



Redevelopment Project Area 1: Triangle Area

HOUSING IMPACT STUDY

Date: 09/03/13

Technical Assistance Provided By:

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I. PURPOSE

The purpose of this Housing Impact Study (Study) is to assess the current and proposed housing unit conditions of the proposed Redevelopment Project Area 1: Triangle Area (RPA) as required by the Tax Increment Allocation Redevelopment Act (65 ILCS Section 5/11-74.4-3, et. Seq., as amended) Section 11-74.4-3(n)(5). Rolf C. Campbell & Associates (RCCA) has completed this Study in coordination with the Village of Wauconda staff and consultants.

It should also be noted that two non-permanent residence unit types, Wauconda Health Care and Rehabilitation Centre and Liberty Motel, are reviewed in this Study. These two uses provide commercial services with a housing element and are not traditionally considered part of a Housing Impact Study. They are included since the 2010 Census counted the residents they contained at that particular time as part of the overall population count in the RPA.

This Study provides a review and information concerning the following statutory elements:

Part I: Existing Conditions Survey

Part I of the housing impact study shall include:

- i. Data as to whether the residential units are single family or multi-family units;
- ii. The number and type of rooms within the units, if that information is available;
- iii. Whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 is passed; and
- iv. Data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census.

Part II: Impact Analysis

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

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

II. Part I: EXISTING CONDITIONS SURVEY

Conditions Documentation:

As part of the review of the Eligibility Study completed for the RPA, information was collected concerning housing units within the RPA. This documentation included a review of Wauconda Township Assessor records, Lake County Assessor records, Lake County GIS data and aerial photography, 2010 Census and other Census Bureau data, a field review inventory of uses, and online real estate data listings. This information was collected and synthesized to provide information for the following sections.

i. Number of Residential Unit Types:

"Data as to whether the residential units are single family or multi-family units"

Figure 1: Housing Unit Location Map provides the location of the buildings containing housing units, and the following table is the breakdown of unit types in the RPA:

Table 1: Housing Unit Counts by Type

Detached Units:	Count:
Single Family Homes (Dwelling, Single Family):	22
Multiple Family Units/ Attached Units:	
Apartment:	3
Accessory Dwelling Unit (Dwelling, Accessory):	3
Non-Permanent Residence Units:	
Motel Units	8
Health Care & Rehabilitation Centre	1
Total:	37

Note: The 2010 Census counted the Health Care & Rehabilitation Centre as 1 group home unit.

Sources: 2010 Census; RCCA Field Survey (03/08/13 & 06/17/13); Wauconda Township Assessor Record; Lake County Assessor Records; Lake County GIS Data; Zillow.com Listings (03/26/13).

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The following are the definitions used to identify the different housing unit types:

- a. **APARTMENT.** One or more rooms comprising a dwelling unit, serving as the residence of an individual, family or household (Wauconda Zoning Ordinance).
- b. **DWELLING, ACCESSORY.** Dwelling unit that is an additional living quarter on single-family lots that are independent of the primary dwelling unit (RCCA).
- c. **DWELLING, SINGLE-FAMILY.** A dwelling containing 1 dwelling unit (Wauconda Zoning Ordinance).
- d. **HEALTH CARE & REHABILITATION CENTRE.** A facility that provides post-hospital care, short-term subacute rehabilitation services, Alzheimer and dementia care, traditional long-term care, respite, Hospice, and palliative care (RCCA).
- e. **MOTEL.** A building designed for transient occupancy containing rooms or suites with separate entrances, providing living, sleeping and toilet facilities (Wauconda Zoning Ordinance).

It should be noted that the accessory dwelling units in the RPA are located on lots with single family homes in either stand alone buildings or attached to another accessory structure (garage, etc.). The residents of these units are typically of familial relation to the residents of the single family home on the lot (i.e. mother-in-law units). To some extent, this unit type in terms of function may be considered as just an additional bedroom and bathroom facility to the primary single family home. The Village Zoning Ordinance does not presently explicitly address this type of unit on a single family lot.

