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**HOUSING IMPACT STUDY  
FOR THE  
STAR LINE / T.O.D.  
REDEVELOPMENT PLAN AND PROJECT**

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**VILLAGE OF SCHAUMBURG, ILLINOIS  
Al Larson, Village President**

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Prepared for the  
Village of Schaumburg

Prepared by:  
Busse Consulting, Inc.

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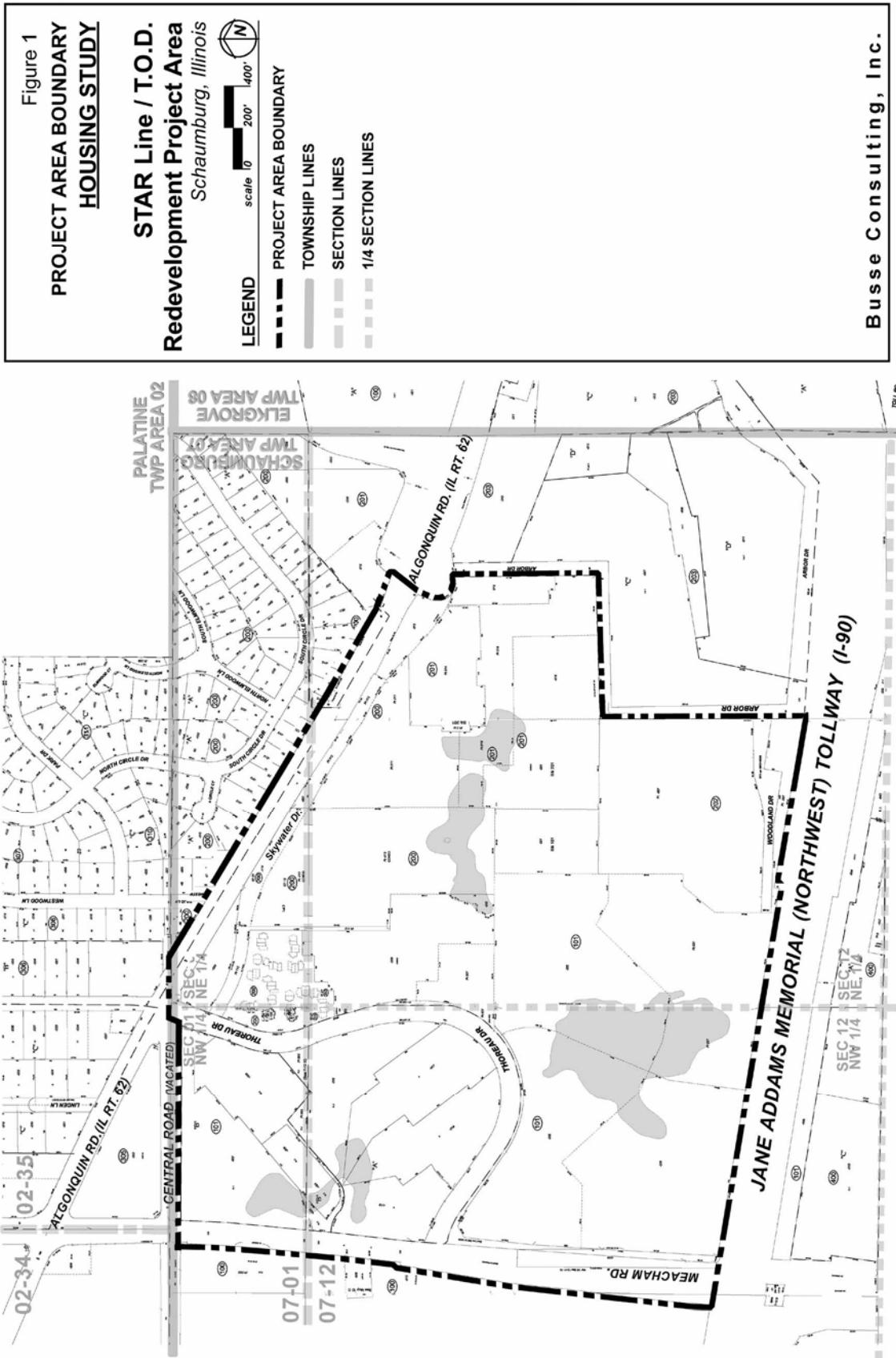
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## INTRODUCTION

This document entitled, “*Housing Impact Study for the STAR Line/T.O.D. Redevelopment Plan and Project*” (the “Housing Impact Study”) is a companion document to the document entitled, “*STAR Line/T.O.D. Redevelopment Project Area Eligibility Study*” (the “Eligibility Study”), and both this Housing Impact Study and the Eligibility Study are incorporated by reference in the document entitled, “*STAR Line/T.O.D. Redevelopment Plan and Project*” (the “Redevelopment Plan”). The Village of Schaumburg (the “Village”) engaged Busse Consulting, Inc. (“BCI”) to prepare the Housing Impact Study in accordance with the *Illinois Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1 *et seq.*), as amended (the “Act”). Terms not defined herein shall have the same meaning as those terms contained within the Redevelopment Plan.

The Redevelopment Plan addresses a redevelopment project area that is generally bounded by Algonquin Road (IL Route 62) on the north, the Jane Addams Memorial (Northwest) Toll Road (I-90) on the south, Meacham Road on the west and Arbor Drive on the east (the “Project Area”). The Redevelopment Plan for the Project Area anticipates potential removal and relocation of units within the Fieldpointe Apartments, and in accordance with the Act, the purposes of this Housing Impact Study are to (i) document characteristics of housing and residents within the Project Area, and (ii) identify residential units that may be removed, the availability of replacement housing, and the type and extent of relocation assistance to be provided by the Village. **Figure 1**, *Project Area Boundary*, illustrates the boundary of the Project Area.

The Act requires that if a redevelopment plan may result in the displacement of residents from 10 or more inhabited residential units, or if a redevelopment project area contains 75 or more inhabited residential units and the Village is unable to certify that no displacement of residents will occur, the municipality shall prepare a Housing Impact Study and incorporate the study into the separate feasibility report required by subsection 11-74.4-5(a) of the Act, which for the purposes hereof is the Eligibility Study. The Eligibility Study and this Housing Impact Study report are incorporated by reference in the Redevelopment Plan.



As of August 1, 2008, the Project Area contains 968 residential units including:

- 396 rental apartment units at Fieldpointe of Schaumburg;
- 206 condominium units at Hawthorn Estates;
- 204 condominium units at Walden;
- 99 condominium units at Lakeside at Walden;
- 50 townhouse units at Walden; and
- 13 townhouse units at Hawthorn Estates.

The primary goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the redevelopment area as a conservation area and to provide the direction and mechanisms necessary to revitalize the Project Area as a cohesive and vibrant mixed-use district. The Redevelopment Plan provides for public and private projects that may be accomplished through a combination of tax increment financing and normal market transactions with property owners. Public projects and new development and redevelopment by the private sector, with or without incentives from the Village, will likely result in the displacement of residents from 10 or more inhabited residential units. Therefore, the Village cannot certify that no displacement will occur over the 23-year term of the Project Area and a housing impact study is required.

