3/2009
\$230,000.00	442 KELBURN RD 226, DEERFIELD, 60015-4370	6/3/2009
\$327,000.00	508 S COMMONS CT , DEERFIELD, 60015-4313	5/19/2009
\$263,500.00	1120 OXFORD RD , DEERFIELD, 60015-3325	5/18/2009
\$660,000.00	925 FOUNTAIN VIEW DR , DEERFIELD, 60015-4860	5/14/2009
\$528,000.00	700 CARRIAGE WAY , DEERFIELD, 60015-4539	5/14/2009
\$370,000.00	524 S COMMONS CT , DEERFIELD, 60015-4313	5/8/2009
\$267,500.00	1171 OXFORD RD , DEERFIELD, 60015-3324	5/8/2009
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\$300,000.00	601 WILMOT RD , DEERFIELD, 60015-3956	4/27/2009
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\$505,000.00	683 CENTRAL AVE , DEERFIELD, 60015-4308	4/9/2009
\$950,000.00	1327 SOMERSET AVE , DEERFIELD, 60015-2719	4/7/2009
\$274,000.00	1123 OSTERMAN AVE , DEERFIELD, 60015-4254	4/2/2009
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\$439,000.00	853 TODD CT , DEERFIELD, 60015-3203	3/20/2009
\$357,500.00	1442 HACKBERRY RD , DEERFIELD, 60015-4021	3/20/2009
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\$285,000.00	909 HOLMES AVE , DEERFIELD, 60015-2750	2/18/2009
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\$395,000.00	911 STRATFORD RD , DEERFIELD, 60015-2860	2/4/2009
\$610,000.00	1075 MEADOWBROOK LN , DEERFIELD, 60015	1/28/2009
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\$895,000.00	1116 LINDEN AVE , DEERFIELD, 60015-2132	1/14/2009
\$290,000.00	856 OXFORD RD , DEERFIELD, 60015-3358	1/9/2009
\$275,000.00	1063 FOREST AVE , DEERFIELD, 60015-2920	1/9/2009
\$305,000.00	229 WILLOW AVE , DEERFIELD, 60015-4837	1/8/2009
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\$300,000.00	125 WILLOW AVE , DEERFIELD, 60015-4835	1/2/2009
\$540,000.00	1554 HAWTHORNE PL , DEERFIELD, 60015-2008	1/2/2009
\$713,000.00	267 BRISTOL CT , DEERFIELD, 60015-4850	1/2/2009
\$475,500.00	Average Sales Price	

**Average Salaries for Full Time Deerfield Public Employees**

	Village	Park District	Library	Fire District	School District 109	School District 113	Average
<b>Mean (Average) Salary for All Employees</b>	\$82,750	\$59,390	\$43,218	\$76,986	\$60,946	\$69,618	\$65,485
<b>Mean (Average) Salary for Employees &gt; 5 Years</b>	\$68,464	\$47,646	\$42,823	\$60,643	\$38,095	*	\$51,534
<b>Median Salary for All Employees</b>	\$81,000	\$51,646	\$39,373	\$67,282	\$59,070	\$63,055	\$60,238
<b>Median Salary for Employees &gt; 5 Years</b>	\$62,039	\$44,262	\$39,241	\$56,780	\$39,630	*	\$48,390

\* School District 113 has indicated this data is not available now due to conversion of sick leave, but it should be close to the average.

Attached is a list of the multiple family dwelling units in the Village of Deerfield. There are a total of 903 condos and townhomes, and a total of 359 rentals (apartments) in Deerfield. Most of the lower cost units are in the older buildings located in or near the downtown along Deerfield Road and Waukegan Road.

**Multi-Family Dwelling Units in the Village of Deerfield**

<u>Name / Address</u>	<u>Condos &amp; Townhomes</u>	<u>Rentals</u>
1300-1370 Barclay Lane	56	
745-747 Chestnut Street	4	
760 Chestnut Street		10
802A-820B Chestnut Street	20	
824 Chestnut Street		7
Coromandel	316 Condos 68 Town homes	
1 Deerfield Place		98
561 Deerfield Road		4
939 Deerfield Road		4
1001-1015 Deerfield Road (Regency)	36	8
1025 Deerfield Road		8
1139-1141 Deerfield Road		32
1137-1145 Deerfield Road	24	
Deerfield Centre		56
727-743 Elder Lane	6	
416-461 Elm Street (The Crossings) Fountains	63 75	
Manor Homes (Ivy Lane)	24	
861 Orchard Street		5
948 Osterman Avenue	3	
Poplar Lane Town Homes	16	
1156-1166 Price Lane		20
South Commons	80 Condos 51 Villas 22 Rowhomes	
901-917 Waukegan Road	16	
933-941 Waukegan Road		20
943-951 Waukegan Road		16
938 Waukegan Road		22
942-952 Waukegan Road		8
964 Waukegan Road		7
1115 Waukegan Road		7
1121 Waukegan Road		7
1129 Waukegan Road		4
1137-1141 Waukegan Road		16
1155-1161 Waukegan Road	4	
1163-1169 Waukegan Road	4	
1171-1177 Waukegan Road	4	
1179-1185 Waukegan Road	4	
1430-1442 Waukegan Road	7	
<b>Totals:</b>	<b>903</b>	<b>359</b>
Weinberg Community (Assisted Living)		126

July 2009

# 2008 Affordability Chart

## Affordable Housing Planning and Appeal Act (310 ILCS 67/) 2008 Owner-Occupied and Rental Affordability Charts

Below are the updated 2008 Owner-Occupied and Rental affordability charts. The U.S. Department of Housing and Urban Development (HUD) publishes new updates of county level income limits on an annual basis. The HUD income figures are effective 2/13/08. IHDA's Technical Services Department reviews these rental and owner limits and publishes the figures on its website.

For 2008, the owner limits (80% area median income) were increased slightly from 2007 in the Chicago Primary Metropolitan Statistical Area, equating a slight increase change in affordable housing costs per the AHPAA standards. The rental limits (60% area median income), stayed the same from 2007 to 2008.

<b>Owner Occupied Affordability Chart For Chicago Metro Area</b>								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>100% AMI</b>	\$52,750	\$60,312	\$67,812	\$75,315	\$81,375	\$87,431	\$93,437	\$99,500
<b>80% AMI</b>	\$42,200	\$48,250	\$54,250	\$60,300	\$65,100	\$69,950	\$74,750	\$79,600
<b>120% AMI</b>	\$63,300	\$72,374	\$81,374	\$90,450	\$97,650	\$104,924	\$112,124	\$119,400
<b>Affordable Cost (AHPAA Requirements) using 30% of household Income</b>	\$140,667	\$160,833	\$180,833	\$201,000	\$217,000	\$233,167	\$249,167	\$265,333
<b>Affordable Cost (Industry Standard) using 36% of household Income</b>	\$117,222	\$134,028	\$150,694	\$167,500	\$180,833	\$194,306	\$207,639	\$221,111
Please Note: The Above chart uses 2008 income limits. Municipalities must make sure they are using the most current income limits (available on IHDA's website: <a href="http://www.ihda.org">www.ihda.org</a> ).								

<b>Affordable Rental Units For Chicago Metro Area</b>						
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
<b>2008 Affordable Rent Limits for HH @ 60% AMI</b>	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
Please Note: The above chart uses 2008 rental limits. Municipalities must make sure they are using the most current rental limits (available on IHDA's website: <a href="http://www.ihda.org">www.ihda.org</a> ).						

Note: The 2009 numbers did not change from 2008.

Attached is some data from the Metropolitan Planning Council regarding the need for workforce housing.

## Housing for a Competitive Workforce: Potential for Public-Private Collaboration on the Northshore



### Municipal Implications of the Housing Crunch

City (County)	Approx. Average Home Price	Annual Wage Needed to Buy	Approx. Average Month Rent	Annual Wage Needed to Rent	All Jobs	Financial Manager	Chemist	Child, Family, and School Social Worker	Chemist Married to Financial Manager
Northbrook (Cook)	\$620,911	\$187,345	\$1,442.83	\$57,676	\$33,653	\$93,664	\$55,529	\$39,302	\$149,193
Deerfield (Lake)	\$521,555	\$157,367	\$1,474.17	\$58,923	\$34,524	\$89,769	\$50,328	\$29,698	\$140,007
Highland Park (Lake)	\$766,651	\$231,318	\$1,164.11	\$46,527	\$34,524	\$89,769	\$50,328	\$29,698	\$140,007
Highwood (Lake)	\$598,265	\$180,512	\$922.37	\$36,856	\$34,524	\$89,769	\$50,328	\$29,698	\$140,007
Lake Forest (Lake)	\$1,055,187	\$318,350	\$1,398.06	\$55,866	\$34,524	\$89,769	\$50,328	\$29,698	\$140,007

Cannot afford to buy or rent

Can afford to rent, not buy

Can afford to buy or rent

## Municipal Implications of the Housing Crunch

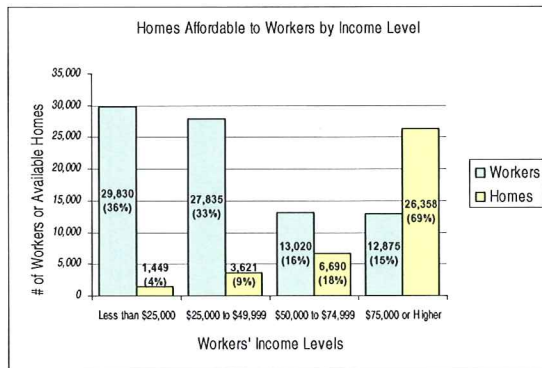
Just 13% of the local housing stock is affordable to workers earning less than \$50,000 – workers that account for more than two-thirds (69%) of the 5-community area workforce.

### Affordability Gap

Many workers in our communities cannot afford to live near work because prices are too high and incomes too low.

### Availability Gap

There is a shortage of homes affordable to the workers in our communities.

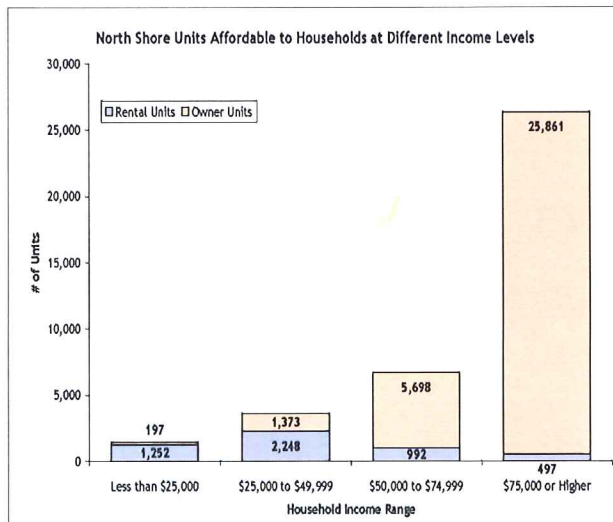


## Municipal Implications of the Housing Crunch

Chart displays *current* availability

### The Intersection of Affordability and Availability

According to projections calculated by Fregonese Associates for Chicago Metropolis 2020 and the Metropolitan Mayors Caucus, the area will need an additional 4,800 rentals and 10,000 for-sale opportunities for households earning less than \$75,000 by 2030.



# regional connection



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LEFT: JIM AND MARILYN COMBS LIVE IN SENIOR COTTAGES IN LAKE FOREST, THE FIRST AFFORDABLE DEVELOPMENT IN THE CITY.

Since the 10 mayors participating in the Charter One Workforce Housing Initiative launched their collaboration in summer 2007, they have made some meaningful progress.

- The Village of Mount Prospect and City of Highland Park launched their own EAH programs, and are encouraging local employers to follow suit. Highland Park is offering its EAH employers added local incentives.

- Lake Forest and Highland Park have engaged dozens of employers in discussions about new affordable and workforce housing development underway in those towns.

- Nine of the 10 towns, including Lake Forest, Northbrook and Arlington Heights, are preparing to participate in the first-of-its-kind joint housing trust fund that would pool resources across boundaries to address shared workforce housing needs.

## Bridging boundaries

### Local mayors join forces to meet their shared housing needs

BY ROBIN SYNDERMAN  
MPC VP OF COMMUNITY DEVELOPMENT

**B**ARBARA MORRIS, vice president of Human Resources at Baxter Healthcare Corporation, in Deerfield, Ill., stood up in front of her peers from several other north suburban employers, and asked her hosts — the mayors of **Deerfield, Highland Park, Highwood, Lake Forest, and Northbrook** — “Aren’t we really here to figure out how employers can support what you’re doing together to increase the number of homes affordable to our employees and their families?”

This was music to the ears of the Metropolitan Planning Council (MPC), Housing Opportunity Development Corporation (HODC), and Charter One Bank, who had orchestrated the June 2007 convening to introduce the Charter One Workforce Housing Initiative, which promotes interjurisdictional coordination and leverages private sector investment through employer-assisted housing (EAH).

“It’s a difficult reality today,” explained Charter One Bank Senior Vice President Allen Rodriguez. “The business com-

*For employers, local housing solutions don’t stop at municipal boundaries — it’s simply about access to the job.*

munity understands many valuable employees live too far away. As a result, they arrive to work too stressed and tired from spending 90 minutes in traffic — and then leave those jobs after two years of training. This is an expensive challenge. For employers, local housing solutions don’t stop at municipal boundaries,” Mr. Rodriguez added, “it’s simply about access to the job.”

Unfortunately for many local workers, access is challenging. In the five towns above, there are 60,000 workers earning less than \$50,000 per year, and fewer than 5,000 housing options they can afford. To meet the projected local demand, the communities would need to develop 650 homes (for rent or sale) every year for the next 20 to 25 years.

One month earlier, the mayors of northwest suburban **Arlington Heights, Buffalo Grove, Mount Prospect, Palatine, and Rolling Meadows** hosted a similar

PHOTOS: JOSH HAWKINS;  
CHARLES BUKI (INSET  
ABOVE); MICHAEL DAVIDSON  
(INSET BELOW)

## Bridging

With just 90 days notice that her apartment building was being torn down, Rifat Hasina had to quickly evaluate her next move. "I had been thinking of buying my own place, because at the time I had been renting for years," said Hasina, a research professional associate in the pathology department at the University of Chicago (U of C). When she did ultimately decide to purchase a home, she was uncertain exactly how to begin.



