

FULTON COUNTY

COMMUNITY REVITALIZATION PLAN

JUNE 2026

ILLINOIS HOUSING
DEVELOPMENT AUTHORITY

COMMUNITY REVITALIZATION TECHNICAL ASSISTANCE PROGRAM

Community revitalization refers to the implementation of intentional efforts that aim to increase access to living wage jobs, healthcare, supportive services, community amenities, transportation, and affordable housing stock. Community revitalization activities can benefit all types of communities by helping them to determine and plan for their development goals, address market concerns, and develop creative solutions for engaging residents and stakeholders in long-term initiatives.

Despite a community's need for affordable housing, many communities across Illinois are unable to attract the investment necessary to meet their needs. In response, the Illinois Housing Development Authority (IHDA) launched an initiative in 2016 to incentivize community revitalization planning via its Low-Income Housing Tax Credit (LIHTC) Qualified Allocation Plan (QAP). This incentive in LIHTC scoring criteria led to the development of IHDA's statewide Community Revitalization Program, which helps to develop pathways for equitable community development in the state's most distressed areas. This free program works directly with municipalities to identify strengths and opportunities within the community and generate localized capacity through a Community Revitalization Plan. In addition, our team connects communities with existing initiatives in their region and provides direct technical assistance to LIHTC developers.

Although available to communities across Illinois, IHDA primarily targets communities in rural and non-metro areas for community revitalization partnerships. The partnerships that stem from the Community Revitalization (CR) Program benefit communities by building strategies to address housing, community, and economic development needs and mitigating barriers of access to development tools. Housing developers also benefit from these activities, as the plans developed in conjunction with IHDA's CR Program provide a better understanding of communities' housing needs and demographics. Additionally, community investors are better able to connect to and utilize the market analysis tools and funding sources identified by the program's resulting Community Revitalization Plan.

The Community Revitalization Program helps to expand local leaders' ability to see affordable housing as part of their community's growth and assists them with incorporating these opportunities into their planning efforts. It is through efforts like these that we hope to see sustainable and equitable development across Illinois.

COMMUNITY REVITALIZATION



TABLE OF CONTENTS

4 INTRODUCTION

5 Plan Adoption
6 Executive Summary
7 Local Context
8 Community Revitalization Strategy Area
11 Asset Maps

17 DEMOGRAPHIC, ECONOMIC, AND HOUSING MARKET CONDITIONS

18 Demographic Conditions
24 Economic Conditions
28 Housing Market Conditions

33 PRIMARY MARKET AREA

41 COMMUNITY-BASED PLANNING PROCESS

43 Community Needs Assessment Process
45 Fulton County Community Needs Assessment
51 Public Meetings

58 HOUSING STOCK SURVEY

106 IHDA MARKET ANALYSIS TOOLS

107 IHDA Market Analysis Application
108 Affordable Rental Unit Survey
111 Affordability Risk Index
113 Revitalization Impact Areas
115 Quality of Life Index

117 GOALS AND OBJECTIVES

120 FUNDING AND IMPLEMENTATION

121 Low-Income Housing Tax Credits
128 Illinois Affordable Housing Tax Credits
129 Local, State, and Federal Resources
143 IHDA Programs and Resources

146 APPENDICES



INTRODUCTION

5 Plan Adoption
6 Executive Summary
7 Local Context
8 Community Revitalization Strategy Area
11 Asset Maps

PLAN ADOPTION

The City/Village of Canton formally adopts the IHDA Community Revitalization Plan as a guide for future housing, community improvements, and revitalization efforts.

The plan identifies community needs, priorities, and opportunities for future investment and will serve as a resource when planning projects and pursuing funding opportunities.

Date of Adoption: July 1, 2026

Mayor's Signature: Kent A McDowell

Mayor's Printed Name: Kent A. McDowell

The City/Village of Cuba formally adopts the IHDA Community Revitalization Plan as a guide for future housing, community improvements, and revitalization efforts.

The plan identifies community needs, priorities, and opportunities for future investment and will serve as a resource when planning projects and pursuing funding opportunities.

Date of Adoption: 11/17/2026

Mayor's Signature: Jared Cozart

Mayor's Printed Name: Jared Cozart

The City/Village of Lewistown formally adopts the IHDA Community Revitalization Plan as a guide for future housing, community improvements, and revitalization efforts.

The plan identifies community needs, priorities, and opportunities for future investment and will serve as a resource when planning projects and pursuing funding opportunities.

Date of Adoption: 11-16-2026

Mayor's Signature: Cindy Goddard

Mayor's Printed Name: Cindy Goddard

EXECUTIVE SUMMARY

The Illinois Housing Development Authority (IHDA) is committed to improving the capacity of communities in Illinois to identify and meet local housing needs. As a part of this commitment, IHDA partnered with Spoon River Partnership for Economic Development to assist them in developing a Community Revitalization Plan for Fulton County that builds upon existing planning and development efforts, identifies strengths and opportunities within the community, and generates localized capacity in accordance with their Community Revitalization Strategy.

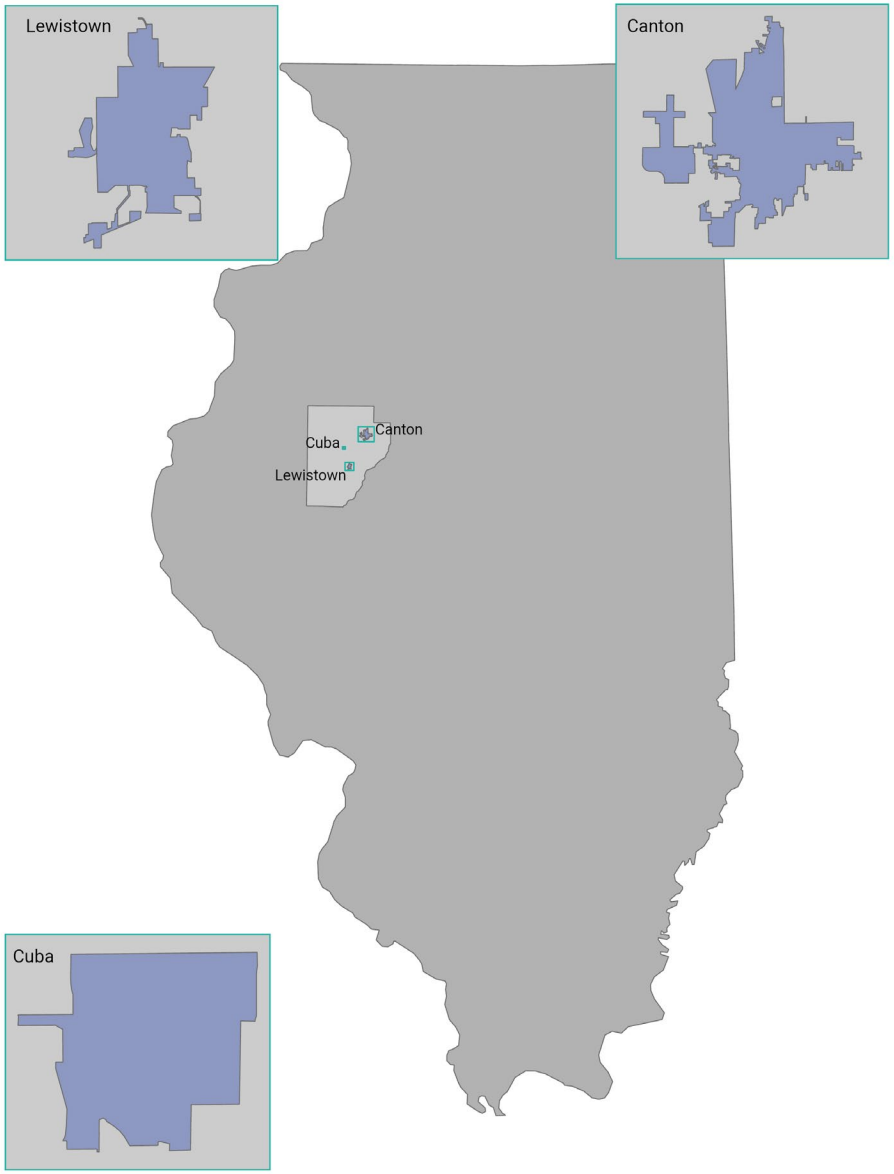
This partnership began in September 2024 and was carried out over the course of 16 months. As a part of developing a community-driven and comprehensive Community Revitalization Plan, IHDA provided technical assistance to Fulton County by collecting data, organizing community members and stakeholders, and evaluating the conditions and needs of the community. The Community Revitalization Plan is a product that Fulton County, and the target communities of Canton, Lewistown, and Cuba, may use to inform its future plans for affordable housing and community development. This plan includes feedback gathered from community participation in the Community Needs Assessment; a Housing Stock Survey that provides geographic analysis of the area's building stock; data visualization of Fulton County's demographic, economic, and housing conditions; and an analysis of the area's market as viewed from a housing finance lens.

In addition, a section containing goals and objectives follows the plan's analyses. These goals were developed by the core planning team from Fulton County and IHDA in response to primary themes, needs, and visions for development that were derived from the planning process. The following housing and economic development goals are presented to guide Fulton County's future development decisions:

1. Revitalize the Existing Housing Stock
2. Expand Existing Housing Options
3. Improve Business Retention and Expansion

This Community Revitalization Plan is the final product of a long-term partnership between IHDA and Fulton County. It is expected that this plan will be utilized as an informative asset to assist in creating and implementing plans for affordable housing and other development initiatives within the community. This plan can also be utilized in direct conjunction with many of IHDA's programs, funding opportunities, and resources, however, this plan is not a promise of funding. IHDA is optimistic about the future of Fulton County and hopes that the community will continue to see IHDA as a partner in their development and preservation of affordable housing.

LOCAL CONTEXT



Fulton County is located in West Central Illinois. Canton is the largest city in Fulton County, with Lewistown serving as the county seat. The county was home to 33,259 residents in 2023. Approximately 40.3 percent of the county population resides in Canton, 5.5 percent in Lewistown, and 2.9 percent in Cuba. The median household income in Fulton County was $58,617 and 6.6 percent of the population was unemployed in 2023. The biggest employers in the area are Graham Health System, Canton Union School District, and IL River Correctional Center who operate in the health care, education, and public administration industries.

Fulton County was founded in 1823 and named after Robert Fulton, the developer of the first commercially successful steamboat. In the 1890s, American writer Edgar Lee Masters lived in Fulton County and later wrote the Spoon River Anthology. Fulton County is known for Spoon River natural area, the Ogden-Fettie Site, and Dickson Mounds, prehistoric mound sites associated with the Havana Hopewell culture. In the mid-1800s, Fulton County was known for a large pork-packing and cigar industry before shifting to primarily agriculture and agricultural manufacturing. The population of Fulton County steadily grew in the later part of the nineteenth century before peaking at 48,000 in 1920 and decreasing ever since.

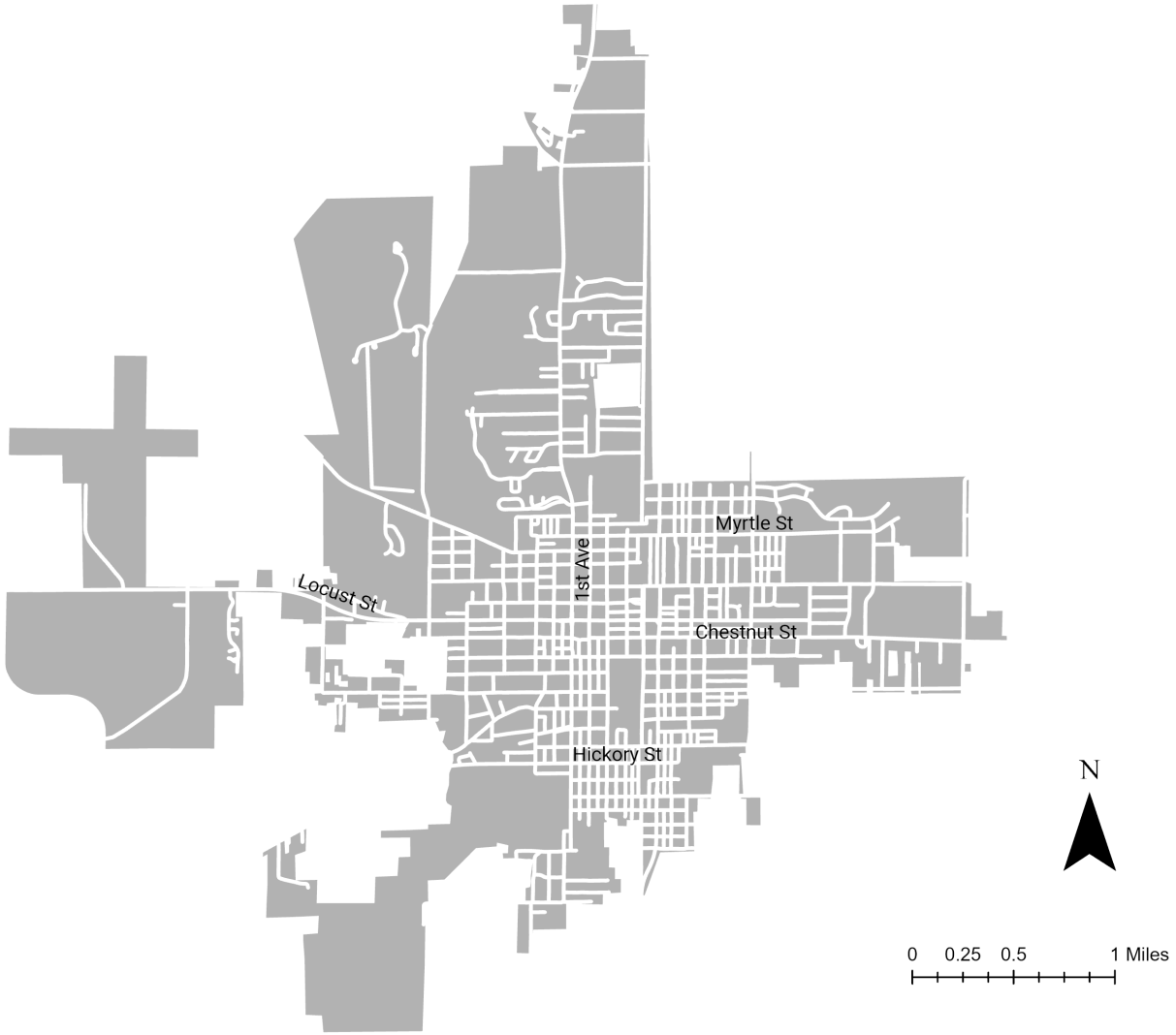
Based on Fulton County's size and location, we have selected McDonough County as the comparison county for this plan. McDonough County will help to provide context to the community, economic, and housing demographics provided throughout this document.

Fulton County is situated within the Western Illinois Regional Council's region. This organization can provide useful assistance and advice when making housing and economic development planning decisions.

Western Illinois Regional Council
Stacy Nimmo, Executive Director
(309) 837-2997
wirc@wirpc.org
www.wirpc.org

CANTON COMMUNITY REVITALIZATION STRATEGY AREA

The Community Revitalization Strategy Area for the City of Canton is the entire municipality. The population of Canton was 13,408 in 2023 and covers approximately 8 square miles. This area was chosen for revitalization due to the need for additional housing options and rehabilitation of existing housing structures throughout the municipality. In addition to the established housing needs of Canton, the community has also expressed an interest in revitalization through their dedicated commitment to their planning process.



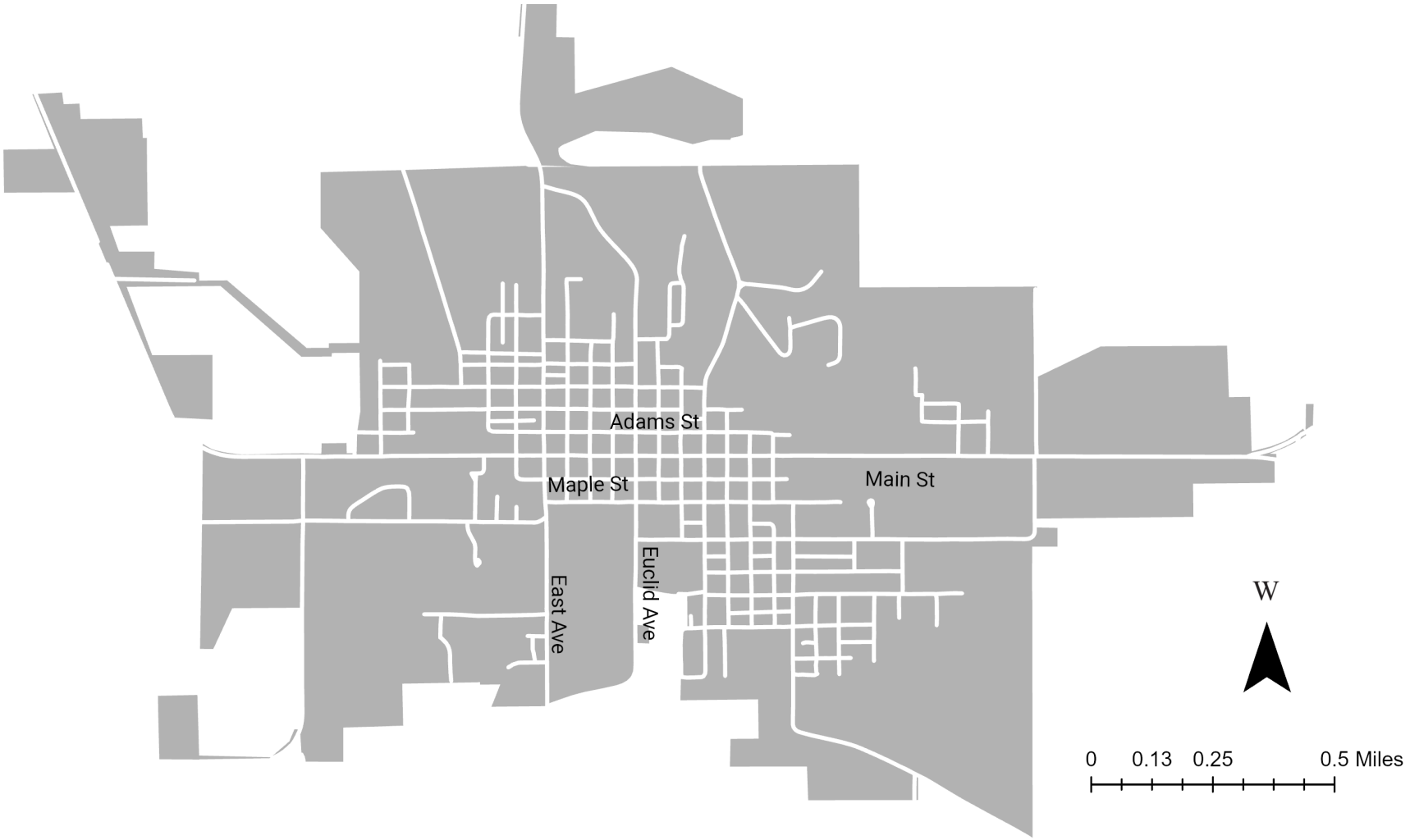
CUBA COMMUNITY REVITALIZATION STRATEGY AREA

The Community Revitalization Strategy Area for the City of Cuba is the entire municipality. The population of Cuba was 979 in 2023 and covers approximately 0.55 square miles. This area was chosen for revitalization due to the need for additional housing options and rehabilitation of existing housing structures throughout the municipality. In addition to the established housing needs of Cuba, the community has also expressed an interest in revitalization through their dedicated commitment to their planning process.



LEWISTOWN COMMUNITY REVITALIZATION STRATEGY AREA

The Community Revitalization Strategy Area for the City of Lewistown is the entire municipality. The population of Lewistown was 1,828 in 2023 and covers approximately 2 square miles. This area was chosen for revitalization due to the need for additional housing options and rehabilitation of existing housing structures throughout the municipality. In addition to the established housing needs of Lewistown, the community has also expressed an interest in revitalization through their dedicated commitment to their planning process.



