Housing & Neighborhoods

Carbondale's long-term future as a community is inextricably tied to its housing conditions. Housing is central to almost any discussion about City affairs, no matter whether the focus is on economic development opportunities, student enrollment trends at SIU, or the ability to simply walk from one neighborhood to another. The reason for a focus on housing was evident in public meetings and Comprehensive Plan Review Committee discussions: deteriorating neighborhoods need to be rehabilitated to avoid further decline. The timing of this critical housing issue is not by chance. It is a culmination of several long-term trends: historic disinvestment in rental units aimed at a captive student population, recent increases in rental market supply created by new housing options near campus, and an aging housing stock that, without rehabilitation is approaching obsolescence. Carbondale's current housing challenge may be succinctly summarized: How may the City, together with SIU, spark increased reinvestment in aging neighborhoods?

The answer is not as simple. Identifying the proper actors and funding sources for housing improvements offers a long list of potential options. Any long-term solution will require many levels of partnership, whether between City and University or neighborhoods, owners, and developers. This chapter brings together potential solutions and strategies that can serve as immediate, mid-term, and long-range initiatives to improve existing housing conditions.

While one challenge is to sustain the integrity of existing neighborhoods, another task is to address future housing needs. Having a diverse stock of housing – new and old, big and small – is instrumental in offering choice and providing for the individual needs of all households, regardless of economic stature. Besides price and location, another consideration is the design of neighborhoods. The suburban development that occurred in the late-20th century departed from the established town settlement pattern near the core of the city. New housing development needs to reflect growing demand for neighborhood-style patterns that are once again integrated to the existing fabric of the community. This new development should be located near other uses for ease of access, accessible to local services, offering transportation options, and preserving resources through innovative subdivision design.

4.1 Introduction

Carbondale residents wish to enjoy quality housing and the positive impact that well-designed neighborhoods can have on the image and attitude of the community. From the outset of this planning process, housing has taken the lead as one of the key issues facing the community. The current state of neighborhood conditions is a central issue. Issues voiced by citizens, organizations, and officials indicate that addressing existing housing conditions and demands are primary components to a successful future. Stakeholder input resulted in the assembly of several key issues related to existing housing and neighborhood conditions.

Concurrent with job and population growth, Carbondale's stock of housing and neighborhoods will continue to grow. Based on citizen concerns and comments about existing developments, it is essential to recognize that creating future housing options and designs will require additional development standards. Providing quality housing and neighborhoods is fundamental in creating a desirable place to live. In fact, residents supported this premise through their comments indicating their desire for attractive, landscaped, and well-connected neighborhoods.

4.2 Purpose

The purpose of this chapter is to identify solutions to ensure the community meets its existing and future housing needs. This is accomplished by providing access to safe, quality, and affordable housing within livable, attractive neighborhood environments. Furthermore, the types of housing, their arrangement and design, and integration of open space and amenities contribute significantly to the quality appearance and character of the community. The City's economic health relies, in part, on its ability to preserve its well-established neighborhoods while planning for the development of new living environments that meet the physical, social, and economic needs of its residents.

This chapter is divided into three sections:

- Discussion of trends affecting existing neighborhoods and future housing availability, which also includes an inventory of existing City programs.
- Recommendations of strategies and actions for maintaining and improving Carbondale's neighborhoods, those existing and those planned for the future.
- List of existing City housing grants and program summaries.

A summary of the key focus areas and strategies is as follows:

Focus Area 4.1: Rehabilitating existing housing stock.

- **Strategy 1:** Promote opportunities for neighborhood improvements and housing stock rehabilitation.
- **Strategy 2:** Strengthen the ability of local organizations to work on housing issues in existing neighborhoods.

Focus Area 4.2: Defending neighborhood integrity in existing neighborhoods.

- **Strategy 1:** Protect the integrity of single family neighborhoods in regards to housing and site conditions.

Focus Area 4.3: Ensuring affordable and sufficient housing options in the future.

- **Strategy 1:** Provide housing options and assistance to lower income and elderly residents, both now and in the future.
- **Strategy 2:** Utilize the land development regulations to encourage the development of moderate and upper income level housing in the community.

Focus Area 4.4: Designing neighborhoods and developments as special places

- **Strategy 1:** Improve subdivision design standards to include additional criteria addressing site design and create livable neighborhoods for young families.

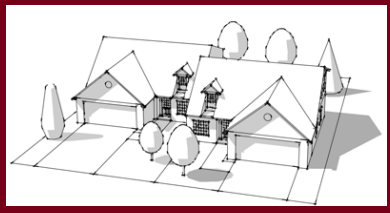
Summary of Housing Needs, Conditions, and Programs

Mixture of Housing Types

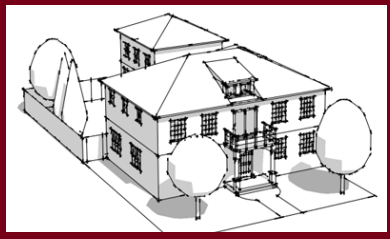
Carbondale has a narrow range of owner occupied neighborhoods and housing types, with the current mix being mostly single-family detached homes. Since 88 percent of the existing owner-occupied housing units are single-family detached, there is little choice between unit types. Within the broad single-family category, most development is suburban in character with some estate development in the form of one-acre or larger lots. These housing types are primarily located on the fringe of the community and throughout the 1.5 mile extraterritorial jurisdiction. While single family detached homes makes up the majority of owner occupied units, there are other options including duplex and multiplex developments. The rental market provides a wide range of options from single family detached to large apartment complexes, and everything in between.

In the future, aging residents may desire to have more housing options available, including additional assisted living and continuing care facilities. Units marketable to households that are "downsizing" should both be permitted and encouraged in appropriate locations. Examples of these units are depicted in **Figure 4.1, Alternative Housing Types**, and options may include duplexes, patio homes, townhomes, and multiplexes. Additionally, there is a market for suburban-style living in detached single-family homes on larger lots. This being so, they should be developed on more connected, grid-like street networks. These networks should feature multiple connections to the major street system and, eventually, to the broader regional transportation system.

Figure 4.1 | **ALTERNATIVE HOUSING TYPES**



Duplex



Patio Home

Townhouse

Multiplex (side view with two of three entrances shown)

Jobs – Housing Balance

Maintaining a balance between jobs and housing is needed to ensure that residents can both live and work in the community. Not only does this balance contribute to quality of life, it is also a major factor in the siting of new businesses in Carbondale. Attracting new business relies upon the host city having an adequate housing supply for potential workers. Even retaining businesses and providing for their expansion relies upon a healthy housing market that offers adequate choice in housing and living environments. While adequate jobs are an asset, it is indicative of a need to be wary of the implications of a jobs-to-housing imbalance. Longer commutes and lower quality of life are possible results of a local housing market that has a scarcity of housing units at different prices.

Housing Vacancy and Turnover

At any given point in time, a portion of the housing stock is vacant. These vacancies are essential to a healthy functioning housing market. When vacancy rates are too low, demand for housing will push up rents and prices as consumers vie for scarce units. When vacancy rates are high, new households can be accommodated by

Figure 4.2 | **VACANT RENTAL UNITS**

High rates of rental properties are clustered in neighborhoods near the SIU campus. While the individual units can be unsightly, the overall effect is a blighted community. Marginal properties, such as the rental unit pictured above, are at risk of prolonged vacancy as the rental housing supply increases.

the existing stock of housing, and the demand and prices drop. The recent addition of roughly 2,000 housing units to the local housing market since 2006, has created a surplus of rental options. While most of these units are intended as student rentals, it will have an effect on the housing market as a whole. In particular, it will have an impact on the least desirable rental units that exist in neighborhoods near the campus. This impact will be felt through declining renter interest and lower rent price points, possibly to the level that the housing unit is not a viable investment property.