"I didn't have anyone as far as a guardian or a friend to help," said Hasina, the single mother of a teenager. "So, I decided to take advantage of the university's employer-assisted housing (EAH) program."

Through the program, the university provides downpayment assistance that Hasina will only have to pay back if she leaves her job or moves from the house. Neighborhood Housing Services of Chicago (NHS), which has an office on campus, conducts home-buyer education and counseling for the U of C program. Hasina believes the NHS training was tremendously beneficial, particularly alerting her to red flags during the home-buying process.

NHS's services include an eight-hour home-buyer course, as well as education about property laws, credit reporting, and understanding mortgages. NHS, which serves as a bridge between employees and home ownership in nearby communities, has been pivotal in advancing EAH in partnership with the Metropolitan Planning Council. As the number of home foreclosures across the country and Illinois continues to rise, low and moderate-income families, first-time homeowners, and immigrants are among those at greatest risk of losing their homes as a result of predatory lending and other questionable aspects of the home-lending landscape.

Michael Van Zalingen, director of NHS of Chicago, considers EAH to be a "double bonus for the employer, because it gives the employee a nearby place to live, while also providing an incentive to stay employed."

U of C Director of External and Government Affairs Michelle Olson also sees the benefits of EAH for employees, who are more likely to remain with the university after they've taken advantage of the EAH program. According to Olson, "it provides them another means of savings and economic stability when purchasing a home."

For Hasina, EAH also created the opportunity to be more flexible in her hours and scheduling. Her new place, a two-bedroom condominium in Hyde Park, is located just blocks away from the U of C campus. "It takes me 10 minutes to get to and from work, so I can stay late or go in early," she explained.

***"We are working to ensure the right mix of housing options for entry level workers and CEOs alike. It's not an easy balance to strike."***

gathering with their local employers, also as part of the Charter One Workforce Housing Initiative. In those towns, the numbers are somewhat less daunting, but still illustrate the notorious "job-housing mismatch" that plagues the Chicago region. They have nearly 47,000 workers earning less than \$25,000 per year, and only 7,300 housing options affordable to them; these towns would need nearly 400 new housing options per year for the next 20 to 25 years.

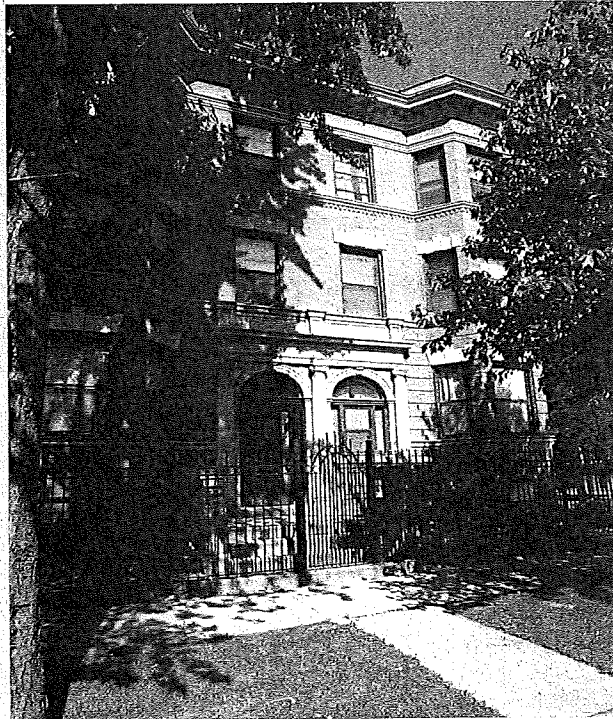
As Mayor Ken Nelson of Rolling Meadows described, "We've been looking hard at how to keep building up the economy of our town without losing the working-class people that Rolling Meadows was established to serve. We are working to ensure the right mix of housing options for entry level workers and CEOs alike. It's not an easy balance to strike."

Highwood Mayor Vince Donofrio expressed similar sentiments. In addition to the political leadership necessary from the City Council, implementing good housing policies and programs require both community support and sophisticated staff — or resources for qualified consultants, which many towns cannot afford. Highwood, for example, has significant rehab needs and redevelopment opportunities, but is among the many towns in the region with no planning, housing, or economic development staff.

Meanwhile, the towns bordering Highwood are two of the luminaries in Illinois' housing policy arena, Highland Park

and Lake Forest. Both were recently featured in the international news magazine *The Economist* for their sophisticated zoning strategies, trust funds, and other effective measures to preserve and increase the housing affordable to their local workers. They also have several planners on staff to advance their goals.

Mayor Mike Belsky of Highland Park is among those spearheading the partnership among mayors. "Coordination requires time to cultivate and a high level of trust," he said. "Starting with employer outreach around employer-assisted housing seemed like a logical first step."



RIFAT HASINA BOUGHT A CONDO IN HYDE PARK, NEAR THE U OF C CAMPUS, WITH HELP FROM THE UNIVERSITY'S EAH PROGRAM.

Charter One Bank President and CEO Scott C. Swanson applauded "the spirit of collaboration of these mayors, as well as the promise of innovation this whole effort can realize, thanks to the participation of business leaders. "As an employer," Mr. Swanson said, "the bank made the bottom-line decision to invest in housing for its own workforce." He credited the bank's EAH program with giving "us an edge in attracting and retaining talented people." Over 140 Charter One employees have benefited from the bank's program, which enables them to purchase homes throughout metropolitan Chicago.

The attached "Common Myths" article from the Interfaith Housing Center's website contains some questions and answers regarding concerns about affordable housing. The article also contains the citations for the various studies that were used to support the answers this organization is providing on their website.



## » **Common Myths**

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A number of myths about affordable housing continue to circulate. But in reality, communities benefit when they ensure access to affordable housing.

### **Myth #1: "Affordable housing will lower property values in my community."**

*Response:* A number of studies have documented that contemporary affordable housing developments have no impact on nearby property values, and in some cases contribute to increased property values. One study conducted in Minneapolis found that "proximity to nonprofit-developed subsidized housing actually enhances property values." A recent study of four very low-income family housing developments in suburban Chicago revealed that affordable housing can have a positive impact on surrounding property values. <sup>111</sup> Numerous studies over time from around the country support the general notion that affordable housing has no negative impact on surrounding property values. <sup>121</sup>

### **Myth #2: "Affordable housing residents won't 'fit in' to our community; or affordable housing will lead to an increase in crime in my community."**

*Response:* This objection is often a code term for racist attitudes against blacks and Latinos since the media paints people of color, particularly those in public housing, as "the face" of affordable housing. In most cases, however, people who need affordable housing are already members of the community no matter what their race. They are senior citizens living on fixed incomes and families working entry-level and low-wage jobs. They are preschool teachers, travel agents, food service workers, clergy, and medical assistants. There is no evidence that affordable housing brings crime to a neighborhood. Whether a development will be an asset or a detriment to a community more often turns on basic management practices: careful screening, prudent security measures, and regular upkeep.

### **Myth #3: "Affordable housing developments are a waste of taxpayer money."**

*Response:* The largest subsidy for housing in the United States is the federal homeowner mortgage interest tax deduction which totaled \$108 billion in FY 2003. This is more than three-and-half times the entire budget for the U.S. Department of Housing and Urban Development, and larger than the budgets of every state except California. And it's high-income families who benefit – approximately 50% of these benefits went to the top 11% of all U.S. taxpayers. <sup>131</sup> Homeownership, therefore, is not the embodiment of self-sufficiency and independence from public subsidy as the rhetoric purports. The reason units at a redeveloped or newly constructed "affordable housing" building can be offered at below-market rents or purchase prices is that the

up-front acquisition and development costs of financing would be reduced by federal tax credits and grants from such sources as the Illinois Housing Trust Fund. In other words, the day-to-day operating costs and the rental income would not be subsidized by the municipality.

**Myth #4: "Land in my community is too expensive for affordable housing."**

*Response:* Expensive land doesn't automatically exclude the development of affordable housing. Sometimes it's a better bargain because the land is in better shape. Less expensive land is often in poorer shape and requires more site preparation and increases the overall development costs.

**Myth #5: "Affordable housing will look like "cheap housing."**

*Response:* Affordable housing must comply with the same building restrictions and design standards as market-rate housing. Because it is often funded in part with public money, sometimes it needs to comply with additional restrictions and higher standards than market-rate housing. Affordable housing is not affordable because it's built with "sub-quality" materials; it is affordable in the sense that it is less costly to live in because it is supported by additional public and private funds.

**Myth #6: "Affordable housing will bring more traffic to the community."**

*Response:* Studies show that affordable housing residents own fewer cars and drive less often than those in the surrounding neighborhood. <sup>141</sup>

**Myth #7: "Affordable housing will bring lots of large families to the community, thereby increasing the burden on schools and roads."**

*Response:* According to the U.S. Census Bureau, rental apartments have fewer children per unit on average than owner-occupied, single-family housing; rental apartments contain a lower percent of units with one or more school aged children; and rental units have a lower average number of motor vehicles per unit. <sup>141</sup> Although not all multi-family rental units are affordable, they make up the bulk of affordable housing.

**Myth #8: "Affordable housing doesn't contribute to the local tax base and overburdens the local property tax system."**

*Response:* Nationwide, the effective tax rate (property tax paid relative to the market value) for multi-family complexes is significantly higher than single family homes. <sup>141</sup> Thus, multi-family developments pay their "fair share" in local property taxes. Furthermore, as stated above, multi-family housing actually produces less burden on the local tax system in terms of new services generated than single family homes.

## **Conclusion: Everyone Benefits from Affordable Housing**

In conclusion, the evidence clearly shows that a *lack* of affordable housing has a negative affect on employers, seniors, poor people, immigrants, entry-level and service sector workers, and public sector professionals such as teachers, firefighters, and policeman. A shortage of affordable housing also has a negative impact on broader quality of life issues, such as the economic development of the region, traffic

congestion, commute times, and air quality. In short, housing issues affect us all.

By ensuring access to affordable housing, communities can enjoy greater economic development, lower pollution and less traffic, improved access to services, and a better quality of life for everyone.

1. Michael MaRous, "Low-Income Housing in Our Backyard: What Happens to Residential Property Values?" *The Appraisal Journal* 64, 1, (1996): 27-34.

2. Maxfield Research, *A Study of the Relationship Between Affordable Family Rental Housing and Home Values in the Twin Cities* (Minneapolis, MN: Family Housing Fund, 2000); Elizabeth Warren, Robert Aduddell, and Raymond Tatlovich. *The Impact of Subsidized Housing on Property Values: A Two-Pronged Analysis of Chicago and Cook County Suburbs*. Center for Urban Policy, Loyola University of Chicago, Urban Insight Series No. 13, 1983.; Paul Cummings and John Landis, *Relationships Between Affordable Housing Developments and Neighboring Property Values*. Institute of Urban and Regional Development, University of California at Berkeley, Working Paper 599, 1993.; Jeffery Baird, *The Effects of Federally Subsidized Low-Income Housing on Residential Property Values in Suburban Neighborhoods*. Northern Virginia Board of Realtors Research Study, December 1980.; Hugh Nourse, "The Effect of Public Housing on Property Values in St. Louis." *Land Economics* 60 (2), 1984.; Carol Babb, Louis Pol, and Rebecca Guy, "The Impact of Federally-Assisted Housing on Single-Family Housing Sales: 1970-1980." *Mid-South Business Journal*, July 1984.

3. U.S. Census Bureau, 2001 Statistical Abstract of the United States, Section 9: Federal Government Finances and Employment. See also: [National Low-Income Housing Coalition](#).

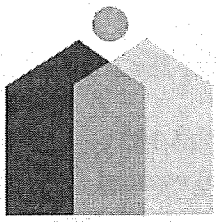
4. See: *Building Inclusive Community: Tools to Create Support for Affordable Housing Home Base/The Center for Community Concerns* (1996).

5. U.S. Census Bureau American Housing Survey, 1995 and U.S. Census Bureau's Current Population Survey, 1998.

6. U.S. Census Bureau Residential Finance Survey, 1991. Minnesota Tax Payers Association National Survey, 1998.

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The attached "Why is Affordable Housing an Issue in Deerfield" article on the Interfaith Housing Center's website contains some data on sales prices, rents, and other issues such as income, seniors, and diversity.



## Interfaith Housing Center of the Northern Suburbs

### Why is Affordable Housing an Issue in Deerfield?

#### Housing prices are rising and rental units are few

- Average sales price for a home in Deerfield was \$698,767 as of June 30, 2007, an increase of 168.8% since 1994 (*Chicago*, October 2007).
- Median rents increased from \$723 in 1990 to \$1,018 in 2000, or 41%. To afford this monthly rent, a household would need to make at least \$19.58 per hour, or \$40,720 per year (30% of one's income on rent (the generally accepted standard of affordability)). Earning the minimum wage (\$6.50), a worker would have to work 120 hours per week to have an income high enough to afford this rent.
- Deerfield's homeownership stock rose by nearly 10% between 1990 and 2000 (512 units) but the number of rental units were only up 2.6% (16 units). Rental units comprise just 9.84% of Deerfield's total of 6,420 occupied housing units.
- Rental housing availability is "tight" by HUD standards, with a vacancy rate of 2.3%.
- Smaller households are being served – since 1990, while the total population rose 6.3%, the number of units and households grew 7.7%.

#### Seniors are vulnerable

- 23% (1,478) of Deerfield's households include seniors over the age of 65.
- The number of individuals age 75 and over doubled since 1990, increasing to 1,170 from 583, or a total of 6.4% of the population.
- 30% of Deerfield's rentals house seniors aged 65 and older.
- 36 seniors aged 65 or older live under the poverty line.
- 552 seniors aged 65 and older live alone or 26.7% of all senior households. 79% are women.

#### Low-income families with children are at-risk

- 2,869 households (44.7%) include children under age 18.
- The number of children under 18 living below the poverty line grew 93% since 1990, from 60 to 116.
- 69 married couples with children live below the poverty line, a 77% increase since 1990.