It should also be noted the two non-permanent residence unit types, health care and rehabilitation centre (Wauconda Health Care and Rehabilitation Centre) and motel (Liberty Motel), are business uses that provide a commercial service and are not traditionally included in housing unit impact analysis. They are included in this Study due to the condition that information (population counts, race/ethnicity distributions, etc.) related to these units was tallied as part of the 2010 Census.

ii. Number of Rooms within Units:

"The number and type of rooms within the units, if that information is available;"

Available data about the number of rooms in each housing unit was limited for the RPA. Wauconda Township records and Lake County Assessor records only had information concerning the square footage of the living area and number of bathrooms for mainly single family detached homes. U.S. Census Department data for the 2010 Census only reports detailed housing characteristic information down to the tract level and the RPA only makes up a limited portion of two overall tracts (13 of 108 total blocks or 12% & 5 of 148 blocks or 4%). Bedroom counts have been estimated for most of the units; similarly, when data was available with respect to bathrooms, it was assumed each unit had at least one bathroom. Table 2 provides the breakdown of the units by bedroom type and Table 3 provides a more detailed information list with respect to each unit.

Table 2: Bedroom Counts by Unit Types

	Studio/ 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	More Than 4 Bedrooms	Total Units By Type
Detached Units						
Single-Family Home	4	3	9	6		22
Multiple Family Units/Attached Units						
Apartment		3				3
Accessory Dwelling Unit	3					3
Non-Permanent Residence Units:						
Motel Units	8					8
Health Care & Rehabilitation Centre					1	1
Total Units by Bedroom Count	11	5	7	5	1	37

Note: Bedroom data is limited for units in the RPA. Where data was not available on the number of bedrooms, the bedroom counts have been estimated based on total living area using the following ranges: <600 sq. ft = Studio/1 bedroom; 600-1,200 sq. ft. = 2 bedrooms, 1,201-2,000 sq. ft. = 3 bedrooms, & >2,000 sq. ft. = 4 bedrooms.

Sources: 2010 Census; Field Survey RCCA (03/08/13 & 06/17/13); Wauconda Township Assessor Record; Lake County Assessor Records; Lake County GIS Data; Zillow.com Listings (03/26/13).

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Table 3: Master Housing Unit List

	Address	Unit Type	Market Value for Listed Unit (2012 Assessor Estimate)	Bathrooms	Bedrooms	Total Living Area (Sq. Ft.)
1	27159 North Anderson Road	Single Family (Parsonage)	Not Available	2	3	1,930
2	26652 North US Highway 12	Single Family	\$199,014	2	3	1,922
3	26662 North IL Route 59	Single Family	\$234,417	2	4	2,496
4	227 Barrington Road	Apartment	Not Available	1	2	860
5	229 Barrington Road	Apartment	Not Available	1	2	730
6	303 Barrington Road	Single Family	\$145,734	2.5	3	1,662
7	313 Barrington Road	Single Family	\$99,654	1	3	1,056
8	333 Barrington Road	Single Family	\$155,003	2	2	1,182
9	413 Barrington Road	Single Family	\$202,116	3	4	2,420
10	421 Barrington Road (Surrounded Lot)	Single Family	\$126,508	2	4	2,043
11	421 Barrington Road (Main Unit)	Single Family	\$160,868	1.5	3	1,520
12	421 Barrington Road (Accessory Unit)	Accessory Dwelling Unit	Not Available	1	1	613
13	421 Barrington Road (Rear Lot)	Single Family	\$228,551	3	4	1,872
14	423 Barrington Road	Single Family	\$185,739	1	3	1,326
15	431 Barrington Road	Single Family	\$55,341	1	2	634
16	433 Barrington Road (Main Unit)	Single Family	\$225,588	2	3	1,250
17	433 Barrington Road (Accessory Unit)	Accessory Dwelling Unit	Not Available	1	1	302
18	435 Barrington Road	Single Family	\$248,495	1.5	3	1,152
19	398 W Liberty St.	Apartment	Not Available	1	2	900
20	107 Thomas Court	Single Family	\$161,912	2.5	3	1,243
21	161 Thomas Ct. (Main Lot)	Single Family	\$182,815	2.5	4	2,322
22	161 (103) Thomas Ct. (Accessory Unit)	Accessory Dwelling Unit	Not Available	1	1	588
23	180 Thomas Ct.	Single Family	\$229,388	2.5	4	3,002
24	338 W. Liberty Street #1	Single Family (Cottage)	Not Available	1	1	513
25	338 W. Liberty Street #2	Single Family (Cottage)	Not Available	1	2	990
26	338 W. Liberty Street #3	Single Family (Cottage)	Not Available	1	1	388
27	338 W. Liberty Street #4	Single Family (Cottage)	Not Available	1	1	584
28	338 W. Liberty Street #5	Single Family (Cottage)	Not Available	1	1	564
29	326 W. Liberty Street #1	Motel Unit	Not Available	1	1	Not Available
30	326 W. Liberty Street #2	Motel Unit	Not Available	1	1	Not Available
31	326 W. Liberty Street #3	Motel Unit	Not Available	1	1	Not Available
32	326 W. Liberty Street #4	Motel Unit	Not Available	1	1	Not Available
33	326 W. Liberty Street #5	Motel Unit	Not Available	1	1	Not Available
34	326 W. Liberty Street #6	Motel Unit	Not Available	1	1	Not Available
35	326 W. Liberty Street #7	Motel Unit	Not Available	1	1	Not Available
36	326 W. Liberty Street #8	Motel Unit	Not Available	1	1	Not Available
37	176 Thomas Court	Health Care & Rehabilitation Centre	Not Available	>4	>4	N/A