According to the American Community Survey (2006-2008), the City had a relatively high 16.6 percent vacancy rate among all housing units and 13.2 percent vacancy for rental units. This rate is slightly higher than the State, which had rates of 9.3 percent and 7.7 percent, respectively. The American Community Survey estimated a total of 12,053 housing units in Carbondale. In terms of housing tenure, this same estimate broke down the homeownership rate as 29.3 percent owner-occupied and 70.7 percent renter-occupied. This tenure ratio represents an inverse relationship to the average national rate of homeownership (one-third rental versus two-thirds homeowner). Current rental market conditions, as depicted in **Figure 4.2, Vacant Rental Units**, have sufficient demand at the moment, but the full impact of the recent boom in housing development has yet to be seen.

Vacancy rates are identified at the block group level in **Map 4.1, Vacancy by Block Group**. Within the city limits, there are noticeably higher percentages of vacant residential units in the eastern portion of the city. Most block groups on the west side are zero to ten percent vacant, while the groups to the east are vacant between 10 to 20 percent.

Rental and Owner-Occupied Housing Conditions

According to residents and others who participated in the planning process, there are many off-campus rentals units that are in poor condition. As the community's housing stock ages, and with the continued reliance on rental housing to serve the student and low-income population, there are visible signs of neighborhood distress. Protecting neighborhood integrity is one of the key issues in this Plan.

Compounding this troubling situation in the City are the housing conditions that resulted from SIU's dramatic growth in

HOW IMPORTANT ARE THE EXISTING HOUSING STOCK CONDITIONS?

92% of the housing units that will be in Carbondale in the Year 2030 are already here today.

the 1970's. The conversion of homes into rooming houses, garages into dwelling units, and incompatible high density uses have hindered the revitalization efforts in some neighborhoods. The City and University need to work together to address this difficult situation.

As identified in **Map 4.2, Housing Tenure by Block Group**, several clustered block groups just south of Highway 13 make up a substantial area that has zero to 20 percent home ownership. This area is in the heart of the neighborhoods that surround the SIU campus. Smaller clusters southeast of this area and directly north of this area have only 20 to 40 percent ownership. The high rates of rental occupancy can make revitalization efforts in these areas difficult. Other areas within the City that do have a higher owner occupancy rate may be a candidate for neighborhood integrity protection measures.

Table 4.1
Owner-Occupied Home Sales

	Homes Sold	Average Sale Price	Total Sale Price
Year 2007-2009 Owner-Occupied Home Sales			
January	12	$ 126,538	$ 1,518,456
February	8	$ 81,125	$ 649,000
March	10	$ 84,000	$ 840,000
April	13	$ 121,600	$ 1,580,800
May	22	$ 119,409	$ 2,626,998
June	28	$ 169,910	$ 4,757,480
July	36	$ 117,447	$ 4,228,092
August	26	$ 109,837	$ 2,855,762
September	13	$ 114,857	$ 1,493,141
October	13	$ 131,469	$ 1,709,097
November	13	$ 106,904	$ 1,389,752
December	12	$ 107,742	$ 1,292,904
Year 2007		$ 115,903	$ 24,941,482
Year 2008 Owner-Occupied Home Sales			
January	9	$ 147,788	$ 1,330,092
February	12	$ 101,262	$ 1,215,144
March	9	$ 136,056	$ 1,224,504
April	15	$ 105,997	$ 1,589,955
May	22	$ 143,864	$ 3,165,008
June	19	$ 117,773	$ 2,237,687
July	44	$ 114,387	$ 5,033,028
August	31	$ 108,538	$ 3,364,678
September	15	$ 127,567	$ 1,913,505
October	8	$ 101,251	$ 810,008
November	4	$ 89,183	$ 356,732
December	5	$ 109,400	$ 547,000
Year 2008		$ 116,922	$ 22,787,341
Year 2009 Owner-Occupied Home Sales			
January	6	$ 178,250	$ 1,069,500
February	7	$ 100,371	$ 702,600
March	6	$ 121,500	$ 729,000
April	8	$ 129,613	$ 1,036,900
May	7	$ 118,293	$ 828,050
June	35	$ 129,021	$ 4,515,750
Year 2009		$ 129,508	$ 8,881,800

Housing Age

In some areas within the City the housing stock is older and in need of maintenance or rehabilitation. Typically, housing needs significant repairs after 20 years. At present, over 10,000 units in the City are older than 20 years. The 1960's and 1970's saw a significant expansion of the residential housing stock with 6,242 units constructed. Multi-family units comprised many of the new units at that time and have provided a substantial portion of the rental pool over the recent decades. In addition to the age of the units, many of them served as student housing, which typically increases the need for repairs and maintenance.

Until the recent addition of multi-family options, owners of rental property have had a steady pool of student renters and did not have to upgrade their units to successfully rent them. The construction of new multi-family housing will change this dynamic and will likely require an upgrade of the older units in order for them to remain competitive.

Southern Illinois University faces similar issues with an aging housing stock. Many of the University's units were built 40 years ago and suffer from deferred maintenance, as well. The recent apartments built at Grand Avenue and Wall Street have been very popular as a newer housing option offered by the University. Likewise, there have been discussions to demolish the existing Southern Hills housing and create new retirement housing in order to respond to that expanding segment of the market.

As depicted in **Map 4.3, Median Year Structure Built By Block Group**, the median age of housing stock is well over 20 years old. Not surprisingly, the core neighborhoods, included in block groups 108.05 and 108.06, maintain buildings that were built from 1940 to 1950 on average. Other groups located in the periphery of the city have an older median age of buildings, averaging construction dates between 1951 and 1960. Block groups 114.01 and 114.02 both show a higher median, averaging from 1981 to 1990, implicating more recent residential development is being pursued in that southeast area.

Housing Needs

Carbondale's population is anticipated to grow from 25,597 people in 2000 to about 30,000 by the year 2030 (target population), an increase of 4,403 people. The year 2000 average household size was 1.99 persons. Assuming this number remains steady, Carbondale will need to add 74 households per year until 2030. This number is conservative since it does not account for the number of homes that will be needed to replace housing units that are functionally obsolete or demolished.

Looking at the bigger picture over the next two decades allows for a more balanced view as to what type of growth is possible. The City will need approximately 2,212 housing units of various types to accommodate its projected population and maintain a healthy, balanced housing market. Rather than seek a comparable ratio of ownership to rental units over time, there should be a focus on increasing the owner-occupied units. Achieving a ratio of 50/50 between owner and renter would be an acceptable goal.