### **Housing costs burden low-income residents**

- A total of 296 Deerfield residents live below the poverty line, up 15% from 258 in 1990.
- 12% (744) of Deerfield's households earn less than \$35,000 per year. 18% (1,153) earn less than \$50,000 a year, a 37% decrease since 1990 when 31% (1,835) earned less than \$50,000.
- 16% (834) of homeowners spend more than 35% of their income on shelter, a 19% increase since 1990.
- 37% (235) of renters spend more than 35% of their income on shelter, a 25% increase since 1990.

### **Diversity is low**

- The African-American population, only 0.5% of the population (91 persons) in 1990, actually decreased by 33% in 2000 to comprise 0.3% of the population (61 persons).
- Asians comprise 2.5% of the population (465 persons), a 24% increase since 1990.
- Latinos comprise 1.7% of the population (312 persons), 173% increase since 1990.

### **Employment opportunities are expanding**

- The number of jobs covered by unemployment insurance in Deerfield grew from 11,233 in 1984 to 16,307 in 2004, or 45.1% according to the Illinois Department of Employment Security.

### **Affordable housing options are lacking**

- There are 8 Housing Choice Voucher/Section 8 subsidized families renting throughout Deerfield (as of May 1999).
- One Deerfield Place is the community's only affordable housing building, and it is dedicated only to seniors. It offers 98 1- and 2-bedroom units. (U.S. Department of Housing and Urban Development)
- The Illinois Housing Development Authority (IHDA) deemed 3.50% (226 units) of Deerfield's housing stock to be affordable, based on the 2000 Census. ([www.ihda.org/admin/Upload/Files/8e3d4770-6932-4503-a3ad-665a0c32edcb.pdf](http://www.ihda.org/admin/Upload/Files/8e3d4770-6932-4503-a3ad-665a0c32edcb.pdf))
- The Village does not currently prioritize affordable housing within the Deerfield Comprehensive Plan, citing that attention to such housing would compromise the quality of a community that is already fully developed. (<http://deerfield-il.org/permits/plan.html>)

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## IHDA Determination of Affordable Housing Units

For background purposes only, attached is a memorandum dated July 29, 2003 that indicates the Methodology for Affordable Housing Calculations that was utilized by IHDA. As you can see from the July 29, 2003 memo, detailed calculations were needed to determine the number of affordable housing units, and a Minneapolis research center (Ameregis) was brought in by IHDA to help make this calculation. The methodology relied on data provided by the most recent U.S. Census, the Illinois Department of Revenue, and the Bureau of Labor Statistics at the U.S. Department of Labor.

In determining the 10% exemption from the Affordable Housing Planning and Appeals Act, it appears as if Ameregis Minneapolis went through the following steps to determine the percent of affordable housing in each municipality and county in the State of Illinois.

1. They first determined an affordable sales price for a household at 80 percent of the median income and an affordable rental price for a household at 60 percent of the median income (as required by the law). In order to do this, the State is divided up into 14 areas: the 10 metropolitan statistical areas (MSA) as defined by the Census and 4 non-metro areas.
2. For each of the MSAs, one finds the median household income for that MSA as listed in the Census.
3. Then, in case of owner-occupied units, one would take 80 percent of that median household income figure and use the Fannie Mae Calculator (given some basic assumptions about property taxes, interest rates, a down payment, and household debt) and a basic figure for utility costs for owner-occupied housing units (from the Bureau of Labor Statistics) to determine an affordable sales price for an owner-occupied unit for a household earning 80 percent of the median income for that MSA or non-metro region. This will serve as the affordable owner-occupied or for sale "cut-off value" for each community in that MSA or non-metro region.
4. In case of rental units, one would take 60 percent of that median household income figure and, assuming that the household spends no more than 30 percent of their income on rent and utilities, determine an affordable rental rate for a household earning 60 percent of the median income for that MSA or non-metro region. This figure will serve as the affordable rental "cut-off value" for each community in that MSA or non-metro region.
5. Then, using the 2000 Census, they determined the number of owner-occupied units in each community under the affordable owner-occupied cut-off value and the number of rental units under the affordable rental value.

When IHDA recalculated the number of affordable units in 2007, IHDA determined that Deerfield had 3.5% affordable housing units (see attached 2007 Annual Report of Non Exempt Local Governments) which was no change from their 2003 number of 3.5%. IHDA used 2000 Census data when IHDA recalculated the number of affordable units in 2007. It seems to make little sense to use 2000 Census data that is almost 10 years old

in determining the number of affordable housing units. The decennial Census is rapidly approaching in 2010, and the new Census data will be available by the end of 2010.

## MEMORANDUM

**To:** Nick Brunick  
**From:** Kate Donahoe  
**Re:** Methodology for Affordable Housing Calculations  
**Date:** July 29, 2003

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### **I. Introduction**

Section 20 of Illinois House Bill 625 provides that certain local governments are exempt from the stipulations of the Affordable Housing Planning and Appeals Act. The Illinois Housing Development Authority shall make this determination based on the percentage of affordable housing units located within the jurisdiction of the local government. If 10% or more of a municipality's total housing units are affordable as defined in Section 20 of the statute, then that local government is exempt from the Act.

Affordable housing includes rental as well as owner-occupied units. A housing unit is considered affordable if it enables households of certain income levels to spend no more than 30% of their monthly income on housing. This total monthly cost allowed includes the cost of utilities. According to HB 625, an owner-occupied unit must be affordable to a household with a gross income that is less than 80% of the area median income, and a rental unit must be affordable to a household with a gross income that is less than 60% of the area median income.

The Minneapolis research center Ameregis has developed a methodology to calculate the number of affordable housing units within a municipality. This methodology relies on data provided by the most recent U.S. Census, the Illinois Department of Revenue, and the Bureau of Labor Statistics at the U.S. Department of Labor. It makes use of the housing cost calculator available from Fannie Mae, which calculates the house value affordable for a given household income.

The exemption calculation starts by determining an affordable sales price for an owner-occupied unit and an affordable monthly rental payment for a rental unit. These values are determined separately for fourteen areas: the ten metro areas defined by the census and four non-metro areas that include the rest of the counties in the state. The Fannie Mae housing cost calculator uses income data from the census to determine the affordable home value for owner-occupied units in each area. The calculator, after making some assumptions about interest rates and down payments, produces an affordable home value for a household earning 80% of the median household income. This home value is the "cut-off value" for owner-occupied housing units. An affordable monthly rental payment is determined based on a household earning less than 60% of the median household income and spending 30% of its total income on rent and utilities. This monthly rental payment is the cut-off value for affordable rental units. Once the cut-

off values have been calculated, the percentage of affordable housing in a particular municipality is determined by counting up the total number of owner-occupied housing units and the total number of rental units that fall below these cut-off values, as listed in the decennial census.

Section II of this analysis explains the methodology for owner-occupied units. Affordable rental units are addressed in Section III, and Section IV describes the calculation of a municipality's overall percentage of affordable housing.

## **II. Affordable Owner-Occupied Units**

The process of determining an affordable owner-occupied housing unit entails matching 80% of the median household income to a particular home value. The Fannie Mae housing cost calculator makes this determination and thereby generates an affordable home value. Section II(B) describes this process, but certain other values must first be calculated in order to use this tool.

### **A. Determining Monthly Payments and Tax Rates**

The housing cost calculator requires certain information to be entered before it determines an affordable house value. Some assumptions are made, and other values must be calculated. The calculations that must be made in advance include determining 80% of median household incomes, maximum monthly payments, and monthly tax rates.

#### **1. Assumptions**

The methodology makes certain general assumptions in order to calculate an affordable home value using the Fannie Mae calculator. First, the methodology assumes that owner-occupied housing units are purchased with a 30-year mortgage at a 7% interest rate.<sup>1</sup> Second, it is assumed that households have the money for the 10% down payment and 5% closing costs on hand at the time of purchase, and also that the household has no other monthly debt. This methodology therefore determines high-end affordability, since the focus is limited to a household that is financially prepared to buy a home.

#### **2. How to Calculate 80% of the Median Household Income for a Given Area**

An owner-occupied affordable housing unit must be affordable to households with a gross household income of 80% of the median household income for its area.<sup>2</sup> For this purpose, the State of Illinois is divided into fourteen different metro and non-metro

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<sup>1</sup> Interest rates fluctuate. 7% is higher than the current rate, but this number is meant to hold over time.

<sup>2</sup> The median household incomes specified in the census for each statistical area are not the same as the Area Median Income (AMI) figures produced by HUD for each household size. The median household income statistics are provided by the census, and are based on the total number of households. This figure does not account for variations in household size.

areas. The metro areas are the same as the metropolitan statistical areas (MSA's) and primary metropolitan statistical areas (PMSA's) delineated in the census.<sup>3</sup> Each MSA and PMSA includes entire counties, and the non-metro areas include the counties that are not included in an MSA. The fourteen areas are:

10 Metro Areas:

1. Bloomington-Normal, IL MSA
2. Champaign-Urbana, IL MSA
3. Chicago, IL PMSA
4. Kankakee, IL PMSA
5. Davenport, IL MSA
6. Decatur, IL MSA
7. Peoria, IL MSA
8. Rockford, IL MSA
9. St. Louis, MO-IL MSA
10. Springfield, IL MSA

4 Non-Metro Areas:

1. NE non-metro counties
2. NW non-metro counties
3. SW non-metro counties
4. SE non-metro counties

The median household income figures for the metro areas are easily found in the census. To determine the median household incomes of the non-metro areas, Ameregis looked at the information available in the census for each county. The median household income for each of the non-metro areas is the average of all the median household incomes of the counties included in that area. Once the median household income is determined, 80% of that number is used as the gross household income for determining the cut-off value of an affordable owner-occupied housing unit.

**3. How to Calculate the Total Monthly Housing Cost Allowed for Owner-Occupied Units**

The upper limit of the household's housing-related spending must be 30% of their monthly income. Once this percentage is determined, the cost of utilities is subtracted. The monthly utility allowance for owner-occupied units is \$243.<sup>4</sup> The money that remains is the maximum monthly housing payment allowed.

Example: Affordable owner-occupied unit in Bloomington-Normal, IL

1. Median household income for this area is \$47, 021

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<sup>3</sup> See Appendix for a list of the counties included in each geographic area. MSA's and PMSA's are geographic areas defined by the Office of Management and Budget. An MSA describes a core area with a large population, and adjacent communities to which it is socially and economically connected. An MSA is either a city with 50,000 or more inhabitants, or an urbanized area with 100,000 or more inhabitants. If an MSA has a population of at least one million, then two or more PMSA's may be defined within it.

<sup>4</sup> This number was obtained from the Bureau of Labor Studies' report *Consumer Expenditures in 2000*, which was published in April 2002. Table 7 of this report includes statistics on the annual household utility costs for homeowners. This figure was divided by 12 to get the monthly household utility expenses for homeowners. The figure for renters is not needed, because the Gross Rent values listed in the Census already account for utility costs. The BLS report is available online at [www.bls.gov/cex/](http://www.bls.gov/cex/).

2. Household income for an affordable owner-occupied unit is 47,021 \* 80% = \$37,616.8
3. Monthly income is 37,616.8 / 12 = \$3134.73
4. Maximum housing costs are \$3134.73 \* 30% = \$940
5. **Monthly cost allowed for housing payments** is 940 – 243 = **\$697**

In the example above, \$697 is the maximum monthly housing payment for an owner-occupied unit. This number will be used in the Fannie Mae housing cost calculator to determine what home value is affordable for a household making this specific monthly payment. The last step before turning to the calculator is the determination of the relevant monthly tax rate, which must also be entered into the Fannie Mae calculator.

#### **4. How to Calculate Monthly Tax Rates for a Given Area**

The affordable housing methodology assumes that the property tax is equal to the regional average property tax rate. To calculate the monthly tax rate, divide the total tax levy for the given area by the total property market value for that area. This produces an annual percentage, which is then divided by 12 to get the monthly tax rate.

The data relevant to this calculation can be obtained from the Illinois Department of Revenue's Annual Report.<sup>5</sup> The relevant figures from this report are the Equalized Assessed Values (EAV) and the total property tax extended for each county. In Illinois, property is assessed at 1/3 of market value. Therefore, the total market value is equal to 3 times the EAV. Market value measures property wealth, and is therefore the correct figure to use when calculating tax rates. This does not affect the measurement of the tax rate, because the 1/3 assessment ratio is the same throughout the state.

##### Example: Monthly Tax Rate for Chicago Metro Area<sup>6</sup>

1. In 1999, the total property tax levy for the 9 counties in the Chicago metro area was 11,850,420,283
2. The EAV in 1999 was 148,132,123,329. That is multiplied by 3 to get the total market value in 1999, which was 444,396,369,987
3. The annual tax rate is 11,850,420,283 / 444,396,369,987
4. The monthly tax rate is the above result divided by 12, which is **0.222**

The monthly tax rate for the purpose of calculating an affordable home value is therefore 0.222 in the Chicago metro area. This number is important, because the Fannie Mae calculator factors monthly property taxes into the home value it generates.

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<sup>5</sup> The Illinois Department of Revenue Annual Report of Collections and Distributions, available at <http://www.revenue.state.il.us/Publications/>.

<sup>6</sup> The figures for 1999 in this example come from the Illinois Department of Revenue 2001 Annual Report, which is currently available at <http://www.revenue.state.il.us/Publications/AnnualReport/2001/pub1.pdf>.

## **B. Using the Fannie Mae Housing Cost Calculator**

Once the above methods have been used to determine the gross household income, the maximum monthly payment allowed, and the monthly tax rate, the Fannie Mae housing cost calculator can determine the cut-off value of a housing unit that is affordable for a given income in a given area. Fannie Mae has created several housing cost calculators for homebuyers. The one used for this particular determination is titled “How Much House Can You Afford with a Specific Monthly Payment” and it is available online at: [www.mortgagecontent.net/scApplication/fanniemaespecificPayment.do](http://www.mortgagecontent.net/scApplication/fanniemaespecificPayment.do) The calculator produces an affordable home value after the following information is entered:

1. Desired monthly payment: enter value as determined according to Section II(A)(3) of this analysis
2. Gross Income: value determined in Section II(A)(2), which is 80% of the median household income for one of Illinois’s 14 statistical areas
3. Monthly debt: 0
4. Funds available for down payment: enter any number that will cover all costs, e.g. 100,000<sup>7</sup>
5. Interest rate range: 7%
6. Mortgage term: 30 years
7. Down payment percentage: 10%
8. Closing cost percentage: 5%
9. Monthly taxes & insurance: value determined in Section II(A)(4)<sup>8</sup>

After entering these values, click “Calculate.” A table appears that includes the sales price of a house affordable at this income with this specific monthly payment. This is the cut-off value of an owner-occupied unit that is considered affordable for this area.