Pursuant to the Act, Section I of the Housing Impact Study includes:

- (i) Data from field surveys and census data as to whether residential units are single-family or multi-family units.
- (ii) Documentation of the number and type of rooms within residential units (provided that information is available).
- (iii) Documentation of whether residential units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed.
- (iv) Data as to the racial and ethnic composition of the residents in the inhabited residential units. (The Act deems this requirement satisfied if based on the most recent U.S. Census).

Section II of the Housing Impact Study identifies the inhabited residential units in the proposed redevelopment project area that are to be, or may be, removed. Also, in accordance with the Act, the Housing Impact Study provides the following.

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

## **I. PROJECT AREA HOUSING AND RESIDENT DEMOGRAPHICS**

Section I of this Housing Impact Study provides housing, racial/ethnic, and household income characteristics for the Project Area. Housing characteristics include number of residential units inhabited and uninhabited, types and sizes of units, and the number of bedrooms. Racial and income characteristics include ethnic composition of inhabited residential units and household income. To document these characteristics within the Project Area, BCI utilized field surveys, Village records, real estate internet sites, the 2000 U.S. Census (decennial) and the 2007 US Census American Community Survey.

The US Census provides data on population, housing and economic characteristics for various geographies at various time intervals. The data is collected and reported in a hierarchical manner including information at block, block group, census tract, place, county, and state levels. The residential portions of the Project Area are comprised of Block 1008 (block group 1) and Blocks 2000 and 2001 (block group 2) of Census Tract 8046.3 (the "Census Tract") in Cook County. See Figures 2, 3, 4, and 5 for illustrations of the Project Area's US Census blocks and tract.

The 2000 decennial census provides the most comprehensive and detailed information for the Project Area, the Village and County. Information on housing and population is available at the block level as part of the 2000 decennial census. Information on income and economic characteristics is available at the census tract level decennially and at the Village and County levels annually through the American Community Survey (2007 is the most recent data available). BCI utilizes and supplements the 2000 and 2007 Census data, as appropriate, to provide the Project Area information required by the TIF Act. In some cases, BCI also includes information for the Census Tract and Village as a point of comparison.