Recent Construction and Sales

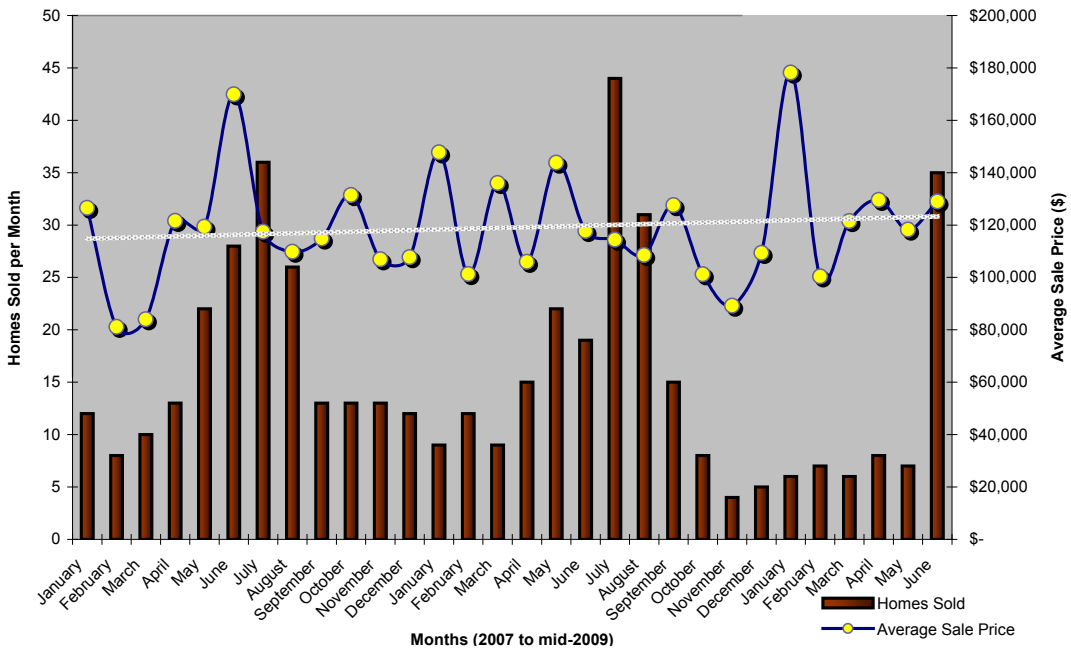
As displayed in **Table 4.1, Carbondale Owner-Occupied Home Sales**, the owner-occupied housing market has seen a slight, but not overly dramatic, slowdown in the recent recession. Most of the 2007-2009 owner occupied home sales averaged a sale price of about $120,000 according to **Figure 4.3, Owner-Occupied Home Sales and Average Price**. This home sale price illustrates that Carbondale housing prices are relative to incomes and the market is still active with buyers and sellers.

4.3 Plan Focus Areas and Strategic Recommendations

Focus Area 4.1 – Rehabilitating existing housing stock

The community must remain cognizant of its older housing stock as rehabilitation and reinvestment will become increasingly important to the integrity and vitality of neighborhoods within the original City core. There are distinct neighborhood differences as housing in the central neighborhoods is older and may warrant reinvestment. Code enforcement and basic building maintenance are critical issues in these neighborhoods. Comments by residents at public meetings indicated concerns about rental unit over-occupancy and external appearance, particularly those areas along major roadways. Some suggested the need for stricter regulations or increased enforcement of existing requirements. Others emphasized the need to improve basic cleanliness and property maintenance.

Figure 4.3 | **OWNER-OCCUPIED HOME SALES AND AVERAGE PRICE**



Strategy 1: Promote opportunities for neighborhood improvements and housing stock rehabilitation.

Rationale:

Established neighborhoods often lack the size, design, and amenities of newer housing developments. However, older neighborhoods offer intangibles such as history, culture, proximity, and, often, a stronger sense of community. In Carbondale, some older neighborhoods have been well maintained, while many others require infill development, infrastructure (streets, sidewalks, street lights, drainage) improvements, and further revitalization efforts. While the impacts of history, neglect due to poverty, and inappropriate surrounding land uses may make recovery difficult for some neighborhoods, most offer an opportunity for renewal and long-term viability.

Actions and Initiatives

a. Encourage redevelopment in target areas through programs that rewards infill redevelopment in Carbondale neighborhoods. Such a program could target lots that have recently demolished structures so that those lots are put back onto the market and tax rolls.

b. Form a target-area community investment program focused on infrastructure improvements within at-risk neighborhoods. The purpose of this program is to provide a dedicated source of annual funding for use in making improvements and leveraging private reinvestment.

Figure 4.4 | **EXISTING HOUSING STOCK**

The condition of the existing housing stock is a primary concern to many residents and planning process participants. Carbondale developed much of its housing stock in the middle of the previous century. As a result, many of the housing concerns are associated with older homes: improving energy-efficiency, retrofitting for accessibility, rehabilitating for modern interiors, and addressing infill design issues. Shown above are three examples where reinvestment in older housing has positively impacted the neighborhood.

c. Review the feasibility for infill development and redevelopment based upon the costs of land purchase and development. Infill development can help meet the need for additional housing units in the community.

d. Focus on park and recreation improvements as a means for elevating neighborhood viability. In concert with **Chapter 2, Land Use Character and Community Growth**, highlight the importance of clean, safe, well-maintained, and vibrant neighborhood parks as an anchor for strong, established neighborhoods. Another neighborhood-scale open space amenity would be the creation of neighborhood gardens, which can be located in existing parks or as a temporary use on vacant lots.

e. Pursue alternative code enforcement methods in an endeavor to be more proactive and ensure positive outcomes. Consider use of an advocacy program to aid in code compliance rather than citing noncompliant property owners. A key element may be the cross-training of enforcement advocacy officers in conflict management/resolution.

f. Continue the Mandatory Rental Inspection Program, which enforces property maintenance standards. Code enforcement was widely discussed as a top issue during the Community Symposium. This program is important not only for the safety of occupants, but it also serves to maintain property values and helps to stabilize older neighborhoods. As such, the Building & Neighborhood Services Division schedules required inspections and follows up to ensure that all noted code violations and deficiencies found are properly corrected in a timely manner.

g. Strictly enforce the repeat offenders of the Mandatory Rental Inspection Program so that chronic problem properties are addressed. Annual inspections, rather than every three years, may be required for properties that continue to blight the neighborhood.

h. Expand the Rental Housing Conversion Program that provides a $5,000 grant to encourage the conversion of single-family rental units to owner-occupied

units. This supports the level of home ownership that will strengthen and revitalize established neighborhoods.

Strategy 2: Strengthen the ability of local organizations to work on housing issues in existing neighborhoods.

Rationale:

The amount of maintenance performed on housing and property can impact neighborhood appearance and create a lasting impression. Freshly painted and well-maintained homes and properties are indicative of a promising future. Adversely, housing and properties in need of upkeep can be an indication of a community in a state of disrepair and decline. Appearance can also be correlated to community pride in ownership, perception, property values, maintenance costs, and quality of life. While private owners can and should work to maintain their properties, there are other housing groups that can offer technical or financial assistance. Complex rehabilitation projects can oftentimes only be completed with the help of a third-party organization that addresses housing issues on a professional basis.