In order for an owner-occupied unit to count towards the 10% mark needed to exempt a local government from House Bill 625, the unit must be valued at or under the home value that results from this calculation. The number of owner-occupied units that qualify added to the number of affordable rental units must equal at least 10% of the total housing supply for a local government to be exempt from the Act. The next section describes how to determine the cut-off value of an affordable rental unit.

## **III. Affordable Rental Units**

The methodology for determining the affordability of a rental unit includes the same initial steps used in calculating the affordability of an owner-occupied unit.

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<sup>7</sup> The value entered here can be any number as long as it covers the 10% down payment and the 5% closing costs. A high number like 100,000 should usually work. The surplus will be shown when the calculation is completed, but the excess money is inconsequential for the purpose of calculating the house value.

<sup>8</sup> Although the calculator asks for taxes as well as insurance, the number entered here as calculated in Section II(A)(4) only covers taxes. This is because it is too difficult to generalize insurance costs, and it would have only a negligible effect on the house value calculation. Furthermore, any minimal distortion would actually tend to overstate the availability of affordable housing. This is because insurance costs lower the cut-off value of an affordable unit, and so less units would be counted as affordable.

However, the calculation is complete once the upper limit on monthly housing costs is determined, because this number is equal to the maximum rent of an affordable rental unit. There is no need to make use of the Fannie Mae calculator.

There are two differences between the calculations of the total monthly housing cost allowed for rental units as opposed to owner-occupied units. First, rental units must be affordable to households earning less than 60% of the median household income for that area, instead of 80%. Therefore, once the median household income is determined as described above in Section II(A)(2), 60% of that number is the gross household income used in determining the cut-off value of an affordable rental unit.

Second, the calculation for rental units does not involve the separate utility figure that was used to calculate the cut-off value for owner-occupied units. This is because the Gross Rent values listed in the Census already account for monthly utility costs. Yet it is always the case that the total amount spent on housing costs cannot exceed 30% of the gross household income.

Once the median household income for an area is determined, the rental cut-off value for affordable housing can be determined as demonstrated by the following example:

Example: Affordable rental unit in Bloomington-Normal, IL

1. Median household income for this area is \$47,021
2. Household income for affordable rental unit is  $47,021 * 60\% = \$28,212.60$
3. Monthly income is  $28,212.6 / 12 = \$2351.05$
4. Maximum housing costs are  $2351.05 * 30\% = \$705$
5. **Monthly cost allowed for gross rent is \$705**

The monthly cost allowed for rent as determined above is the cut-off value for affordable rental units.

#### **IV. Finding the Percentage of Affordable Housing Units in a Particular Municipality**

Once the cut-off values for affordable owner-occupied and rental units have been established, these numbers are used to determine the percentage of affordable housing in a particular municipality. The decennial census provides data on home values and monthly rental costs in specific areas. The percentage of affordable housing in a particular municipality is determined by counting up the number of specified owner-occupied units<sup>9</sup> and the number of specified renter-occupied units<sup>10</sup> that fall below the

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<sup>9</sup> Available in Census Summary File 3, Table H74: Value for Specified Owner-Occupied Housing Units. Note that this table provides the data in smaller value ranges than the quick tables for the Census. The more detailed tables enable the calculation to be more precise.

<sup>10</sup> Available in Census Summary File 3, Table H62: Gross Rent for Specified Renter-Occupied Housing Units. Note that the Census also provides data on contract rent, but this calculation requires the Gross Rent figures, which include monthly utility costs.

cut-off values. Once the number of affordable housing units is determined, it is calculated as a percentage of the total number of housing units. If this percentage is 10% or higher, then a local government is exempt from the Act. If affordable housing units constitute less than 10% of the total, then a local government is bound to the provisions of the Act.

Note that this methodology calculates the cut-off values for the 14 statistical regions of Illinois listed in Section II(A)(2). However, when it comes to counting up affordable housing, each municipality within the geographic region is examined separately. For example, the 23 municipalities of the Bloomington-Normal metro area all have the same owner and rental cut-off values, which are \$87,303 and \$705, respectively. Within each municipality, the number of affordable owner-occupied units is the number located in that particular municipality valued below \$87,303 as listed in the census. The number of affordable rental units in that municipality are those charging less than \$705 as listed in the census.

- Example: Percentage of affordable housing in municipality of Normal town, IL, located within metro area of Bloomington-Normal, IL
1. Affordable owner-occupied housing unit cut-off value is \$87,303; and 870 owner-occupied units in Normal town fall under the cut-off
  2. Affordable rental housing unit cut-off value is \$705; and 4678 rental units in Normal town fall under the cut-off
  3. Combined number of affordable housing units in Normal town is 5548
  4. Total number of housing units is 14,109
  5. Percentage of affordable housing in Normal is  $5548/14,109 = 39\%$

In the above example, the percentage of affordable housing in Normal is 39%, which exceeds the 10% minimum and therefore exempts the municipality of Normal from the Act.

The census reports data on home and rental values in certain ranges. Ameregis used straight-line interpolation to calculate the number of affordable units in the range that includes the determined cut-off value. For example, if the cut-off value for an affordable owner-occupied unit is \$135,000, then all the housing units in the census up to \$100,000 are counted as affordable and 70% of the units in the \$100,000 to \$150,000 range are counted as affordable. The same method is used to calculate the number of affordable rental units from the census data on rental costs. According to Ameregis, straight-line interpolation is a conservative method that tends to overstate affordability rates.

The totals for the unincorporated areas of each county were calculated by subtracting the data for incorporated areas within the relevant county from the county totals. When an incorporated area is in two counties, the housing counts were allocated to the two counties proportionate to the city's households in each county. This estimating procedure can sometimes generate negative household counts in some value ranges in some counties. Where this occurs, the count is set to zero.

V. **Conclusion**

Overall, this methodology finds that out of **over 1500** local governments in Illinois, all but approximately **120** local governments are exempt from the Act.

## APPENDIX

### 10 Metro Areas:

1. Bloomington-Normal, IL MSA  
McLean
2. Champaign-Urbana, IL MSA  
Champaign
3. Chicago, IL PMSA  
Cook Kendall  
DeKalb Lake  
DuPage McHenry  
Grundy Will  
Kane
4. Kankakee, IL PMSA  
Kankakee
5. Davenport-Moline-Rock Island, IA-IL MSA  
Henry Rock Island
6. Decatur, IL MSA  
Macon
7. Peoria-Pekin, IL MSA  
Peoria Woodford  
Tazewell
8. Rockford, IL MSA  
Boone Winnebago  
Ogle
9. St. Louis, MO-IL MSA  
Clinton Monroe  
Jersey St. Clair  
Madison
10. Springfield, IL MSA  
Menard Sangamon

### 4 Non-Metro Areas:

1. NE non-metro counties  
De Witt Livingston  
Ford Logan  
Iroquois Vermillion  
La Salle

2. NW non-metro counties

Bureau	Mason
Carroll	McDonough
Fulton	Mercer
Hancock	Putnam
Henderson	Schuyler
Jo Daviess	Stark
Knox	Stephenson
Lee	Warren
Marshall	Whiteside
Mason	

3. SE non-metro counties

Clark	Jefferson
Clay	Johnson
Coles	Lawrence
Crawford	Marion
Cumberland	Massac
Douglas	Moultrie
Edgar	Piatt
Edwards	Pope
Effingham	Richland
Fayette	Saline
Franklin	Shelby
Gallatin	Wabash
Hamilton	Wayne
Hardin	White
Jasper	Williamson

4. SW non-metro counties

Adams	Montgomery
Alexander	Morgan
Bond	Perry
Brown	Pike
Calhoun	Pulaski
Cass	Randolph
Christian	Scott
Greene	Union
Jackson	Washington
Macoupin	


NWMC by alpha

Name	Total Specified Owner Occupied Units Total	Affordable Owner Units	% Affordable Owner Units	Total Specified Renter Occupied Units Total	Total Rental Affordable (60% w/ utilities)	% Affordable Rental Units (60% w/ utilities)	Total Affordable	Total Affordable (%)
Antioch	2126	145.0	6.82	1077	764	70.94	909.0	28.38
Arlington Heights	19142	177.6	0.93	7167	1847.5	25.78	2025.1	7.70
Barrington	2728	18.0	0.66	807	258.5	32.03	276.5	7.82
Bartlett	10274	332.9	3.24	790	418.5	52.97	751.4	6.79
Buffalo Grove	10610	90.3	0.85	2005	339	16.91	429.3	3.40
Cary	4315	182.2	4.22	443	188	42.44	370.2	7.78
Deerfield	5260	20.4	0.39	638	133.5	20.92	153.9	2.61
Des Plaines	13878	325.0	2.34	4567	2282.5	49.98	2607.5	14.14
Elk Grove Village	8716	121.3	1.39	3090	1124	36.38	1245.3	10.55
Evanston	9597	264.0	2.75	14029	5085	36.25	5349.0	22.64
Fox Lake	2406	527.2	21.91	1314	905.5	68.91	1432.7	38.51
Fox River Grove	1357	81.4	6.00	279	138	49.46	219.4	13.41
Glencoe	2603	18.0	0.69	244	45.5	18.65	63.5	2.23
Glenview	11090	148.0	1.33	1951	614.5	31.50	762.5	5.85
Golf	144	5.0	3.47	0	0	0.00	5.0	3.47
Grayslake	4924	150.2	3.05	1393	561.5	40.31	711.7	11.27
Hanover Park	8412	925.8	11.01	2007	1060.5	52.84	1986.3	19.06
Hawthorn Woods	1788	0.0	0.00	41	8	19.51	8.0	0.44
Highland Park	8275	67.5	0.82	2067	633.5	30.65	701.0	6.78
Hoffman Estates	11680	803.9	6.88	4069	1119.5	27.51	1923.4	12.21
Inverness	2110	23.4	1.11	39	14	35.90	37.4	1.74
Lake Barrington	1503	6.4	0.43	70	8	11.43	14.4	0.92
Lake Forest	5261	0.0	0.00	848	274.5	32.37	274.5	4.49
Lake in the Hills	6741	211.0	3.13	494	50	10.12	261.0	3.61
Lake Zurich	4864	42.2	0.87	503	226.5	45.03	268.7	5.01
Libertyville	5411	77.6	1.43	1382	585	42.33	662.6	9.75
Lincolnshire	1821	16.9	0.93	63	5	7.94	21.9	1.16
Lincolnwood	3526	66.8	1.89	387	54	13.95	120.8	3.09
Morton Grove	6570	126.7	1.93	443	228	51.47	354.7	5.06
Mount Prospect	12559	255.5	2.03	6227	2782.5	44.68	3038.0	16.17
Niles	7128	66.8	0.94	2878	1575.5	54.74	1642.3	16.41
Northbrook	9886	129.5	1.31	1016	205	20.18	334.5	3.07
Northfield	1710	19.3	1.13	154	16	10.39	35.3	1.89
Palatine	13965	349.6	2.50	7845	2239.5	28.55	2589.1	11.87
Park Ridge	10641	45.0	0.42	1712	587.5	34.32	632.5	5.12
Prospect Heights	3004	202.1	6.73	1728	982.5	56.86	1184.6	25.03
Rolling Meadows	5164	115.1	2.23	2047	455.5	22.25	570.6	7.91
Roselle	6157	132.2	2.15	1580	443	28.04	575.2	7.43
Schaumburg	17046	659.6	3.87	9728	1315.5	13.52	1975.1	7.38
Skokie	13835	231.2	1.67	5775	2353	40.74	2584.2	13.18
Streamwood	10328	525.2	5.09	1263	115	9.11	640.2	5.52
Vernon Hills	4794	284.4	5.93	1552	444.5	28.64	728.9	11.49
Wheeling	6503	326.9	5.03	4446	1311.5	29.50	1638.4	14.96
Wilmette	7620	129.3	1.70	1311	232	17.70	361.3	4.05
Winnetka	3407	17.0	0.50	434	120.5	27.76	137.5	3.58



Owner Cut-off Value	96349	Rental Cut-off Value	775
(60% w/utilities)			

**Affordable Housing Planning and Appeal Act:**  
**2007 Annual Report of Non Exempt Local Governments**  
(determination based on decennial Census data)