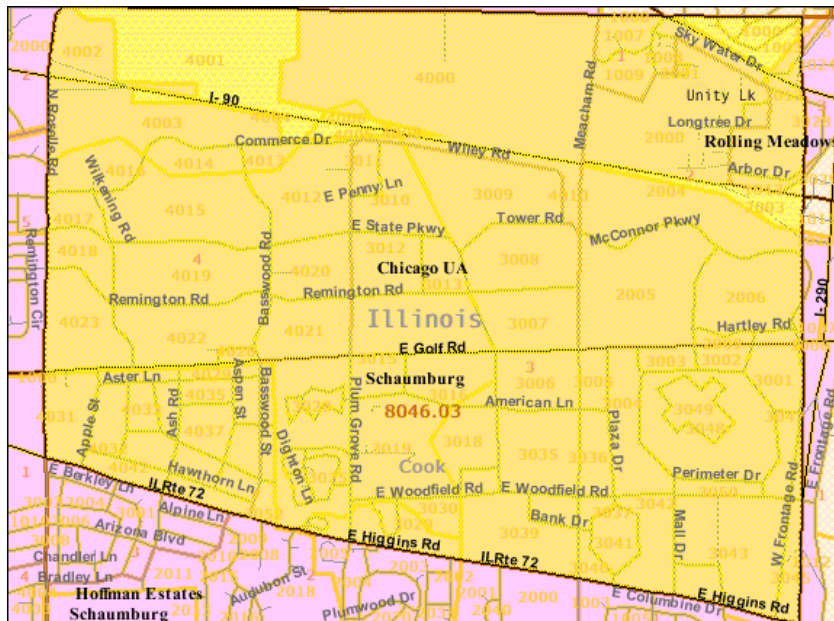


Figure 2: Census Tract 8046.03, Cook County, Illinois

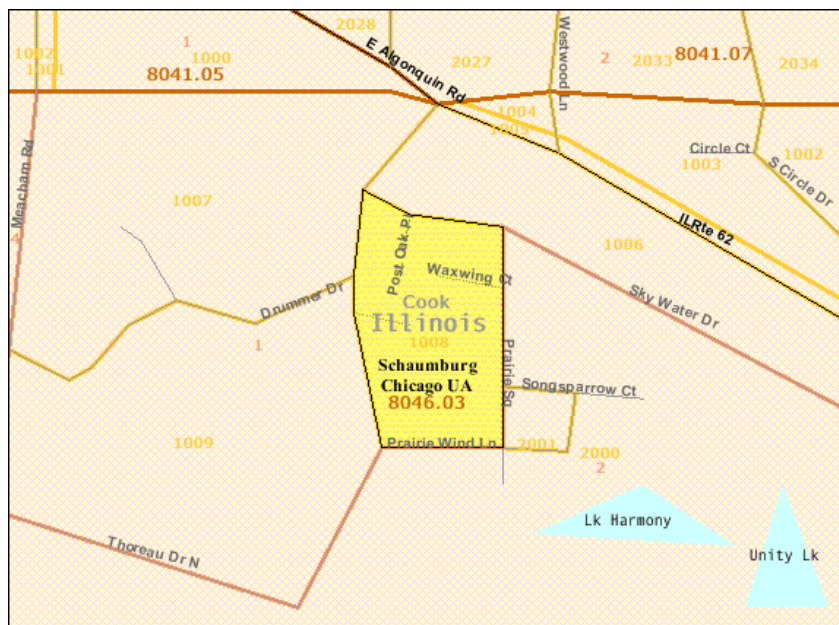


Figure 3: Block 1008, Block Group 1, Census Tract 8046.03, Cook County, Illinois

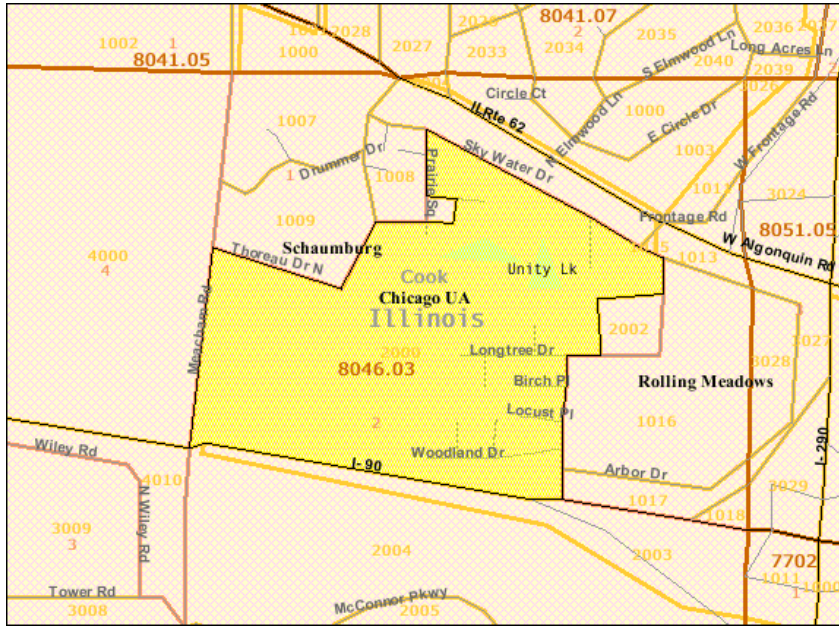


Figure 4: Block 2000, Block Group 2, Census Tract 8046.03, Cook County, Illinois



Figure 5: Block 2001, Block Group 2, Census Tract 8046.03, Cook County, Illinois

**A. RESIDENTIAL UNITS: NUMBER AND TYPE**

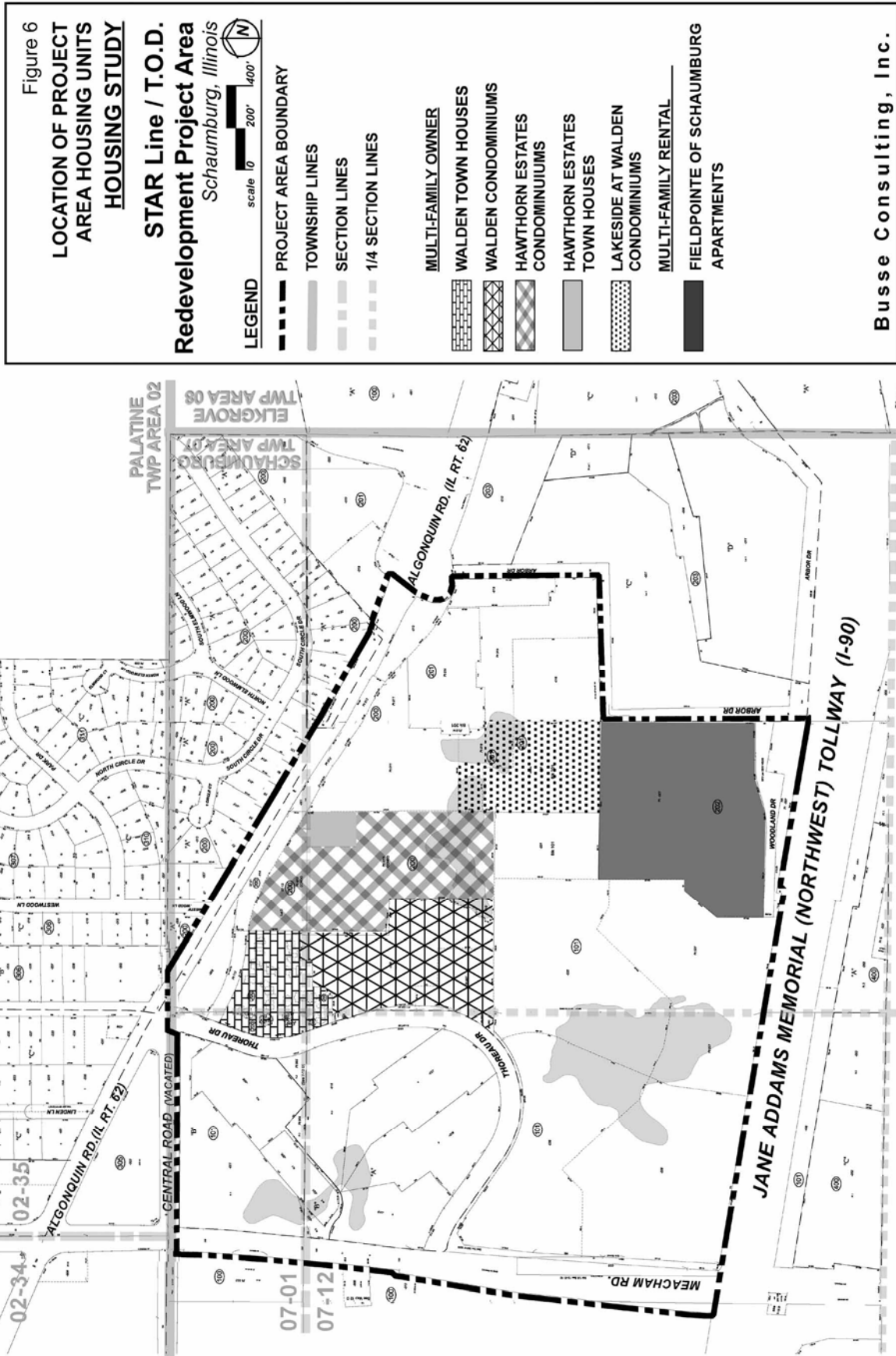
Busse Consulting, Inc. documented the number and type of residential units in the Project Area during building condition and land use surveys conducted as part of the tax increment eligibility analysis. Busse Consulting, Inc. utilized several methods to estimate the number of residential units, including observation of mailboxes, Village records, and Cook County records. Based on these data sources, and as of August 1, 2008, BCI estimates that there are 37 residential structures and 968 residential units within the Project Area. This includes 7 multi-family condominium buildings containing 509 units, 18 multi-family townhouse buildings containing 63 dwelling units, and 12 multi-family apartment buildings containing 396 dwelling units.

**Table 1, Residential Units by Building Type, and Figure 6, Location of Project Area Housing Units,** present the types and locations of dwelling units within the Project Area.

**Table 1: Residential Units by Building Type**

<b>Name Occupancy and Type of Units*</b>	<b>No. of Buildings</b>	<b>Percent of Buildings</b>	<b>No. of Dwelling Units</b>	<b>Percent of Units</b>
Owner-Occupied * Multi-Family Residential				
<b>Hawthorn Estates Condominiums</b>	2	5%	206	22%
<b>Walden Condominiums</b>	2	5%	204	21%
<b>Lakeside at Walden Condominiums</b>	3	8%	99	10%
<b>Hawthorn Estates Townhouses</b>	4	11%	13	1%
<b>Walden Townhouses</b>	14	38%	50	5%
Renter-Occupied * Multi-Family Residential				
<b>Fieldpointe of Schaumburg Apartments</b>	12	33%	396	41%
<b>Totals</b>	37		968	

\* Some units may be investor owned and leased  
Sources: BCI field survey, Cook County Assessor's Office, Cook County Treasurer's Office



**B. RESIDENTIAL UNITS: ROOMS AND OWN/RENT**

To document the residential occupancy and room characteristics, BCI utilized field surveys, Village records, and local real estate internet sites. **Table 2, Housing Characteristics**, lists the following characteristics of residential units within the Project Area: unit type, number of bedrooms, and whether individually owned or rental.