Figure 4.5 | **CODE ENFORCEMENT**

"If code enforcement had been stronger for many years, there would still be problems. However, there would be far fewer housing issues than Carbondale faces today."
Comprehensive Plan Review Committee

Actions and Initiatives

a. Initiate a City-sponsored Housing Action Plan that will monitor and evaluate housing development in the future. This Plan may be largely derived from action items in this Comprehensive Plan. However, it will be supplemented annually with housing data and measurable accomplishments (i.e. number of new housing units built at each price point, grant dollars invested in housing programs, homes rehabilitated, or homebuyer classes offered locally).

b. Develop a not-for-profit housing organization to act as a 'lead agency' in housing related projects and grant applications. This not-for-profit housing organization may be formed in collaboration with SIU or involve SIU faculty and students workers. The presence of a local not-for-profit organization will allow more grant money to flow into local redevelopment projects. Without this agency, as currently exists, the City cannot apply for certain grants since there is no lead agency to control the project. Also, a not-for-profit organization would aid the City in administering its homebuyer programs and conducting credit counseling classes. While the City can play a supportive role, it cannot step up to that position, as noted in **Figure 4.7, Housing Financing Options and Leadership Needed**. (see page 4.11). There is an unfilled niche in this respect, and it will be a critical step to build this organizational capacity.

c. Continue working with Crosswalk, the local Community Action Program (CAP) on housing programs and grant proposals. Since the nearest CAP program is located in Murphysboro, and not locally in Carbondale, it will be necessary to strengthen the ties between Carbondale and Crosswalk. Crosswalk not only has a housing program, but also has an energy-efficiency retrofit and weatherization program that assists homeowners with improvements outside the City limits.

Figure 4.6 | **FAMILIES FIRST**

Carbondale would like to strengthen its focus on being a "family-first" community. This stands to reason since many households are larger, younger families that were attracted by the special quality of life. Below are three critical issues for family life in Carbondale:

1. Parks and open space opportunities should target all age levels so that whole families can enjoy the outdoors.
2. Work closely with the local school districts to ensure that schools can accomodate expected growth within the community.
3. Pedestrian mobility systems should support walking and biking to school and for recreational purposes.

d. Strengthen the ability for local organizations, such as the Western Egyptian Economic Opportunity Council (WEEOC) and the City to support weatherization and energy-efficiency improvements in existing neighborhoods. The efforts of WEEOC need additional support so that there are more weatherization improvement options available to residents as illustrated in **Figure 4.8, Adapting Older Homes** (see page 4.12). The City may actively support these organizations by partnering with them in grant applications. Additional steps may be taken by the City, such as hosting weatherization open houses or organizing energy-efficiency audits.

e. Continue to offer a quarterly local homebuyer education course in Carbondale that will educate residents about the purchasing and mortgage process. These classes are not only an educational tool for the prospective homebuyer looking to learn about the process, but also this class is a prerequisite for homebuyers interested in grant funds.

f. Seek the participation of churches, civic organizations, schools, and businesses in neighborhood improvement and revitalization efforts.

g. Coordinate with SIU to expand student educational programs on housing and building codes and being a good neighbor. Such education can focus on rights and responsibilities of renters in the established neighborhoods. This program might also include an outlet or mechanism for student code complaints, such as a website or hotline number. Links should be made between the SIU and City's websites.

h. Preserve the appearance of a single-occupant residence typology by using design and development standards related to parking; exterior entrances on separate sides; and placement of meters, addresses, and mailboxes.

i. Provide technical guidance to the "Map Your Neighborhood" efforts related to emergency preparedness. In light of the initial success of this program, there should be an effort to further build upon its work and expand the program to other neighborhoods.

Focus Area 4.2 – Defending neighborhood integrity in existing neighborhoods

In Carbondale's context, some older neighborhoods have been well maintained, while others require infill development, infrastructure improvements, and further revitalization efforts. While the impacts of history, neglect due to

poverty, conversions to student rental use, and inappropriate surrounding land uses may make recovery difficult for some neighborhoods, most offer an opportunity for renewal and long-term viability.

Strategy 1: Protect the integrity of single family neighborhoods in regards to housing and site conditions.

Rationale:

Continue to work with SIU on mutually beneficial issues of housing. Since a majority of students live off campus, this may strain the housing and transportation networks in the immediate vicinity of the campus. There are issues of faculty and staff housing that should be addressed, as well as the housing options for those students who live off campus. These issues are similar to the issues already targeted in this chapter and many of the recommendations will benefit the SIU community. That being said, the University and City must continue working together to find workable solutions to housing issues in the existing single family neighborhoods and those neighborhoods around the University.

Actions and Initiatives

a. Create a neighborhood-oriented planning program to help the community form neighborhood associations and develop neighborhood plans. A neighborhood plan may include elements that would normally be required for a housing grant submittal and could, thus, be very effective as a grant administration tool. Such a plan would highlight potential development/ redevelopment sites, infrastructure improvements, and link current issues to solutions. (See **Figure 4.9, Campus Neighborhood Plan page 4.13)**,

b. Formalize neighborhood groups through identifiable maps that distinguish neighborhood boundaries. The residents in the neighborhoods can then create neighborhood groups or homeowner organizations. As drafted in **Map 4.4, Conceptual Neighborhood Organization Boundaries**, the different areas of Carbondale are identified in order to start a neighborhood organization movement. More defined boundaries and designation of neighborhoods will likely occur as the process evolves.

c. Work with neighborhood organizations on prioritizing local infrastructure improvements and identifying likely candidates for capital improvements. Such improvements may include street and alley improvements, parking

Figure 4.7 | **HOUSING FINANCING OPTIONS**

Housing grant funds are very competitive and Carbondale must re-apply each year. Since yearly funding levels ebb and flow, there is some variability in the overall funding levels. However, external funds play an important role in Carbondale since these funds are almost the only source of funds used in existing neighborhoods on rehabilitation, demolition, and education efforts. The older housing stock in the City will require future improvements and any source of grant funds will fulfill this niche in the community. Creating a new housing organization will diversify funding options so that the City is not entirely reliant on state housing dollars. A non-profit organization can assume the role of the 'lead agency. ' This designation is critical for grant applications and housing development. The interrelated role of the 'lead agency' is one that affects many organizations by partnering on many housing projects.

Figure 4.8 | **ADAPTING OLDER HOMES**

As housing units age, there are upgrades needed to keep them relevant to occupants. Energy-efficiency and handicapped-accessibility improvements are common investments. Straightforward improvements, such as a wheelchair ramp, can increase the life of the home and provide a valuable amenity. Communicating the availability of funding options to residents should be one of the topics at the annual Neighborhood Alliance meeting.

restrictions, shielded street lighting, improved pedestrian lighting, added green space, improved public streetscape/ landscape, and new signage. This neighborhood improvement list will also be a source of site specific information (improvements, history, etc.) for any future grant application that involves that area.

d. Provide technical planning support for established subdivisions and newly created neighborhood organizations. Such support could address issues related to open space preservation, transportation improvements, crime prevention through environmental design (CPTED), or navigating the available housing programs.

e. Organize neighborhood crime watch efforts throughout the community. These local crime prevention efforts may be initiated on a neighborhood scale that corresponds with the newly designated neighborhood boundaries. Such efforts will serve to enhance communication between public safety staff and local residents while making strides towards a safer community.

f. Coordinate with Jackson County on the property assessment standards used for detached housing units so that single-family and multi-tenant units are accurately distinguished. Current appraisal methods do not identify detached single-family housing units any differently than detached units that are divided into apartments. The income generating capabilities of multi-tenant homes is not analyzed in the appraisal. As such, there is an inequitable assessment of properties. Updating the assessment methods could benefit single-family homes and, thus, provide an added incentive for homeowners to remain in their units and avoid splitting the home into smaller apartments.

g. Incentivize home building on empty lots as infill development. One such example is the currently unfunded New Home Construction Grant ($3,500 per lot). Equally important to the demolition program is a redevelopment program that matches homebuilders with newly demolished lots. In this respect, the City can be ambitious in funding financial incentives for developers willing to build on infill lots. Recent subdivision and commercial lot activity is listed in **Table 4.2, New Lots Created**.

h. Create a model lease agreement that can serve as a template for student lease agreements with landlords. This action would complement present code enforcement efforts.

i. Evaluate neighborhoods for downzoning options that will protect existing predominantly owner-occupied neighborhoods

Table 4.2
New Lots Created

Year	Residential	Commercial
2009	10	13
2008	6	0
2007	45	5
2006	42	21
2005	70	25
2004	13	25
2003	32	7
2002	23	6
2001	31	20
2000	33	21
Total	305	143

from increased levels of multi-tenant housing. Neighborhoods with conflicting zoning from one side of the street to the next would be likely candidates for such a review. Key evaluation measures would include the current levels of ownership, housing conditions, and local geography.

j. Expand the Rental Inspection Program to include a trigger that housing units changing ownership shall be inspected and brought to code. A requirement to bring the code up to basic standards would be a long-term method for improving neighborhood conditions, especially among the most troubled properties.