ASSETS AND AMENITIES IN CANTON

BANKING & FINANCIAL INSTITUTIONS

Central Illinois Loans

Flat Branch Home Loans

Ipava State Bank

Mid America National Bank

CHILDCARE FACILITIES

His Little Children

Lambs of God Child Care

YWCA of Canton

CIVIC & GOVERNMENTAL INSTITUTIONS

Canton Area Chamber of Commerce

Canton Area Heritage Center

Canton Public Works

Canton Township Supervisor Office

EDUCATIONAL AMENITIES

Canton High School

Eastview Elementary School

Ingersoll Middle School

Spoon River College

FOOD ACCESS AMENITIES

ALDI

Canton Farmers Market

Kroger

St. Mary's Food Pantry

HEALTH CARE & SOCIAL SERVICE FACILITIES

Fulton County Health Department

Graham Hospital

Spoon River Counseling

Sunset Rehabilitation and Health Care

RECREATIONAL AMENITIES

Canton Family YMCA

Donaldson Community Center

Gary G. Baker Recreation Center

Lakeland Park

RETAIL AMENITIES

5th Ave Fashions

American Grille

Billy's Tap

Bowty's Music Emporium

Cawford's Home Furnishings

Crow Hollow Boutique

Dame Fine Coffee

The Sweet Shoppe

Walter's Flowers

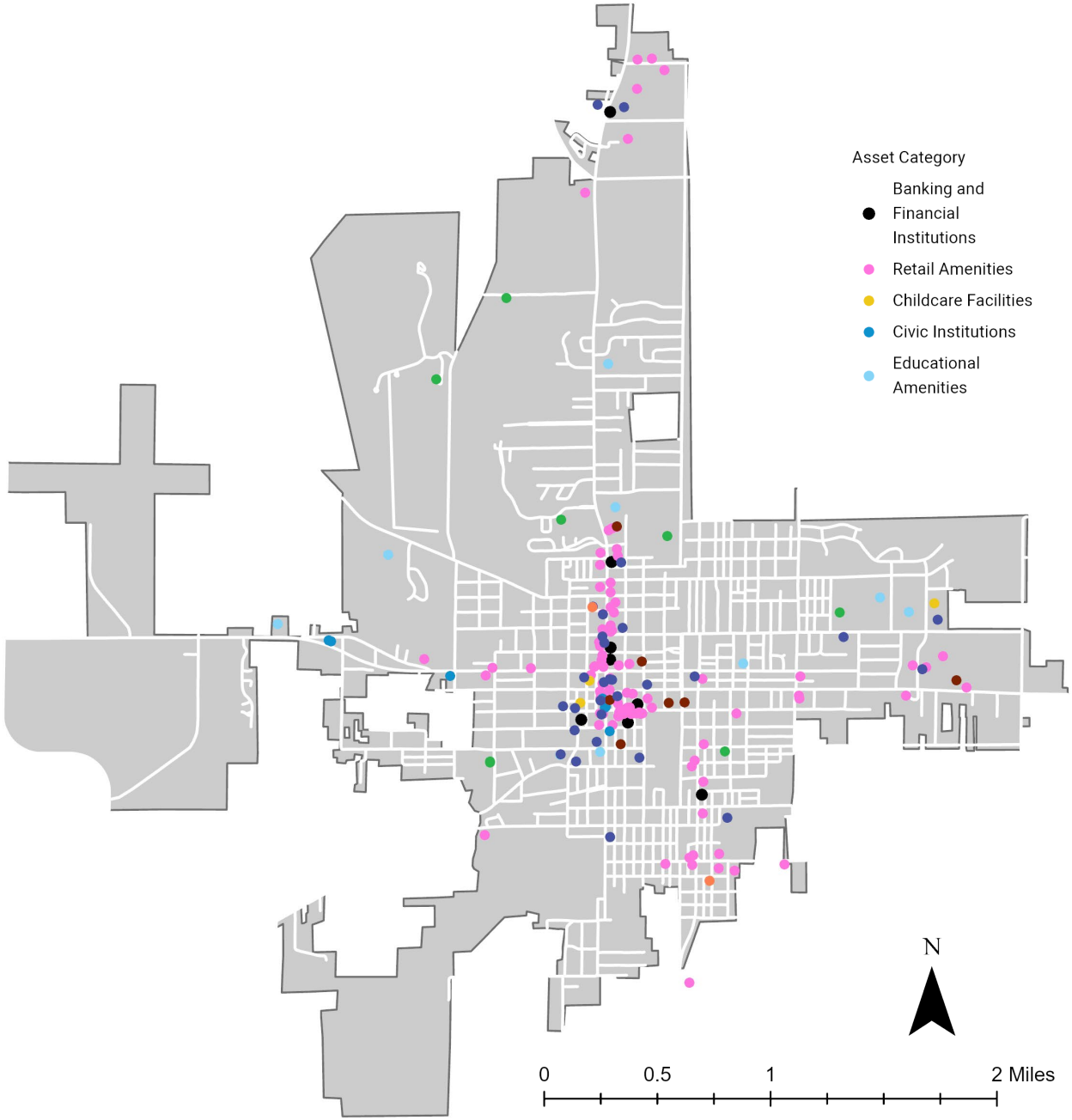
TRANSPORTATION AMENITIES

Fulton County Rural Transport

Reliable Cab

* This is an abbreviated list of amenities within the community, for a full list of amenities please contact Spoon River Partnership for Economic Development at marketing@cantonillinois.org

CANTON ASSET MAP



ASSETS AND AMENITIES IN CUBA

BANKING & FINANCIAL INSTITUTIONS

Mid America National Bank

CIVIC & GOVERNMENTAL INSTITUTIONS

Cuba City Hall

Cuba Fire Protection

Cuba Senior Citizens Center

EDUCATIONAL AMENITIES

Cuba Elementary School

Cuba Middle-Senior High School

FOOD ACCESS AMENITIES

Cuba United Methodist Church Food Pantry

Fair Food

Heartland Bulk Foods

HEALTH CARE & SOCIAL SERVICE FACILITIES

Clayberg Nursing Center

Fulton County Health Department

Graham Medical Group

TLC Health and Wellness

RECREATIONAL AMENITIES

Cuba Community Center

Cuba Town Park

Fish Bowl Ball Park

Wee Ma Tuk Hills Country Club

RETAIL AMENITIES

Bass Equipment

Cuba Antique Mall

Cuba Tap

Hunt Brothers Pizza

Jules Ice Cream

Shandi's Music and More

Village Country Store

TRANSPORTATION AMENITIES

Fulton County Rural Transport

* This is an abbreviated list of amenities within the community, for a full list of amenities please contact Spoon River Partnership for Economic Development at marketing@cantonillinois.org

CUBA ASSET MAP



ASSETS AND AMENITIES IN LEWISTOWN

BANKING & FINANCIAL INSTITUTIONS

Country Financial

Havana National Bank

Ipava State Bank

Prairie State Bank

CHILDCARE FACILITIES

The Place Daycare

CIVIC & GOVERNMENTAL INSTITUTIONS

Fulton County Court House

Fulton County Human Services

Lewistown Chamber of Commerce

Lewistown City Hall

EDUCATIONAL AMENITIES

Lewistown Central Elementary School

Lewistown Junior/Senior High School

New Horizons School

FOOD ACCESS AMENITIES

County Market

DG Market

Lewistown Food Pantry

HEALTH CARE & SOCIAL SERVICE FACILITIES

Graham Medical Group

RECREATIONAL AMENITIES

Arnett Park

Emiquon Nature Preserve

Lewistown Visitor's Center

Sycamore Acres

RETAIL AMENITIES

Archie's

Big Horse Vineyards

Black Maple Coffee

Black Sheep Flower Farm

Country Side Family Diner

Front Porch Soap and Gifts

Harvest Sky Boutique

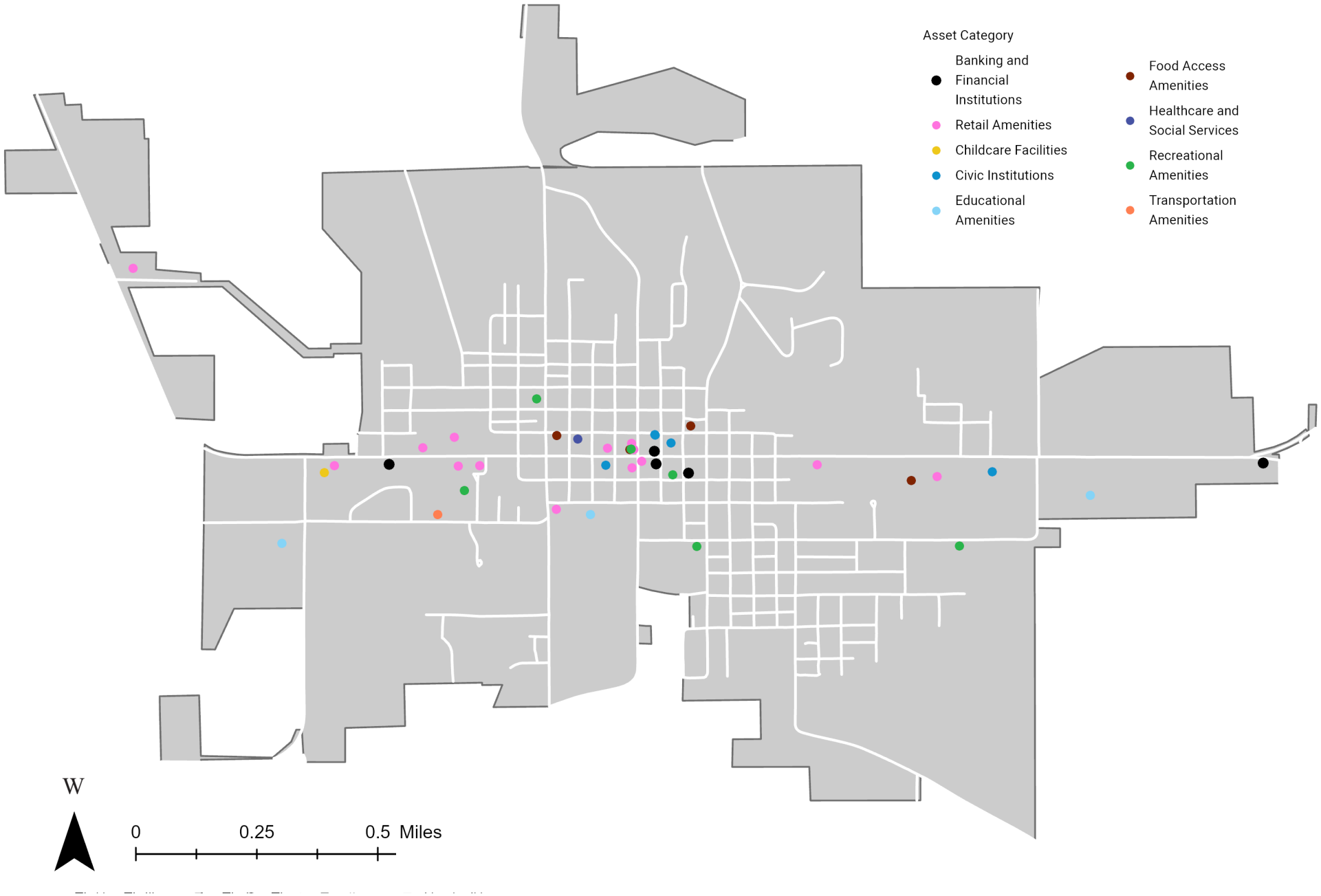
The Food Barn

TRANSPORTATION AMENITIES

Fulton County Rural Transport

* This is an abbreviated list of amenities within the community, for a full list of amenities please contact Spoon River Partnership for Economic Development at marketing@cantonillinois.org

LEWISTOWN ASSET MAP





DEMOGRAPHIC, ECONOMIC, AND HOUSING MARKET CONDITIONS

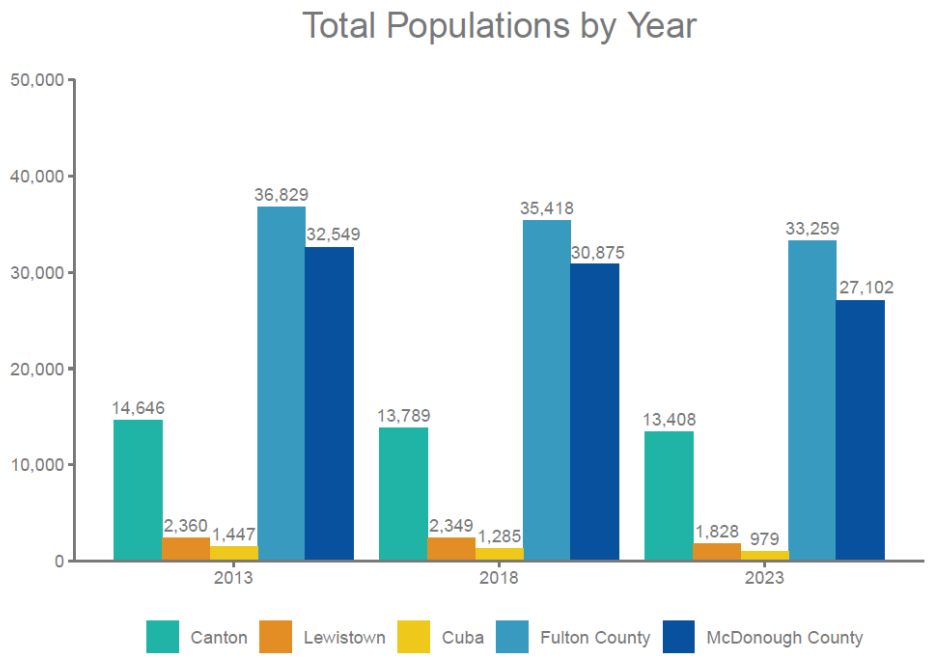
18 Demographic Conditions
24 Economic Conditions
28 Housing Market Conditions

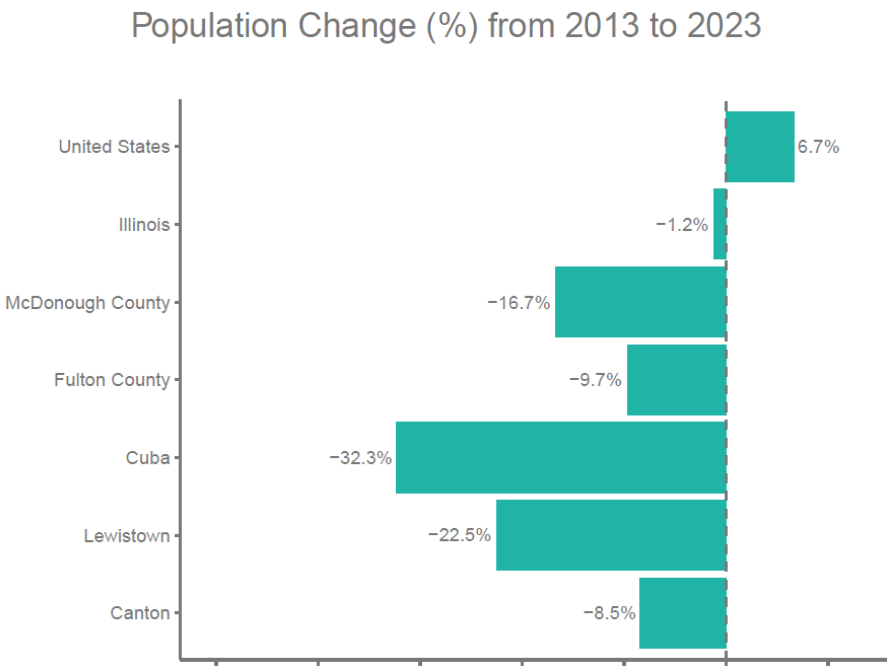
DEMOGRAPHIC CONDITIONS

GENERAL POPULATION CHARACTERISTICS

As of 2023, Fulton County was home to an estimated 33,259 residents, with the population having decreased approximately 9.7% since 2013. In 2023, Canton had a population of 13,408, Lewistown had a population of 1,828, and Cuba had a population of 979. All of these communities experienced population loss between 2013 and 2023, an 8.5% decrease in Canton, 22.5% decrease in Lewistown, and a 32.3% decrease in Lewistown.

The comparison county of McDonough County had a population of 27,102 residents in 2023. McDonough County also experienced a population decline over the preceding ten years, having lost approximately 16.7% of their population between 2013 and 2023. While population loss was common in the region, it is not consistent with the modest population loss in Illinois, 1.2%, or the overall gain in the United States, 6.7%, over the same period.

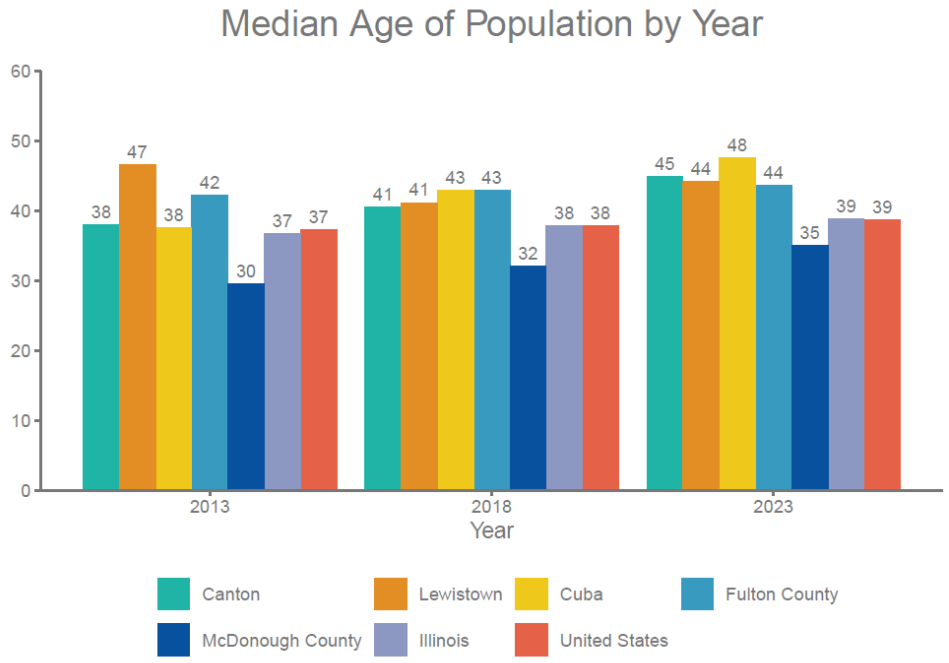


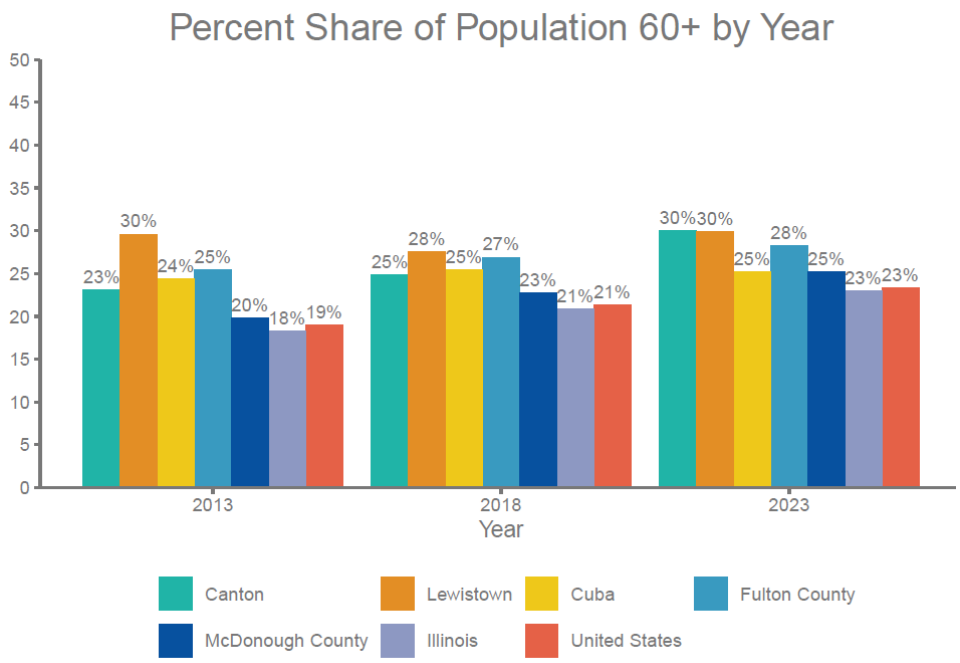


AGE COHORTS

In 2023, the median age in Fulton County was 43.7 years old, compared to a median age of 44.9 years old in Canton, 44.2 years old in Lewistown, and 47.6 years in Cuba. Over the past ten years, Lewistown's median age has decreased by 2.4 years whereas Cuba's median age has increased by 10 years. At the same time, Fulton County's senior population, those ages 60 years and older, was 28.3% of the total population, compared to 23% in Illinois. Between 2013 and 2023, Canton had a 6.9% increase in their over 60 population, compared to Lewistown and Cuba which both saw a less than 1% increase.

The comparison county of McDonough County had a lower median age than Fulton County, at 35.1 years old in 2023. In McDonough County, this represents a 5.6 year increase in the median age of the population between 2013 and 2023. As of 2023, approximately 25.2% of McDonough County's population was made up of individuals 60 years of age or older.

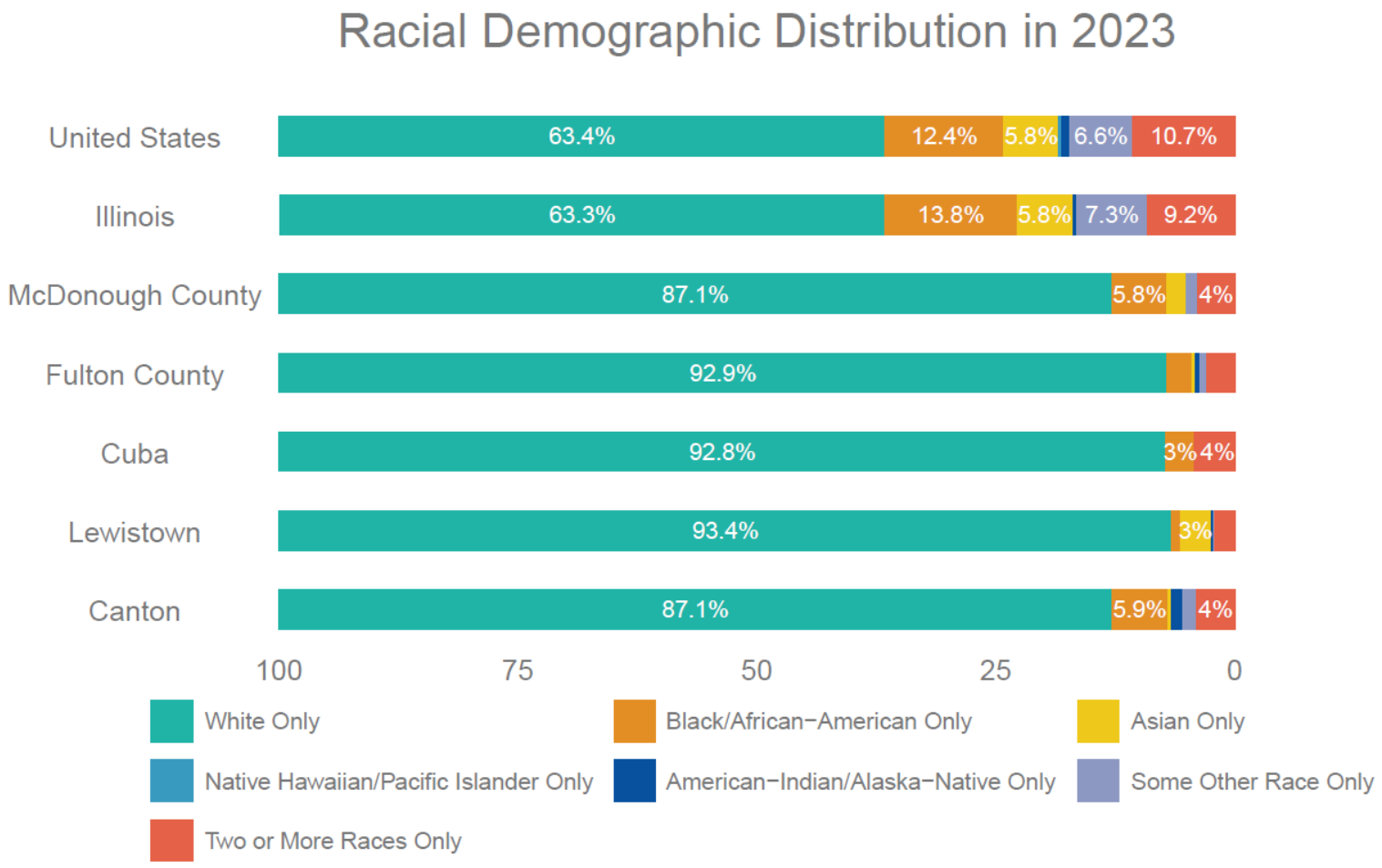




RACIAL COHORTS

Fulton County was predominantly racially homogenous with the White population comprising 92.9% of the county in 2023. This racial composition was consistent across the county's communities, as Canton's population was 87.1% White, Lewistown's was 93.4% White, and Cuba's was 92.8% White. Fulton County's White population was almost six percent higher than neighboring McDonough County, whose population was 87.1% White, and 29.6 percent higher than the 63.3% of Illinoisans who identified as White.