Municipality	County	Affordable Ownership Units	Affordable Rental Units	Total Affordable Units	Total Units <sup>1</sup>	% Affordable Units
Algonquin *	McHenry <sup>2</sup>	516	249	765	7,827	9.80%
Barrington Hills	Cook <sup>2</sup>	33	0	33	1,370	2.40%
Burr Ridge *	DuPage <sup>2</sup>	87	14	101	3,485	2.90%
Deer Park *	Lake <sup>2</sup>	9	11	20	1,008	2.00%
Deerfield	Lake <sup>2</sup>	92	134	226	6,451	3.50%
Frankfort *	Will <sup>2</sup>	93	154	247	3,460	7.10%
Gilberts *	Kane	26	5	31	394	7.90%
Glencoe *	Cook	60	46	106	3,111	3.40%
Green Oaks *	Lake	0	4	4	1,131	0.40%
Hainesville *	Lake	14	34	48	735	6.50%
Hawthorn Woods *	Lake	8	8	16	1,894	0.80%
Highland Park *	Lake	223	653	876	11,518	7.60%
Hinsdale *	DuPage <sup>2</sup>	112	399	511	6,102	8.40%
Inverness	Cook	32	24	56	2,222	2.50%
Kenilworth *	Cook	0	3	3	803	0.40%
Kildeer	Lake	4	3	7	1,129	0.60%
Lake Barrington *	Lake	16	8	24	2,056	1.20%
Lake Bluff *	Lake	7	95	102	2,173	4.70%
Lake Forest *	Lake	60	279	339	6,681	5.10%
Lake Zurich * +	Lake	216	227	443	5,727	7.70%
Lakewood *	McHenry	17	4	21	861	2.40%
Lincolnshire	Lake	34	5	39	2,169	1.80%
Lincolnwood	Cook	107	56	163	4,492	3.60%
Lindenhurst *	Lake	345	57	402	4,307	9.30%
Long Grove *	Lake	29	25	54	1,895	2.80%
Morton Grove *	Cook	550	228	778	8,177	9.50%
Naperville	DuPage <sup>2</sup>	2,299	1,921	4,220	44,832	9.40%
North Barrington *	Lake	12	10	22	1,000	2.20%
Northbrook *	Cook	439	205	644	12,197	5.30%
Northfield *	Cook	65	34	99	2,177	4.50%
Oak Brook	DuPage <sup>2</sup>	44	5	49	3,054	1.60%
Oakbrook Terrace	DuPage	38	78	116	1,314	8.80%
Olympia Fields *	Cook	81	27	108	1,878	5.80%
Palos Heights *	Cook	196	26	222	4,153	5.30%
Palos Park *	Cook	26	13	39	1,740	2.20%
Park Ridge	Cook	497	632	1,129	14,284	7.90%
Riverwoods *	Lake	7	16	23	1,205	1.90%
Sleepy Hollow *	Kane	21	54	75	1,220	6.10%
South Barrington	Cook	12	0	12	1,152	1.00%
Spring Grove *	McHenry	39	43	82	1,149	7.10%
Sugar Grove *	Kane	63	59	122	1,299	9.40%
Third Lake *	Lake	25	3	28	443	6.30%
Tower Lakes *	Lake	5	0	5	451	1.10%
Wadsworth	Lake	47	39	86	1,028	8.40%
Wayne *	DuPage <sup>2</sup>	3	11	14	703	2.00%
Western Springs *	Cook	71	71	142	4,399	3.20%
Wilmette *	Cook	309	245	554	10,032	5.50%
Winfield	DuPage	263	22	285	2,958	9.60%
Winnetka *	Cook	49	121	170	4,176	4.10%

\* Non-exempt communities that submitted an Affordable Housing Plan

+ Communities that submitted annual affordable housing tracking documentation

<sup>1</sup> Units for which affordability can be determined

<sup>2</sup> Primary county for municipalities located in more than one county

To Provide the Commission with Some Recent Data on the Housing Market, Attached is a Housing Price Forecast From the Illinois Association of Realtors (dated July 17, 2009) Based on the Multiple Listing Service Sales.

## **Housing Price Forecasts**

**Illinois and Chicago MSA, July 2009**

Presented To

**Illinois Association of REALTORS®**

From

R | E | A | L

Regional Economics Applications Laboratory,  
Institute of Government and Public Affairs  
University of Illinois

July 17, 2009

## **Housing Price Forecast: Illinois and Chicago MSA, June 2009**

### **The Housing Market**

The year-over-year changes in housing sales for April, May and June revealed a drop in the rate of declines from just over 20% in both Illinois and Chicago to a little over 9% in Illinois and almost 8.5% in Chicago. Accompanying these drops in the rate at which sales declined were significant positive changes in the month-to-month housing sales. For Illinois, April came in a just under 8%; the rate increased to 19% in May and just under 21% in June. For Chicago, the rates for April, May and June were 11%, 18% and almost 26%.

As noted last month, NAR indicated that the number of people who have signed contracts to purchase homes increased for the third month in a row, about 9.8% in the Midwest in April. This clearly has continued into June; more sellers are entering the market as evidenced by the increase in listings. The inventory for Chicago has now declined to 10 months in June from almost 11.5 months in May; in Illinois, the inventory declined to 9 months from 9.25 in May. The sales volume in May in Illinois matched that for August 2008; while one would have to go back to July 2008 to find comparable volumes in Chicago.

While sales have exhibited a rebound, there has been no rebound in prices—a phenomenon observed nationally and not just confined to Illinois and Chicago. The concern here centers on the relationship between prices and foreclosures; there is increasing evidence that the most important factor in foreclosures is the degree to which the homeowner has negative equity in the home. Further, the spillover in the housing market is now being felt in the apartment vacancy rates that have hit a 22-year high. Will declining rents exert a drag on the propensity for renters to seek to purchase a house? Analysts are unclear; if rents continue to decline (along with housing prices) this may generate a tendency for current renters to wait before entering the housing market.

The economy continues to be a drag on the housing market. Analysts were surprised to see the national job numbers increase again in June after two months of modest declines. A further 467,000 jobs were lost last month; one piece of good news was the fact that the unemployment rate remained unchanged at 9.5 percent. However, while the civilian labor force participation rate was little changed in June at 65.7 percent, the employment-population ratio, at 59.5 percent, continued to move downwards. It has dropped 3.2 percentage points since the start of the recession in December 2007. Nationally, it is estimated that over 2 million persons (not seasonally adjusted) were marginally attached to the labor force in June, 618,000 more than a year earlier. These individuals wanted and were available for work and had looked for a job sometime in the past 12 months. REAL suspects that Illinois has a significant number of such persons – hence the reason why the state's shadow unemployment rate is closer to 12%.

The Bureau of Labor Statistics noted that job losses were widespread across the major industry sectors, with large declines occurring in manufacturing, professional and business services, and construction. In June, the seasonally adjusted unemployment rate in the state was 10.3%. REAL estimates that the shadow unemployment rate, that attempts to capture discouraged workers who have dropped out of the labor force, would be 12%.

Forecasts for the housing market for next three months (July, August and September) suggest continuing declines in the 9-18% range in both Illinois and Chicago, comparing the 2009 month with the same one in 2008. Month-to-month sales are forecast to decline in Illinois in the range 7-11% in July, but the declines will be in the 5 to 9% range for August and September. For Chicago, the comparable figures are 6-10% declines in July and August, with September recoding declines in the 5-9% range.

The forecasts for median prices for July through September are mixed. The annual changes (month this year compared to last year) suggest declines of between 13 and 17% in Chicago, with the range a little narrower in the state as a whole – from 13 to 15%. In Chicago, the median prices are expected to hold steady in July and August, dropping in September. A similar pattern is predicted for the state. A year ago, the median prices in September were \$223,000 in Chicago and \$176,500 in Illinois. Thus, the price levels in September 2009 will be about 13% lower in Chicago (\$193,934) and Illinois (\$152,099) than one year earlier.

“The strong three month period of positive month-to-month sales in both Chicago and Illinois has not been reflected in a rebound in housing prices,” noted Geoffrey Hewings, Director of the Regional Economics Applications Laboratory. “The inventory levels are still very high (over 10 months) providing for a continuation of a buyers’ market.”

#### **The Housing Market - Bullets**

- Forecasts for the next three months (July through September, 2009) indicate sales declines moderating from 20 to 8% comparing the same month in 2008 in both Illinois and Chicago
- Month to month sales will be negative in Illinois and Chicago in all three months, but the rate of decline will ameliorate over the three months
- Median prices will continue to stabilize in July and August but decline in September in both Chicago and Illinois.
- Median prices in Illinois and Chicago in September 2009 (2008 in parentheses) will be \$152,099 (\$176,500) and \$193,934 (\$223,000) respectively.

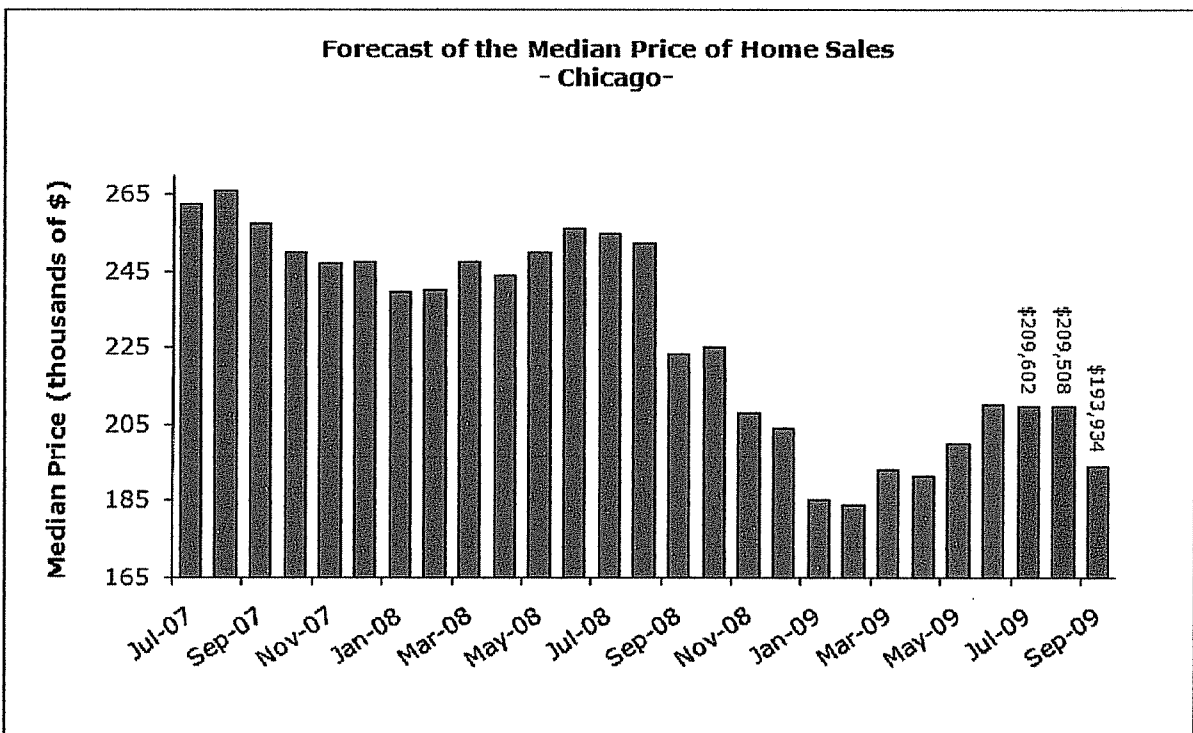
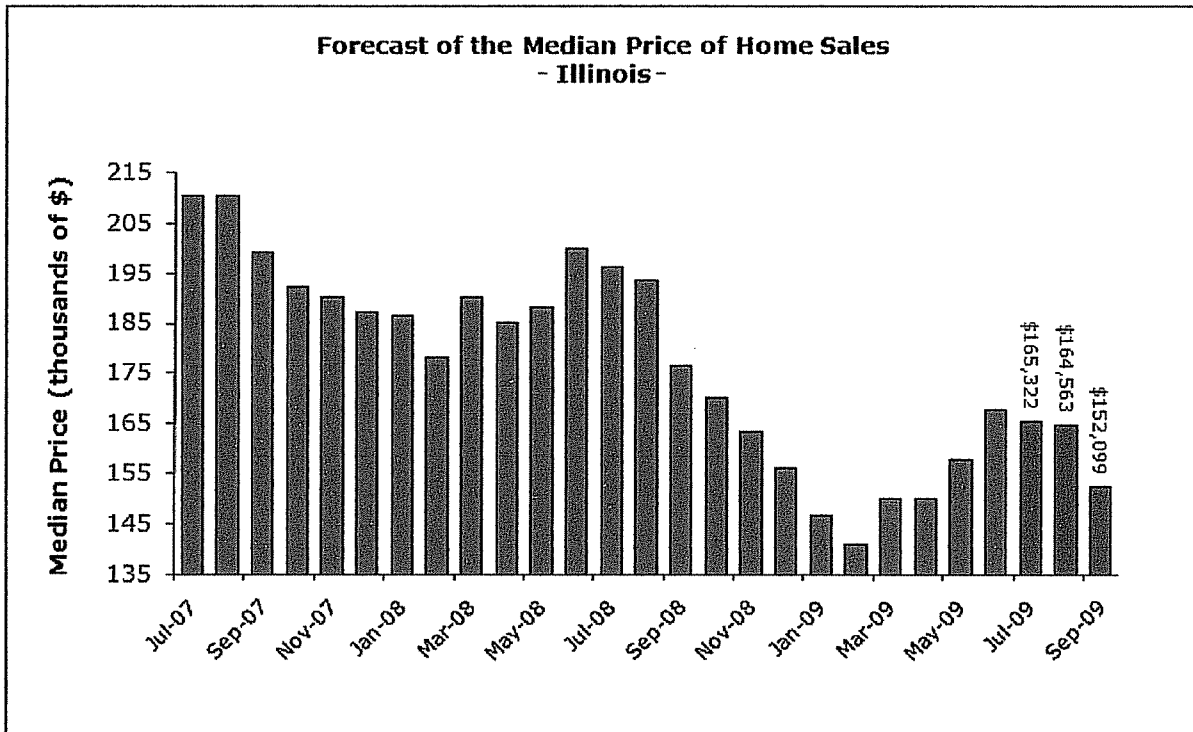
#### **The Economy**