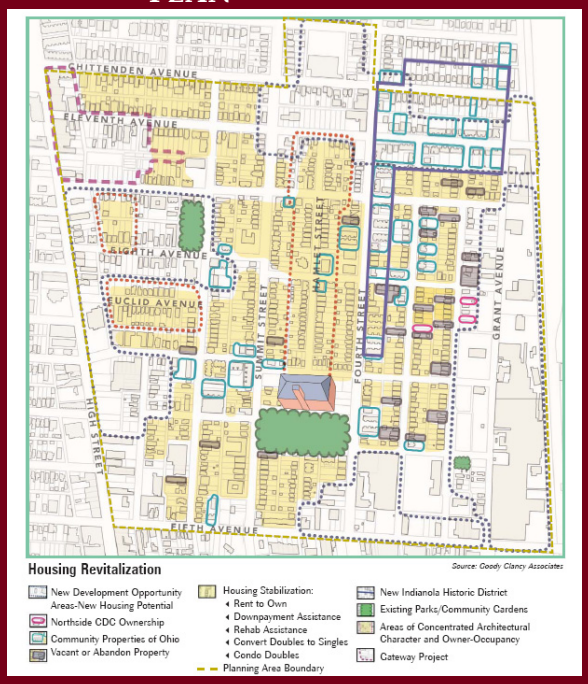
k. Link homeowners with historic preservation funds so that homeowners can update their homes in a context-sensitive manner. Historic preservation efforts are currently without any funding mechanism, which is an obstacle to further improvements in some housing units. Historic tax credits are one financial incentive that could be facilitated by a local non-profit organization dedicated to housing redevelopment.

l. Delineate multi-family development standards that will accommodate new development in existing neighborhoods. Such an initiative will involve changes to the zoning ordinance.

Focus Area 4.3 - Ensuring Affordable and Sufficient Housing Options in the Future

Affordability is a constant issue of debate. For many, the question is, "Affordable to whom?" The household earning $34,000 will define "affordable" quite differently from the household that earns $102,000 a year. Nevertheless, each is looking for housing that is affordable. Families earning the median income have been able to afford housing in the past, but with the recent increases in housing costs, these families may begin to encounter affordability issues. The price barrier created by the new housing market creates difficulties for most households to consider purchasing a new home in Carbondale. Thus, the remaining option is to buy an existing home, though, as mentioned previously, the older housing stock presents its own rehabilitation issues.

Figure 4.9 | **CAMPUS NEIGHBORHOOD PLAN**



The City of Columbus, OH partnered with Ohio State University to form a non-profit organization, Campus Partners for Community Urban Redevelopment. This organization, created as a result of a collaborative effort, intends to revitalize the neighborhoods near the OSU campus. One of the first steps in the revitalization efforts was to engage the nearby neighborhoods in small-scale planning efforts. Such plans focused on complementary land uses, desirable development forms, improved transportation corridors, and housing rehabilitation. The Weinland Park Neighborhood Plan includes a Housing Revitalization Map (above), which illustrates the anticipated neighborhood-scale planning efforts.

Housing affordability is generally defined in several ways. A widely used standard developed by the Department of Housing and Urban Development (HUD) states that a family or household can afford to spend 30 percent of its income on housing. This percentage leaves a sufficient amount of income for other essential household needs. Households who pay more than 30 percent of their income for housing are described as "cost burdened." According to the 2008 US Census American Community Survey, approximately 71 percent of Carbondale's renting households paid more than 30 percent of their income for rent, and 20 percent of the owner-occupied households paid more than 30 percent of their monthly income for a mortgage. In the Carbondale area, the median family income in 2008 was $50,489. For housing to be considered affordable to a family earning the median income, housing costs could not exceed $1,262 in a month regardless of the type or terms of the mortgage.

Table 4.3
Housing Affordability

Percent of Median Family Income	Median Family Income	Affordable Mortgage Payment
180%	$90,880.20	$2,272
150%	$75,733.50	$1,893
130%	$65,635.70	$1,641
100%	$50,400.00	$1,262
80%	$40,391.20	$1,010
50%	$25,244.50	$631
30%	$15,146.70	$379

At a glance, Carbondale is relatively affordable when comparing the median family income and the median priced home. This basic theory is clear in the affordability levels examined in **Table 4.3, Housing Affordability**, which breaks down monthly housing costs. However, newly constructed homes, at any level of quality, may cost more than the median priced existing home and may be beyond reach for the median income family in Carbondale. Therefore, the level of housing affordability is much less when new construction is involved and even further constricted as new lending limits are enacted. Although the mortgage issues are nationwide and the lack of new workforce housing is constrained in Carbondale, the end result is a multiplier of impacts that cut into the ability to buy a home. As explained in **Figure 4.10, Housing Options,** this situation can result in potential homebuyers seeking housing options elsewhere.

Evaluating median household incomes in **Map 4.5, Median Household Income by Block Group**, indicates that income only loosely corresponds with the other housing indicators (vacancy, tenure, and age). A very similar area denoted as the zero to 20 percent ownership rate on the 'Housing Tenure' map also has the lowest median household income range of $0 to $10,000 per year. This, in accordance with housing tenure, as well, is largely due to the college campus being located within the center of the city. While the core neighborhoods that are closest to the city center and SIU campus are the ones that maintain the lowest incomes, there appears to be an east/west divide in income. Areas east of the railroad have generally lower median incomes in comparison to the west, as the eastern areas average between $10,000 and $40,000 per year, while the western neighborhoods average $20,000 to $60,000 per year.

Strategy 1: Provide housing options and assistance aimed at a variety of income levels and household age groups, both now and in the future.

Rationale:

In short, affordable housing options lead to a higher quality of life for the community. In general, as more affordable housing options are supplied, a greater number of residents are able to live in Carbondale and work nearby. In addition to the distress it causes families who cannot easily find a place to live, lack of affordable housing is considered to have negative effects on a community's overall health. The City recognizes the need to ensure that all of Carbondale's residents enjoy access to quality and affordable housing within livable and attractive environments.

Figure 4.10 | **HOUSING OPTIONS**

Increasing livability extends beyond the purchasing of an acceptable house. Likewise, high housing prices create obstacles for low-income households and threaten to push residents to unsatisfactory housing options. Alternatively, there are many families that will send a spouse to Carbondale, but choose to reside in a nearby city or in Jackson County. While there may be other forces at play in that decision, the lack of housing options may be cited as a contributing factor. The inability to find housing locally poses a hardship for households seeking an affordable home and employers seeking employees.