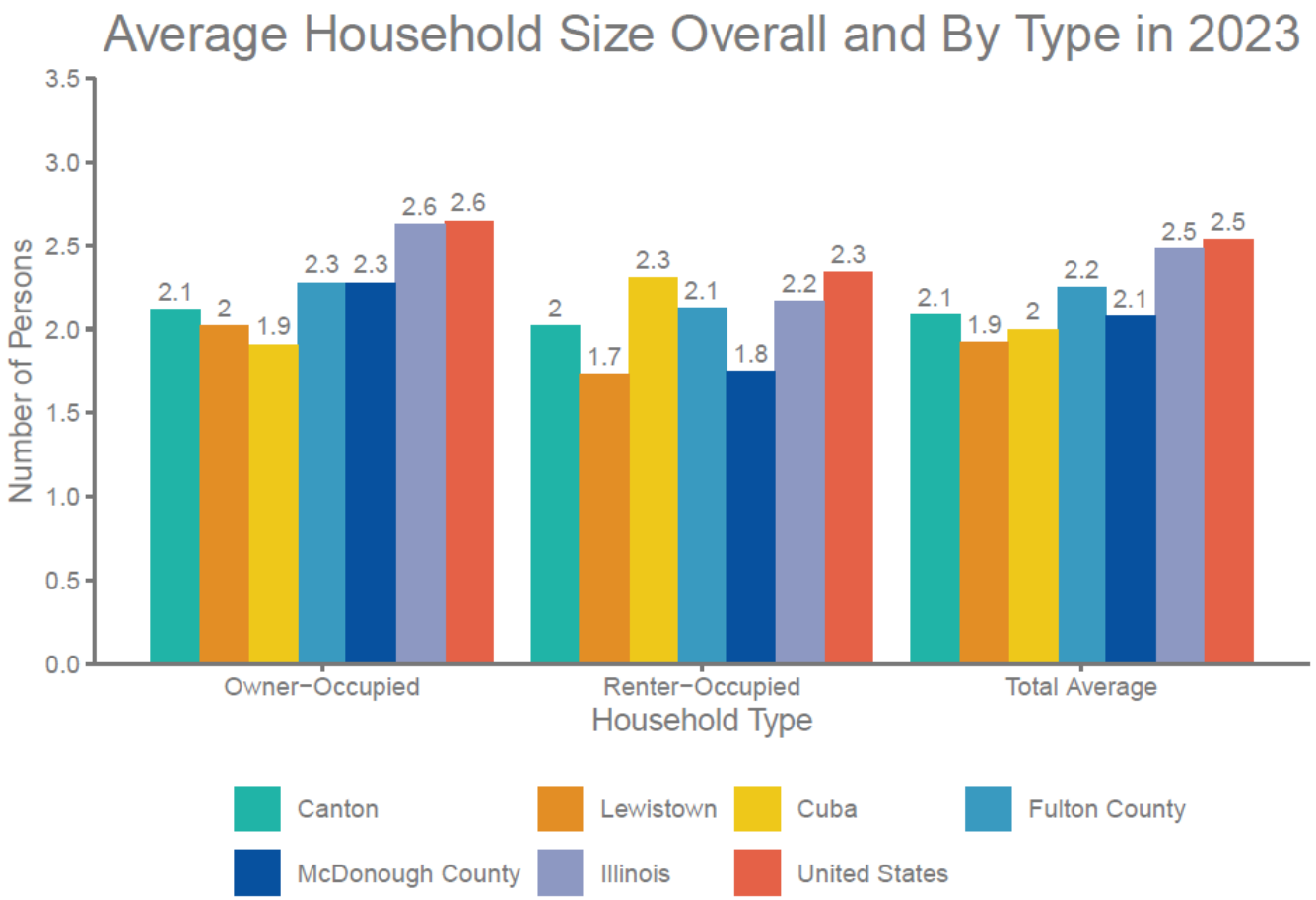
The next largest racial or ethnic cohort in Fulton County was those who identified with two or more races, with 2.9%, followed by those identifying as Black or African American, with 2.6%. In neighboring McDonough County, 5.8% of residents identified as Black or African American and 3.9% of residents identified as two or more races. Within Fulton County, the largest non-White population is in Canton, where 5.9% of the population identifies as Black of African American.



HOUSEHOLD COMPOSITION

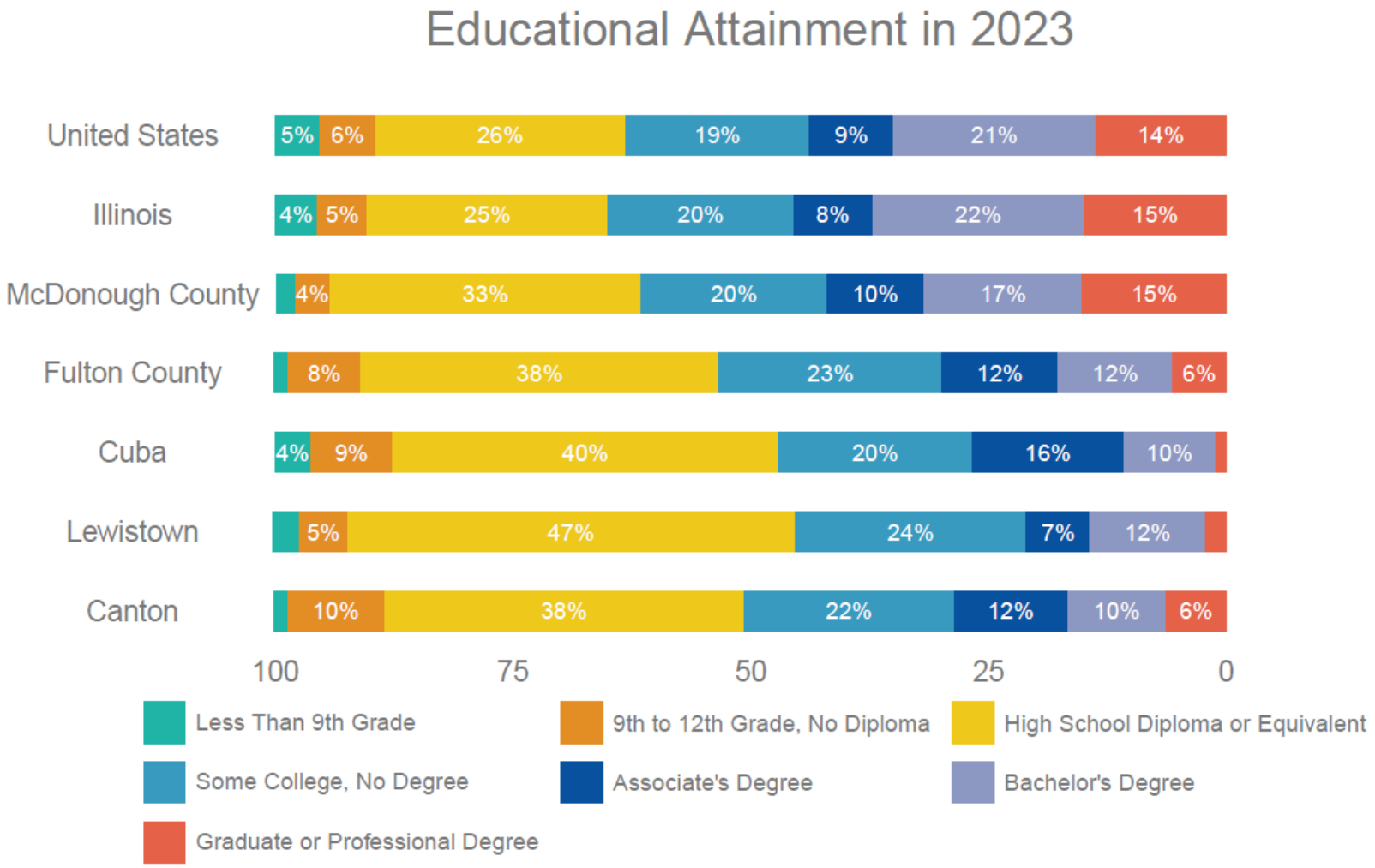
Canton represented 39.8% of the households in Fulton County in 2023, Lewistown represented 6.6%, and Cuba represented 3.4%. Fulton County contained 13,902 total households, which was larger than McDonough County, which contained 11,292 households. Both counties had a decrease in number of households between 2013 and 2023, with Fulton County losing 4.8% of households and McDonough County losing 6.8%. Fulton County had a higher percentage of married couple families, 47.1%, compared to McDonough County, 35.7%. The county's communities had rates of married-couple families ranging from 29% in Lewistown to 40.6% in Lewistown.

The average household size in Fulton County was 2.25 persons in 2023. This is slightly higher than the average household size in Canton, 2.09, Cuba, 2, and Lewistown, 1.92 persons. However, Fulton County had a smaller average household size than Illinois, 2.48, and the United States, 2.54 persons. In Fulton County, this represented a 0.12 percent decrease between 2013 and 2023.



EDUCATIONAL ATTAINMENT

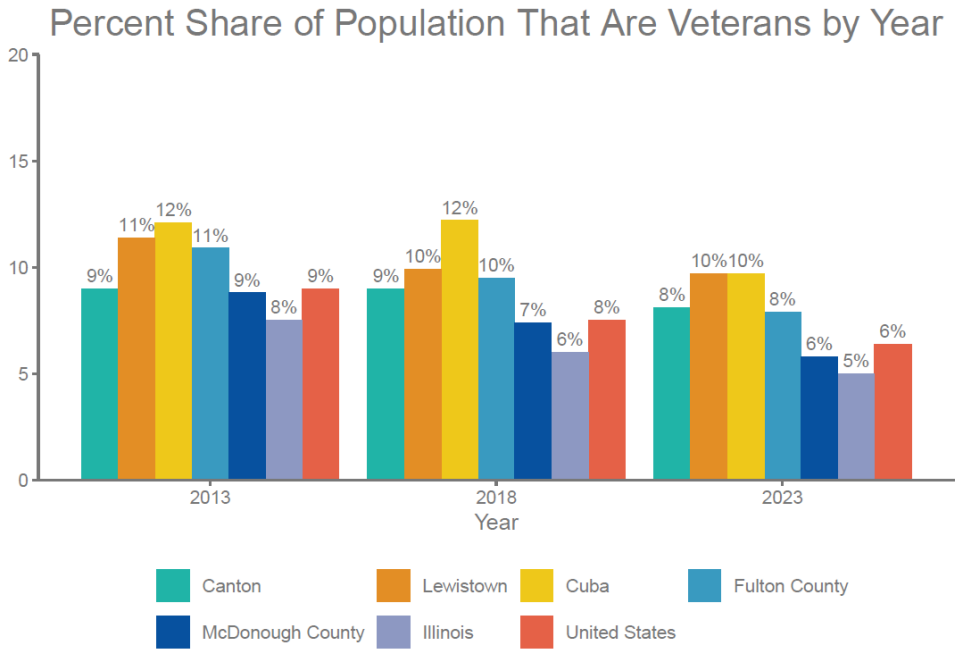
Educational attainment in Fulton County was comparable with the rates in McDonough County. In terms of educational achievement, the largest percentage of Fulton County's population were high school graduates, 37.7%, in 2023. In addition, 23.4% of the population completed some college but had no degree and another 12.2% and 12.1% had an associate's degree and a bachelor's degree, respectively, in 2023. McDonough County also has the highest percentage of residents with a high school diploma, 32.7%, in addition to 16.7% with a bachelor's degree and 15.1% with a graduate or professional degree.

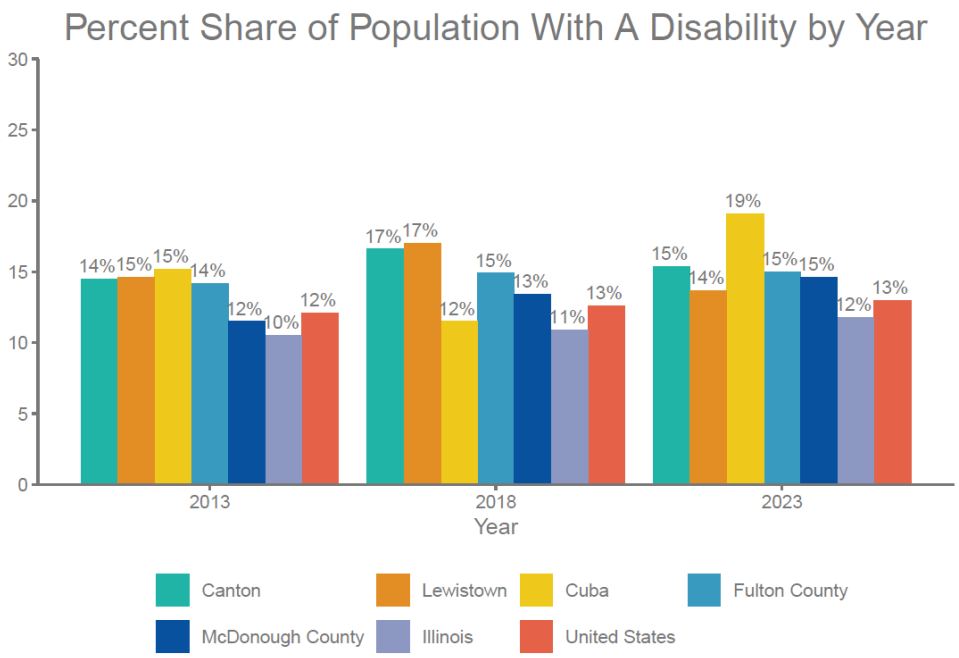


VETERAN AND DISABILITY POPULATION

7.9% of Fulton County's population was veterans in 2023, approximately 2,098 individuals. All of the communities in Fulton County had a higher than average veteran share of their population, 9.7% in Lewistown and Cuba, and 8.1% in Canton. McDonough County had a lower percentage of veterans, with 5.8% of their population identifying as veterans in 2023.

15% of Fulton County's population had a disability in 2023, approximately 4,701 individuals. All of the communities in Fulton County had comparable shares of their population, 13.7% in Lewistown, 15.4% in Canton, and 19.1% in Cuba. McDonough County had a slightly lower percentage of disabled individuals, with 14.6% of their population identifying as disabled in 2023.



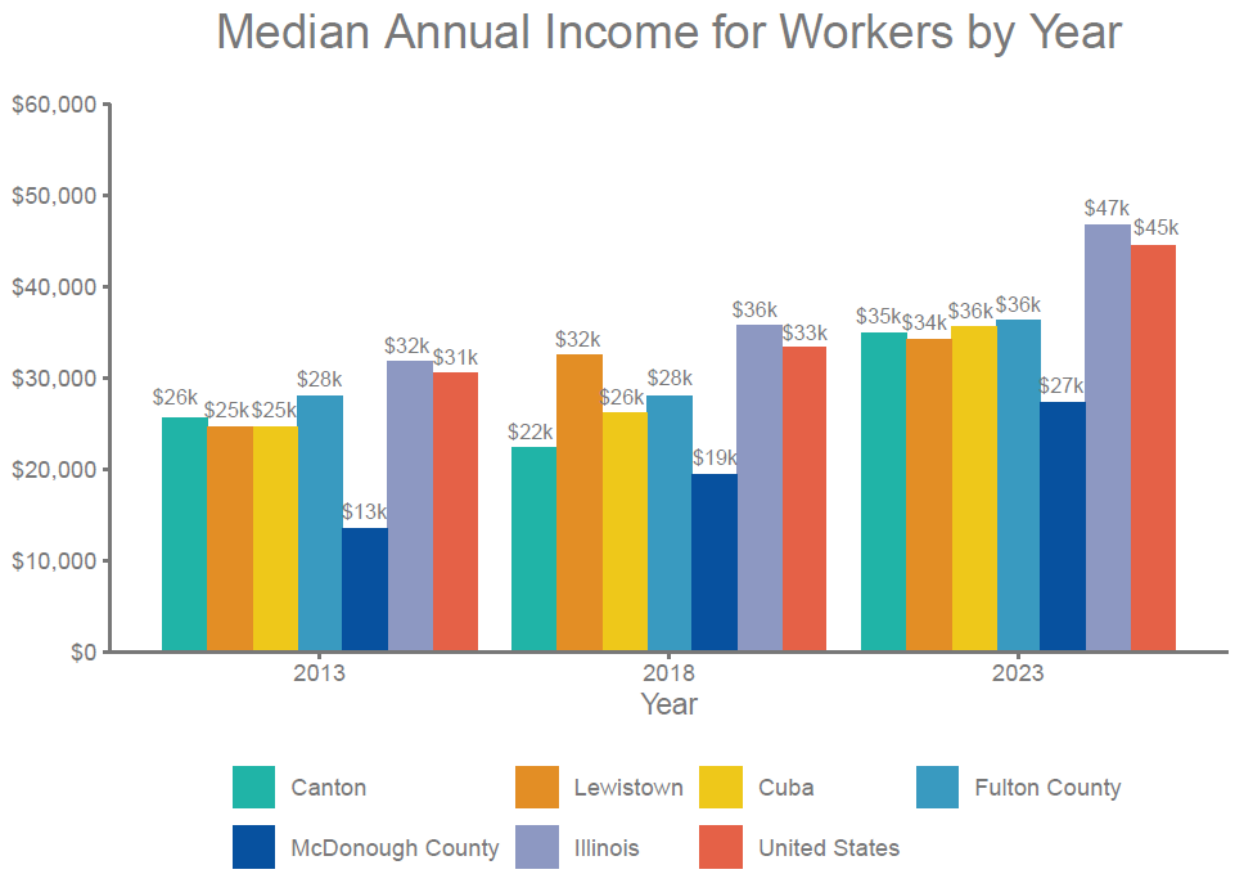


ECONOMIC CONDITIONS

EMPLOYMENT AND INCOME

As of 2023, the median annual income of all workers in Fulton County was $58,617. That was higher than that of McDonough County, which was $50,434, and lower than that of Illinois, which was $81,702. Across the county's communities, the median income was $54,881 in Canton, $49,022 in Lewistown, and $41,250 in Cuba. All of these figures were an increase of at least 27% from 2013, except for Cuba which saw a 2.3% decrease in median income between 2013 and 2023.

Male full-time workers in Fulton County made considerably more than female full-time workers in 2023, a difference of $15,945 annually. Both the 2023 median annual salary for males, $56,974, and females, $41,029, were lower than those seen for both sexes in Illinois and the United States in 2023. The largest male-female earning disparity was in Lewistown where there was a $21,432 annual disparity in median income.