**Table 2: Housing Characteristics**

<b>Name Unit Type Total Units *</b>	<b>Property Index Numbers: Parcel and Unit #s</b>	<b>Building Addresses</b>	<b>Occupancy: Owner or Rental</b>	<b>No. of Units by Bedrooms**</b>
<b>Walden</b> Town Houses (50 units)	07-01-200-062 through 07-01-200-111	<u>Sycamore Place</u> : 1532 to 1539, 1601, 1603, 1605, 1606 to 1609 <u>Waxwing Court</u> : 1606 to 1624 <u>Post Oak Place</u> : 2006 to 2020, 2022	Owner	2BR: 31 3BR: 15 4BR: 4
<b>Walden</b> Condominiums (204 units)	07-12-200-009- Unit PINs: 1001 – 1204***	1912 Prairie Square 1926 Prairie Square	Owner	Studio: 12 1BR: 88 2BR: 104
<b>Lakeside at Walden</b> Condominiums (99 units)	07-12-201-021 Unit PINs: 1001 – 1099	1806 Hemlock (33 units) 1810 Hemlock (33 units) 1813 Hemlock (33 units)	Owner	Studio:18 1BR: 57 2BR: 24
<b>Fieldpointe of Schaumburg</b> Apartments (396 units)	07-12-202-007	<u>Poplar Place</u> (99 units): 1721, 1722, 1728 <u>Birch Place</u> (99 units): 1725, 1726, 1730 <u>Locust Place</u> (99 units): 1724, 1727, 1731 <u>Maple Place</u> (99 units): 1700, 1704, 1707	Rental	Studio: 72 1BR: 228 2BR: 96
<b>Hawthorn Estates</b> Town Houses (13 units)	07-12-200-013- Unit PINs: 1001 – 1013	<u>Prairie Square</u> : 1921, 1923, 1925, 1926,1927, 1928, 1929, 1930, 1931, 1933, 1935, 1937, 1939	Owner	2BR: 7 3BR: 5 4BR: 1
<b>Hawthorn Estates</b> Condominiums (206 units)	07-12-200-013- Unit PINs: 1014 – 1219	1919 Prairie Square (104 units) 1931 Prairie Square (102 units)	Owner	Studio: 12 1BR: 90 2BR: 104

\* Owner units are assumed to be individually owned, but may be leased for investment purposes

\*\* BCI estimates

\*\*\* PINs 07-12-200-009-1205 to 1226 are affiliated with this complex

Sources: BCI Field Surveys, Village records, Cook County records, Chicago Tribune.com, Apartment.com and Realtor.com

### C. NUMBER OF INHABITED UNITS

The 2000 US Census provides information on number and occupancy of housing units at the block level. **Table 3, *Housing Unit Occupancy Status***, lists the total number of occupied and vacant housing units for the Project Area, Census Tract and Village according to the 2000 US Census. The 2000 Census documented that there were 963 units of housing in the Project Area, 753 of which were occupied (78.2%) and 210 of which were vacant (21.8%).

**Table 3: Housing Units Occupancy Status**

Sub-Area	A	B	C	Project Area (A,B, C)	Census Tract	Village of Schaumburg
County	Cook	Cook	Cook		Cook	-
Census Tract	8046.03	8046.03	8046.03		8046.03	-
Block Group	1	2	2		-	-
Block	1008	2000	2001		-	-
Total Units:	150	709	104	963*	2,738	33,093
Number Occupied	149	516	88	753	2,387	31,799
Number Vacant	1	193	16	210	351	1,294
Percent Vacant	.1%	27.2%	15.4%	21.8%	12.8%	3.9%

\* BCI estimates the total number of housing units in the Project Area to be 968.

Source: U.S. Census Bureau, Census 2000,

Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data

According to data compiled by BCI from field surveys and telephone interviews completed by August 1, 2008, approximately 69 residential units are unoccupied in the Project Area. The vacancies appear to be due primarily to a combination of lease turnover and rehabilitation status at Fieldpointe of Schaumburg Apartments and Hawthorn Estates Condominiums. Based on the combination of available data, BCI estimates that there are at least 900 inhabited dwelling units within the Project Area.

However, for purposes of estimating the number of potentially displaced housing units within the Project Area, BCI assumes all housing units in the Project Area are occupied as of August 1, 2008, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

**D. RACIAL AND ETHNIC COMPOSITION**

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined by using 2000 US Census data for the Project Area. **Table 4, Average Household Size**, presents the average household sizes for the Project Area, Census Tract and Village. The average household size within the US Census blocks of the Project Area is 1.74. Based on full occupancy of 968 units and an average household size of 1.74, there are an estimated 1,685 residents living in the Project Area.

**Table 4: Average Household Size**

<b>Sub-Area</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Project Area (A,B, C)</b>	<b>Census Tract</b>	<b>Village of Schaumburg</b>
<b>County</b>	Cook	Cook	Cook		Cook	-
<b>Census Tract</b>	8046.03	8046.03	8046.03		8046.03	-
<b>Block Group</b>	1	2	2		-	-
<b>Block</b>	1008	2000	2001		-	-
<b>Average Household Size</b>	1.96	1.69	1.75	1.74	2.07	2.36

\*BCI estimate based on average household size for Project Area composite census blocks presented in columns A, B, & C, weighted for estimated number of housing units in each census block.

Source: US Census Bureau, P17. Average Household Size- Universe Households, Census 2000 Summary File 1 (SF 1) 100-Percent Data

**Table 5, *Race and Ethnic Composition of Residents***, presents the estimates of race and ethnic composition of residents living in the Project Area. Of the 1,685 residents estimated to be living in the Project Area, approximately 1,067 are estimated to be white (63.3%); 348 are estimated to be Asian (20.7%); 131 are estimated to be black (7.8%); 83 are estimated as “some other race” (4.9%); 56 are estimated to be of “two or more races” (3.3%); and 214 are estimated to be “Hispanic or Latino, Any Race” (12.7%).

**Table 5: Race and Ethnic Composition of Residents**

Sub-Area	A	B	C	Project Area (A,B, C) *	Percent *
<b>County</b>	Cook	Cook	Cook		Cook
<b>Census Tract</b>	8046.03	8046.03	8046.03		8046.03
<b>Block Group</b>	1	2	2		-
<b>Block</b>	1008	2000	2001		-
<b>Single Race Listed</b>					
White	63.7%	64.4%	56.5%	1,067	63.3%
Black or African American	11.3%	6.6%	7.8%	131	7.8%
American Indian or Alaska Native	0.0%	0.0%	0.0%	0	0.0%
Asian	16.1%	19.9%	33.8%	348	20.7%
Native Hawaiian or Pacific Islander	0.0%	0.0%	0.0%	0	0.0%
Other Single Race	2.7%	6.6%	0.0%	83	4.9%
Hispanic or Latino, Any Race	8.9%	15.7%	2.6%	214	12.7%
<b>Two or More Races Listed</b>	6.2%	2.6%	1.9%	56	3.3%
<b>Total:</b>				1,685	

\* BCI Estimate

Sources: US Census Bureau, P7. Race –Universe: Total Population, Census 2000 Summary File 1 (SF 1) 100-Percent Data and P8. Hispanic or Latino by Race – Universe: Total Population, Census 2000 Summary File 1 (SF 1) 100-Percent Data

## **E. HOUSEHOLD INCOME**

Busse Consulting, Inc. estimated the distribution of household income for residents within the Project Area based on 2000 and 2007 US Census data. In order to estimate the number of moderate-, low-, very low-, and extremely low-income households in the Project Area, BCI used Village and Census Tract household incomes from the 2000 US Census and Village household income data from the 2007 American Community Survey. As determined by the US Department of Housing and Urban Development (“HUD”), the definitions of the income categories, adjusted for household size, are as follows.