Note: Bedroom data is limited for units in the RPA. Where data was not available on the number of bedrooms, the bedroom counts have been estimated based on total living area using the following ranges: <600 sq. ft = Studio/1 bedroom; 600-1,200 sq. ft. = 2 bedrooms, 1,201-2,000 sq. ft. = 3 bedrooms, & >2,000 sq. ft. = 4 bedrooms. Bathroom data based on Wauconda Township & Lake County Assessor records or estimated as 1 when data was not available. The homes at 338 W. Liberty Street do not have a separate assigned market value since they share a common tax parcel.

Sources: 2010 Census; Field Survey RCCA (03/08/13 & 06/17/13); Wauconda Township Assessor Record; Lake County Assessor Records; Lake County GIS Data; Zillow.com Listings (03/26/13).

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iii. Inhabited or Uninhabited Units

"Whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 is passed"

According to 2010 Census block data, the RPA had twenty-nine (29) inhabited units and five (5) uninhabited units (85% and 15%, respectively). Based on the field survey conducted on March 8, 2013, thirty-one (31) units appeared inhabited and two (2) appeared uninhabited (91% and 9%, respectively). 313 Barrington Road and 421 Barrington Road (Rear Lot) appeared to be the only two uninhabited units.

For the sake of being conservative with respect to the statutory requirements, this Study treats all units as being inhabited with respect to considerations of removal and relocation of housing units discussed in Part II.

iv. Racial & Ethnic Composition

"Data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census."

According to 2010 Census block data, the following table outlines the racial and ethnic composition of the housing unit population:

Table 4: Racial & Ethnic Composition

Race/Ethnicity	Total Population	% of Total Population	Not Hispanic or Latino Population	% of Total Population Not Hispanic or Latino	Hispanic or Latino Population	% of Total Population Hispanic or Latino
White	162	99%	150	92%	12	7%
Black or African American	0	0%	0	0%	0	0%
American Indian & Alaska Native	0	0%	0	0%	0	0%
Asian	0	0%	0	0%	0	0%
Native Hawaiian & Other Pacific Islander	0	0%	0	0%	0	0%
Some Other Race	0	0%	0	0%	0	0%
Two or More Races	1	1%	1	1%	0	0%
Total Count	163	100%	151	93%	12	7%

Note: 112 people of the total population were attributed to the Wauconda Health & Rehabilitation Centre and 50 were attributed to the other listed units. Due to the limited number of housing units, data was unavailable for the three housing units west of U.S. Hwy. 12.