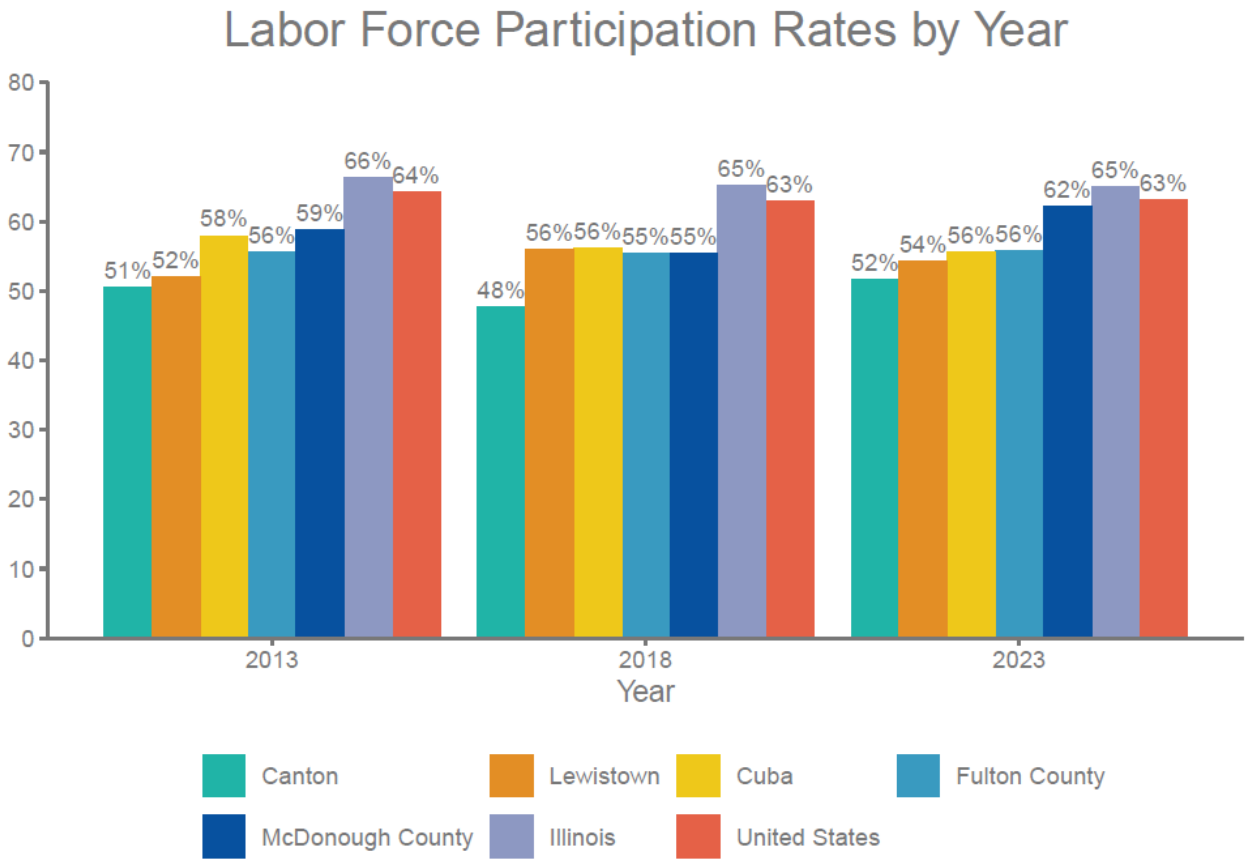


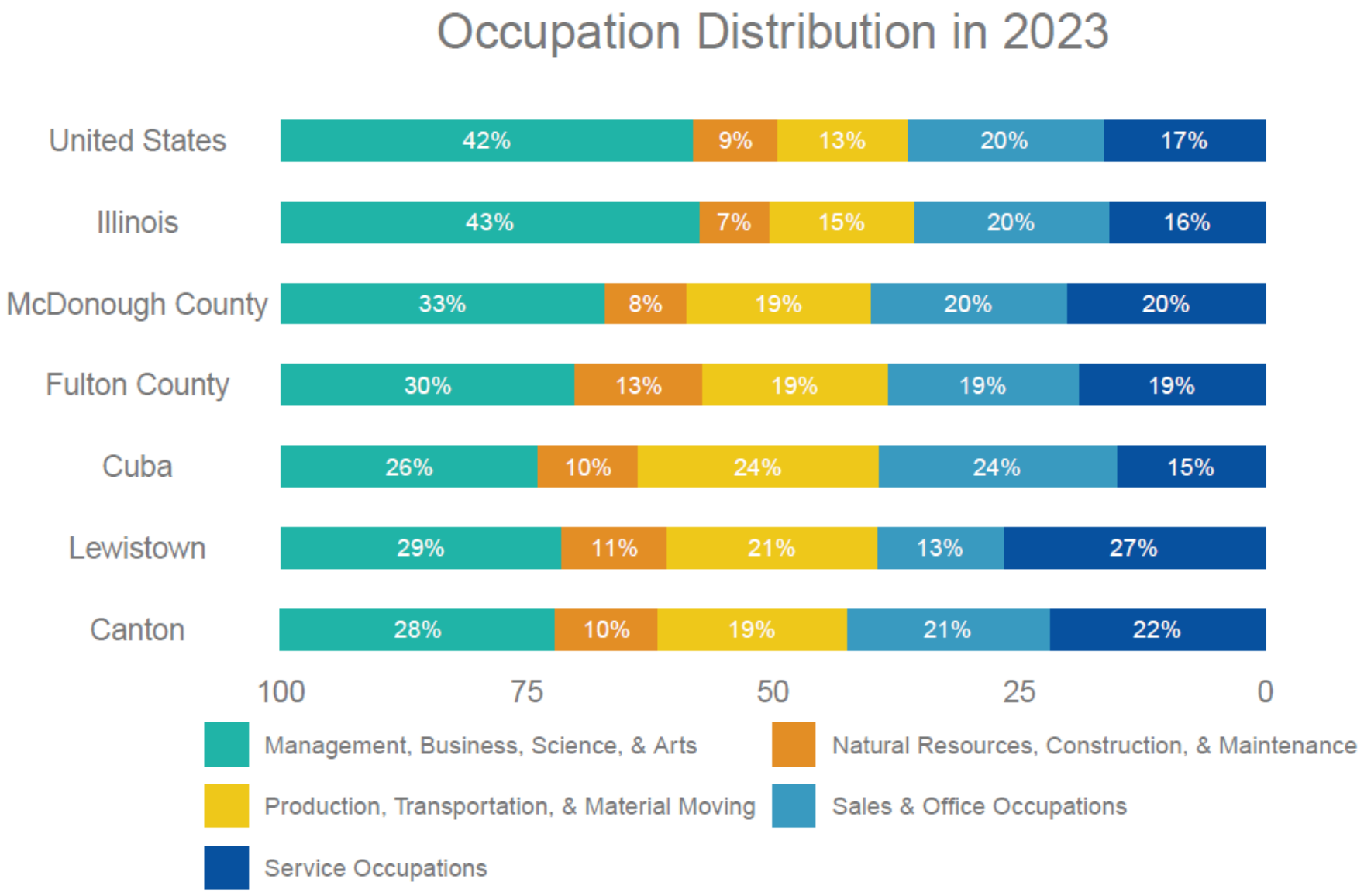
LABOR FORCE PARTICIPATION AND UNEMPLOYMENT

As of 2019, 55.7% of Fulton County's population 16 years and older was participating in its labor force. The labor force includes those that are employed, those that consider themselves unemployed but looking for employment, and those within the armed forces. The labor force participation rate in the McDonough County was 62.2% and the rate in Illinois was 64.9%.

6.6% of the Fulton County's workforce was unemployed as of 2023. The unemployment rate was 10.6% in Lewistown, 7.2% in Canton, and 2.9% in Cuba in 2023. The overall unemployment rate was 5.8% in Illinois and 5.2% in the United States in 2023.

Among employed residents of Fulton County, there is a relatively even distribution of occupations. The most commonly held positions were those within management, business, science and arts occupations. With occupations in this category comprising 30% of the workforce in Fulton County. The subsequent areas of Fulton County's workforce, 19.3%, worked in sales and office occupations and 19.1% worked in service occupations.

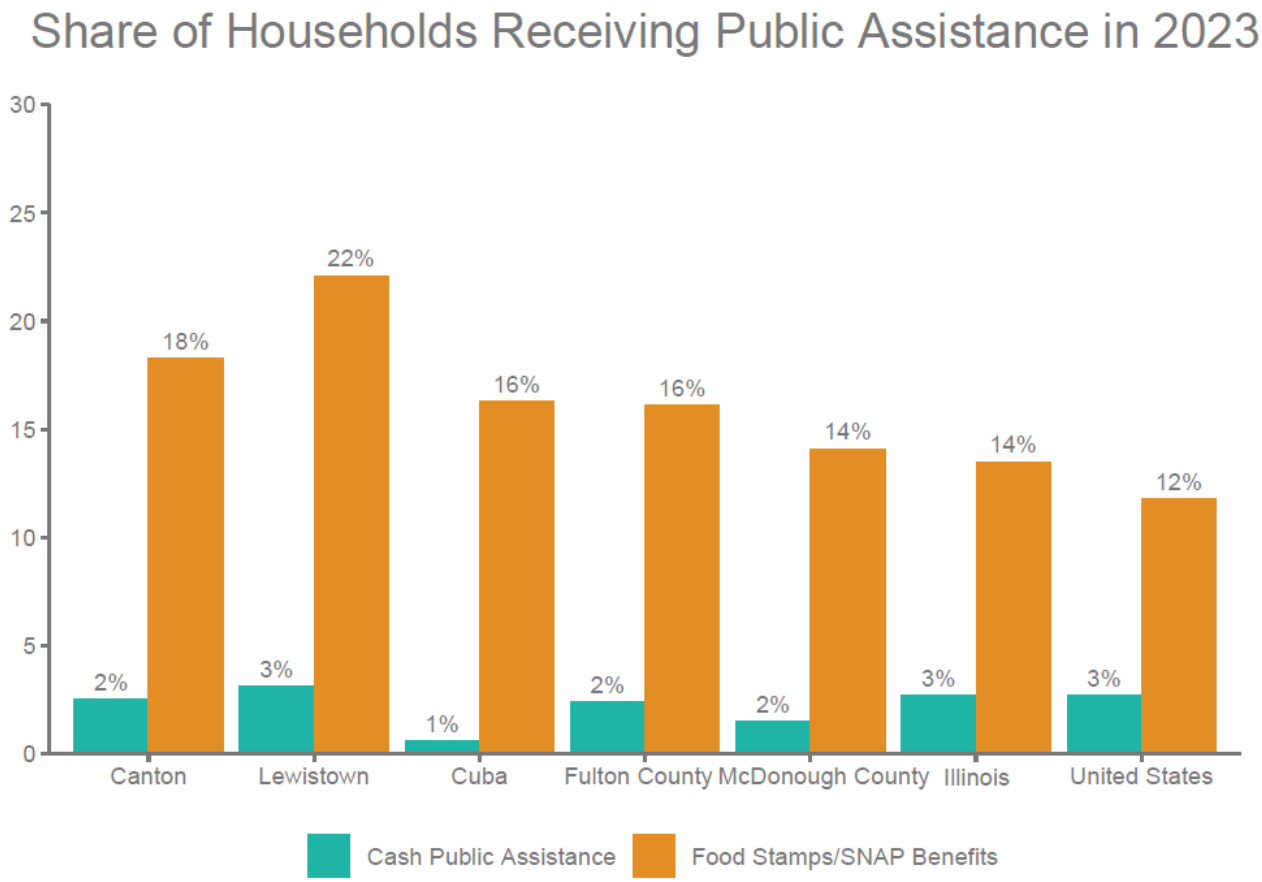



Occupation Distribution in 2023
United States
42%
9%
13%
20%
17%
Illinois
43%
7%
15%
20%
16%
McDonough County
33%
8%
19%
20%
20%
Fulton County
30%
13%
19%
19%
19%
Cuba
26%
10%
24%
24%
15%
Lewistown
29%
11%
21%
13%
27%
Canton
28%
10%
19%
21%
22%
100
75
50
25
0
Management, Business, Science, & Arts
Natural Resources, Construction, & Maintenance
Production, Transportation, & Material Moving
Sales & Office Occupations
Service Occupations

POVERTY AND PUBLIC ASSISTANCE

In Fulton County, 2.4% of households received cash public assistance in 2023 and 16.1% of households received food stamps and/or SNAP benefits in the previous 12 months. This is slightly more than the 1.5% of McDonough County households that received cash public assistance and the 14.1% that received food stamps and/or SNAP benefits. Assistance in Fulton County communities was highest in Lewistown, where 3.1% of households received cash assistance and 22.1% of households received food stamps and/or SNAP benefits in 2023.

The poverty rate in Fulton County in 2023 was 12.6%, which represents a 0.7% decrease in poverty from 2013 to 2023. Nearly 16.3% of Fulton County's households earned less than $25,000 per year, and 5.3% earned less than $10,000 per year, compared to McDonough County at 9.5%. In Fulton County, 25.6% of households made between $25,000 and $49,999 and another 31.3% earned between $50,000 and $99,999.

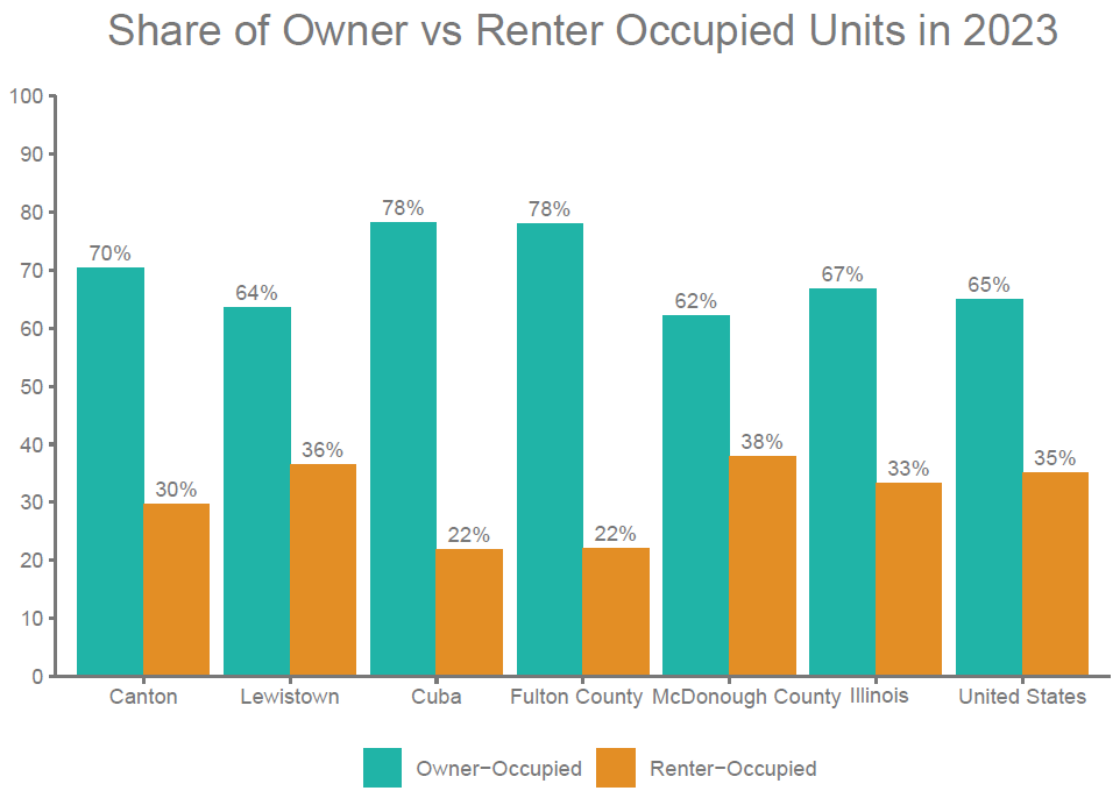


HOUSING MARKET CONDITIONS

HOUSING STOCK

In 2023, Fulton County had 15,883 total housing units. Of the 13,902 units that were occupied, 77.9% were owner-occupied units, a total of 12,373 units. 22.1% of housing units in Fulton County were renter-occupied in 2023, a total of 3,510 units. Among the communities that make up Fulton County, the highest percentage of owner-occupied units was in Cuba, 78.1%, and the highest percentage of renter-occupied units was in Lewistown, 36.4%. From 2013 to 2023, Lewistown and Cuba both lost a significant portion of their housing units, losing 11.2% and 11.4%, respectively. Over that same time period, Canton had a net increase in housing units by just 4 units, or 0.1%.

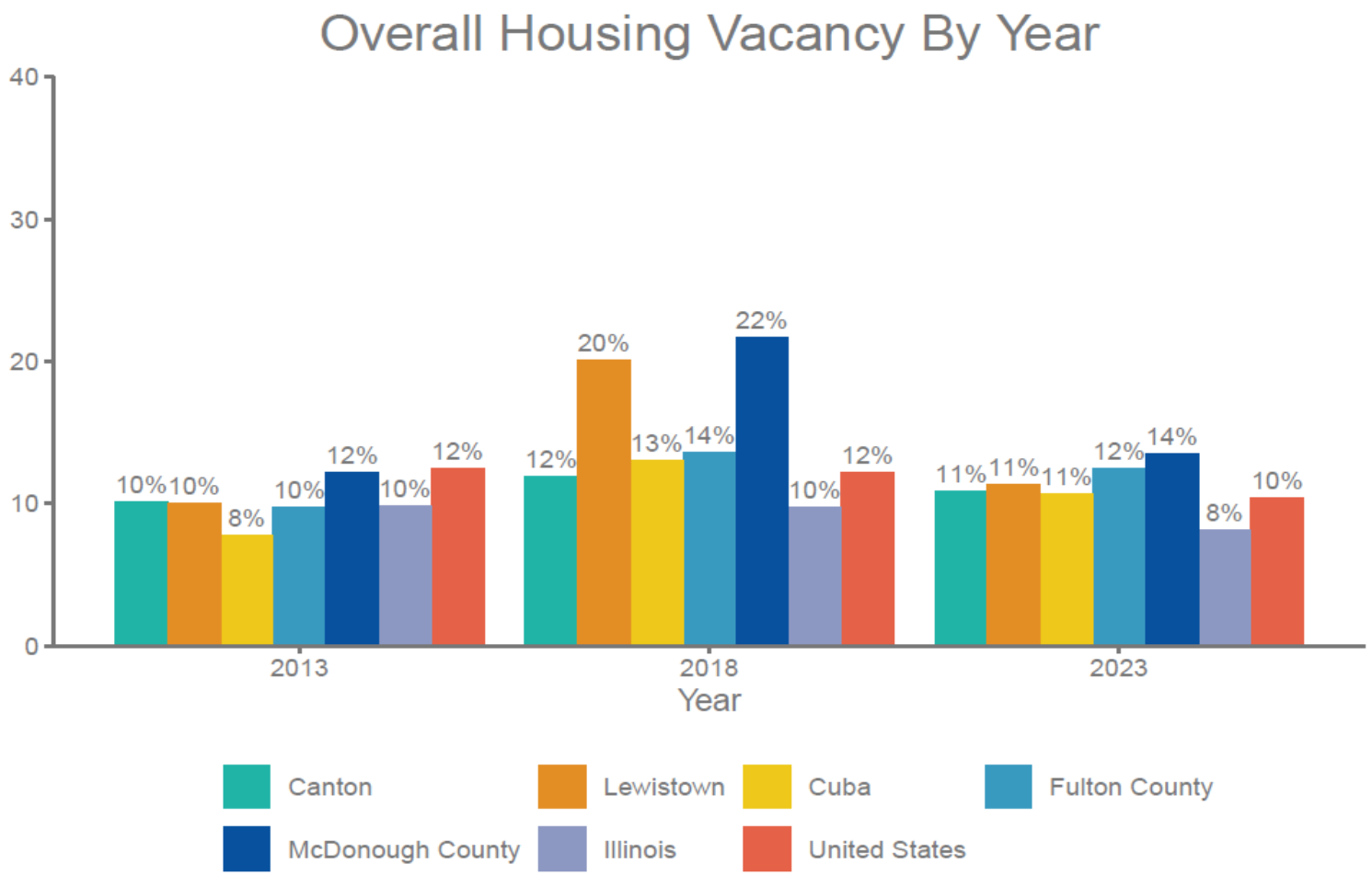
The median age of housing structures in Illinois was 53 years old in 2023, but Fulton County's stock is somewhat older, with the average building 64 years old. All of Fulton County's communities average housing structures of 60 years of age, with the average structure built in 1955 in Cuba, 1957 in Canton, and 1962 in Lewistown. For comparison, the median housing structure in McDonough County was built in 1966 and was therefore only 57 years old in 2023.



OCCUPANCY AND VACANCY

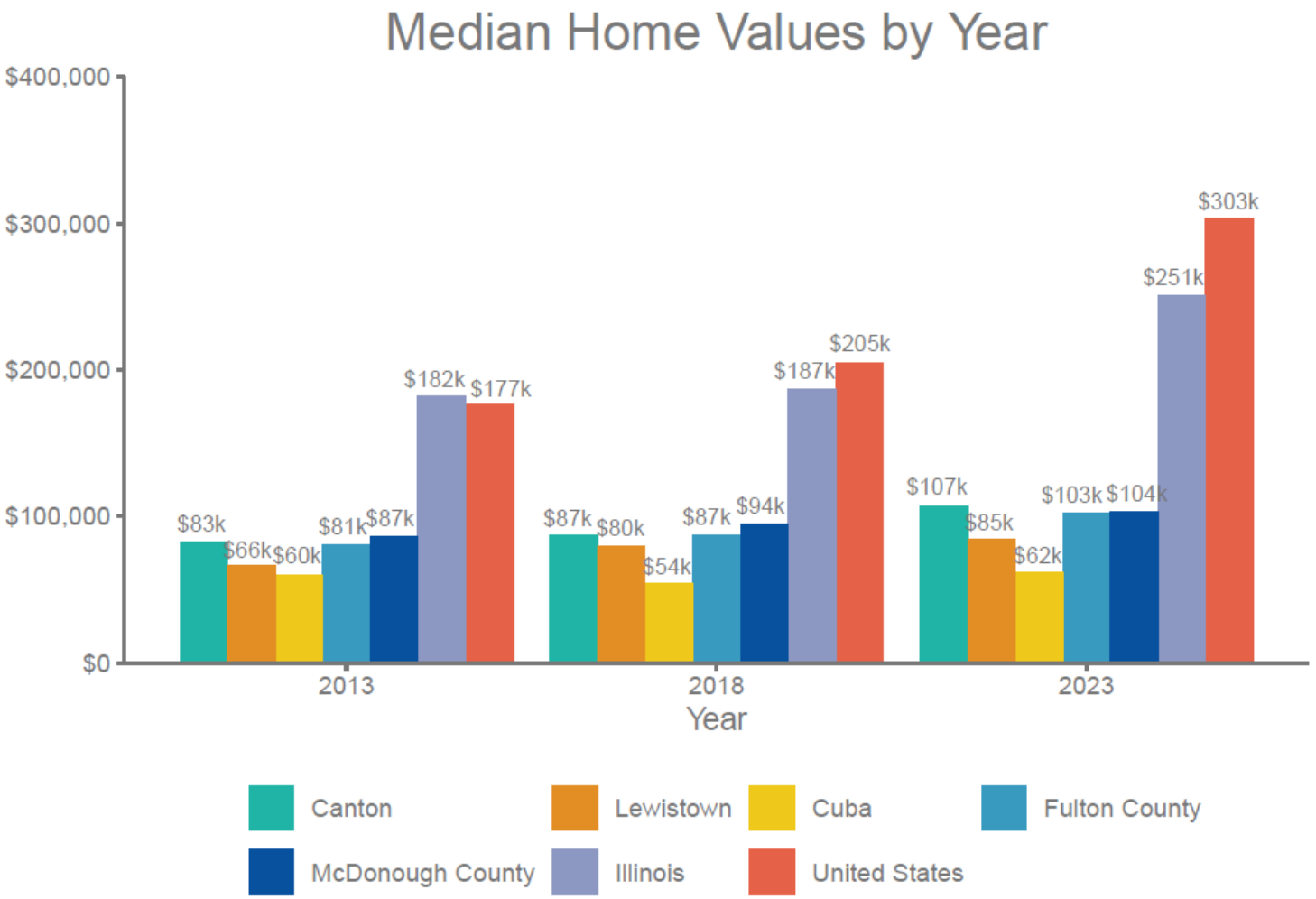
Throughout Fulton County, 12.5% of housing units were vacant in 2023. This rate was similar to the rates seen in the county's municipalities. McDonough County saw a vacancy rate of 13.5% and Illinois saw a vacancy rate of 8.1% in 2023.

In 2023, Fulton County had a 14.1% rental vacancy rate, compared with a 0.8% homeowner vacancy rate. The largest rental vacancy rate across Fulton County communities was seen in Canton, 18.7%, whereas Lewistown had a rental vacancy rate of 0%. The largest homeowner vacancy rate in Fulton County communities was seen in Lewistown, 2.3%, whereas Cuba has a homeowner vacancy rate of 0%. This can be contrasted with McDonough County's rental vacancy rate of 9.1% and homeowner vacancy rate of 3.1% in 2023.