- (i) An extremely low-income household has an adjusted income of not more than 30% of the area median income.
- (ii) A very low-income household has an adjusted income of more than 30% and not more than 50% of the area median income.
- (iii) A low-income household has an adjusted income of more than 50% and not more than 80% of the area median.
- (iv) A moderate-income household has an adjusted income of more than 80% and not more than 120% of the area median.

**Table 6**, *Distribution of Household Income: Village (2000 and 2007), Census Tract (2000) and Project Area (2007 estimates)* presents the distribution of household income in the Village according to the 2000 US Census and 2007 American Community Survey. The US Census 2000 median household income for the Census Tract was \$55,091-- approximately 10% less than the median income for the Village as a whole, \$60,941. The 2007 American Community Survey indicates that the Village median household income has remained relatively flat since the 2000 Census; the 2007 Village median household income was \$61,081 (or a slight .2% higher than the 2000 Census value). Assuming the Census Tract income trends mirror the relatively flat Village trends, BCI estimates that the 2007 median household income for the Census Tract was \$55,217. BCI assumes that the 2007 median household income for the Project Area is the same as the Census Tract, or \$55,217. BCI also assumes that the distribution of household income for the Census Tract (and Project Area) mirrors the distribution of household income in 2000 for the Census Tract.

**Table 7**, *2007 Village and Project Area Median Household Income by Household Size*, presents the 2007 median household income by household size for the Village (based on the 2007 American Community Survey) and the Project Area (BCI estimate). BCI estimated median household income by household size for the Project Area based on the assumption that the total median income relationship (i.e. that the total median income in the Project Area is approximately 10% less than the Village value) holds across household sizes. The average household size in the Project Area is estimated at 1.74. The estimated 2007 median household incomes for one- and two-person households in the Project Area are \$40,368 and \$66,332, respectively.

**Table 6: Distribution of Household Income: Village (2000 and 2007), Census Tract (2000) and Project Area (2007 estimates)**

	Village (2000)		Village (2007)		Census Tract 8046.03		
	Total	Percent	Total	Percent	Total	Percent	
<b>Households</b>	<b>31,585</b>		<b>30,083</b>		<b>2,394</b>		<b>968</b>
Less than \$10,000	1,019	3.2	672	2.2	80	3.3	31
\$10,000 to \$14,999	763	2.4	1,257	4.2	74	3.1	23
\$15,000 to \$24,999	2,276	7.2	2,069	6.9	160	6.7	70
\$25,000 to \$34,999	2,639	8.4	3,382	11.2	282	11.8	81
\$35,000 to \$49,999	5,192	16.4	4,509	15.0	442	18.5	159
\$50,000 to \$74,999	8,283	26.2	5,510	18.3	700	29.2	254
\$75,000 to \$99,999	5,109	16.2	4,680	15.6	297	12.4	157
\$100,000 to \$149,999	4,385	13.9	5,463	18.2	267	11.2	135
\$150,000 to \$199,999	1,131	3.6	1,546	5.1	74	3.1	35
\$200,000 or more	788	2.5	995	3.3	18	.8	24
<b>Median household income</b>	<b>\$60,941</b>		<b>\$61,081</b>		<b>\$55,091</b>		<b>\$55,217</b>

\* BCI estimates based on assumption that Project Area income distribution in 2007 mirrors the 2000 Census Tract income distribution.

Source: US Census Bureau,

Census 2000, DP-3. Profile of Selected Economic Characteristics: 2000

Census 2000 Summary File (SF-3)-Sample Data, Village and Census Tract 8046.03

US Census Bureau, 2007 American Community Survey, C19001

Household Income in the Past 12 month (in 2007 inflation-adjusted dollars)- Universe: Households

**Table 7: 2007 Village and Project Area Median Household Income by Household Size**

	Village	Project Area*
<b>Total</b>	<b>\$61,818</b>	<b>\$55,217</b>
1 person household	\$45,194	\$40,368
2 person household	\$74,262	\$66,332
3 person household	\$91,212	\$81,472
4 person household	\$77,540	\$69,260
5 person household	\$127,623	\$113,995
6 person household	\$49,291	\$44,028
7 person household	\$71,592	\$63,947

\* BCI estimate

Source: US Census Bureau, 2007 American Community Survey, 1-Year Estimates, B19019 Median Household Income in the past 12 months (2007 inflation adjusted dollars) by Household Size- Universe Households,

Each year HUD and the Illinois Housing Development Authority (“IHDA”) calculate the income limits and maximum rents for affordable housing program eligibility. Schaumburg is located in the Chicago metropolitan statistical area (“MSA”).

**Table 8, 2008 Affordable Housing Income Limits: Chicago MSA**, presents the maximum incomes for extremely low-income through moderate-income households in the Chicago MSA. The average household size in the Project Area is estimated at 1.74 persons. The HUD income limits for extremely low-income through moderate-income for a household of two ranges from \$18,090 to \$72,360. As presented in Tables 6 and 7, the estimated median income in the Project Area in 2007 is \$55,217 overall and \$40,368 for 1-person households and \$66,332 for 2-person households. These estimated 2007 median income levels would meet low- to moderate-income thresholds in 2008.

**Table 8: 2008 Affordable Housing Income Limits: Chicago MSA**

Household Income Level	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low Income * (< or = to 30% of median)	\$15,840	\$18,090	\$20,370	\$22,620	\$24,420	\$26,250	\$28,050	\$29,850
Very Low Income * (> 30% and < or = to 50% of median)	\$26,400	\$30,150	\$33,950	\$37,700	\$40,700	\$43,750	\$46,750	\$49,750
Low Income * (> 50% and < or = to 80% of median)	\$42,200	\$48,250	\$54,250	\$60,300	\$65,100	\$69,950	\$74,750	\$79,600
Moderate Income** (> 80% or < or = to 120% of median)	\$63,360	\$72,360	\$81,480	\$90,480	\$97,680	\$105,000	\$112,200	\$119,400

Sources:

\*U.S. Department of Housing and Urban Development

\*\*Illinois Housing Development Authority 2008 Income Limits for Chicago MSA

**Table 9, 2008 Affordable Housing Maximum Rent Limits: Chicago MSA**, presents the maximum affordable rents for extremely low-income through moderate-income households in the Chicago MSA. For extremely low- to moderate-income households, the maximum affordable rents range from (i) \$396 to \$1,584 for studio units, (ii) \$424 to \$1,696 for one-bedroom units and (iii) \$509 to \$2,037 for two bedroom units. According to Apartments.com Magazine (August 2008), the starting rents at the only apartment complex in the Project Area (Fieldpointe of Schaumburg) are \$860, \$968, and \$1,223 for studio, one-bedroom and two-bedroom units, respectively. According to the maximum rents in **Table 9**, these rents would be affordable to low-income households in the Chicago MSA (adjusted for household size).