Sources: 2010 Census

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III. Part II: Impact Analysis

The following provides a review of the potential impact that the creation and enactment of the RPA with its respective development and redevelopment goals may have on the housing units within its boundaries. For the purposes of this analysis as discussed under Part I, this Study treats all housing units as being fully inhabited in order to be conservative in estimating the impact on the housing units and their inhabitants.

As briefly discussed before, the Wauconda Health Care Rehabilitation Centre and Wauconda Motel are both business uses that provide a commercial service that have a residential element with both uses having underlying business zoning, RB – Retail Business and GB – General Business, respectively. For this reason, these units are not considered as housing units in terms of being impacted by the redevelopment the RPA. It is also anticipated that the Wauconda Health Care Rehabilitation Centre will remain or be expanded in the future. Additionally, the redevelopment of the RPA may include another hotel or motel use to take advantage of the proximity of the U.S. Hwy. 12 interchange.

i. Housing Units to be Removed

“The number and location of those units that will or may be removed”

As outlined, the RPA has twenty-eight (28) permanent housing units, which come in three unit types: 1) Single Family Homes, 2) Accessory Dwelling Units, & 3) Apartments. The redevelopment of the RPA is expected to take place in a market driven incremental manner under the guidance of a master development plan developed by the Village. It is anticipated that this master plan will be developed after the establishment of the RPA and prior to any redevelopment projects. This master plan will provide specific recommendations for land uses and developed areas to remain intact, but ultimately, the actual redevelopment pattern will be determined by the private market based on developer proposals. As such, twenty-eight (28) housing units, listed in Table 3 as one (1) through twenty-eight (28) with their listed respective locations, could potentially be removed with the redevelopment of the RPA.

ii. Plans for Relocation Assistance

“The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed”

The Village anticipates the redevelopment of the RPA to be lead by the private market in terms of acquisition and redevelopment of any property. The acquisition of existing housing units is anticipated to be purely private party transactions with the owners of any property being compensated with fair market value for their property value and complying with any standing lease agreements for rental properties. Under this arrangement, relocation should occur in a manner on clear and equitable terms with any residents of housing units.

For any Village lead property acquisition, the Village anticipates to attempt for the most part to acquire property as described above for private market acquisitions. This method will ensure that property owners are compensated fairly. The Village also anticipates honoring any reasonable lease agreements (1 year or less in effective time length) as may be in place at the time the of property acquisition. Both of these conditions should allow for relocation to occur in a manner on clear and equitable terms with any residents of housing units. For acquisitions requiring eminent domain, the Village will proceed in a manner as required by federal and state statutes. In these cases, the Village will review and outline a plan for relocation assistance as may be required on a case by case basis. The Village will make a good faith effort to locate available replacement housing in or near the RPA within the Village. The type and extent of relocation assistance is detailed under Item iv. Type and Extent of Relocation Assistance below. The Village plans to pay for any relocation assistance through available TIF District funds.

iii. Available Replacement Housing

“The availability of replacement housing for those residents whose residences are to be removed, and shall identify the type, location, and cost of the housing”

The area in and around the Village of Wauconda has a significant amount of available and comparable housing units to the RPA. For single family homes, the reviewed range of size and cost is detailed in Table 2 and Table 5 (below). It should be noted that one bedroom single family homes are below the sizing for contemporary market standards for development within the Village, and thus, these units are generally obsolete in the market area. Due to this condition, occupants of one bedroom single family homes are expected to be accommodated in either larger detached single family homes or other for sale or rental units (apartments, townhomes, etc.). For apartments, the reviewed range of size is detailed in Table 2, and the reviewed range of rental rates was \$700 to \$1,120 based on the definition of affordable housing for low-income households in the Illinois Affordable Housing Act (310 ILCS 65)¹. For accessory dwelling units, any residents are expected to be accommodated in either additional rooms of single family homes or in rental units.