HOUSING VALUE

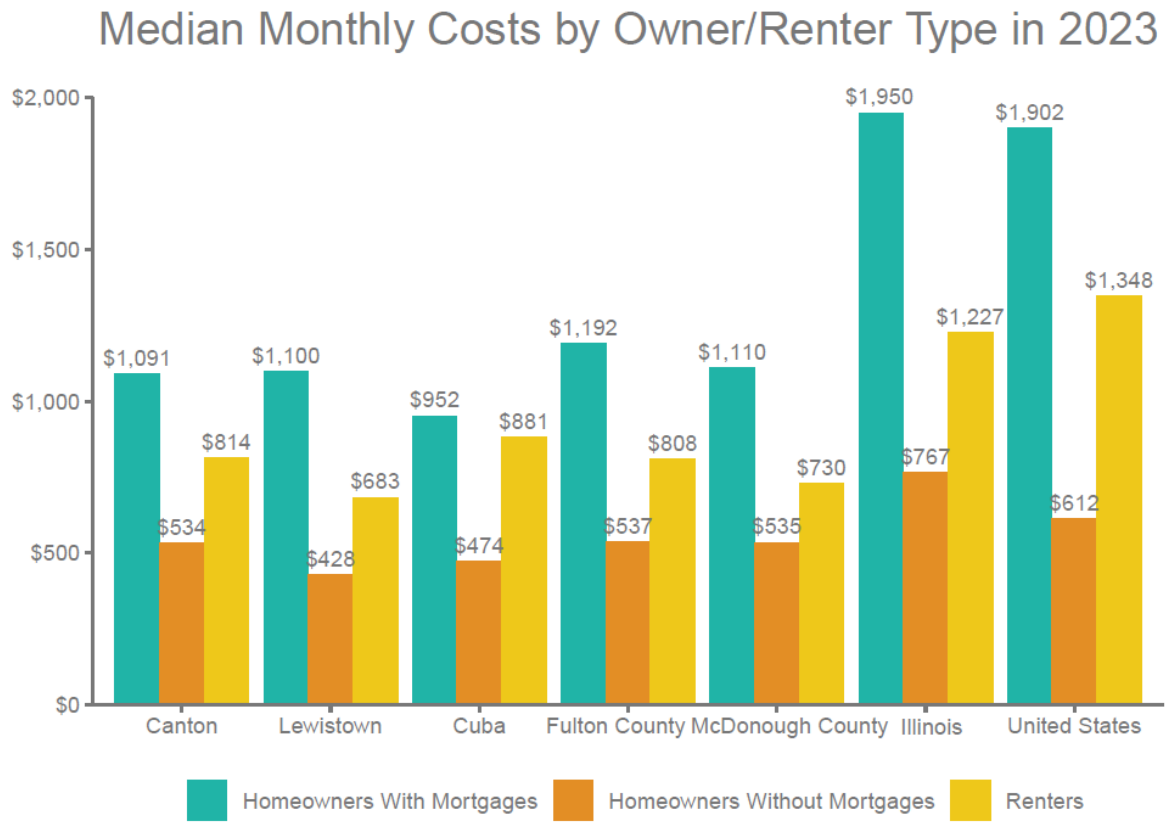
In 2023, Fulton County had a total of 12,373 owner-occupied housing units, and the median value of those units was $102,500, slightly lower than the median for McDonough County, which was $103,500, and for Illinois, which was $250,500. In Canton and Lewistown, median home values have increased by 29.3% and 28.2%, respectively, from 2013 to 2023, whereas Cuba's median home value has increased by 3.7% over the same period. Among these communities, the median home value was $106,900 in Canton, $84,600 in Lewistown, and $61,900 in Cuba in 2023.

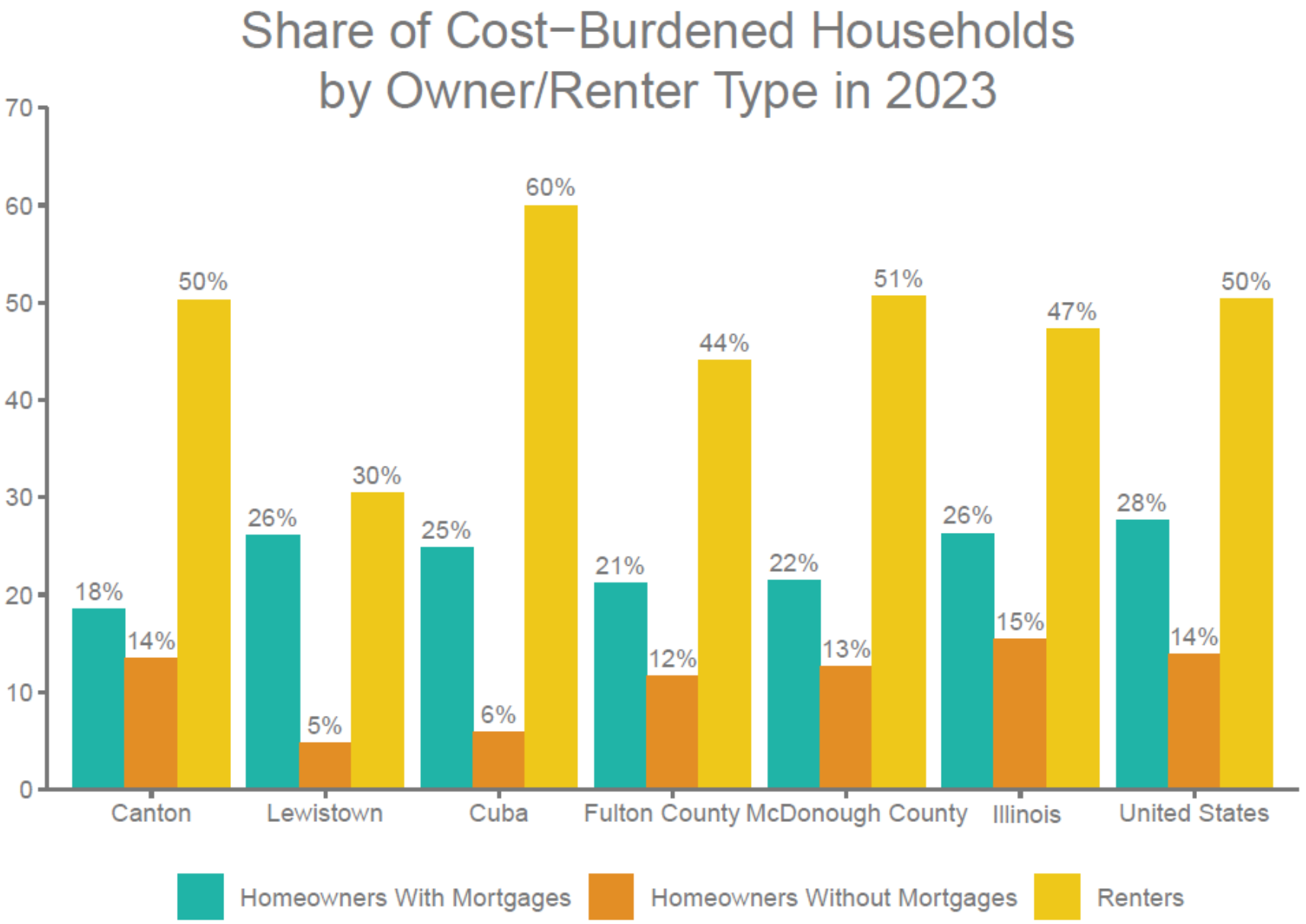


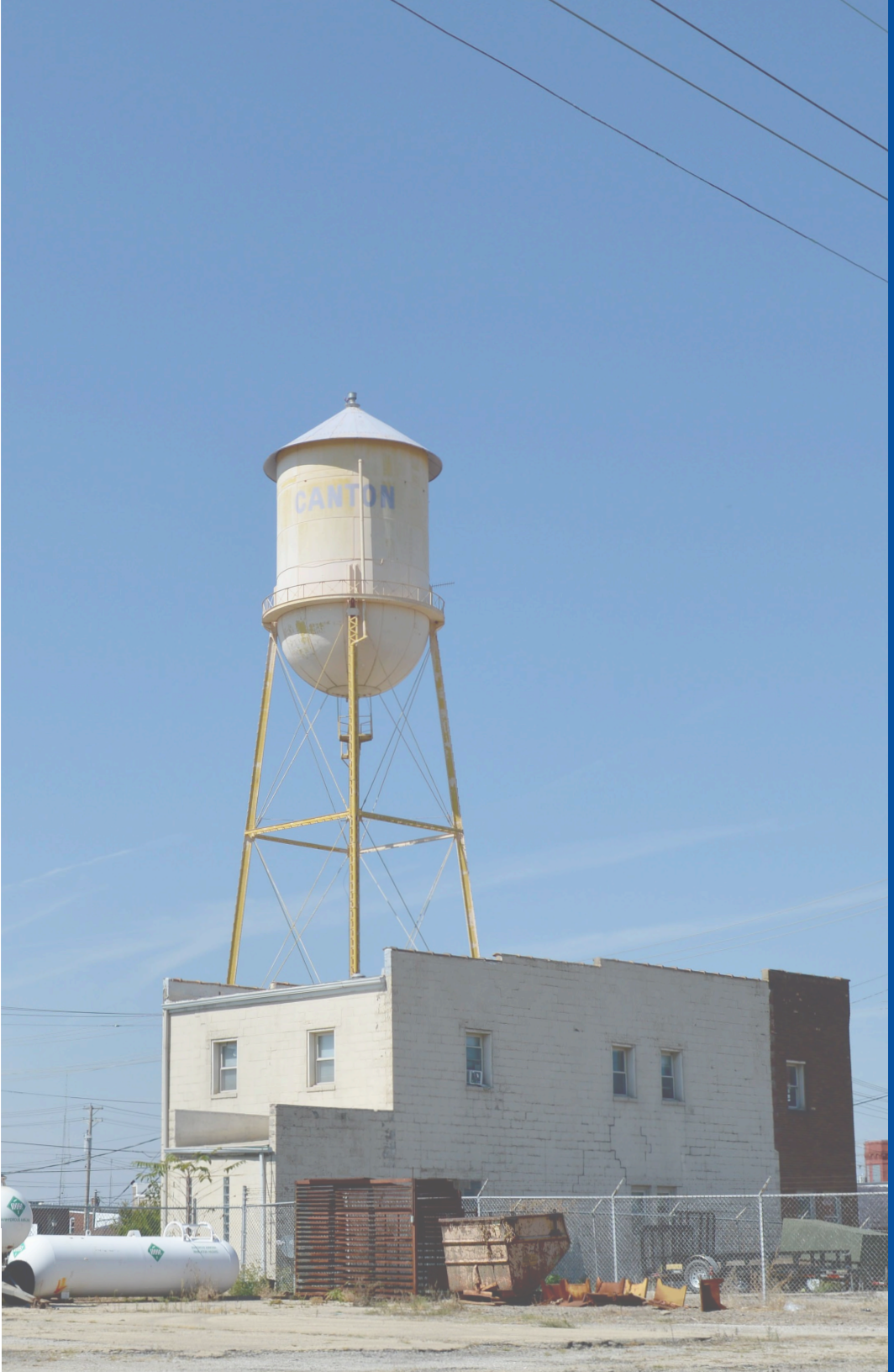
HOUSING COSTS

In 2023, the median monthly housing costs of owner-occupied units without a mortgage in Fulton County was $537, whereas owner-occupied units with a mortgage was $1,192. The median costs of owner-occupied housing units with a mortgage were significantly lower than those in Illinois overall, $1,950, and slightly higher than McDonough County, $1,110. The median monthly housing cost paid by renter-occupied households in Fulton County was $808 in 2023. Among the communities in Fulton County, the median monthly housing costs for homeowners with a mortgage ranged with $952 in Cuba to $1,100 in Lewistown and costs for renters ranged from $683 in Lewistown to $881 in Cuba. Between 2013 and 2023, costs for renters increased by less than 1% across communities, but costs to homeowners increased by 20.4% for those with a mortgage and 34.3% for those without a mortgage in Fulton County.

A household is described as cost-burdened when they pay more than 30% of their household income for housing, including rent, mortgage, and utilities. 21.2% of homeowners with a mortgage were cost-burdened and 44.1% of renters were cost-burdened in Fulton County in 2023. The highest percentage of cost-burdened homeowners was in Lewistown, 26.1%, and the highest percentage of cost-burdened renters was in Cuba, 60%.




Share of Cost-Burdened Households by Owner/Renter Type in 2023
70
60
50
40
30
20
10
0
18%
14%
50%
26%
5%
30%
25%
6%
60%
21%
12%
44%
22%
13%
51%
26%
15%
47%
28%
14%
50%
Canton
Lewistown
Cuba
Fulton County
McDonough County
Illinois
United States
Homeowners With Mortgages
Homeowners Without Mortgages
Renters



PRIMARY MARKET AREA

PRIMARY MARKET AREA

WHAT IS A PRIMARY MARKET AREA?

Primary Market Areas (PMAs) are contiguous geographic areas from which a majority of residents will likely be drawn for a given development. IHDA uses census tracts to create PMAs for market analysis and collects data for these areas to understand their demographic, economic, and housing trends. Taking into consideration the characteristics of this PMA helps IHDA to understand market forces that are occurring in and around the community and their implications for development goals. PMA analysis is an important process within the application review for many of IHDA's programs, including the Low-Income Housing Tax Credit (LIHTC) program. It is also a helpful tool for communities to understand and communicate the characteristics of their area and its broader regional context.

PRIMARY MARKET AREAS AND LOW-INCOME HOUSING TAX CREDITS

The initial phase of IHDA's Low-Income Housing Tax Credit (LIHTC) process serves to assess the market need for development and redevelopment proposals prior to the submittal of a full application. This process is called the Preliminary Project Assessment (PPA). This assessment allows IHDA to evaluate local market data based on the PMA and examine concentrations of poverty and affordable housing as preliminary indicators of the area's need. IHDA also allows developers to include documentation that supports the need for affordable housing and demonstrates alignment with local planning efforts. The PPA allows IHDA to look beyond the data alone to determine whether investments could help increase access to living wage jobs, education, services, and transit for low-income residents.

PRELIMINARY PROJECT ASSESSMENT MARKET DATA AND METRICS

The data points included in IHDA's PPA analysis show an area's change over time, including data points spanning approximately 10 years. All data are collected from the United States Census Bureau's American Community Survey for the census tracts within the project's PMA. Each metric used in this analysis is evaluated at the PMA-level and is compared to the rates and figures of the county and Illinois as a whole. The metrics considered include important housing statistics, such as vacancy, cost burden, and households with Section 8 Vouchers (also known as Housing Choice Vouchers), as well as existing affordable housing stock. The following table outlines all the metrics that IHDA collects and analyzes for its Preliminary Project Assessment, in accordance with the 2024-2025 Qualified Allocation Plan (QAP). It is important to note that the categories and criteria presented are subject to change as updates are made to the QAP.

EXISTING UNIT APPROVALS AND PERFORMANCE & ON-THE-GROUND INDICATORS		
CRITERIA REVIEWED	SOURCE OF INFORMATION	CONSIDERATION
IHDA-funded projects	IHDA active portfolio & IHDA Board approvals	General picture of IHDA's investment in PMA
Newly approved IHDA-funded units		Approved projects in the PMA that are not yet constructed or rented may negatively impact the PPA market and/or the market may need to stabilize before additional units are approved
Occupany levels / Wait-list levels at active IHDA projects in PMA	Internal project monitoring by IHDA & phone calls to property managers	Occupancy levels in PMA below 80% are considered to be problematic
SRN units proposed	PAIR data showing the number of persons on the wait list & their desired unit type	To be used to objectively demonstrate on-the-ground conditions that may indicate the need for new units or rehabilitation of existing units within an area
Age of housing stock	American Community Survey (ACS) 5-year estimates	

AFFORDABLE RENTAL CONCENTRATIONS		
CRITERIA REVIEWED	SOURCE OF INFORMATION	CONSIDERATION
IHDA market share (units funded by IHDA in the PMA / total rental units in PMA)	IHDA active portfolio, IHDA Board approvals, & American Community Survey (ACS) 5-year estimates	Market share over 10% is considered high and may negatively impact the PPA review, market share over 15% may be required to submit Community Revitalization documentation to show that the proposed project is part of local efforts.
Affordable market share (unduplicated units funded by IHDA, HUD, HUD Public Housing, & USDA-RD in the PMA / total rental units in PMA)	IHDA active portfolio, IHDA Board approvals, American Community Survey (ACS) 5-year estimates, & published lists of HUD Multifamily, HUD Public Housing, & USDA-RD developments	Market share over 20% is considered to be high and may negatively impact the PPA review, low overall rental concentrations may mitigate negative impact
Affordable rental concentrations (actual rents, regardless of subsidy)	Affordable Rental Unit Survey (ARUS)	Affordable rental unit concentration that exceeds 60% for the income levels targeted by the project is considered high and may negatively impact the PPA review

SOCIAL AND ECONOMIC VIABILITY		
CRITERIA REVIEWED	SOURCE OF INFORMATION	CONSIDERATION
Poverty rate	American Community Survey (ACS) 5-year estimates	Poverty levels exceeding 20% may negatively impact PPA review, low poverty rates and high household income may indicate opportunity within the PMA
Median household income		

SOCIAL AND ECONOMIC VIABILITY		
CRITERIA REVIEWED	SOURCE OF INFORMATION	CONSIDERATION
Growth (houshold and population)	American Community Survey (ACS) 5-year estimates	Overall negative trends and/or sharp year-to-year declines may negatively impact PPA review
Rent-burden and extreme rent-burden		Higher than average levels may indicate need for rent-restricted housing within PMA
Unemployment rate	American Community Survey (ACS) 5-year estimates & Bureau of Labor Statistics Area Unemployment Statistics	Access to jobs is considered and indicator of opportunity and projects located in PMAs with low unemployment, high labor force participation, and high number of local jobs may be considered favorably
Labor force participation rate		
Number of jobs	US Census Longitudinal Statistics	
Number of jobs per 100 people	American Community Survey (ACS) 5-year estimates & US Census Longitudinal Statistics	
Households with Housing Choice Vouchers (HCV)	HUD's 'A Picture of Subsidized Households'	Demonstrates local participation in HCV subsidy program, may indicate a concentration of subsidies in the rental market
Educational attainment and school performance	American Community Survey (ACS) 5-year estimates & local school performance indicators	Education levels and school performance are considered indicators of opportunity
Crime statistics	Various data sources, IHDA Asset Management records	High crime rates may impact ability to achieve and maintain full occupancy

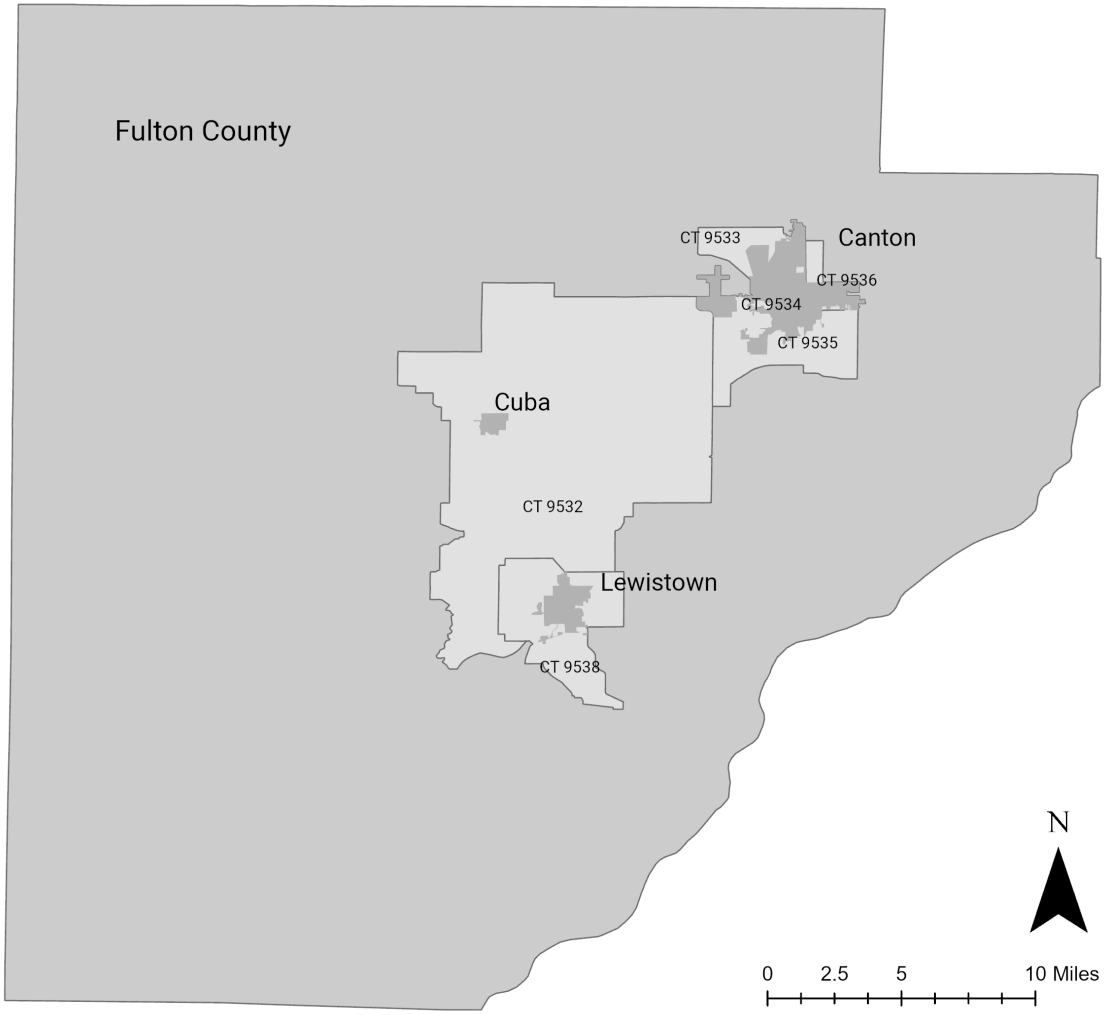
FULTON COUNTY'S PRIMARY MARKET AREA

The PMA defines the larger community area that is inclusive of the amenities, services, and recreational assets that residents of Canton, Cuba, and Lewistown could reasonably travel to and access. The Fulton County PMA is made up of six census tracts. While this PMA composition and analysis can serve as an informative tool for understanding the area's trends and needs, its boundaries and census tracts should not be considered the only means of analysis.