Actions and Initiatives

a. Continue seeking state grant programs that provide assistance to low-income residents. These funds are the lifeblood and single source of support for many of the housing programs that exist in the City. Unfortunately, the volatile nature of grant funding creates unpredictable program support as illustrated in **Table 4.4, History of Housing Programs and Funding Availability**.

b. Seek to supplement dwindling grant funding for these low-income housing programs in lean years. Additional revenue will assist to balance irregularities in grant funding, but, more importantly, will allow the City to address more of the housing issues in low-income target areas. Most funding is state-supplied and the City financial involvement should be strengthened so that more success can be had in addressing the backlog of housing and neighborhood improvements.

c. Continue support for the single-family, owner-occupied rehabilitation program. Simultaneously, explore ways to boost revenue for this program to expand its coverage since the program is capped out every year at about 10 homes. The current funding structure relies on competitive grant funds awarded through IDHA and DCEO, which are then administered through the City. Target areas and income requirements limit the households that are eligible, but demand outstrips supply each year. The most recent HUD income qualification guidelines (80 percent of the median household income), for instance, set the level at $43,450 for a family of four.

d. Support mixed use developments through the establishment of a Tax Increment Financing (TIF) district that can make infrastructure improvements as preparation for residential and non-residential development. TIF districts serve to bridge the gap between a project that would otherwise be infeasible due to cost, but also fulfills City goals of providing additional housing and revitalizing a particular area. Since the TIF district seeks to build development that conforms to the City's higher goals, it allows for negotiation as to the price and form of

the final development. Many cities have used this strategy to achieve projects of higher quality, targeted at niche markets (retirement communities or young families), or increased energy efficiency than would otherwise be constructed.

e. Acquire infill sites for individual redevelopment or assembly as larger areas. This strategy will get the City actively involved in the infill market so that troublesome sites or vacant parcels can be sold to developers or a non-profit organization, possibly at a reduced cost.

f. Continue redevelopment efforts in target areas as this transformation can help meet some of the low-income housing needs. Not only can newly created workforce housing be constructed as infill projects, it will also serve to increase the vitality of the neighborhood. Recently improved homes in the Northeast Carbondale neighborhood are an example of recent rehabilitation efforts that involved housing grant funds (**Figure 4.11, Redevelopment Success**).

g. Identify means for aging neighborhoods to add housing options. A feasibility study may be needed to determine how small infill lots are to be redeveloped. Of particular importance for Northeast Carbondale is the growing differential between family housing preferences (3+ bedroom homes) and existing housing stock. This is true in all older parts of the city. The current conditions of rental housing tend to keep the value of the homes at a level that is not economical for redevelopment.

Table 4.4
History of Housing Programs and Funding Availability

Funding Source	Illinois Department of Commerce and Economic Opportunity	Illinois Housing Development Authority		Commonwealth Edison and Ameren	City of Carbondale		
Program	Community Development Assistance Program	Single Family Owner Occupied Rehabilitation	Homebuyer	Low Income Energy Efficient Residential Retrofit Program	Rental Conversion	Subdivision Infrastructure Grants	Infill Program
1993	$200,000						
1994	$300,000						
1995	$350,000						
1996	$230,000						
1997	$237,500						
1998	$300,000						
1999	N/A						
2000	$350,000	$131,233					
2001	$400,000	$118,744	$109,557			$340,000	
2002	$443,500	$181,456	$210,000			$60,000	
2003	N/A	$186,028	$180,337			$50,000	
2004	$385,350	N/A	$102,118			$90,000	$49,000
2005	$376,000	$187,102	$305,500				$108,500
2006	$350,000	$210,000					$180,500
2007	N/A	$210,000	$233, 933				$42,000
2008	N/A	$210,000		$3,000	$25,000		14,000
2009	N/A	$210,000	$168,000	$3,000	$25,000		

Source: City of Carbondale Development Services Department

Strategy 2: Utilize the land development regulations to encourage the development of moderate and upper income level housing in the community.

Figure 4.11 | **REDEVELOPMENT SUCCESS**

Before Rehab After Rehab

Rationale:

A diversity of housing opportunities in a community promotes a mixture of people with different skills, needs, and aspirations. Additionally, a variety of housing choices is attractive to a broader range of potential workers. As in any community, people tend to live near their jobs in order to keep commutes short, while not exceeding their monthly budget. Looking at the bigger picture, a variety of housing options supports economic development efforts. Providing a number of housing options near employment centers will have a positive effect on the economic well-being of individual residents, families, and the entire community. Planning for an available supply of housing ensures that neighborhoods retain economic growth possibilities and maintain a high quality of living within the Carbondale city limits.

Actions and Initiatives

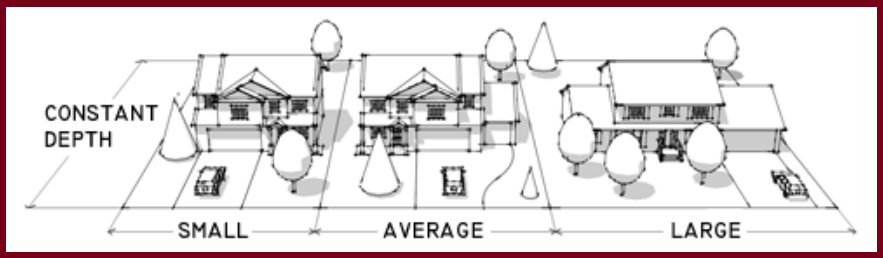
a. Establish an average, rather than minimum, lot size whereby lot sizes are required to vary in width, with a certain percentage being narrower and the remaining being wider than the average. For example, the average lot size may allow a variability of 25 percent. As illustrated in **Figure 4.12, Average Lot Size,** this allows design flexibility for up to a quarter of the lots to be 25 percent smaller than the average while being balanced by 25 percent of the lots that are larger. This approach allows a variety of housing styles and also works well with constrained sites.

b. Allow flexible site design options that permit alternative treatment of utilities and infrastructure. There can be cost savings to development from flexible site design and cluster development techniques, which translate into reduced lot and house prices (e.g., reduced linear feet of street, pipe, sidewalk; fewer street lights, fire hydrants; reduced stormwater management needs; etc.).

c. Provide a density bonus to offset any subsidized housing production in order to avoid significantly affecting the feasibility of the residential development. Density bonuses are a type of housing production program where projects are granted additional residential density over and above the maximum limit allowed by existing zoning, with the condition that the additional housing is restricted to occupancy by a certain target group and that the units remain affordable over time and multiple resales of the property.

d. Consider accessory dwelling units in the City's zoning code. This would require specific provisions governing their use and compatibility

Figure 4.12 | **AVERAGE LOT SIZE**



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Crime Prevention Through Environmental Design (CPTED) is a multi-disiplinary approach to deterring criminal behavior through environmental design. Examples of CPTED include:

- Install windows that overlook sidewalks
- Install lighting that avoids creating shadows
- Keep landscaping trimmed to avoid hiding spots
- Use shoulder-level, open type fencing

and a strict policy of enforcement. They are common in some communities when used to accommodate elderly parents, relatives, and young adult family members wanting to live independently.

e. Coordinate with SIU as they pursue the recommendations of their Campus Master Plan. Based upon current market conditions, additional housing development will likely be delayed until the mid-term future. However, additional housing options may be necessary in order to provide appropriate housing choices for students. The City will need to coordinate with the University as these housing developments occur.

f. Strengthen the "abandonment" provisions so that there are specific improvements necessary upon six months of abandonment. These standards should be detailed enough to allow for proper enforcement of issues related to lighting, signs, curb cuts, vacant buildings, and site conditions.