**Table 9: 2008 Affordable Housing Maximum Gross Rent\* Limits: Chicago MSA**

	<b>0 BEDROOM</b>	<b>1 BEDROOM</b>	<b>2 BEDROOM</b>	<b>3 BEDROOM</b>	<b>4 BEDROOM</b>
Extremely Low Income * (< or = to 30% of median)	\$396	\$318	\$381	\$440	\$491
Very Low Income * (> 30% and < or = to 50% of median)	\$660	\$706	\$848	\$980	\$1,093
Low Income * (> 50% and < or = to 80% of median)	\$1,055	\$1,130	\$1,356	\$1,567	\$1,748
Moderate Income** (> 80% or < or = to 120% of median)	\$1,584	\$1,696	\$2,037	\$2,352	\$2,625

\* Gross rents for most IHDA multi-family programs. GROSS RENTS ARE OBTAINED BY SELECTING THE APPLICABLE MAXIMUM ANNUAL INCOME LIMIT, WHICH IS THEN DIVIDED BY 12 AND MULTIPLIED BY 30% TO CALCULATE THE MAXIMUM RENT. GROSS RENTS INCLUDE ALL UTILITIES EXCLUDING TELEPHONE. IF THE TENANT PAYS ANY UTILITIES, THE GROSS RENT IS REDUCED BY AN APPROPRIATE UTILITY ALLOWANCE. UTILITY ALLOWANCE ESTIMATES CAN BE OBTAINED FROM A LOCAL PHA OR UTILITY COMPANY. UNIT SIZE VS FAMILY SIZE RELATIONSHIPS ARE DETERMINED AS FOLLOWS: 0 BEDROOM = 1 PERSON, 1 BEDROOM = 1.5 PERSONS, 2 BEDROOM = 3 PERSONS, 3 BEDROOM = 4.5 PERSONS,

Source: Illinois Housing Development Authority

**Table 10, *Distribution Household Income, Project Area***, presents estimates of household income in the Project Area according to affordable housing income categories. The estimates of households at or below the moderate-income level collectively represent approximately 62.8% of the total inhabited residential units in the Project Area. As a result, the Village will implement the Redevelopment Plan (including the requirements applicable to composition of the joint review board under Section 11-74.4-5(b) of the Act) as if more than 50 percent of the residential units are occupied by extremely low-, very low-, low-, or moderate-income households.

**Table 10: Distribution Household Income, Project Area**

<b>Income Category*</b>	<b>Annual Median Household Income (2-person household) [1]</b>	<b>Total**</b>	<b>Percent **</b>
Extremely low income (0-30% of median)	\$0 to \$18,090	82	8.5%
Very low income (30%-50% of median)	\$18,091 to \$30,150	74	7.6%
Low income (50% to 80% of median)	\$30,151 to \$48,250	198	20.5%
Moderate income (80% to \$120% of median)	\$48,251 to \$72,360	254	26.2%
<b><i>Subtotal of Extremely Low to Moderate Income</i></b>		<b>608</b>	<b>62.8%</b>
Over moderate income (over 120% of median)	\$72,361+	360	37.2%

\* Based on HUD and IHDA income limits for 2008 and Project Area household estimates for 2007.

\*\* BCI estimate.

[1] See Table 6 for estimated household income distribution in the Project Area; average household size in the Project Area is 1.74.

## II. RELOCATION PLAN

### A. NUMBER AND LOCATION OF POSSIBLE REMOVALS

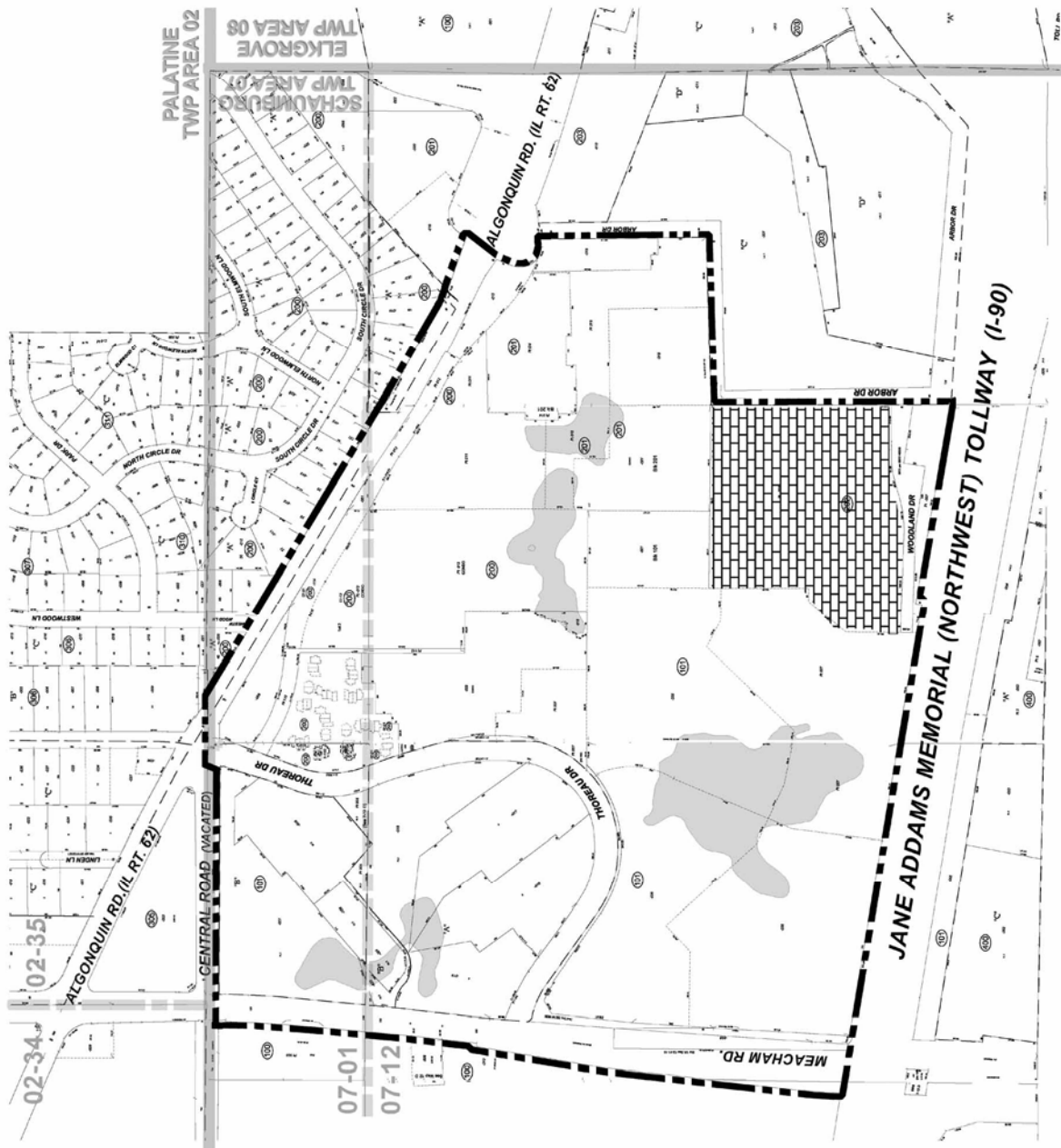
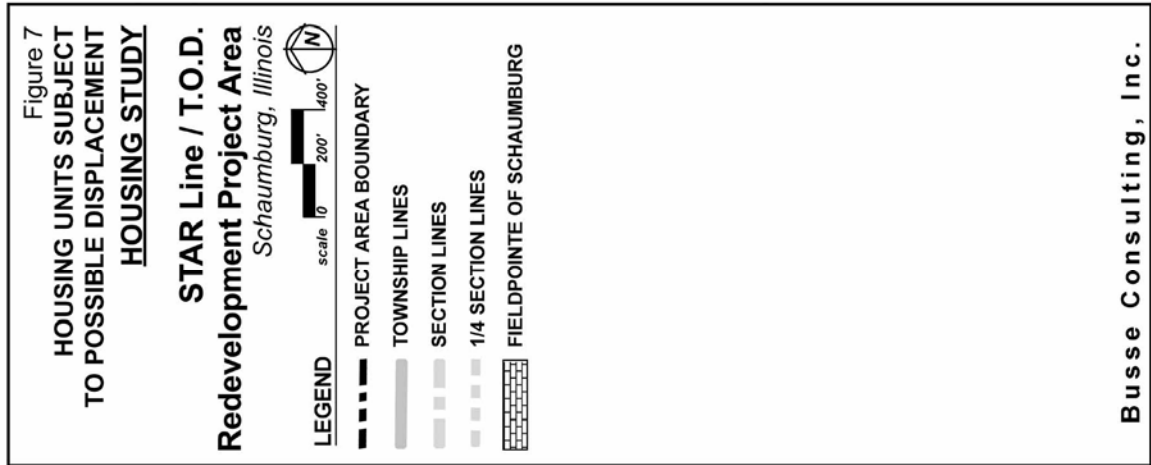
The Redevelopment Plan calls for development of public and commercial facilities in vacant and underutilized sites and redevelopment of commercial and residential properties in key locations within the Project Area. Redevelopment projects supported by the Redevelopment Plan include the rehabilitation of existing buildings; redevelopment of obsolete commercial and residential buildings and sites; new multi-family and mixed-use residential development; new commercial development; and creation and enhancement of community facilities, amenities, and infrastructure.