The census tracts included in Fulton County's PMA were determined through discussion between IHDA and the Spoon River Partnership for Economic Development and are as follows:

Fulton County

- Canton - Census tract 9533
- Canton - Census tract 9534
- Canton - Census tract 9535
- Canton - Census tract 9536
- Cuba - Census tract 9532
- Lewistown - Census tract 9538



CANTON'S PRIMARY MARKET AREA DATA

Project Name:	**Canton**		SPAR Reviewer:				SPAR Recommendation:					
			Census Tracts Included In PMA				*17057953600, 17057953400, 17057953500, 17057953300*					
Project PPA Number:			Market Characteristics*	**PMA**	Rate	Growth	**County**	Rate	Growth	**State**	Rate	Growth
Project City:			Total Population 2010	15,301			37,205			12,745,359		
Set-Aside/Cmty Area	Non Metro		Total Population 2015	14,929		-2%	36,323		-2%	12,873,761		1%
Project County:	Fulton		Total Population 2022	13,697		-8%	33,691		-7%	12,757,634		-1%
Construction Type:			People aged 60+ 2010	3,396	22%		9,006	24%		2,176,050	17%	
Age Restriction:			People aged 60+ 2015	3,486	23%	3%	9,378	26%	4%	1,742,191	14%	-20%
Total Units:			People aged 60+ 2022	4,055	30%	16%	9,498	28%	1%	2,881,558	23%	65%
Scattered Site:			People Unemployed 2010**	533	3%		1,388	4%		569,744	4%	
Mrkt Rate/80% AMI Units:			People Unemployed 2015**	416	3%	-22%	1,331	4%	-4%	608,516	5%	7%
30% AMI Units:			People Unemployed 2022**	419	3%	1%	1,064	3%	-20%	397,747	3%	-35%
PSH Units/PAIR Data:			People in Laborforce 2010**	6,161	40%		16,813	45%		6,654,048	52%	
PBRA Units:			People in Laborforce 2015**	6,441	43%	5%	16,926	47%	1%	6,712,162	52%	1%
Type of PBRA:			People in Laborforce 2022**	6,079	44%	-6%	15,577	46%	-8%	6,697,663	52%	0%
Existing & Fully Occupied:			Jobs by Job Location 2020 (LEHD)	4,079	30%		7,170	21%		5,199,014	41%	
PH Redevelopment:			Jobs by Res Location 2020 (LEHD)	4,438	32%		11,672	35%		5,197,648	41%	
Vets Population:			High School Graduates 2015**	3,188	21%		9,355	26%		2,308,309	18%	
Existing IHDA Portfolio:			High School Graduates 2022**	4,071	30%	28%	10,068	30%	8%	2,220,409	17%	-4%
Opp Area or Proximate:			College Graduates 2010**	2,440	16%		3,536	10%		2,526,884	20%	
QOLI Score:	6		College Graduates 2015**	2,869	19%	18%	4,156	11%	18%	2,777,871	22%	10%
ARI Score:	0		College Graduates 2022**	2,437	18%	-15%	4,328	13%	4%	3,207,450	25%	15%
R/ECAP 2023	0		People in Poverty 2010	2,010	13%		4,693	13%		1,572,048	12%	
R/ECAP in PMA	0		People in Poverty 2015	2,493	17%	24%	4,838	13%	3%	1,801,118	14%	15%
Wage Abundance/Desert	N/A , Desert		People in Poverty 2022	1,745	13%	-30%	4,223	13%	-13%	1,467,893	12%	-19%
BA Food Access Verified	0		Cost Burdened Owners 2022	435	11%		1,643	15%		729,378	22%	
RIA	0		Cost Burdened Renters 2022	784	47%		1,167	38%		727,275	44%	
QCT 2025	Not a QCT		Average Median Income 2010	$39,032			$41,268			$55,735		
QCT in PMA 2025	0		Average Median Income 2015	$41,457		6%	$46,083		12%	$57,574		3%
Age of Housing Stock 2019			Average Median Income 2022	$52,859		28%	$57,223		24%	$78,433		36%
2000 & after	5.12%		Total Vacant Units 2010	486	8%		1,577	10%		497,663	9%	
1980-2000	16.75%		Total Vacant Units 2015	643	10%	32%	1,792	11%	14%	517,287	10%	4%
before 1980	78.13%		Total Vacant Units 2022	677	10%	5%	1,940	11%	8%	458,596	8%	-11%
ARUS 80% AMI	1321	79%	Owner Occupied Units 2010	3,814	69%		11,510	78%		3,300,691	69%	
ARUS 70% AMI	1184	71%	Owner Occupied Units 2015	3,619	63%	-5%	10,818	75%	-6%	3,177,705	66%	-4%
ARUS 60% AMI	929	55%	Owner Occupied Units 2022	3,850	62%	6%	10,862	68%	0%	3,312,809	61%	4%
ARUS 50% AMI	652	39%	Occupied Rental Units 2010	1,743	31%		3,163	22%		1,469,260	31%	
ARUS 40% AMI	379	23%	Occupied Rental Units 2015	2,137	37%	23%	3,557	25%	12%	1,608,683	34%	9%
ARUS 30% AMI	281	17%	Occupied Rental Units 2022	1,678	27%	-21%	3,093	19%	-13%	1,655,952	31%	3%
ARUS 20% AMI	164	10%	Total Housing Units 2010	5,557	36%		14,673	39%		4,769,951	37%	
Concentrations:	Number of Units	%s	Total Housing Units 2015	5,757	39%	4%	14,375	40%	-2%	4,786,388	37%	0%
Active IHDA Units (All)	0	0%	Total Housing Units 2022	6,205	45%	8%	15,895	47%	11%	5,427,357	43%	13%
Affordable Housing Units (All)	0	0%	Households with HCVs 2022	36	2%		132	4%		95,827	6%	
CR Triggered:	if renter % is > set-aside avg and IHDA conc is > 15% then tr		Overall Housing Unit Change									

SPAR Reviewer Comments / Notes:

* All data collected from American Community Survey unless otherwise noted

** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations

CUBA'S PRIMARY MARKET AREA DATA

Project Name:	**Cuba**		SPAR Reviewer:				SPAR Recommendation:					
			Census Tracts Included In PMA				*17057953200*					
Project PPA Number:			Market Characteristics*	**PMA**	Rate	Growth	**County**	Rate	Growth	**State**	Rate	Growth
Project City:			Total Population 2013	2,946			36,829			12,848,554		
Set-Aside/Cmty Area	Non-Metro		Total Population 2018	2,721		-8%	35,418		-4%	12,821,497		0%
Project County:	Fulton		Total Population 2023	2,596		-5%	33,259		-6%	12,692,653		-1%
Construction Type:			People aged 60+ 2013	911	31%		9,355	25%		2,352,363	18%	
Age Restriction:			People aged 60+ 2018	835	31%	-8%	9,530	27%	2%	2,675,686	21%	14%
Total Units:			People aged 60+ 2023	789	30%	-6%	9,426	28%	-1%	2,917,684	23%	9%
Scattered Site:			People Unemployed 2013**	131	4%		1,517	4%		700,616	5%	
Mrkt Rate/80% AMI Units:			People Unemployed 2018**	81	3%	-38%	1,085	3%	-28%	437,139	3%	-38%
30% AMI Units:			People Unemployed 2023**	46	2%	-43%	1,019	3%	-6%	384,790	3%	-12%
PSH Units/PAIR Data:			People in Laborforce 2013**	1,386	47%		16,697	45%		6,718,236	52%	
PBRA Units:			People in Laborforce 2018**	1,246	46%	-10%	16,170	46%	-3%	6,679,997	52%	-1%
Type of PBRA:			People in Laborforce 2023**	1,232	47%	-1%	15,358	46%	-5%	6,658,874	52%	0%
Existing & Fully Occupied:			Jobs by Job Location 2023 (LEHD)	235	9%		7,543	23%		5,199,014	41%	
PH Redevelopment:			Jobs by Res Location 2023 (LEHD)	959	37%		12,315	37%		5,197,648	41%	
Vets Population:			High School Graduates 2018**	730	27%		8,844	25%		2,267,535	18%	
Existing IHDA Portfolio:			High School Graduates 2023**	667	26%	-9%	9,148	28%	3%	2,207,546	17%	-3%
Opp Area or Proximate:			College Graduates 2013**	273	9%		3,822	10%		2,675,796	21%	
QOLI Score:	5		College Graduates 2018**	482	18%	77%	4,510	13%	18%	2,957,791	23%	11%
ARI Score:	0		College Graduates 2023**	380	15%	-21%	4,284	13%	-5%	3,249,494	26%	10%
R/ECAP 2023	0		People in Poverty 2013	333	11%		4,566	12%		1,772,333	14%	
R/ECAP in PMA	0		People in Poverty 2018	415	15%	25%	5,414	15%	19%	1,635,603	13%	-8%
Wage Abundance/Desert	N/A, Desert		People in Poverty 2023	496	19%	20%	3,942	12%	-27%	1,454,217	11%	-11%
BA Food Access Verified	0		Cost Burdened Owners 2023	107	12%		1,759	16%		733,383	22%	
RIA	High Revitalization Area		Cost Burdened Renters 2023	104	59%		1,128	37%		727,054	44%	
QCT 2026	Not a QCT		Average Median Income 2013	$39,526			$45,130			$56,797		
QCT in PMA 2026	0		Average Median Income 2018	$43,995		11%	$50,180		11%	$63,575		12%
Age of Housing Stock 2023			Average Median Income 2023	$62,625		42%	$58,617		17%	$81,702		29%
2000 & after	17.16%		Total Vacant Units 2013	103	8%		1,566	9%		518,981	9%	
1980-2000	10.48%		Total Vacant Units 2018	235	15%	128%	2,220	12%	42%	517,230	9%	0%
before 1980	72.36%		Total Vacant Units 2023	179	12%	-24%	1,981	11%	-11%	441,597	8%	-15%
ARUS 80% AMI	145	82%	Owner Occupied Units 2013	958	76%		11,036	68%		3,220,038	61%	
ARUS 70% AMI	115	65%	Owner Occupied Units 2018	945	70%	-1%	10,825	66%	-2%	3,189,035	60%	-1%
ARUS 60% AMI	71	40%	Owner Occupied Units 2023	903	72%	-4%	10,831	68%	0%	3,343,034	61%	5%
ARUS 50% AMI	35	20%	Occupied Rental Units 2013	193	15%		3,574	22%		1,552,685	29%	
ARUS 40% AMI	28	16%	Occupied Rental Units 2018	170	13%	-12%	3,265	20%	-9%	1,641,003	31%	6%
ARUS 30% AMI	4	2%	Occupied Rental Units 2023	177	14%	4%	3,071	19%	-6%	1,658,870	30%	1%
ARUS 20% AMI	4	2%	Total Housing Units 2013	1,254	43%		16,176	44%		5,291,704	41%	
Concentrations:	Number of Units	%s	Total Housing Units 2018	1,350	50%	8%	16,310	46%	1%	5,347,268	42%	1%
Active IHDA Units (All)	0	0%	Total Housing Units 2023	1,259	48%	-7%	15,883	48%	-3%	5,443,501	43%	2%
Affordable Housing Units (All)	0	0%	Households with HCVs 2024	11	6%		203	7%		95,827	6%	
CR Triggered:	if renter % is > set-aside avg and IHDA conc is > 15% then tr		Overall Housing Unit Change									

SPAR Reviewer Comments / Notes:

* All data collected from American Community Survey unless otherwise noted

** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations

LEWISTOWN'S PRIMARY MARKET AREA DATA

Project Name:	**Lewistown**	
Project PPA Number:		
Project City:		
Set-Aside/Cmty Area	Non Metro	
Project County:	Fulton	
Construction Type:		
Age Restriction:		
Total Units:		
Scattered Site:		
Mrkt Rate/80% AMI Units:		
30% AMI Units:		
PSH Units/PAIR Data:		
PBRA Units:		
Type of PBRA:		
Existing & Fully Occupied:		
PH Redevelopment:		
Vets Population:		
Existing IHDA Portfolio:		
Opp Area or Proximate:		
QOLI Score:	7	
ARI Score:	0	
R/ECAP 2023	0	
R/ECAP in PMA	0	
Wage Abundance/Desert	N/A , Desert	
BA Food Access Verified	0	
RIA	0	
QCT 2025	Not a QCT	
QCT in PMA 2025	0	
Age of Housing Stock 2019		
2000 & after	3.81%	
1980-2000	23.53%	
before 1980	72.66%	
ARUS 80% AMI	273	88%
ARUS 70% AMI	257	82%
ARUS 60% AMI	201	64%
ARUS 50% AMI	150	48%
ARUS 40% AMI	92	29%
ARUS 30% AMI	48	15%
ARUS 20% AMI	38	12%
Concentrations:	Number of Units	%s
Active IHDA Units (All)	0	0%
Affordable Housing Units (All)	0	0%
CR Triggered:	if renter % is > set-aside avg and IHDA conc is > 15% then tr	

SPAR Reviewer:			SPAR Recommendation:		
Census Tracts Included In PMA			*17057953800*		

Market Characteristics*	**PMA**	Rate	Growth	**County**	Rate	Growth	**State**	Rate	Growth
Total Population 2010	2,788			37,205			12,745,359		
Total Population 2015	2,748		-1%	36,323		-2%	12,873,761		1%
Total Population 2022	2,468		-10%	33,691		-7%	12,757,634		-1%
People aged 60+ 2010	654	23%		9,006	24%		2,176,050	17%	
People aged 60+ 2015	902	33%	38%	9,378	26%	4%	1,742,191	14%	-20%
People aged 60+ 2022	647	26%	-28%	9,498	28%	1%	2,881,558	23%	65%
People Unemployed 2010**	46	2%		1,388	4%		569,744	4%	
People Unemployed 2015**	97	4%	111%	1,331	4%	-4%	608,516	5%	7%
People Unemployed 2022**	39	2%	-60%	1,064	3%	-20%	397,747	3%	-35%
People in Laborforce 2010**	1,384	50%		16,813	45%		6,654,048	52%	
People in Laborforce 2015**	1,325	48%	-4%	16,926	47%	1%	6,712,162	52%	1%
People in Laborforce 2022**	1,160	47%	-12%	15,577	46%	-8%	6,697,663	52%	0%
Jobs by Job Location 2020 (LEHD)	620	25%		7,170	21%		5,199,014	41%	
Jobs by Res Location 2020 (LEHD)	879	36%		11,672	35%		5,197,648	41%	
High School Graduates 2015**	854	31%		9,355	26%		2,308,309	18%	
High School Graduates 2022**	842	34%	-1%	10,068	30%	8%	2,220,409	17%	-4%
College Graduates 2010**	580	21%		3,536	10%		2,526,884	20%	
College Graduates 2015**	500	18%	-14%	4,156	11%	18%	2,777,871	22%	10%
College Graduates 2022**	318	13%	-36%	4,328	13%	4%	3,207,450	25%	15%
People in Poverty 2010	448	16%		4,693	13%		1,572,048	12%	
People in Poverty 2015	273	10%	-39%	4,838	13%	3%	1,801,118	14%	15%
People in Poverty 2022	473	19%	73%	4,223	13%	-13%	1,467,893	12%	-19%
Cost Burdened Owners 2022	55	8%		1,643	15%		729,378	22%	
Cost Burdened Renters 2022	79	25%		1,167	38%		727,275	44%	
Average Median Income 2010	$41,255			$41,268			$55,735		
Average Median Income 2015	$45,694		11%	$46,083		12%	$57,574		3%
Average Median Income 2022	$60,156		32%	$57,223		24%	$78,433		36%
Total Vacant Units 2010	171	12%		1,577	10%		497,663	9%	
Total Vacant Units 2015	148	11%	-13%	1,792	11%	14%	517,287	10%	4%
Total Vacant Units 2022	162	12%	9%	1,940	11%	8%	458,596	8%	-11%
Owner Occupied Units 2010	981	78%		11,510	78%		3,300,691	69%	
Owner Occupied Units 2015	946	78%	-4%	10,818	75%	-6%	3,177,705	66%	-4%
Owner Occupied Units 2022	710	60%	-25%	10,862	68%	0%	3,312,809	61%	4%
Occupied Rental Units 2010	281	22%		3,163	22%		1,469,260	31%	
Occupied Rental Units 2015	269	22%	-4%	3,557	25%	12%	1,608,683	34%	9%
Occupied Rental Units 2022	312	26%	16%	3,093	19%	-13%	1,655,952	31%	3%
Total Housing Units 2010	1,262	45%		14,673	39%		4,769,951	37%	
Total Housing Units 2015	1,215	44%	-4%	14,375	40%	-2%	4,786,388	37%	0%
Total Housing Units 2022	1,184	48%	-3%	15,895	47%	11%	5,427,357	43%	13%
Households with HCVs 2022	0	0%		132	4%		95,827	6%	
Overall Housing Unit Change									

SPAR Reviewer Comments / Notes:

* All data collected from American Community Survey unless otherwise noted

** Rate calculations are based on available variables and certain traditional denominators were unavailable; Total Population was used as a denominator for these calculations



COMMUNITY-BASED PLANNING PROCESS

43 Community Needs Assessment Process
45 Fulton County Community Needs Assessment
51 Public Meetings

COMMUNITY-BASED PLANNING PROCESS

To produce a Community Revitalization Plan that truly reflected community values and priorities, Fulton County engaged in a collaborative planning process involving community residents, community organizations, and other key stakeholders to obtain public input and build stewardship for the plan. A primary goal of the public outreach strategy for this plan was to increase and diversify community engagement, with a specific focus on engaging populations that have historically been underrepresented in previous planning processes.

The planning process was crafted in close consultation with a core stakeholder group, which consisted of nonprofit organizations, government officials, and community members over a period of 16 months. IHDA worked closely with Fulton County to develop a Scope of Work (SOW), which was signed by both parties on September 19, 2024. The SOW outlined a partnership, based in community engagement, which included identifying and recruiting local and regional stakeholders, organizing public meetings, and establishing and overseeing a transparent project work plan. The specific tasks of Fulton County throughout this planning process included the following:

- Determining and forming a core stakeholder group
- Providing previous planning efforts and funding sources
- Conducting a Community Needs Assessment of the Fulton County
- Recruiting volunteers to perform a Housing Stock Survey of the Fulton County
- Crafting goals and objectives for the community based on the data and feedback collected over the course of the partnership

In addition to carrying out the tasks outlined above, Fulton County stakeholders also agreed to regularly participate in stakeholder and community meetings with IHDA throughout the tenure of the partnership to build relationships, share knowledge and skills, and increase community participation. In total, IHDA and the Fulton County's core planning team held 2 planning meetings, 2 in-person stakeholder meetings, and 2 full community meetings over the course of this partnership.







COMMUNITY NEEDS ASSESSMENT PROCESS

A core tool used to engage community residents throughout this process was the distribution and collection of a Community Needs Assessment (CNA). This survey posed 43 questions that polled 406 individuals regarding their experience of their neighborhood regarding the following areas:

- Housing Affordability
- Housing Stock/Market
- Mobility
- Recreation
- Economy
- Public Safety
- Amenities and Resources

The survey took every measure possible to ensure that all responses remain anonymous. However, six questions were included in the survey to collect general respondent information, including household size, age range, income bracket, location of residency, employment status, and location of employment. Residents of Fulton County were informed of the Community Needs Assessment through local newsletters, utility bills, and social media. Surveys were distributed and left open for responses for a total of ten months, initially open from November 2024 to May 2025 and then reopened from July to September 2025 to expand outreach to Cuba and the larger Fulton County community. Over that time, 406 survey responses were collected, which is approximately 2.5% of the population of the targeted Fulton County communities of Canton, Lewistown, and Cuba.

Community feedback provided through the CNA was fundamental for learning about the experiences, needs, and desires of community residents. The information and opinions gathered from this survey and subsequent community meetings laid the foundation for this plan and its recommendations surrounding future development within Fulton County.

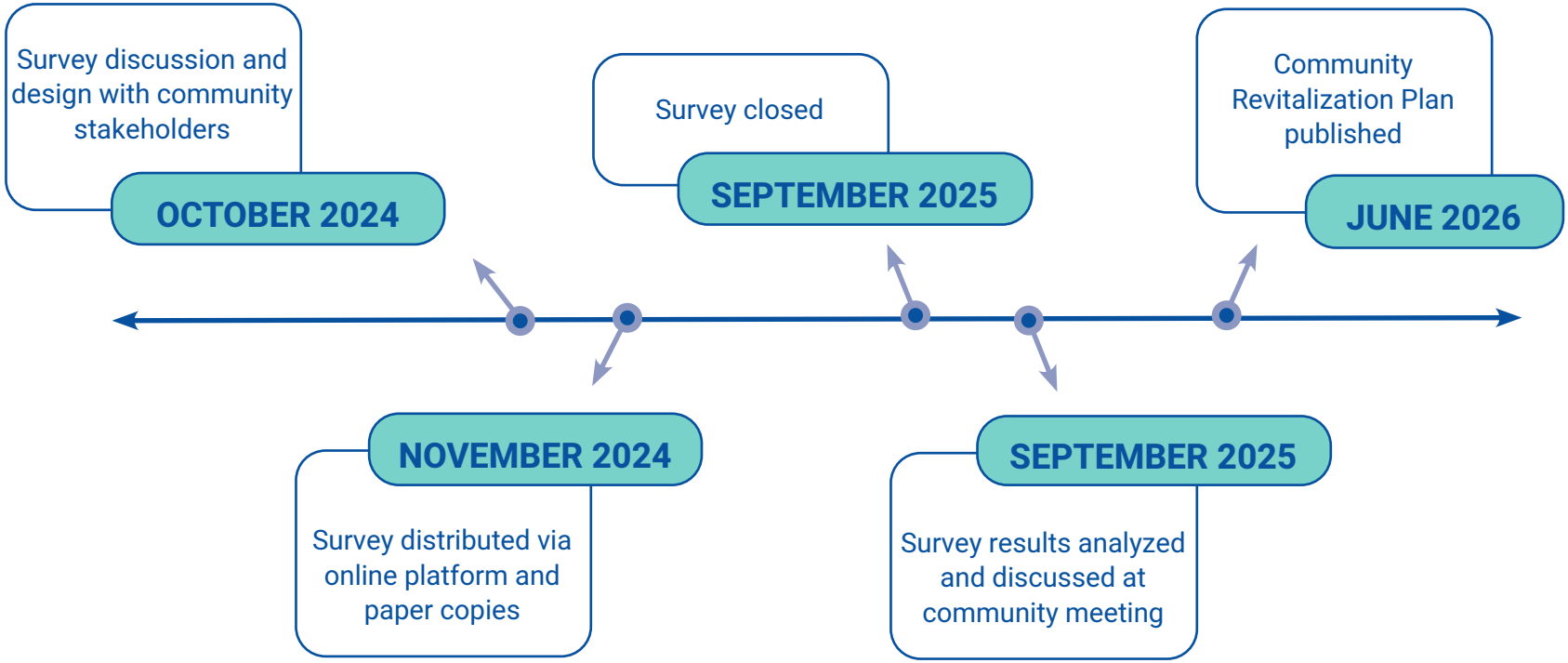
COMMUNITY NEEDS ASSESSMENT METHODOLOGY

To reach as many residents as possible, the CNA was made available and distributed widely in electronic form. Fulton County's primary planning leads distributed the electronic survey link via local newsletters, utility bills, and social media. To ensure objective reporting, IHDA alone was responsible for the CNA data analysis and summary of results. The report summarizing the findings of the CNA was distributed at subsequent public meetings and can be found in Appendix IV of this plan.