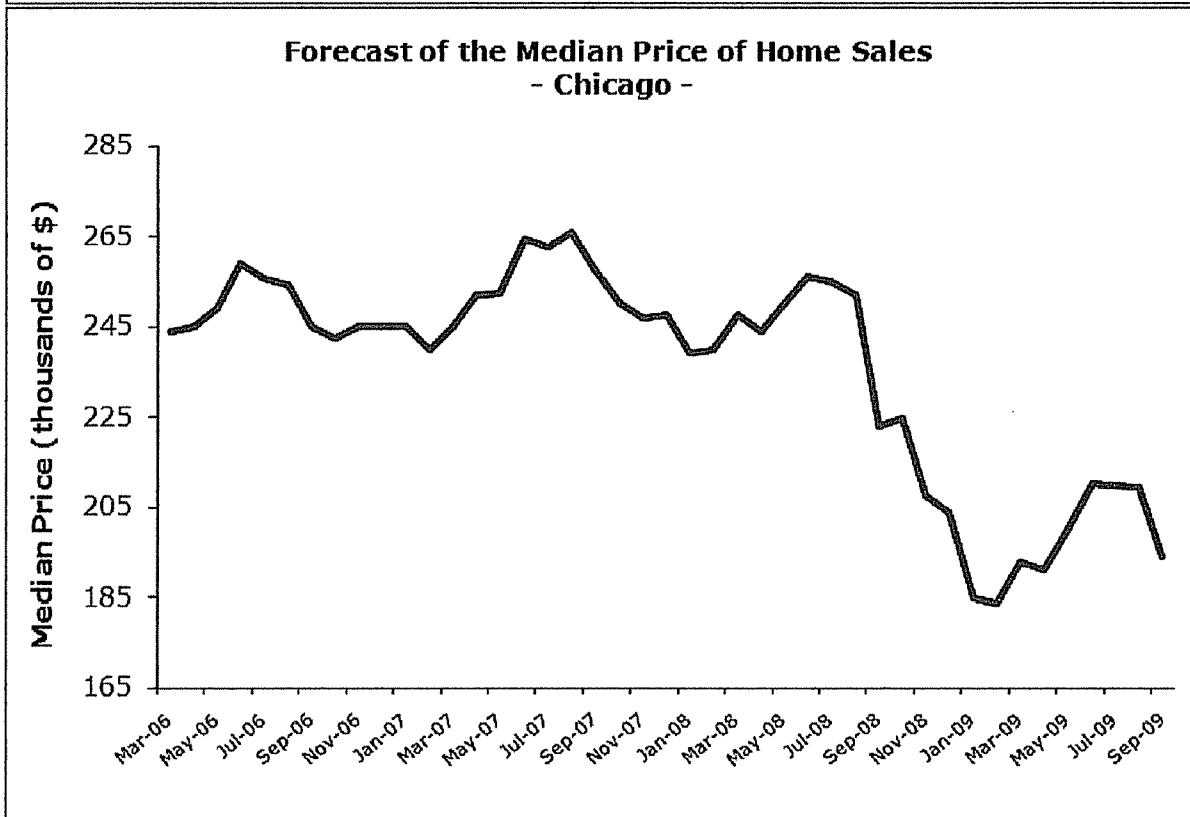
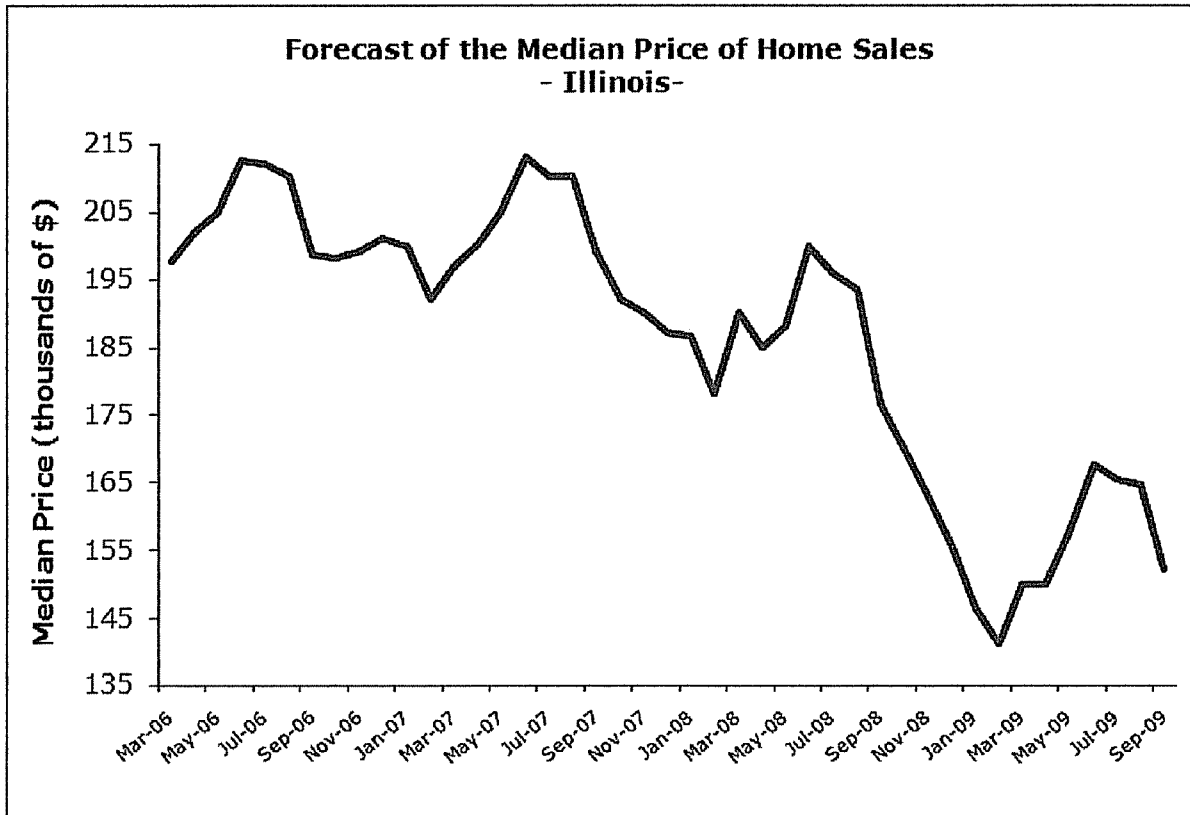
- The nation lost 467,000 jobs in June, a reversal of the downward trend in losses for the prior two months.
- Job loss in the current recession nationally are well over 7 million (since December 2007)
- Since the beginning of the recession in December 2007, Illinois has posted negative job changes 19 times, and the state has lost 272,600 jobs in the last twelve months; Illinois lost 13,900 jobs in June.
- Illinois’ official unemployment rate in May was 10.3%.
- The Chicago Business Activity Index (CBAI) was 3 The Chicago Business Activity Index (CBAI) was 29.5 in May, showing modest increase from 28.3 in April. The decline of CBAI has flattened out since February of this year. CBAI still continues to be far below the long-term trend, suggesting that it will take considerable time for the regional economy to provide sustained evidence of a robust recovery

- Employment forecasts for Illinois for the next 12 months suggest a further loss of over 300,000 jobs.

### **Longer-term Outlook**

- The Conference Board Consumer Confidence Index™, which had improved considerably in May, retreated in June. The Index now stands at 49.3 (1985=100), down from 54.8 in May. The Present Situation Index decreased to 24.8 from 29.7. The Expectations Index declined to 65.5 from 71.5 in May.
- While the state has passed a capital budget, there is concern about the long-term costs to the state (e.g. decline in bond rating) as a result of the failure to pass a budget and the uncertainty surrounding the size of the state's deficit.





**About REAL the IAR Housing Forecast**

Leading economists from the University of Illinois Regional Economics Applications Laboratory (REAL) developed the Illinois housing price forecast using an augmented distributed lag model as the framework to relate house pricing and the economic business cycle. This “ARIMA” model is considered a highly accurate forecasting method and one that can be easily updated with data provided by the Illinois Association of REALTORS® each month and quarter and selected monthly economic data available for the state and metropolitan regions. Leading the research team is Dr. Geoffrey J.D. Hewings, director of REAL and a professor of Geography, Economics and Urban and Regional Planning.

If you have any questions about the reports, write to [iarnews@iar.org](mailto:iarnews@iar.org) or call the Communications Department at 217-529-2600.

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**Housing Price Forecasts**

**Illinois and Chicago MSA, July 2009**

**Part II Background Information**


Presented To  
**Illinois Association of REALTORS®**

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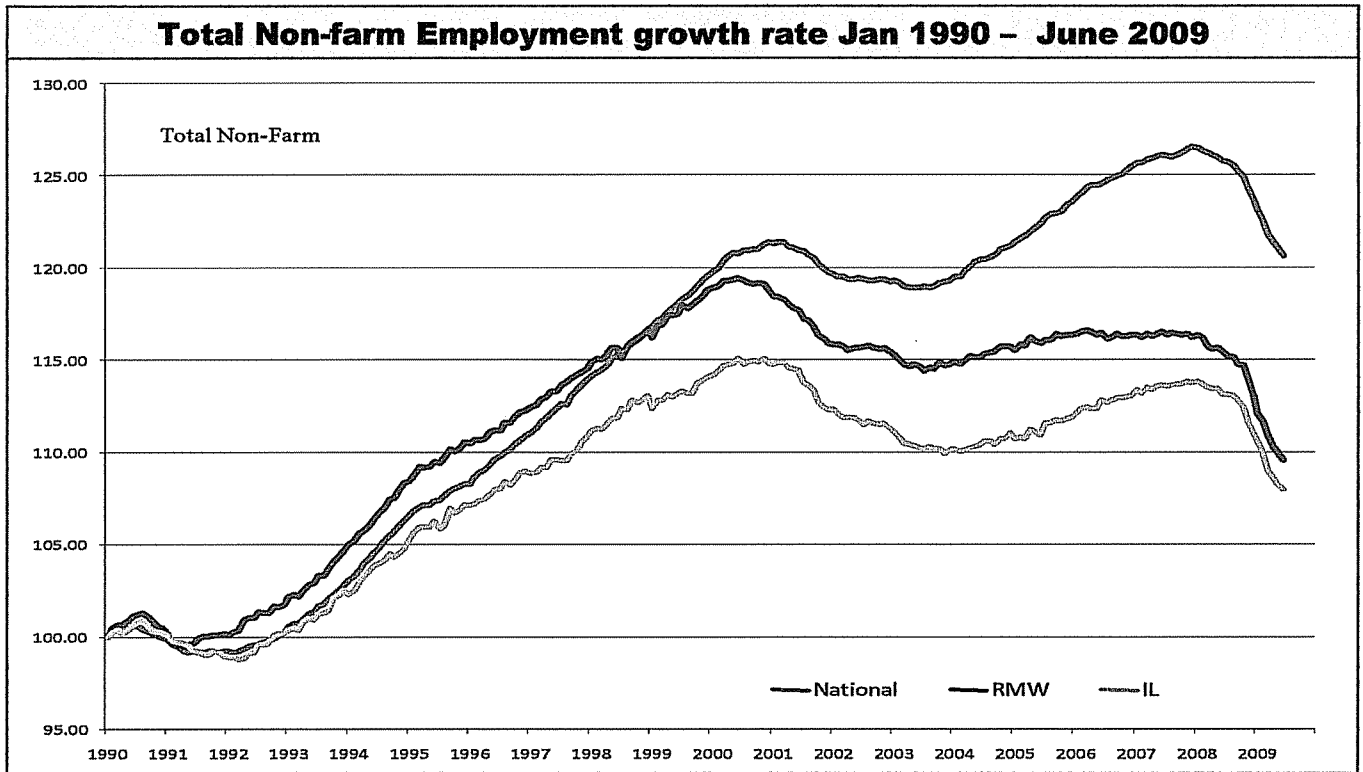
Regional Economics Applications Laboratory,  
Institute of Government and Public Affairs  
University of Illinois

July 20, 2009

	<b>July 2009 Negative</b>		<b>May 2009–June 2009</b>		<b>Last 12 months</b>		<b>June 2009</b>
		<b>Total non-farm employment</b>	<b>Growth Rate %</b>	<b>Number of Jobs</b>	<b>Growth Rate%</b>	<b>Number of Jobs</b>	<b>Shadow U.R. *</b>
		<b>Nation</b>	-0.35	-467,000	-4.12	-5,664,000	10.7%
		<b>RMW</b>	-0.42	-79,800	-5.12	-1,010,200	13.7%
		<b>Illinois</b>	-0.24	-13,900	-4.57	-272,600	12.0%

\*REAL has estimated a *shadow unemployment rate*; this is calculated as the unemployment rate that would be observed if labor force participation rates matched the average for the 15-year period from 1990 to 2004.

<b>Talking Points</b>	
<b>Illinois Notes</b>	<ul style="list-style-type: none"> <li>▪ Illinois lost 13,900 jobs at a rate of -0.24% in June 2009, compare to a revised 17,800 job loss in May.</li> <li>▪ Illinois, RMW, and the nation all lost jobs in June. However, the job loss rates were smaller compare to first four months in 2009 for all three cases. Within the rest of Midwest, over 80% of job loss occurred in Ohio and Michigan.</li> <li>▪ Since the beginning of the recession in Dec 2007, Illinois has posted negative job changes 18 times, and the state has lost 307,600 jobs in this recession. 268,400 jobs (87.3%) have been lost since Sep 2008.</li> <li>▪ Through 2008, Illinois lost -11,808 jobs at a rate of -0.20% on average per month. However, the average monthly loss for the first five months of 2009 was -27,200 jobs at a rate of -0.47%.</li> <li>▪ Over the last 12 months, Illinois payroll cut 272,600 jobs at a rate -4.57%, the rate is higher than the -4.12% growth of the nation. RMW continued with a negative rating (-5.12%) and has recorded a negative rate for 16 months in a row.</li> <li>▪ Through June 2009, the cumulative job growth for Illinois, RMW and the Nation compared to January 1990 stood at 7.99%, 9.54%, and 20.65%, respectively.</li> <li>▪ The shadow unemployment rates for the Illinois, RMW and the Nation were 12.0%, 13.7% and 10.7%, compared to 10.3%, 11.0% and 9.5% official unemployment rates for Illinois, RMW and Nation.</li> </ul>
<b>Nation Notes</b>	<ul style="list-style-type: none"> <li>▪ The nation lost 467,000 jobs in June, up from a revised 322,000 job loss in May. The job loss in June was worse than economists forecasted of 365,000 job cut.</li> <li>▪ Since the last employment peak in December 2007, the nation has lost 6,460,000 jobs. However, for RMW and Illinois, they have not yet recovered from their respective peaks in 2000.</li> <li>▪ Since January 2008, the nation has posted negative growth for one and half years in a row with average growth rate -0.27%; the average growth rate for 2007 was 0.07%.</li> </ul>