The overall redevelopment project presented in the Redevelopment Plan identifies the redevelopment goals, objectives, concept, and future land uses to be in effect upon adoption of the Redevelopment Plan. If public or private redevelopment occurs as a result of the Redevelopment Plan, displacement of some inhabited residential properties may result.

Properties that may be subject to change due to redevelopment efforts could result in the removal / displacement of 396 apartment units in 12 multi-family buildings at Fieldpointe of Schaumburg. **Table 11**, *Properties with inhabited residential units that may be subject to displacement*, summarizes the type, street address, and parcel number of inhabited residential units that may be subject to removal / displacement. **Figure 7**, *Housing Units Subject to Possible Displacement*, illustrates the location of inhabited residential units that may be subject to removal / displacement.

**Table 11: Properties with inhabited residential units that may be subject to displacement**

Parcel ID	Name and Address	Type	No. of Units by Bedrooms	Rent/Pricing
07-12-202-007	Field Pointe of Schaumburg <u>Poplar Place</u> (99 units): 1721, 1722, 1728 <u>Birch Place</u> (99 units): 1725, 1726, 1730 <u>Locust Place</u> (99 units): 1724, 1727, 1731 <u>Maple Place</u> (99 units): 1700, 1704, 1707	Rental Apts	Studio: 72  1BR: 228  2BR: 96	<u>Studio</u> : \$860 - \$875  <u>1BR</u> : \$968 - \$1,096  <u>2BR</u> : \$1,121 - \$1,223



## B. RELOCATION PLAN

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

## C. REPLACEMENT HOUSING

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the Village shall make a good faith effort to ensure that affordable replacement housing located in or near the Project Area is available for any qualified displaced residents. The Redevelopment Plan calls for development and redevelopment of vacant, underutilized, and obsolete sites and the construction of new commercial and multi-family residential uses in the Project Area. Based on the nature of development and redevelopment that may occur in the Project Area, it is likely that replacement units would be available both inside and outside of the Project Area.

In order to determine the availability of potential replacement housing outside of the Project Area for those residents who may potentially be displaced by redevelopment activity, BCI researched local multi-family rental housing in the Village. BCI researched multi-family apartment complexes in Schaumburg via the internet site [www.apartment.com](http://www.apartment.com) and a phone survey conducted the last week of August and the first week of September 2008. BCI identified at least 14 apartment complexes in Schaumburg that are generally comparable to Fieldpointe of Schaumburg.

**Table 12, Comparable Replacement Housing: Studio/Efficiency Rental**, presents the location, size, and cost of studio/rental units currently being marketed as compared to Fieldpointe of Schaumburg. Rents range from \$739 to \$950 with a median rent of \$823; size of units range from 392 s.f. to 517 s.f. with a median size of 500 s.f.; and rent per square foot ranging from \$1.51 to \$2.09 with a median of \$1.78.

**Table 12: Comparable Replacement Housing: Studio/Efficiency Rental**

Complex Name	Address	Studio/Efficiency		
		Rent	SF	rent/sf
Fieldpointe of Schaumburg	1730 Birch Place	\$860 - \$875	528 - 528	\$1.63 - \$1.66
Beech Pointe	60 E. Beech	\$739 - \$759	394 - 504	\$1.88 - \$1.51
Versailles on the Lake	1024 N. Plum Grove Rd	\$820 - \$950	392 - 517	\$2.09 - \$1.84
Village in the Park	1417 Valley Lake Dr	\$825 - \$865	500 - 500	\$1.65 - \$1.73
	<b>Median*</b>	<b>\$823</b>	<b>500</b>	<b>\$1.78</b>

\* Excludes Fieldpointe of Schaumburg

Source: [www.apartment.com](http://www.apartment.com) and Apartment.com Magazine, August, 2008.

**Table 13, Comparable Replacement Housing: One-Bedroom Rental**, presents the location, size, and cost of one-bedroom units currently being marketed as compared to Fieldpointe of Schaumburg. Rents range from \$799 to \$1185 with a median rent of \$980; size of units range from 635 s.f. to 910 s.f. with a median size of 760 s.f.; and rent per square foot ranging from \$1.00 to \$1.56 with a median of \$1.32.