As with all self-reported surveys, there are some limitations which should be considered when interpreting the results of Fulton County's CNA, including:

1. The language or phrasing of the survey may have been confusing or misleading to participants, causing error in the reporting of information.
2. Participants were not required to answer all questions and therefore the sample size may vary across questions.
3. The data reflect a snapshot of the current opinions of the respondents and those opinions are subject to change

COMMUNITY NEEDS ASSESSMENT TIMELINE



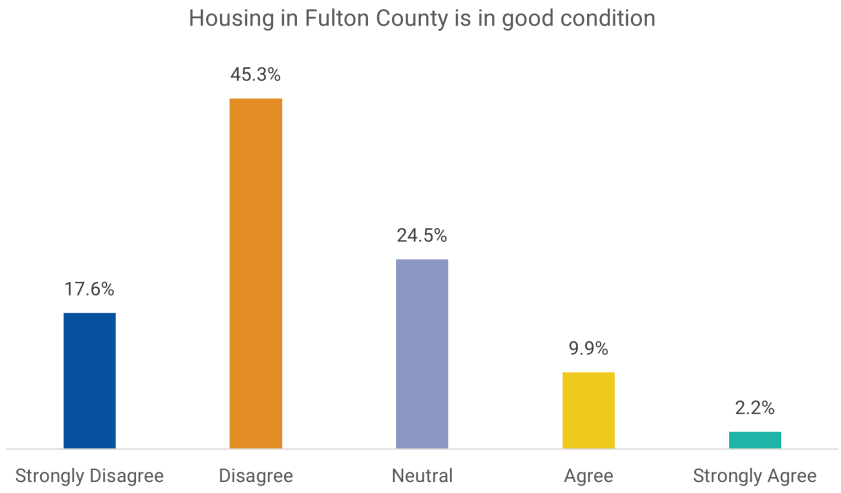
FULTON COUNTY COMMUNITY NEEDS ASSESSMENT

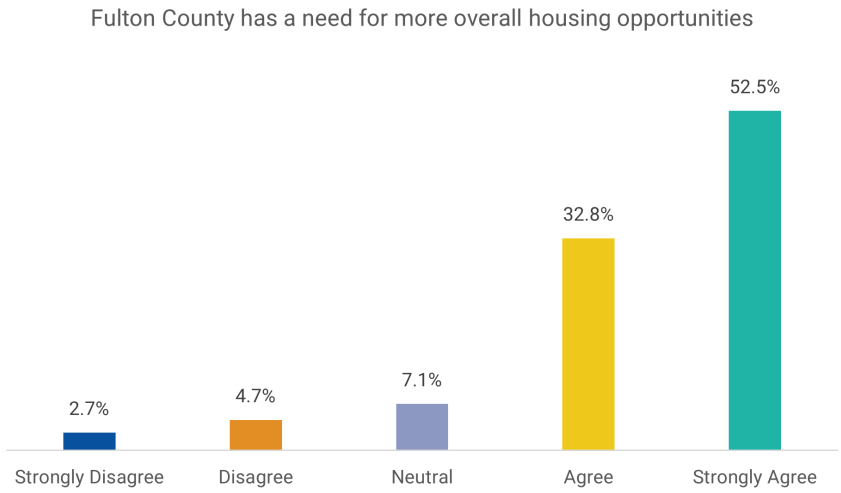
Fulton County's Community Needs Assessment (CNA) was made available electronically beginning on November 19, 2024. Surveys were distributed and left open for responses for a total of ten months, initially open from November 2024 to May 2025 for Canton and Lewistown and then reopened from July to September 2025 to expand outreach to Cuba and the larger Fulton County community.

Over that time, 406 survey responses were collected, which is approximately 2.5% of the population of the targeted Fulton County communities of Canton, Lewistown, and Cuba. This survey included 43 questions, six of which were general demographic questions. The question response rate was high for this survey with an average 98.7% response rate for the multiple-choice questions, along with 48.3% of respondents completing the open-ended question (see all responses in Appendix VI). 31.3% of respondents were between the ages of 50-64 and 30.3% were between the ages of 36-49. 30.8% of respondents make between $60,001-$100,000 per year and 72.9% of respondents live in households with 2-4 persons.

HOUSING AVAILABILITY AND CONDITION

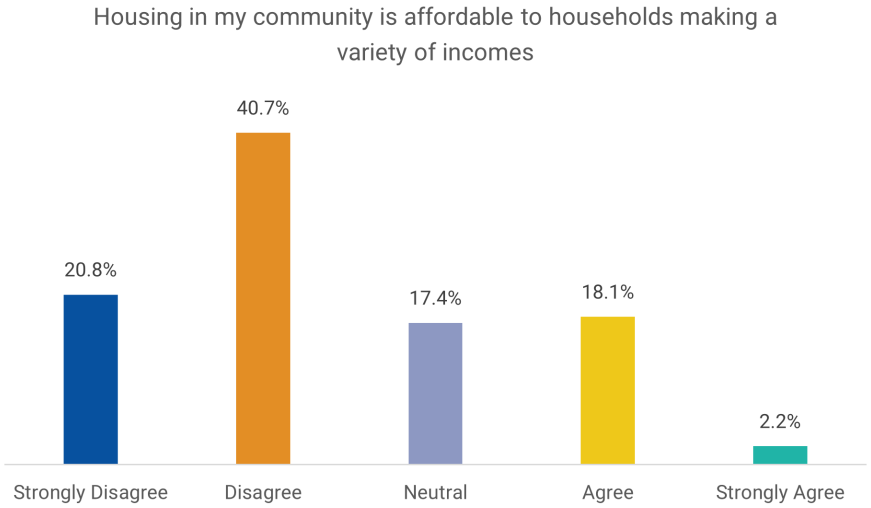
62.9% of respondents disagreed that housing in their community is in good condition. 42.6% of respondents disagreed that housing in their community is available for the elderly, and 61.2% of respondents disagreed that housing in their community offers options that suit a variety of lifestyles and needs. 85.3% of respondents agreed that their community has a need for more overall housing opportunities. More specifically, 79% of respondents agreed that their community was in need of more rental housing opportunities and 80.8% of respondents agreed that their community was in need of more homeownership opportunities.

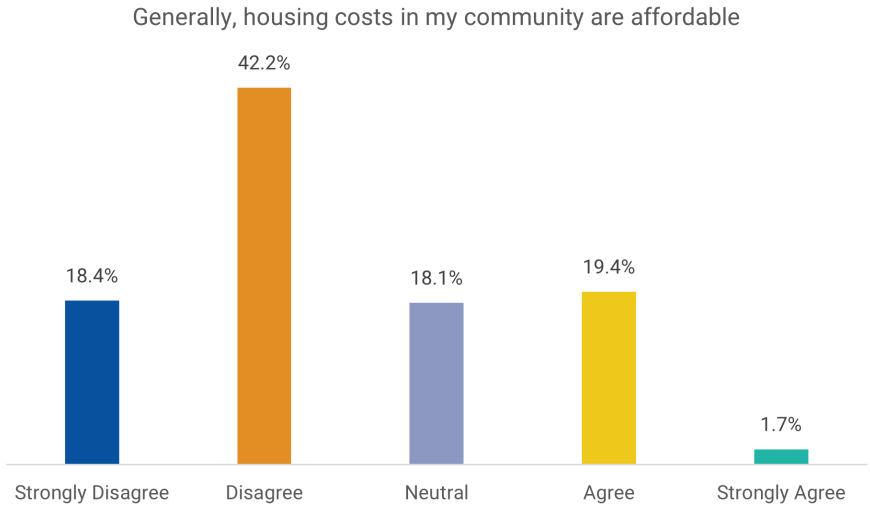




HOUSING AFFORDABILITY

61.5% of respondents disagreed with the statement "Housing in my community is affordable to households making a variety of incomes". Additionally, 60.6% of respondents disagreed that housing costs are generally affordable in their community but 44% of respondents agreed that their personal housing costs are affordable.

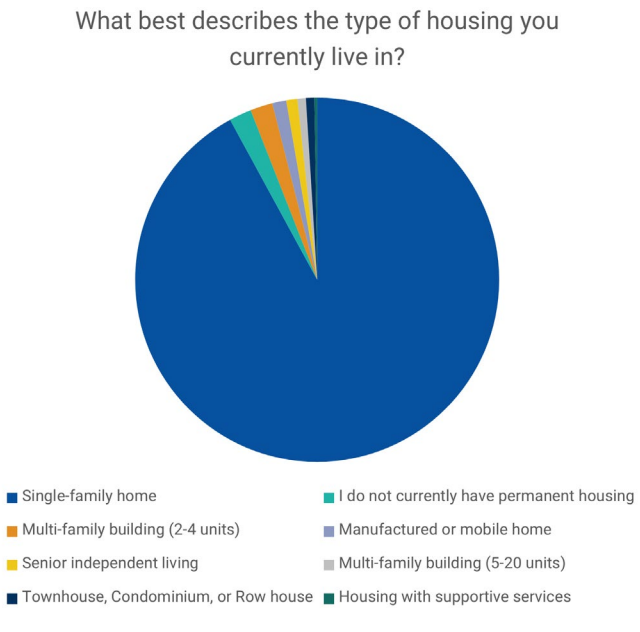


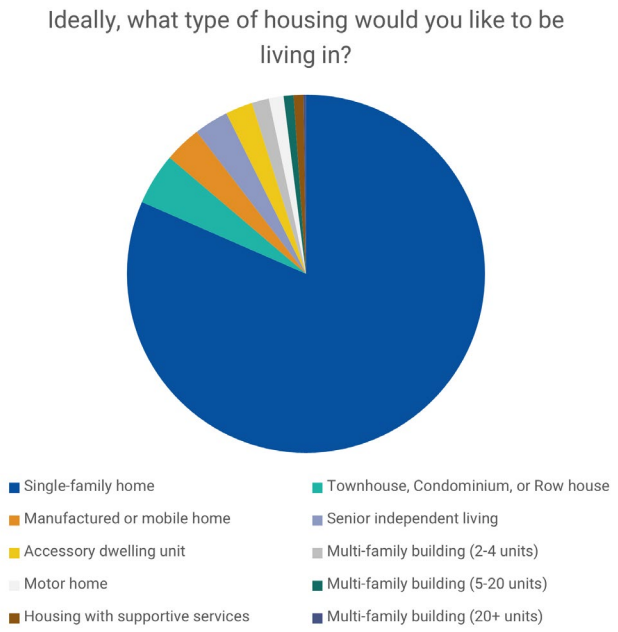


HOUSING STOCK

53.2% of respondents owned their home with a mortgage, 29.1% owned their home without a mortgage, and 11.1% rented their home.

At the time of the survey, 91.4% of respondents lived in single family homes, 2% lived in multi-family buildings with 2-4 units, and 2% did not currently have permanent housing. However, ideally there would be more variety in housing options with 90.4% of respondents ideally living in single family homes, 5.2% in townhomes or condominiums, 3.7% living in manufactured or mobile homes, and 3.5% living in senior independent living.

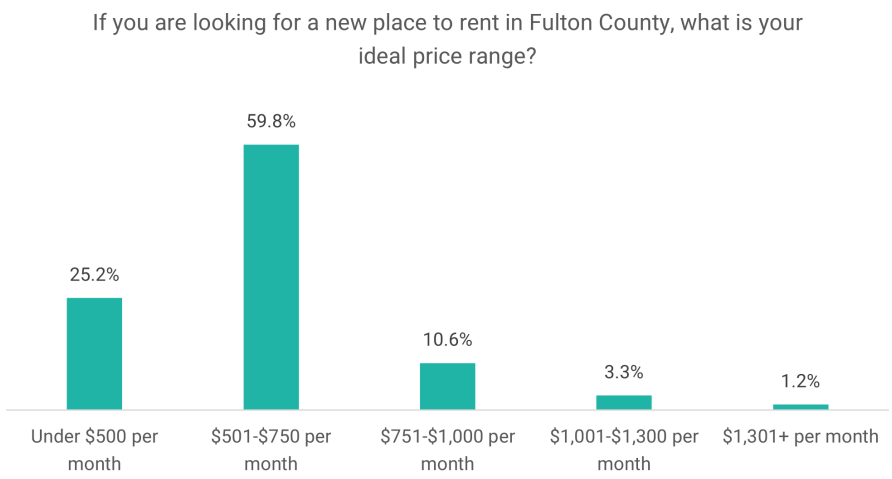


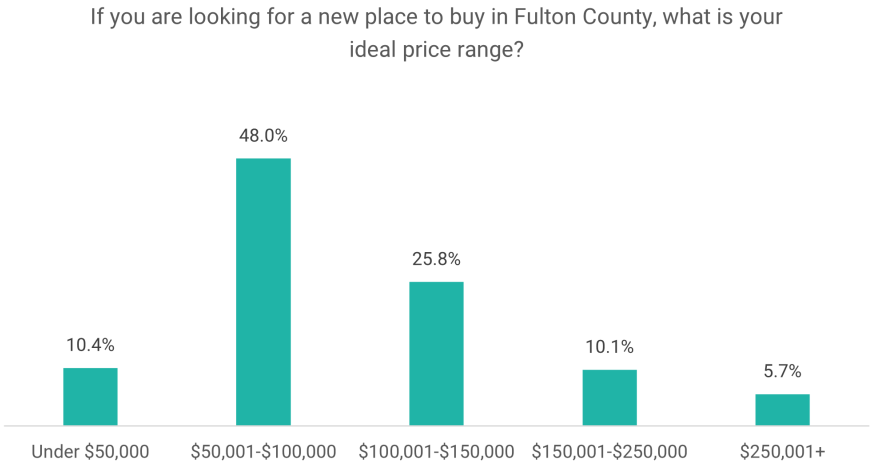


HOUSING COST

If looking for a new place to rent in Fulton County, 59.8% of respondents were looking to pay $501-750 per month. If looking for a new place to buy in Fulton County, 48% of respondents were looking to pay $50,001-$100,000 and 25.8% of respondents were looking to pay $100,001-$150,000.*

* For each of the above questions, the majority of respondents indicated “Not applicable”, the percentages recorded above represent the respondents who provided a descriptive response to each question.





HOUSING MARKET CHARACTERISTICS

The biggest housing challenges in Fulton County were the lack of affordable housing options and the availability of housing options. Quality of housing and type of housing had the greatest impact on respondents ability to live in Fulton County long-term. In addition, respondents indicated interest in a variety of housing resources or assistance, particularly exterior building and property improvements (26.1%), heating/cooling improvements (25.1%), and property tax assistance (23.4%).

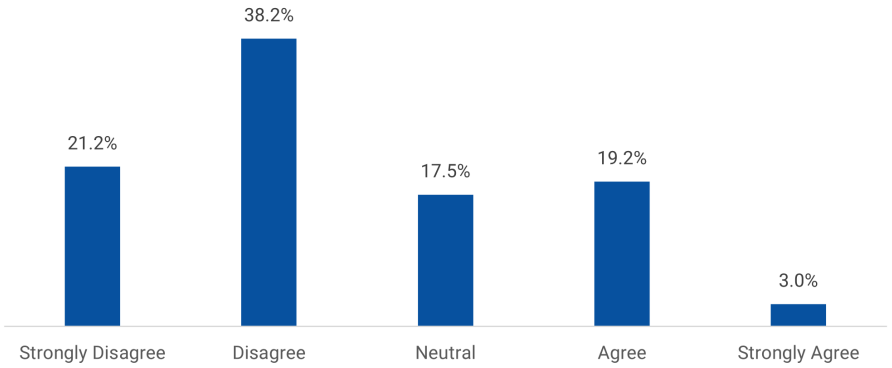
Respondents ranked a series of housing challenges based on what they view as the greatest challenge in Fulton County. The top five challenges, by average ranking, can be found below:

1. Lack of affordable housing options
2. Availability of housing options
3. Cost of housing repairs and maintenance
4. Presence of vacant or blighted properties
5. Neighborhood safety

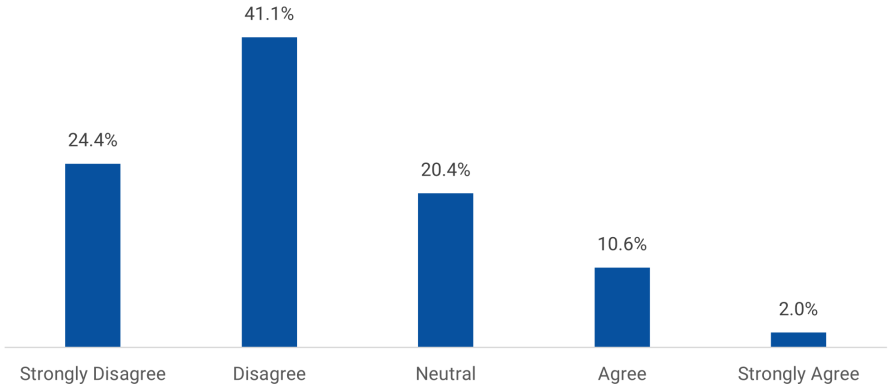
MOBILITY

59.4% of respondents disagreed that their community has adequate sidewalks that are well-connected, provide safe crossings, and are accessible to all users. 65.5% of respondents disagreed that there are transportation options that meet the needs of all residents. The majority of respondents agreed that it is easy to travel by foot, by bicycle, and by car in Fulton County, whereas the majority of respondents disagreed that it is easy to travel by public transit in Fulton County.

My community has adequate sidewalks that are well-connected, provide safe crossings, and are accessible to all users



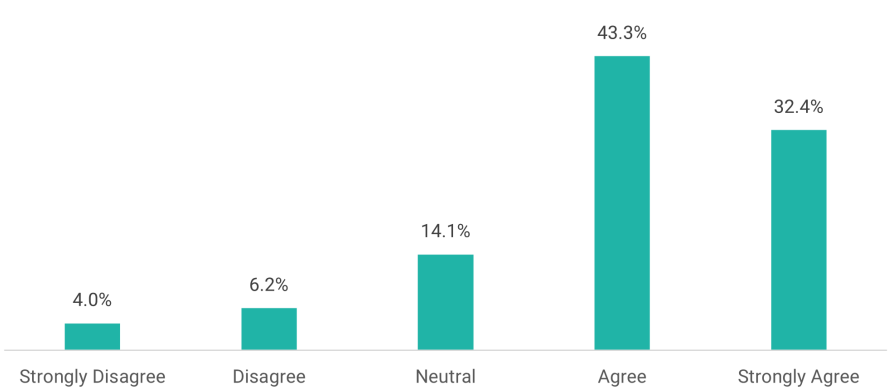
My community has transportation options that meet the needs of all residents



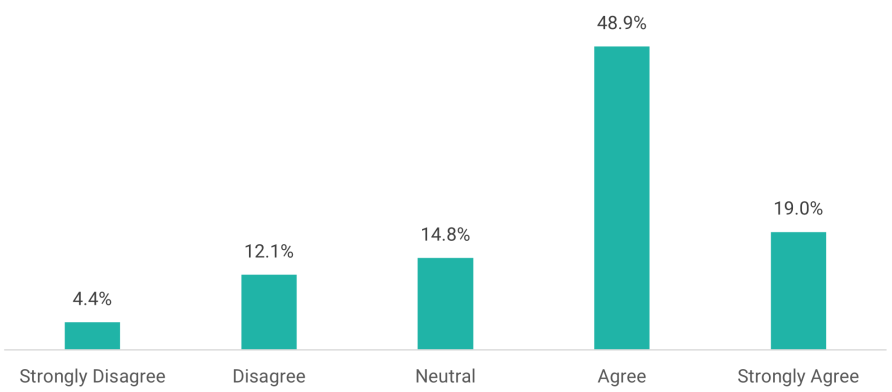
RECREATION

75.7% of respondents agreed that Fulton County has parks and other public green spaces for gathering and recreation. 69.3% of respondents agreed that their community has recreational paths and walking trails and 67.9% of respondents agreed that their community as spaces and/or facilities for fitness and recreation.