¹ "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 as stated for such households as defined in this Section. (310 ILCS 65)

"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 for the area 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. (310 ILCS 65)

The current Census Bureau American Community Survey (2011) estimate for median household income for the Village of Wauconda is \$70,728. Based on the above definitions, a low-income household would have an approximate median income between \$35,000 to \$56,000. 30% of these levels would equal a range

Table 5: Single Family Housing Units in the RPA by Estimate of Market Value

Market Value:	Count:
< \$100,000	2
\$100,001 - \$150,000	2
\$150,001 - \$200,000	7
\$200,001 - \$250,000	5
>\$250,001	0

Note: The 5 homes at 338 W. Liberty Street are not included in the table above because they do not have a separate assigned market value since they share a common tax parcel.

Source: Wauconda Township Assessor Records.

Prepared by Rolf C. Campbell and Associates, September 2013

The Village has a large supply of existing single family homes which become routinely available on the real estate market. The Village also has areas in the north for potential new predominately single family home subdivisions. The following are examples of the potential available replacement single family homes within the Village at any given time.

Table 6: Example Available Replacement Single-Family Homes within the Village

Location:	Number of Bedrooms:	Listing Price:
2545 Willow Road	3	\$67,500
644 Clover Road	4	\$69,900
232 Slocum Lake Road	3	\$118,500
147 W. Maple Avenue	2	\$147,900
1218 Baldwin Lane	4	\$175,000
410 Kimball Avenue	3	\$179,000
510 Old Country Way	3	\$210,000
573 Chestnut Court	4	\$224,900

Source: Zillow.com, 03/29/13.

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of \$875 to \$1,400 per month. Applying a 20% discount to account for utility costs, this range would be reduced to between \$700 to \$1,120 per month available for housing.

The Village has a number of major apartment complexes as well as many smaller buildings with rental units. These units frequently become available for rent. The following are examples of the potential available replacement apartment units within the Village at any given time.

Table 7: Example Available Replacement Apartment Units within the Village

Location:	Number of Bedrooms:	Cost Per Month:
105 S. Main Street	1	\$725
450 N. Main Street	1	\$800
Park Trails Apartments 660 E. Liberty Street	1 – 2	\$760 - \$900

Source: Zillow.com, 03/29/13.; waucondaapartments.com, 03/29/13.

Prepared by Rolf C. Campbell and Associates, September 2013

iv. Type and Extent of Relocation Assistance

“The type and extent of relocation assistance to be provided”

As outlined in Item ii, Plans for Relocation Assistance above, the Village plans for most relocation to take place in the private market place in an equitable manner to property owners and housing unit residents. When determined necessary for any housing unit relocation for low-income, very low-income or other applicable households, the Village affirms that it will provide affordable housing and relocation assistance per the terms of the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. For the purposes of this section, “low-income households”, “very low-income households”, and “affordable housing” have the meaning set forth in the Illinois Affordable Housing Act (310 ILCS 65). The Village affirms that it will make a good faith effort to ensure that this affordable housing is located in or near the RPA within the Village.

IV. Appendix D - A: Source Documents

1. Wauconda Township Assessor Records; February 2013 (Current).
2. Lake County Assessor Records; February 2013 (Current).
3. Lake County GIS/Mapping Division Data, Records, & Aerial Photography (1974 & 2010); February 2013 (Current).
4. Field Review and Visual Inspection Survey, Rolf C. Campbell & Associates; March 8, 2013 and June 17, 2013.
5. 2010 Census Data, U.S. Census Bureau, 2010.
6. 2011 Census Bureau American Community Survey, U.S. Census Bureau, 2011.
7. Real Estate Listing, zillow.com; 03/26/13 & 03/29/13.
8. Apartment Listings, waucondaapartments.com; 03/29/13.
9. Zoning Ordinance, Village of Wauconda, (Current).
10. Tax Increment Allocation Redevelopment Act (65 ILCS Section 5/11-74.4-3, et. Seq., as amended), (Current).
11. Illinois Affordable Housing Act (310 ILCS 65), (Current).