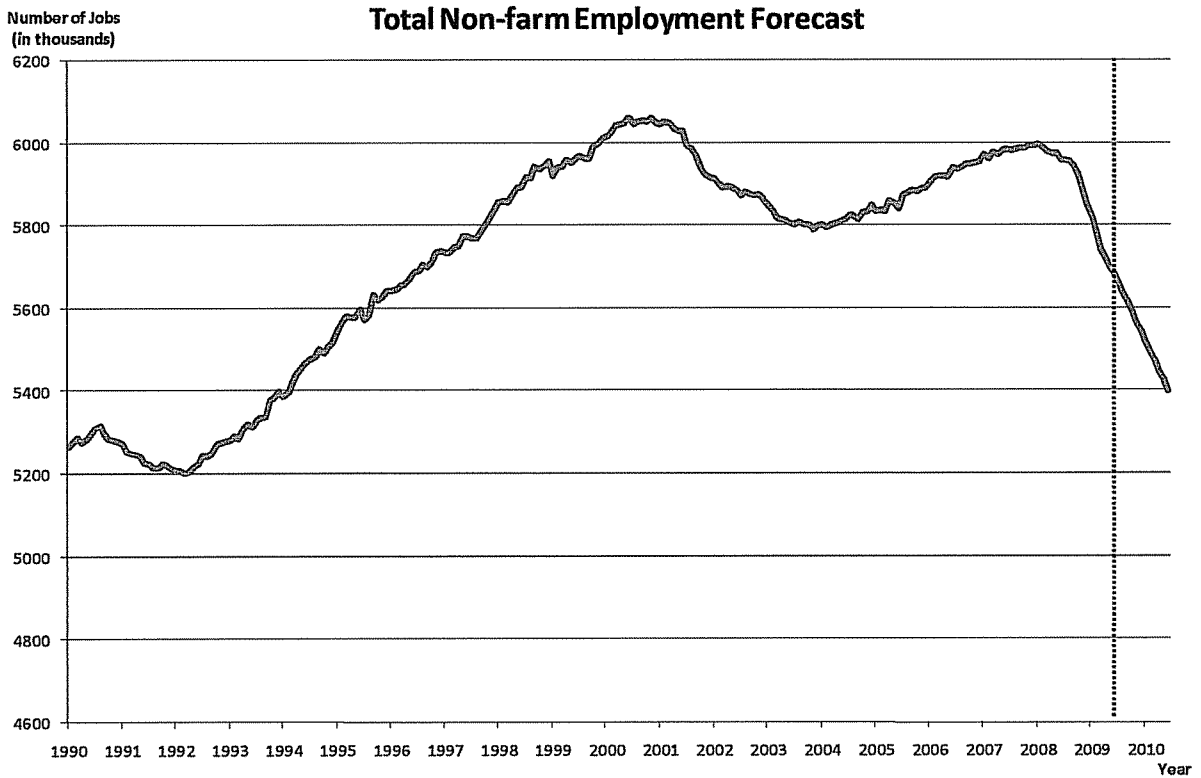
**By employment sector:**

<b>Total Non-farm Employment growth rate by sector Jan 1990 - June 2009</b>						
	Illinois				RMW	Nation
	vs. RMW	vs. Nation	Number of Jobs	Rate %	Rate %	Rate %
Construction	-	-	-6,800	-2.99	5.88	15.09
Manufacturing	-	-	-342,600	-37.09	-34.28	-33.40
Trade, transportation & utilities (TTU)	-	-	7,900	0.69	3.95	11.15
Information	-	-	-22,700	-17.38	-10.60	6.29
Financial activities	-	-	2,500	0.67	13.52	17.70
Professional & business services	-	-	227,600	39.87	45.18	54.18
Education & health	-	-	276,300	52.22	58.80	79.29
Leisure & hospitality	+	-	132,000	34.20	27.88	41.74
Other Services	+	-	55,800	27.17	18.33	28.57
Government	-	-	98,500	13.07	14.47	24.26

<b>Sector notes</b>	<ul style="list-style-type: none"> <li>▪ Illinois posted a job decline of -0.24% in June 2009. Six out of ten sectors recorded net losses. Compared to May 2009, relative performance gains were recorded for Manufacturing (-1.63% to -0.48%), Information (-1.19% to -0.28%), and Other Services (-0.08% to 0.69%), whereas Construction (-0.92% to 2.39%), Leisure and Hospitality (-0.80% to 0.08%), and Government (-0.36% to -0.68%) faced major loss in performance.</li> <li>▪ In June, notable gains at the national level were recorded for the following sectors:             <ul style="list-style-type: none"> <li>○ Education and Health Services: 34,000 (0.18%)</li> <li>○ Other Services: 9,000 (0.17%)</li> </ul> </li> <li>▪ Major losses at the national level in June were:             <ul style="list-style-type: none"> <li>○ Manufacturing: -136,000 (-1.13%)</li> <li>○ Professional &amp; business services: -118,000 (-0.71%)</li> <li>○ Construction: -79,000 (-1.25%)</li> </ul> </li> <li>▪ For Illinois, major sectors posted job gains in June             <ul style="list-style-type: none"> <li>○ Professional &amp; business services: 2,400 (0.30%)</li> <li>○ Other Services: 1,800 (0.69%)</li> <li>○ Education and Health Services: 1,500 (0.19%)</li> </ul> </li> <li>▪ Following are the major sectors that lost jobs in June for Illinois:             <ul style="list-style-type: none"> <li>○ Government: -5,800 (-0.68%)</li> <li>○ Construction: -5,400 (-2.39%)</li> <li>○ Trade transportation&amp; utilities: -5,100 (-0.44%)</li> </ul> </li> <li>▪ For Illinois, in terms of 12-months aggregated account, Construction, Manufacturing, Trade, transportation &amp; utilities, Information, Financial activities, Professional &amp; business services, Leisure and Hospitality, Other Services, and Government all recorded net losses. Education &amp; health services was the only positive contributor.</li> </ul>
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**Illinois Employment Forecast Next 12 Months by Sector**

	June 2009	June 2010 (p)	Number of Jobs	Growth Rate %
<b>Total non-farm</b>	5,686,100	5,400,500	-285,600	-5.02%
<b>Construction</b>	220,600	191,700	-28,900	-13.10%
<b>Manufacturing</b>	581,000	482,700	-98,300	-16.92%
<b>Trade, transportation &amp; utilities</b>	1,155,800	1,082,000	-73,800	-6.39%
<b>Information</b>	107,900	99,500	-8,400	-7.78%
<b>Financial Activities</b>	385,300	370,800	-14,500	-3.76%
<b>Professional &amp; business services</b>	798,400	752,000	-46,400	-5.81%
<b>Education &amp; health</b>	805,400	803,500	-1,900	-0.24%
<b>Leisure &amp; hospitality</b>	518,000	514,900	-3,100	-0.60%
<b>Other services</b>	261,200	259,800	-1,400	-0.54%
<b>Government</b>	852,400	843,500	-8,900	-1.04%



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## Views mixed on lower-cost housing recs

(<http://www.pioneerlocal.com/glencoe/news/1657873.glencoe-affordable-070909-s1.article>)

July 9, 2009

By [KATIE OKON](#) Staff Writer

It was meant to be a public hearing on proposed changes to the zoning code in Glencoe, but Monday night's Zoning Commission meeting expanded into a debate on the broader issue of affordable housing in the community.

The intent of the meeting was to review and hear public comments regarding changes to the zoning code that would allow developers of affordable housing to increase building height from 31 feet up to 40 feet – but not to exceed three stories – and allow an increased impervious coverage on such a site. No particular development is before the commission.

The recommendation was brought to the commission from the Affordable Housing Committee. The Commission, in turn, was supposed to forward a recommendation to the village board.

The meeting is part of a process complying with the state's Affordable Housing Planning and Appeals Act of 2003, which requires municipalities to submit a plan for providing 10 percent of their housing stock for affordable housing.

The village adopted an affordable housing plan in 2005, that aims to "identify locations for, and to undertake steps to promote, affordable housing in a manner that preserves the character and environment of Glencoe and protects the public health and safety," the plan states.

Trustee Joe Keefe, a member of the three-person committee, spoke to the commission regarding his personal opinion on the issue.

"This is a textbook example of an unmanageable law," Keefe said.

According to Keefe, the affordable housing committee deliberately proposed the zoning code changes to align with incentives for developers of senior housing.

"The Senior housing standards were well crafted and well founded in their deliberations," Keefe said, adding that it affords the village protection if a developer were to come in and say, "why not affordable housing but with senior housing?"

Keefe stated that regardless of the commission's decision, he will ask his fellow trustees at the next board meeting to reconsider the increased building height change.

"I have offered my support of the recommendation the committee made but I am a staunch opponent of higher than 32 feet (for a building height)," Keefe said. "I have always been concerned about building height in Glencoe."

Resident Dan Stucka pointed out that 40 feet would not be the absolute peak height of a building; some part of the roof could be higher than 40 feet.

Zoning Board members decided to table the set of recommendations until Aug. 6 so more information could be gathered.

"I strongly support getting affordable housing in Glencoe, but we are being asked to hold our nose and vote on something that stinks," Zoning Board member Ed Goodale said.

Zoning Board member Steve Ross voiced a different opinion.

"I think the (affordable housing) committee debated lots of different things and came up with a very well reasoned approach," Ross said. "The affordable housing committee has provided a lot of discussion and insight so I come out differently as to how satisfied I am with the recommendation."

Residents react

Although the commission was unprepared to make a decision on the recommendations, many residents expressed thoughts and fears regarding the affordable housing issue as a whole.

Resident John McGarry went as far as to describe a possible future Glencoe if the village were to meet the 10 percent of housing stock set aside as affordable housing.

"Three hundred units shoehorned on Green Bay Road will send 600 children to our school for free for 13 years," McGarry said. "We will pay tons of taxes to subsidize all those low-income people paying nothing to live here."

While McGarry spoke of a possible future, resident Nalani McClendon, who was raised in Glencoe, described the past.

"Forty-five years ago was a very diverse community where village employees, teachers could afford to live in Glencoe," McClendon said. "It used to be a lot of different backgrounds but its not right now.

"If we acknowledge our history, we can make the changes we need and want in the 21st century."

Zoning Board member Jim Clark reminded the audience "there are two things we have been charged to talk about – increased height and impervious service area. We were directed by the board to discuss this, not any other issue.

"The only thing we get to do is pass this back to the board."

While the board decided to delay making a final recommendation on the proposed changes, resident Nancy Guenther urged the members to rethink making any decision.

"Your job is merely is to discuss it, you don't need to recommend anything," Guenther said. "I don't want you to feel pressure to pass it because this is not required by law.

"Once you change (the characteristic of Glencoe), its irreversible and you can't get it back."

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## Affordable housing incentives on Glencoe agenda July 6

(<http://www.pioneerlocal.com/glencoe/news/1647983,glencoe-housing-070209-s1.article>)

July 2, 2009

By [KATIE OKON](#) [kokon@pioneerlocal.com](mailto:kokon@pioneerlocal.com)

Glencoe resident Dan Stucka likes the diversity in the village. But when it comes to the current proposals Glencoe is considering in regard to affordable housing, Stucka is flat-out opposed.

The village is holding a meeting July 6 in which the Zoning Commission will consider amendments to the zoning code recommended by the Affordable Housing Committee that are meant to offer incentives to possible developers of affordable housing.

"I am not for the open-loop hole in the zoning code that allows building above tree level, which we don't allow now, and paving more lots with less green space, which we don't allow now," Stucka said. "If we increase the number of apartments, there is not as much green space, and more asphalt and parking spaces.

"In this day and age we don't want to encourage that."

According to Village President Scott Feldman, the incentives include "slightly higher building heights and a larger impervious surface area." The zoning code currently permits both incentives for senior and disabled housing.

"The (affordable housing) committee did a review and recommended two changes to put affordable housing on the same footing as housing for seniors and disabled persons," Feldman said.

The committee met in February to review the zoning codes and determine whether a modification was necessary to more effectively accommodate affordable housing in the village, Feldman said.

"Zoning should be sacred. We should not change that," Stucka said. "We are not required by law to change it either."

The latest recommendation is part of Glencoe's affordable housing plan. The plan, adopted March 17, 2005, was a requirement from the state's Affordable Housing Planning and Appeals Act of 2004.

Communities not exempt from the act were required to come up with an affordable housing plan that includes a list of goals for development of affordable housing.

According to Mandy Burrell, communications associate at the Metropolitan Planning Council, neighboring communities Lake Forest and Highland Park take the lead in the North Shore by instituting several programs to aid with affordable housing. Lake Forest accepted the donation of a piece of land that will be used to develop 17 new apartments.

"There is not a lot of space to develop new housing, so when an opportunity comes up it is a good way to get more affordable housing in the North Shore," Burrell said.

Highland Park has a community land trust, where land was donated to create a development with a portion of the units reserved to be affordable housing, said Burrell.

In Glencoe, there have not been any inquiries or indication anyone is interested in developing affordable housing, Feldman said.

"If someone wishes to use Glencoe for affordable housing why choose a location with one of the highest land cost areas in Illinois where you would get the least amount for your dollar," Feldman said. "You can go a few miles away and get more land for your money."

Their meeting to review recommended changes to the zoning code is for compliance with the affordable housing plan, not for people to come forward to build, Feldman said.

"There is no land to build, which is why I think some concerns people are expressing are misplaced," Feldman said.

Tom Sparks, a 22-year Glencoe resident, has been involved with the affordable housing issue for several years.

"Affordable housing advocates would dismiss us as misinformed," Sparks said. "I am going to the (July 6) meeting to try and truncate that."

While Sparks is not against the "concept of affordable housing" nor "the people that would come in," he is not supportive of the recommended changes to the zoning code.

"I am against granting exemption to anybody," Sparks said. "Restrictions are in place for various reasons."

Both Sparks and Stucka are concerned about what Sparks said are "hidden costs -- basically taxes."

According to Stucka: "We have 3,000 houses in Glencoe. All pay their fair share of taxes based on valuation. Property taxes are based on the amount paid by the owner and yet people will be allowed to use all services (offered in Glencoe) like going to school and not pay their fair share of taxes. So everyone's taxes goes up because people will use services without paying their fair share."

Stucka believes a better -- and far more transparent -- solution is direct aid that determines when the need ends and then gives to more deserving people.

"I am not worried about affordable housing in Glencoe right now, but you never know what might happen down the road," Sparks said. "If you provide all these exemptions, it will be cheaper for someone to come in and build."

"We need to be prudent and think long-term."

Feldman said the recommended changes to the zoning code affords the village a defense if somebody comes in the future and wants to apply outside changes to the code.

The July 6 meeting is scheduled for 7 p.m. in the Village Hall Council Chamber at 675 Village Court. A public hearing on the recommended changes is on the night's agenda.