Focus Area 4.4 – Designing neighborhoods and developments as special places

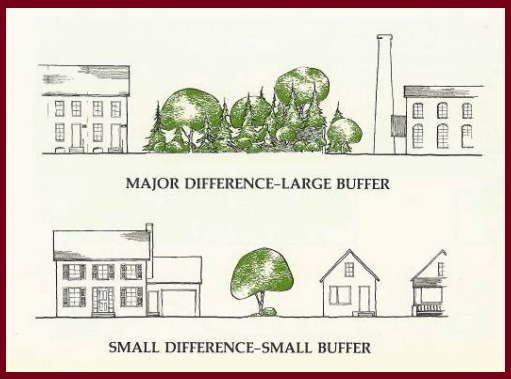
Providing quality housing and neighborhoods is fundamental to creating a desirable place to live, especially as it relates to attracting new families to Carbondale. Many residents expressed their desire to have an increased variety of attractive, landscaped, and well-connected neighborhoods.

Strategy 1: Improve subdivision design standards to include additional criteria addressing site design and create livable neighborhoods for young families.

Rationale:

Most new residential areas are developed as independent subdivisions rather than as dynamic neighborhoods that are connected to other destinations. Based on citizen concerns and comments about existing development, it is essential to recognize that creating future housing options and designs will require flexible development standards. Development ordinances should encourage traditional neighborhood development (TND) unless there are site constraints that prove such design impractical. Creating attractive environments for young families is critical for Carbondale's future. Such efforts, partnered with investments in school district education, can include open space, housing choices, and affordable housing prices.

Figure 4.13 | **BUFFERYARDS**



Actions and Initiatives

a. Adopt design standards for high-density residential development, which may include provisions for building form and scale, articulated building walls,

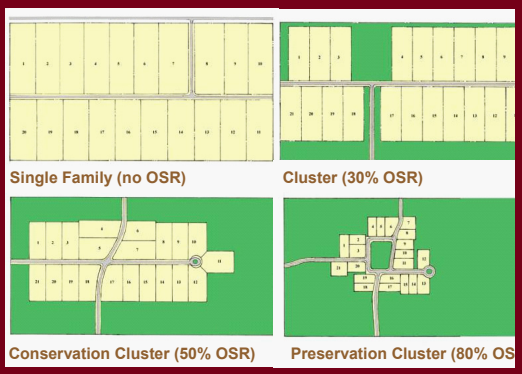
building orientation, architectural detailing, roof types and materials, façade enhancements, and acceptable building materials.

b. Incorporate the principles of Crime Prevention Through Environmental Design (CPTED) into any proposed design/landscaping standards.

c. Amend the City's development regulations to provide more flexibility in the bufferyard requirements. Flexible standards, as illustrated in **Figure 4.13, Bufferyards**, ensure that the scale of the bufferyard is commensurate with the intensity and/or proximity of adjacent uses.

d. Continue to monitor investor interest in Downtown residential projects, including attached single-family, multi-family, and residential-over-retail opportunities. Work with private interests to pinpoint and remove or reduce barriers to new development and redevelopment in and around Downtown.

Figure 4.14 | **OPEN SPACE PRESERVATION STANDARDS**



e. Support open space and parkland areas in subdivisions for enhanced value and amenities to residents, as conceived in **Figure 4.14, Open Space Preservation Standards**. This may include well-designed residential development near creek corridors and other environmental assets.

f. Encourage life-cycle housing options in new subdivisions that will offer alternatives to residents. A subdivision should not only be allowed, but should also promote inclusion of more than one housing type. A combination of housing options and lot size will result in a diversity of housing choices that will be useful in attracting younger families and keeping older residents.

g. Require adequate connectivity and multi-modal design in new subdivisions and neighborhoods, as consistent with the recommendations of **Chapter 3, Community Mobility**:

h. Discourage design that promotes cut-through traffic and speeding.

- Require sidewalks in all neighborhoods.
- At the time of platting, require public access easements to provide for direct linkages between developments and to trails, parks, schools, and neighborhood convenience areas.
- Provide regular maintenance on pedestrian amenities including crosswalks and signals, replacing obsolete traffic signs and synchronizing traffic signals.

4.4 Existing City of Carbondale Housing Programs

Community Development Assistance Program

The Illinois Department of Commerce and Economic Opportunity (DCEO) administers the Community Development Assistance Program (CDAP) grant, which provides Federal Community Development Block Grant (CDBG) Program funds to local governments in Illinois. Each year since 1994, the City has applied

QUALITY NEIGHBORHOOD DESIGN

Contemporary subdivision design often overlooks the elements of what makes a neighborhood appealing and viable for the long term. Typical features of a quality neighborhood design include:

- Some focal point, whether a park or central green, school, community center, or small-scale commercial activity, that enlivens the neighborhood and provides a gathering place.
- Equal importance of pedestrian and vehicular circulation. Street design accommodates, but also calms, necessary automobile traffic. Sidewalks on streets, and/or a network of off-street trails, provide for pedestrian circulation and promote interconnectivity of adjacent neighborhoods.
- A variety of dwelling types to address a range of needs among potential residents (based on age, income level, household size, etc.).
- Access to schools, recreation, and daily conveniences within relatively close proximity to the neighborhood, if not within or at its edges (such as along bordering major streets).
- An effective street layout that provides multiple paths to external destinations (and critical access for emergency vehicles) while also discouraging non-local or cut-through traffic.
- Appealing streetscapes, whether achieved through street trees or other design elements, which "soften" an otherwise urban atmosphere and draw residents to enjoy common areas of their neighborhood. Landscape designs consistent with local climate and vegetation.
- Compatibility of fringe or adjacent uses, or measures to buffer the neighborhood from incompatible development.
- Neighborhoods should be a defined "unit" through recognizable identity and edges, without going so far as to establish "fortress" neighborhoods.
- Set-aside of conservation areas, greenbelts, or other open space as an amenity, to encourage leisure and healthful living, and to contribute to neighborhood buffering and definition.
- Use of local streets for parking to reduce the lot area that must be devoted to driveways and garages and for the traffic calming benefits of on-street parking.
- Respect for historic sites and structures and incorporation of such assets into neighborhood design.

for CDAP grants for a housing rehabilitation program that targeted parts of Northeast and Northwest Carbondale. Many homes in Carbondale are in need of rehabilitation; however, many homeowners in Carbondale have low to very low incomes and do not have the financial resources necessary to make the needed improvements to their homes.

The proposed CDAP grant applications are normally for housing rehabilitation for $350,000. This CDAP application also serves as an application to the Illinois Housing Development Authority (IHDA) for a $90,000 grant to provide part of the required matching funds for the CDAP grant. In addition, $24,500 of "in-kind" contributions of City staff time, postage, copying, other nominal and incidental costs, and $10,000 of City funds would be used as matching funds. The proposed matching funds meet the minimum requirement set by DCEO. The grant application proposes to rehabilitate approximately nine houses of low- and very low-income owner-occupants in small targeted areas. A 3:1 ratio of eligible low-income owner-occupied homes per house intended to be rehabilitated is required.