**Table 13: Comparable Replacement Housing: One-Bedroom Rental**

Complex Name	Address	1 bedroom--Ranges		
		Rent	SF	rent/sf
Fieldpointe of Schaumburg	1730 Birch Place	\$968 - \$1,096	728 - 800	\$1.33 - \$1.37
12 Oaks at Schaumburg	120 Kristin Circle	\$955 - \$1,160	746 - 910	\$1.28 - \$1.27
12 Oaks at Woodfield*	4700 Arbor Drive	\$799 - \$899	800 - 800	\$1.00 - \$1.12
Avalon at Poplar Creek	1900 Wind Song Dr	\$985 - \$985	815 - 915	\$1.21 - \$1.21
Beech Pointe	60 E. Beech	\$829 - \$979	650 - 808	\$1.28 - \$1.21
International Village	1220 E. Algonquin	\$970 - \$970	760 - 760	\$1.28 - \$1.28
Lakes of Schaumburg	801 Belinder Lane	\$880 - \$1,067	650 - 800	\$1.35 - \$1.33
Legend Park	305 Cambia Dr	\$875 - \$965	650 - 825	\$1.35 - \$1.17
Lincoln Meadows	10 N. Lincoln Meadows Drive	\$981 - \$1,185	635 - 760	\$1.54 - \$1.56
Remington Place	201 Remington Circle	\$965 - \$1,099	652 - 836	\$1.48 - \$1.31
Savanna Trace	1421 Carolina Court	\$895 - \$1,014	793 - 793	\$1.13 - \$1.28
Tree House	2500 Brush Road	\$834 - \$1,100	715 - 830	\$1.17 - \$1.33
Versailles on the Lake	1024 N. Plum Grove Road	\$990 - \$1,050	696 - 696	\$1.42 - \$1.51
Village Green of Schaumburg	880 Hadley Run Lane	\$1,040 - \$1,120	700 - 850	\$1.49 - \$1.32
Village in the Park	1417 Valley Lake Drive	\$880 - \$1,010	650 - 750	\$1.35 - \$1.35
	<b>Median**</b>	<b>\$980</b>	<b>760</b>	<b>\$1.32</b>

\* Rolling Meadows

\*\* Excludes Fieldpointe of Schaumburg

Source: www.apartment.com and Apartment.com Magazine, August 2008

**Table 14, Comparable Replacement Housing: Two-Bedroom Rental**, presents the location, size, and cost of two-bedroom units currently being marketed as compared to Fieldpointe of Schaumburg. Rents range from \$900 to \$1555 with a median rent of \$1224; size of units range from 825 s.f. to 1252 s.f. with a median size of 1010 s.f.; and rent per square foot ranging from \$.95 to \$1.48 with a median of \$1.18.

**Table 14: Comparable Replacement Housing: Two-Bedroom Rental**

Complex Name	Address	2 bedroom Ranges		
		Rent	SF	Rent/sf
Fieldpointe of Schaumburg	1730 Birch Place	\$1,121 - \$1,223	948 - 948	\$1.18 - \$1.29
12 Oaks at Schaumburg	120 Kristin Circle	\$1,125 - \$1,500	959 - 1,201	\$1.17 - \$1.25
12 Oaks at Woodfield*	4700 Arbor Dr	\$900 - \$1,089	950 - 1,150	\$0.95 - \$0.95
Avalon at Poplar Creek	1900 Wind Song Dr	\$975 - \$1,450	850 - 1,070	\$1.15 - \$1.36
Beech Pointe	60 E. Beech	\$1,079 - \$1,124	994 - 1,075	\$1.09 - \$1.05
International Village	1220 E. Algonquin	\$1,255 - \$1,305	1,075 - 1,200	\$1.17 - \$1.09
Lakes of Schaumburg	801 Belinder Ln	\$1,181 - \$1,295	1,000 - 1,100	\$1.18 - \$1.18
Legend Park	305 Cambia Dr	\$990 - \$1,280	825 - 1,025	\$1.20 - \$1.25
Lincoln Meadows	10 N. Lincoln Meadows Dr	\$1,365 - \$1,537	990 - 1,040	\$1.38 - \$1.48
Remington Place	201 Remington Circle	\$1,220 - \$1,462	1,020 - 1,252	\$1.20 - \$1.17
Savanna Trace	1421 Carolina Court	\$959 - \$1,209	850 - 1,070	\$1.13 - \$1.13
Tree House	2500 Brush Rd	\$1,042 - \$1,555	975 - 1,107	\$1.07 - \$1.40
Versailles on the Lake	1024 N. Plum Grove Road	\$1,230 - \$1,550	848 - 1,241	\$1.45 - \$1.25
Village Green of Schaumburg	880 Hadley Run Ln	\$1,225 - \$1,245	900 - 1,000	\$1.36 - \$1.25
Village in the Park	1417 Valley Lake Dr	\$1,100 - \$1,255	1,000 - 1,075	\$1.10 - \$1.17
	<b>Median **</b>	<b>\$1,224</b>	<b>1,010</b>	<b>\$1.18</b>

\* Rolling Meadows

\*\* Excludes Fieldpointe of Schaumburg

Source: [www.apartment.com](http://www.apartment.com) and Apartment.com Magazine, August 2008

**Table 15, Comparable Replacement Housing: Availability**, presents total units and estimated occupancy/available units for each of the comparable complexes. Across 14 comparable apartment complexes, there are an estimated 6626 total units, 536 available units and an average total occupancy rate of 92%.

**Table 15: Comparable Replacement Housing: Availability**

Complex Name	Address	total units	Estimated Occupancy	Estimated Available Units
Fieldpointe of Schaumburg	1730 Birch Place	396	85%	60
12 Oaks at Schaumburg*	120 Kristin Circle	135	94%	8
12 Oaks at Woodfield**^	4700 Arbor Drive	692	96%	28
Avalon at Poplar Creek	1900 Wind Song Drive	196	94%	12
Beech Pointe	60 E. Beech	192	99%	2
International Village**	1220 E. Algonquin	732	92%	58
Lakes of Schaumburg	801 Belinder Lane	428	87%	56
Legend Park**	305 Cambia Dr	367	93%	26
Lincoln Meadows	10 N. Lincoln Meadows Drive	576	91%	52
Remington Place	201 Remington Circle	528	99%	4
Savanna Trace	1421 Carolina Court	368	90%	36
Tree House	2500 Brush Road	752	90%	75
Versailles on the Lake	1024 N. Plum Grove Road	618	84%	99
Village Green of Schaumburg	880 Hadley Run Lane	179	87%	23
Village in the Park	1417 Valley Lake Drive	863	93%	58
	<b>Total***</b>	<b>6,626</b>	<b>92%</b>	<b>536</b>

\*approximate number of investor owned rental units

\*\*total includes 3 bedroom units

^Rolling Meadows

\*\*\*does not include Fieldpointe of Schaumburg

Source: BCI Telephone Survey 8/25/08-9/4/08

#### **D. RELOCATION ASSISTANCE**

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

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

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

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