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**July 1, 2009**

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## **Lake County Preservation Initiative Launched and Spearheaded by the Lake County Affordable Housing Commission**

The purpose of the Lake County Preservation Initiative is to create a countywide system that ensures affordable properties will remain affordable and in good condition. Initially the process will start by building support for affordable housing and by developing a comprehensive response to preservation needs. Data collection and analysis is critically important to the success of this project. The MacArthur Foundation has committed nearly \$50,000 to fund the research that will inform the work of the initiative and help create a plan that can be successful.

Lake County Board Member Anne Flanigan Bassi said, "We need to engage stakeholders and create an ongoing sustainable partnership to foster widespread understanding of the nature and scope of preservation issues in the county."

One of the challenges of preservation in Lake County is the highly diverse interests among the 52 municipalities.

Lisa Tapper, Affordable Housing Corporation of Lake County Executive Director, said, "Our goal is to create a plan that will help individual communities preserve their distinct character while still offering a range of housing options for Lake County's diverse workers and residents."

Lake County is abundant with preservation opportunities that can be used to create sustainable affordable housing and neighborhood stabilization countywide. For example, approximately 60% of the county's homes were built before 1979 and many properties have not had the benefit of consistent improvements and repairs. Additionally, many residents now occupy older summer homes that were not designed to be suitable for efficient year-round living.

More recently, Lake County has seen the impact of foreclosures and vacancies caused by the current economic crisis. In 2008, 4,124 homes filed for foreclosure, an increase of 85% since 2006. In the first quarter of 2009, another 1,478 filed for foreclosure. Many of these properties are in dire need of improvement.

The \$50,000 grant from The MacArthur Foundation will fund the research be conducted by the Metropolitan Chicago Information Center. Researches will identify the spectrum of preservation needs in Lake County, now and in the future, by examining both available housing and the people that need affordable housing in the county.

Lake County Board Chairman Suzi Schmidt said, "We want to gain input beyond the 'usual suspects' involved in housing and community development. We plan to reach out to other stakeholders through face-to-face conversations and community outreach events, and incorporate their feedback into the responsive strategies."

Outreach efforts will also serve to provide education and inspire new leaders to join our efforts. Such stakeholders include elected officials, planners, local government staff, developers, landlords, property managers, lenders, various community leaders and other appropriate stakeholders.

A steering committee will be formally launched in January 2010 and is expected to spend about 14 to 18 months analyzing research and developing a comprehensive preservation plan. Eventually a formal document will be created that describes the Lake County Preservation Initiative, need for preservation, barriers, responsive strategies and recommended action items. A series of community meetings will be held with widespread audiences to share these efforts.

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### **About the Affordable Housing Commission**

The Affordable Housing Commission was created in 1991 by the County Board

as a special task force to study the then-burgeoning affordable housing crisis, and to identify solutions. It still exists today as a public-private partnership. Its mission is to provide an expert resource for Lake County on affordable housing issues, and to promote policies, strategies and programs that increase and preserve affordable housing.

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August 13, 2009

Yesterday we received some information on the average sales prices and the average rental prices in Deerfield from Coldwell Banker Realtor, Sharon Kessel. Attached are charts on both the rental data and the sales data. Please note the rental data includes condos, townhomes, duplexes and single family-homes for rent, but does not include apartments.

Kathy and Jeff



### Rental Data for Multi-Family Dwelling Units (Condos, Townhomes, Duplexes)

MLS #	Status	Street Number	Street Name	Street Suffix	Unit Number	Rent Search Price	Total # Of Rooms	Bedrooms	Total Full/Half Baths	Type of House
07232849	RNTD	730	Chestnut	ST	A	\$1,600	6	2	1.1	1/2 Duplex
06996010	RNTD	730	Chestnut	ST	A	\$1,500	6	2	1.1	1/2 Duplex
07191804	RNTD	1183	DEERFIELD	RD	B	\$750	3	1	1	Condo
07039028	RNTD	1156B	OSTERMAN	ST	B	\$900	4	1	1	Condo
07271939	RNTD	1179	DEERFIELD	RD	B	\$1,000	4	2	1	Condo
06978268	RNTD	382	Kelburn	RD	121	\$1,150	3	1	1	Condo
06980513	RNTD	561	Deerfield	RD	2W	\$1,200	5	2	1	Condo
06955995	RNTD	351	Kelburn	AVE	316	\$1,700	4	2	2	Condo
07017727	RNTD	610	Robert York		406	\$1,900	4	2	2	Condo
07006509	RNTD	419	Birchwood	AVE		\$2,400	8	3	2	Condo
07029821	RNTD	1155	NORTH	AVE		\$3,500	10	5	3.2	Condo
07067725	RNTD	412	Kelburn	RD	315	\$1,700	5	2	2	Condo, Low Rise
06977675	RNTD	362	Kelburn	RD	225	\$2,000	5	2	2	Condo, Low Rise
07054330	RNTD	432	Kelburn		322	\$1,750	4	2	2	Condo, Mid Rise
07143585	RNTD	610	Robert York	AVE	306	\$1,950	5	2	2	Condo, Mid Rise
06938108	RNTD	640	Robert York	AVE	409	\$2,100	6	2	2	Condo, Penthouse

06932245	RNTD	623	Waukegan	RD		\$1,250	5	2	1	Townhouse
07017789	RNTD	623	Waukegan	RD		\$1,250	5	2	1	Townhouse
07211431	RNTD	425	ELM	AVE	D	\$1,370	5	2	2.1	Townhouse
06897634	RNTD	1117	Waukegan	AVE		\$1,375	7	3	1.1	Townhouse
07195459	RNTD	1331	Barclay	LN		\$1,450	5	2	1.1	Townhouse
07168981	RNTD	1350	BARCLAY			\$1,300	5	2	1.1	Townhouse
07057384	RNTD	812B	Chestnut	ST		\$1,500	5	1	1.2	Townhouse
07237875	RNTD	1302	BARCLAY	LN		\$1,450	5	2	1.1	Townhouse
07122452	RNTD	353	Kildeer	LN		\$1,650	6	3	2.1	Townhouse
06952531	RNTD	666	MALLARD	LN		\$1,900	10	2	3.1	Townhouse
07130027	RNTD	345	Kildeer	LN		\$1,850	8	3	3.1	Townhouse
07005375	RNTD	520	South Commons	CT		\$1,950	6	3	2	Townhouse
07165746	RNTD	520	South Commons	CT		\$1,850	6	3	2	Townhouse
07066451	RNTD	343	Milford	RD		\$2,400	6	3	2.1	Townhouse
06820615	RNTD	513	Kelburn			\$2,500	6	3	2.1	Townhouse
07160077	RNTD	510	Commons	DR		\$1,850	6	3	2	Townhouse, Ground Level Ranch

Average Rent for Multi-Family Units: \$1,687

### Rental Data for Single-Family Dwelling Units

MLS #	Status	Street Number	Street Name	Street Suffix	Unit Number	Search Price	Total # Of Rooms	Bedrooms	Total Full/Half Baths	Type of House
06962882	RNTD	908	Holmes	AVE		\$1,150	6	3	1.1	Single Family-1 Story
07198478	RNTD	713	CHESTNUT			\$1,195	4	1	1	Single Family-1 Story
07065493	RNTD	1335	CARLISLE	PL		\$1,150	6	3	2	Single Family-1 Story
07063095	RNTD	1112	WILLIAMS	AVE		\$1,250	6	3	1	Single Family-1 Story
07079247	RNTD	1010	Springfield	AVE		\$1,150	5	2	2	Single Family-1 Story
07204597	RNTD	1233	Woodruff	AVE		\$1,200	5	3	1.1	Single Family-1 Story
06859161	RNTD	1106	Davis			\$1,250	6	3	1	Single Family-1 Story
07193976	RNTD	1444	GREENWOOD	AVE		\$1,400	6	3	1.1	Single Family-1 Story
07211575	RNTD	1024	Oakley	AVE		\$1,200	5	2	1	Single Family-1 Story
07284958	RNTD	1106	Davis			\$1,200	6	3	1	Single Family-1 Story
07211512	RNTD	1062	CENTRAL	RD		\$1,600	7	3	1	Single Family-1 Story
07255609	RNTD	938	HEMLOCK	ST		\$1,700	7	3	1	Single Family-1 Story
06955194	RNTD	1014	Brookside	LN		\$1,795	6	3	2	Single Family-1 Story
07114321	RNTD	1345	Linden	AVE		\$1,900	7	3	2	Single Family-1 Story
07159531	RNTD	1224	Warrington	ST		\$2,000	6	3	2	Single Family-1 Story
07240742	RNTD	964	BROOKSIDE			\$2,000	6	3	2	Single Family-1 Story

07021812	RNTD	810	Brand	LN		\$2,100	9	3	3	Single Family-1 Story
06998438	RNTD	1345	Linden	AVE		\$2,200	7	3	2	Single Family-1 Story
07160017	RNTD	949	Central	AVE		\$2,025	8	4	3	Single Family-1 Story
07217310	RNTD	912	WARRINGTON	RD		\$2,250	8	3	2.1	Single Family-1 Story
06998215	RNTD	1029	Rosemary	TER		\$2,800	9	3	2.1	Single Family-1 Story
06913476	RNTD	525	Pine	ST		\$2,200	8	3	2	Single Family-1 Story, Single Family-2+ Stories
06992206	RNTD	1321	ELMWOOD	AVE		\$1,250	6	3	1	Single Family-1 Story, Ground Level Ranch
07140672	RNTD	523	SOUTH COMMONS	CT		\$2,295	6	3	2	Single Family-1 Story, Ground Level Ranch
07063591	RNTD	1314	Stratford	RD		\$1,650	8	3	2	Single Family-2+ Stories
07231993	RNTD	1132	Camille	AVE		\$1,700	7	3	2	Single Family-2+ Stories
07085514	RNTD	639	castlewood	AVE		\$1,550	8	4	2.1	Single Family-2+ Stories
07150875	RNTD	685	Indian Hill	RD		\$1,825	8	4	2	Single Family-2+ Stories
07021786	RNTD	1631	Montgomery	RD		\$1,600	7	3	2	Single Family-2+ Stories
07051922	RNTD	425	Willow	AVE		\$1,800	7	3	2	Single Family-2+ Stories
07162489	RNTD	1121	Kenton	RD		\$1,800	7	3	1.1	Single Family-2+ Stories
07241073	RNTD	1314	Stratford	RD		\$1,800	8	3	2	Single Family-2+ Stories
07263683	RNTD	429	Indian Hill	RD		\$1,800	8	3	2	Single Family-2+ Stories
07143679	RNTD	1248	HACKBERRY	RD		\$1,950	8	4	2.1	Single Family-2+ Stories
06917635	RNTD	429	Indian Hill	RD		\$2,000	8	3	2	Single Family-2+ Stories

07089696	RNTD	1240	ANTHONY	LN		\$1,700	7	3	2	Single Family-2+ Stories
07280787	RNTD	37	Forestway	DR		\$2,000	8	4	2.1	Single Family-2+ Stories
06972129	RNTD	1300	CHARING CROSS	RD		\$2,100	8	4	2	Single Family-2+ Stories
07097213	RNTD	905	Forest	AVE		\$2,100	7	3	1.1	Single Family-2+ Stories
07151981	RNTD	29	Ellendale	RD		\$2,000	10	4	3.1	Single Family-2+ Stories
06913885	RNTD	944	Warrington	RD		\$2,000	7	3	1.1	Single Family-2+ Stories
07232711	RNTD	944	WARRINGTON	RD		\$2,100	7	3	1.1	Single Family-2+ Stories
07018444	RNTD	745	Carlisle	AVE		\$2,100	8	3	2.1	Single Family-2+ Stories
07086027	RNTD	1240	HACKBERRY	RD		\$2,100	8	4	2.1	Single Family-2+ Stories
07214115	RNTD	1316	Oxford	RD		\$2,300	8	3	2	Single Family-2+ Stories
07027164	RNTD	232	Willow	AVE		\$2,000	8	4	2.1	Single Family-2+ Stories
07022128	RNTD	1150	Walden	LN		\$2,400	10	4	3	Single Family-2+ Stories
07121152	RNTD	1102	Country	LN		\$2,350	8	4	3.1	Single Family-2+ Stories
07237939	RNTD	905	BIRCH	CT		\$2,400	8	4	2.1	Single Family-2+ Stories
07086878	RNTD	647	Ambleside	DR		\$2,500	10	4	2.2	Single Family-2+ Stories
07132954	RNTD	1669	LAKE ELEANOR	DR		\$2,500	9	4	3	Single Family-2+ Stories
06943812	RNTD	924	FOREST	AVE		\$2,850	10	4	3.1	Single Family-2+ Stories
07032485	RNTD	1130	Osterman	AVE		\$2,500	9	4	4.1	Single Family-2+ Stories
06932984	RNTD	635	Ambleside	DR		\$2,850	10	5	3.1	Single Family-2+ Stories

07005428	RNTD	1014	Greenwood	AVE		\$2,700	9	4	4.1	Single Family-2+ Stories
07040560	RNTD	1152	Prairie	AVE		\$3,200	13	4	3.1	Single Family-2+ Stories
07051828	RNTD	1015	STRATFORD	RD		\$3,000	11	4	3.1	Single Family-2+ Stories
07095193	RNTD	1563	Hawthorne	PL		\$2,950	9	4	3.1	Single Family-2+ Stories
07140857	RNTD	1114	Davis	AVE		\$3,250	9	4	3.1	Single Family-2+ Stories
06719666	RNTD	1026	Greenwood			\$3,290	10	4	3.1	Single Family-2+ Stories
06996018	RNTD	1114	Davis	AVE		\$3,300	9	4	3.1	Single Family-2+ Stories
07072486	RNTD	962	CENTRAL	AVE		\$3,250	9	4	3.1	Single Family-2+ Stories
07155395	RNTD	1504	CROWE	AVE		\$3,500	15	4	4.1	Single Family-2+ Stories
07064012	RNTD	740	Deep Dene	RD		\$3,800	9	4	4.1	Single Family-2+ Stories
06913729	RNTD	885	NORTH	AVE		\$4,000	11	5	3.1	Single Family-2+ Stories
06850553	RNTD	1322	Warrington	RD		\$5,000	11	5	3.1	Single Family-2+ Stories

**Average Rent for Single-Family Units: \$2,179**