Table 4.5
Income Limits

Program income limits are 80% of the Area Median Income:	
1 Person	$30,400
2 People	$34,750
3 People	$39,100
4 People	$43,450
5 People	$46,950
6 People	$50,400
7 People	$53,900
8 People	$57,350

Homebuyer

Since 1999, the City of Carbondale has applied for and received Homebuyer grants from the federal HOME program administered by the Illinois Housing Development Authority (IHDA). An application for one year of funding is being proposed to rehabilitate five homes in one grant year. The maximum amount of Homebuyer funds allowed per home is $40,000. Up to $10,000 per year is also allowed for administrative costs. As a result, the application could be for as much as $210,000.

The Homebuyer program regulations limit participation in the program to persons who are low- or very low-income. There are also purchase price limits on the homes. For a single unit dwelling, the limit is currently $160,176. A target area must be designated. As was the case in prior years, it is recommended that the target area encompass the entire city. Since the number of income-qualified homebuyers is small, using the entire corporate limits is a sensible option to ensure that the funds are available to any qualified applicant.

The purchaser can receive up to $10,000 towards closing costs and the down payment for the home. The purchaser must also contribute at least $1,000 towards the purchase price. If the home does not meet Federal, IHDA, and the City's housing standards, it must be rehabilitated to those standards. The Homebuyer program can provide funds to make those improvements. However, the total assistance to a home purchaser cannot exceed $40,000. The assistance is made in the form of a forgivable loan. For each month the homeowner lives in the home, a portion of the loan is forgiven. After five or 10 years (depending on the amount of the loan), the total amount is forgiven, essentially turning it into a grant.

Infrastructure Grant: Infill Areas and New Subdivisions

The City has implemented a number of other programs to stimulate new home construction and reinvestment in older residential neighborhoods. Although currently unfunded in the annual budget, both programs have been in operation since September 2003.

New Home Construction Grant:

Existing neighborhoods already have many of the infrastructure requirements associated with residential development: streets, sidewalks, water lines, wastewater service, parks, schools, and stormwater drainage. As an incentive to construct new housing units on vacant lots or recently demolished lots, the City provides a rebate for infrastructure improvements. This $3,500 rebate amount is typically used for the essential costs associated with building a new home and then connecting it to utility services or repairing existing connections that may be deteriorating.

Infrastructure Improvement Grant:

As a means to encourage new residential development within the corporate limits of Carbondale, the City set up a program in which developers are granted $5,000 per single family lot that helps defray the costs associated with public infrastructure. Over 100 lots received funds through this program between 2003 and 2008.

Single-Family Owner-Occupied Rehabilitation

Each year from 1999 to 2009, the City has applied for and received HOME program Single-Family Owner-Occupied Rehabilitation (SFOOR) grants from the Illinois Housing Development Authority (IHDA). This program provides the City funds from which forgivable, zero-percent loans are made to lower income homeowners for the rehabilitation of their homes. To date, sixty homes have been rehabilitated with SFOOR funds, with plans for five more homes to be completed by the end of 2010. There is still a need to rehabilitate more owner-occupied homes in Carbondale.

The grant funding represents five homes per year. The maximum amount of SFOOR funds allowed per home is $40,000. Up to $10,000 per year is also allowed for administrative costs. As a result, the application could be for as much as $210,000.

The SFOOR applications approved last year targeted Tatum Heights, the Northeast neighborhoods and part of Northwest Carbondale. According to the city-wide Housing Rehabilitation surveys gathered in August 2008, a majority of the homeowners in the proposed target area indicated a need for housing rehabilitation. These areas still contain many homes in need of minimal to moderate rehabilitation and are proposed to, again, be included as the target area for the SFOOR grant.

Single-Family Housing Conversion Grant Available for Home Buyers

The City's Single-Family Housing Conversion Program is designed to stimulate and encourage the conversion of single-family renter houses that have been registered rentals to owner-occupied homes.

City's Commitment

- A $5,000 grant is given to approved home buyers of a single-family house that has been registered with the City's Mandatory Rental Housing Inspection Program in excess of two years at the time of purchase. The home must be located in a residential zone within the corporate limits of the City.
- The City will waive all applicable permit fees required in the improvement of the house for two years after the purchase.
- The City will provide the homeowner with a housing inspection performed by a Building and Neighborhood Services Housing Inspector. Please note that this service is intended for personal knowledge only and should not be used in place of a professional housing inspection.

Owner's Commitment

- The owner agrees to place a covenant on the property that would require that the house remain occupied by the owner of record for a minimum of 10 years.
- Property purchased must be occupied as the principal residence and be a single-family home, a condominium, or a cooperative unit and be purchased through a fee simple title.

Demolition of Unsafe Structures

The City of Carbondale has a long history of securing funding from State and Federal agencies that have been effectively used in redevelopment and revitalization efforts. Many of these programs were neighborhood oriented and multi faceted

including public facility improvements, social services and programs and targeted code enforcement efforts to identify and address unsafe and blighting conditions on private property. Although it is unfortunate to lose existing housing stock in the community due to demolition, these structures are neglected beyond repair. This included action to remove vacant and abandoned buildings that were considered beyond feasible rehabilitation and repair. Since 2000, the City has initiated action to have over 100 unsafe structures (mostly vacant and abandoned residential structures) demolished and sites cleared. The City program to demolish unsafe structures is partially funded by grant funds and the City's general operating fund.

Table 4.6
Retrofit Program

energy star rated refrigerator	$700
energy star rated fluorescent light fixtures	$65/fixture
energy star rated bathroom exhaust fan	$300
energy star rated dishwasher	$425
seer 14 central air conditioner with programmable thermostat	$500
energy star rated room air conditioner	$400
90% efficiency furnace with electronically commutated motor or equivalent air handler	$600
improvement of thermal envelope	$2,500
installation of compact florescent bulbs	$5/lamp

Low-Income Energy Efficient Residential Retrofit Program

The Low-Income Energy Efficient Residential Retrofit Program is the result of the Energy Efficiency Portfolio (P.A.95-0481), the utility rate reduction state legislation passed in 2008. Under this legislation, electric utility providers Commonwealth Edison and Ameren provide funds to support various electric usage reduction programs. These funds are administered by the DCEO and were made available to IHDA and other state and local entities for application under the Program. The objective of this Program is to leverage existing rehabilitation and weatherization programs to maximize electricity savings in low-income residences through the direct installation of energy efficiency measures. See **Table 4.6, Retrofit Program**.

Jackson County Housing Authority

The Jackson County Housing Authority is not a City program, but does operate within Carbondale and the remainder of Jackson County. The Housing Authority provides 826 total units of public housing within the County. There are 393 units available within the Carbondale city limits, which accounts for 47.5 percent of the Housing Authority's properties. Maintaining these properties is a consistent challenge that is rooted in the State and Federal funding options available to the Housing Authority. At present, several renovations for the units located in Carbondale are planned and underway. In fact, the recent stimulus (ARRA) dollars have already been allocated and contractors are already at work to make improvements. Looking ahead, there are no long-term plans for traditional public housing unit expansion.

The Jackson County Housing Authority also runs a housing choice program that issues tenant-based Section 8 vouchers. There are 557 vouchers which are not dedicated to any particular location within the County, but are flexible in geography. They are associated with a particular tenant or family who then chooses their preferred location based upon the program requirements. Income requirements and home quality standards also play a role in the housing choice locations.