My community has parks and other public green spaces for gathering and recreation

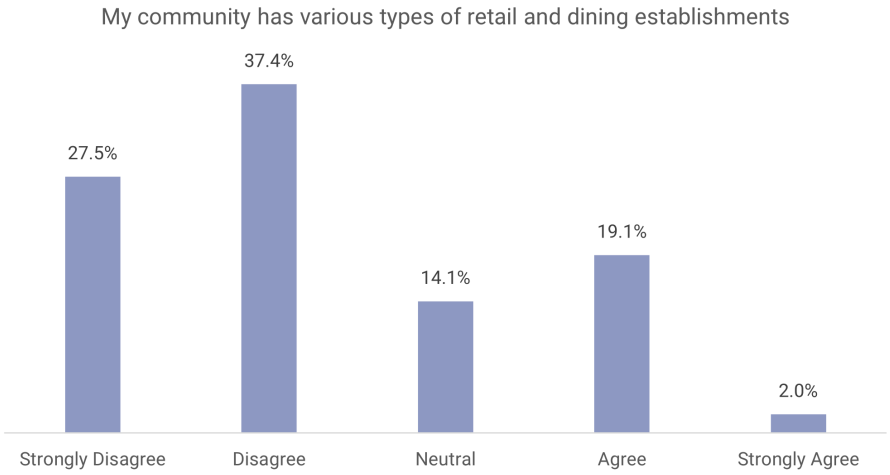


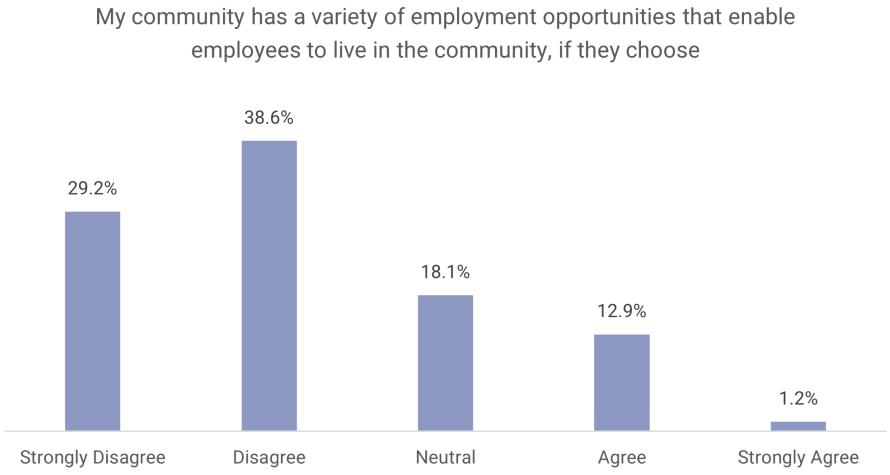
My community has spaces and/or facilities for fitness and recreation



ECONOMY

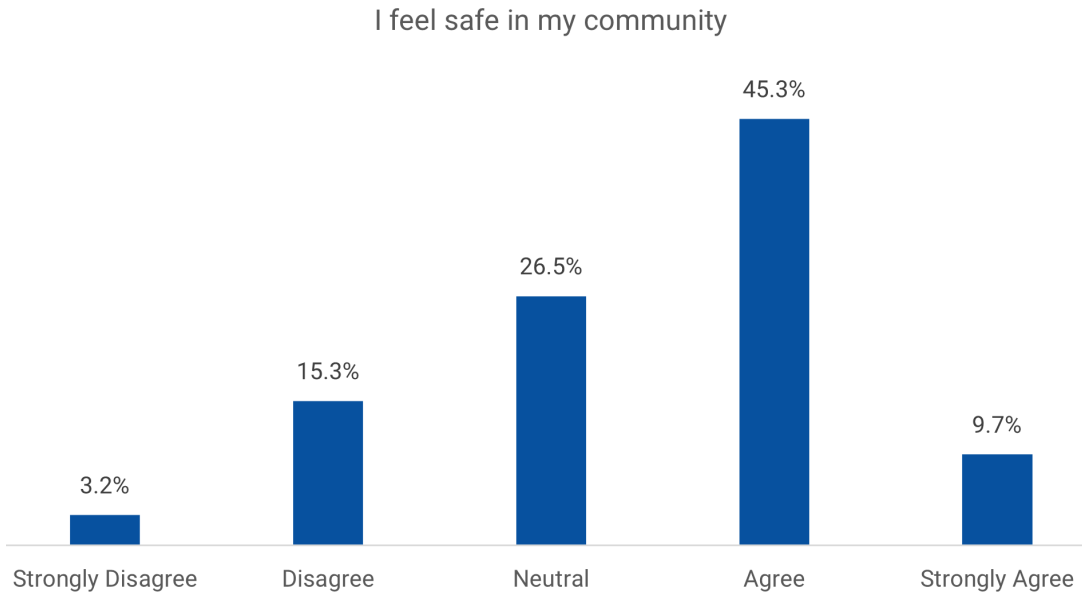
65.8% of respondents disagreed that their community has adequate commercial and retail development. 64.9% of respondents disagreed that their community has various types of retail and dining establishments. There was a wide spread of responses on whether storefronts are well-kept and attract shoppers and on whether the downtown/main street is in good condition. 67.8% of respondents disagreed that there are a variety of employment opportunities that enabled employees to live in the community, if they choose. In addition, 43% of respondents agreed and 42.2% disagreed that they can run most of their errands within the community.





PUBLIC SAFETY

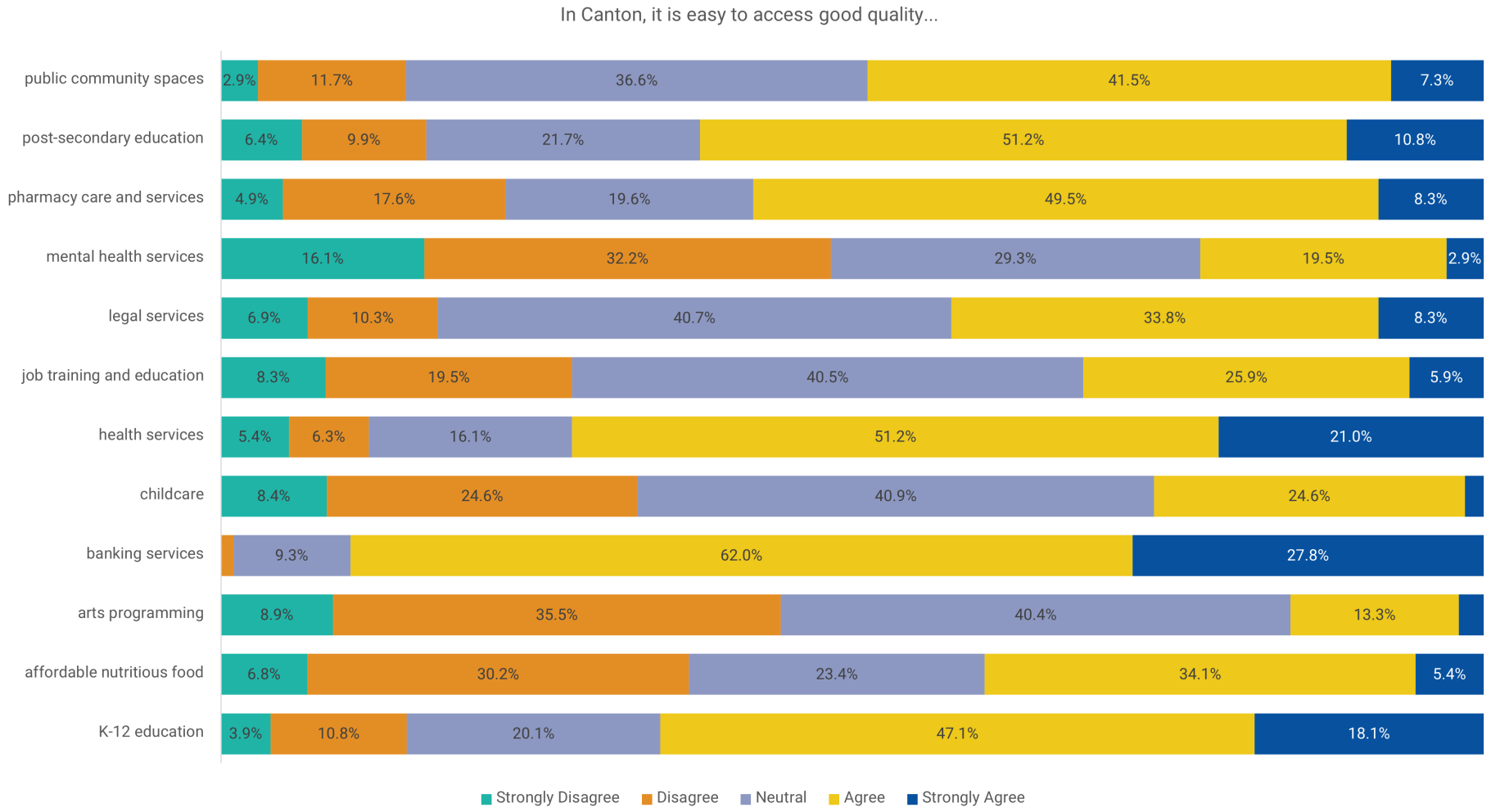
42.8% of respondents agreed that Fulton County has adequate lighting in public spaces. 55% of respondents agreed that they feel safe in their community.



AMENITIES AND RESOURCES

The highest quality accessible amenities in Fulton County are banking services (86.7% of respondents agreed), health services (68.4% of respondents agreed), and K-12 education (61.6% of respondents agreed). The greatest opportunity for amenity improvements are in mental health services (55.9% of respondent disagreed that current access is adequate), arts programming (54.7% disagreed), affordable nutritious food (42.5% disagreed), and job training and education (41.5% disagreed).

53.5% of respondents agreed that there are existing opportunities for community involvement in Fulton County. There was also a strong interest in additional development in the community, specifically in the areas of shopping and retail and increased employment opportunities. 60.9% of respondents disagreed that there are opportunities for shopping and retail in Fulton County and 50% of respondents disagreed that there are opportunities for employment.



PUBLIC MEETINGS

Throughout this planning process both stakeholder and community meetings were held to ensure that the Housing Needs Assessment was informed by residents, employees, and organizations based throughout Fulton County. Community meetings also provide an opportunity to clarify questions and share resources with members of the community. The preference is always to hold meetings in person to provide transparency on the planning process and to allow IHDA staff to build relationships with residents and stakeholders, however, we hosted one virtual meeting to finalize the CNA questions. Community meetings were conducted throughout the partnership and included relevant stakeholders that are active within the community strategy area, and whose expertise and insight were vital to gaining insight into community priorities.

STAKEHOLDER MEETINGS – OCTOBER AND NOVEMBER 2024

The primary stakeholders from Canton and Lewistown met multiple times in October and November 2024. This included a kick-off meeting to discuss the logistics of the partnership, recruiting volunteers, and a general timeline for the project. The group then met virtually to discuss and confirm the questions that would be included in the Community Needs Assessment (CNA). Finally, the group reconvened in November to collectively begin the Housing Stock Survey (HSS).

COMMUNITY MEETING – JUNE 2025

At the first community meeting, IHDA led a presentation of the findings from the Community Needs Assessment (CNA). All of the data from that survey was presented and attendees were encouraged to ask questions and discuss the implications of the information. It was during this session that the City of Cuba requested to be included in the plan and the scope was expanded to include the additional municipality.

COMMUNITY MEETING - OCTOBER 2025

During this community meeting, IHDA presented on the Housing Stock Surveys (HSS) of all three municipalities and facilitated community feedback on the presented materials and goal setting. The software Mentimeter was used to collect anonymous responses from community members on a variety of questions. The following charts and graphics represent the input received from the community meeting on October 29, 2025.

Mentimeter

In 10 years, Fulton County's housing market will...

Hopefully more young adults will want to live in our area. We will need more quality multi family homes and workforce housing.

Safe and affordable housing for all ages. Young families who are able to work from home!

Need young people and families. Affordable housing and decent rental properties.

Rental possibilities for all ages. Young people do not want to lock in to purchasing. There could be more flexible choices for seniors who might want group living but not a high rise or nursing home

Get people to support businesses.

Sound housing no mold, socisl mix of people, hpusing for substance abuse, mental health, low barrier housing. Singke paret housing

Like others said we need yiubg families moving in to support our community and schools. Remote workers may be a legitimate target demographic; they can live anywhere but WANT to live in a small town

Structures in good condition. A mix of young families and spaces for those that are aging. More mental health services. More sidewalks and transportation

Starter homes for young adults and young families. Town homes, etc.

Family and senior living

Older citizens who are retired because of lack of jobs.

I think this is a great place for young people to start a family. I think remote workers could thrive here. Need to stop demolishing old houses and putting grass in place.

Mentimeter

In 10 years, Fulton County's housing market will...

More housing opportunity for sober living/ halfway houses/ & supportive mental health living

More housing opportunity for sober living/ halfway houses/ & supportive mental health living

I would like to see more working class people and families living here. We need incentives for landlords to improve rental properties so these young people or seniors who are downsizing have rentals.

More shared properties to entice young adults, single people and retirees who are downsizing.

An increase in owner occupied housing. An increase in duplexes and townhomes. We offer a property tax freeze for home owners. We need stricter code enforcement to reduce the conversion to apartments

Be strengthened thru shorter paths to home ownership. More public transit offering. Stronger downtown retail option.

Need buses, public trabdportstion late night services, to food pantriez.

Jobs pay a living wage, better job opps Sidewalks improvef

Young adults, young families, middle age and seniors living here that might want some varying types of housing. Maybe some townhomes, apartments for those not ready to buy.

Mentimeter

In 10 years, Fulton County will...

Transportation is NEEDED!!! There is no way for low income people to leave town. A round trip on rural transportation is 10 dollars!

We could use more public transportation. The parks are awesome with a lot of new improvements in both Canton and Lewistown. Thriving business community due to public investment.

Businesses around square.

More green spaces, more great playgrounds, more transportation options.

Recreational areas, public transportation, more hours for businesses to be open, more skilled trades workers

Be more of a business hub. Ex. don't have to leave the county to shop for needs.

More businesses, restaurants and walking paths in town

More things to do that aren't bar/ alcohol related. More jobs in the area

Hopefully county-wide transportation that is affordable and available for more residents.

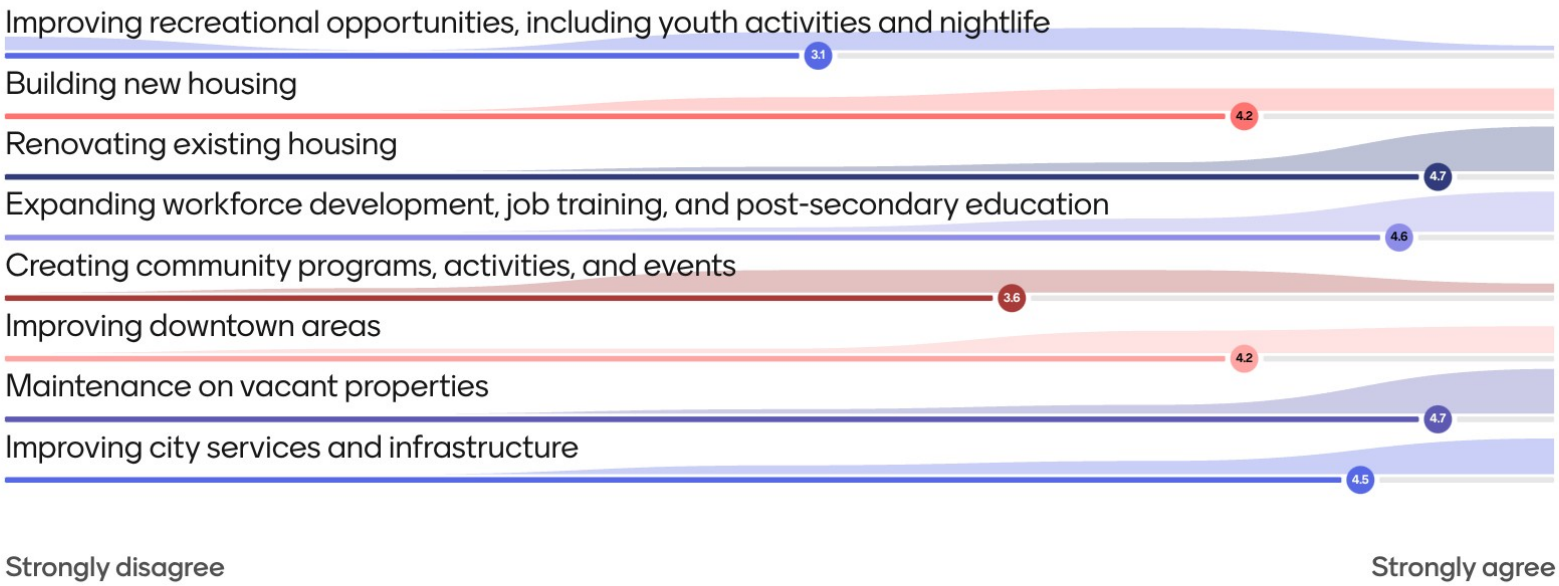
Varying transportation that covers varying parts of the day/night other than the 1 cab service with only 1 car, as well as for things like grocery store runs, Walmart/farm king.

New continuous sidewalks everywhere in town and all corners being handicap accessible. Brick is pretty but very uneven and HARD to keep from being overgrown and maintained.

More variety of businesses/retail so don't have to go to Peoria to get a quality pair of tennis/shoes, dress clothes and even to find specific kitchen gadgets and more.

Mentimeter

Fulton County should prioritize this topic...



What type of housing development should Canton and Lewistown focus on?

10



Rehabilitation

7



New construction

5



Rental housing opportunities

8



Homeownership opportunities

4



Senior Housing

7



Supportive Housing (mental, disability, substance)

If you were in charge of the city's budget which items would you invest in?



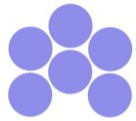
1 Community programming (public art, events)



3 Transportation access (bike lanes, sidewalks, etc)



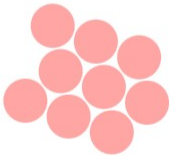
10 Affordable housing (new construction, rehabilitation, senior housing)



6 Downtown amenities (facade improvement, benches, streetscape)



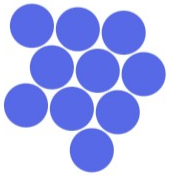
2 Recreation (parks, trails)



9 Business recruitment/retention



1 Services (police, EMS, code enforcement)



10 Infrastructure (internet, streets, sewer/water lines)

Mentimeter

What do you want to know about the next steps?

Please keep up aware of when grant applications are submitted. Even if we don't get it, it would be interesting to read narratives. Thank you for your hard work!

What grant funding is available, what programs can help

Stricter regulations and standards for rental property owners.

Open communication of strategic plam implementation

Grant Programs to help residential rehabilitation

Knowing about grant's available for different types of housing projects would be helpful

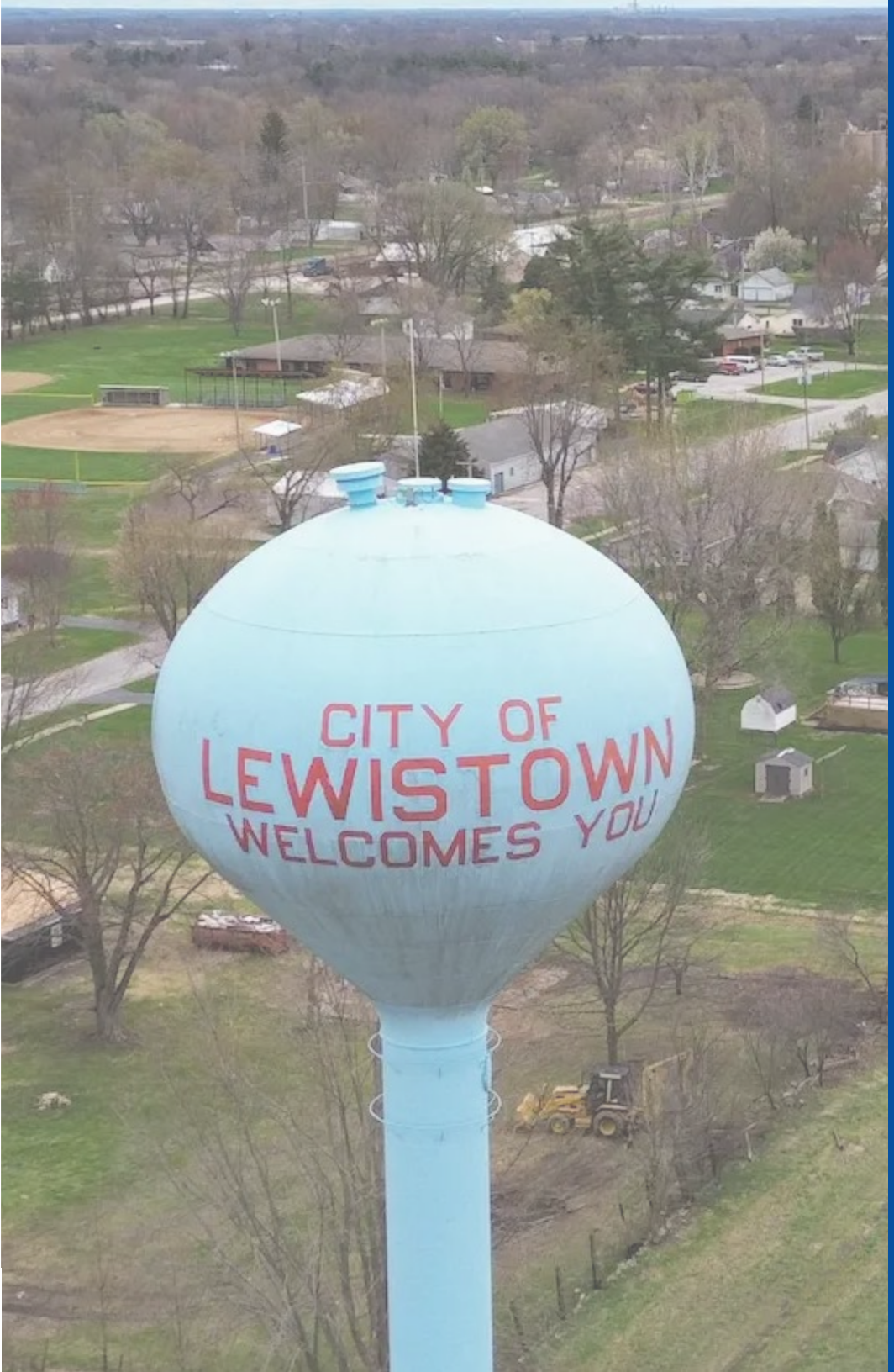
What do we need to do?

Anything and everything

Transparency

Open and frequent communication about all the next steps.

What are the next steps? Timeframe for next steps.



HOUSING STOCK SURVEY

HOUSING STOCK SURVEY

The Housing Stock Survey is a market tool used to evaluate the concentration and location of different types of housing structures within a community and to provide an assessment of those structures' characteristics. This unique tool offers numerous insights into the housing needs of a community, ranging from types and locations of housing demand to interventions required to address property condition, such as rehabilitation or demolition. A Housing Stock Survey provides a geographic diagram and statistical analysis of a community's housing needs and can support and inform a plan to address those needs.

HOUSING STOCK SURVEY METHODOLOGY

IHDA's Community Revitalization team works with the partner community to recruit and train a group of community volunteers to conduct the Housing Stock Survey. Pairing local knowledge with housing experts culminates in a Housing Stock Survey that is based in the unique context, history, and culture of each community while simultaneously being oriented towards planning for future investment and development.

Fulton County's Housing Stock Survey was conducted from November 2024 through October 2025. Spoon River Partnership staff worked closely with volunteers to capture this information utilizing an Internet-based application, ArcGIS Field Maps, which streamlined the collection and data-processing time, as compared to traditional paper-based methods. Each volunteer was provided training focused on using the app and correctly collecting data, however, limitations for this effort include the potential for user error and the subjectivity of the rating scale.

The Housing Stock Survey examined several characteristics of each of the surveyed structures. First, the property's utilization was recorded. Vacant lots were noted as such, while properties containing structures were recorded for their usage including that other than residential use (commercial, industrial, etc.). The type of building and number of units contained was then recorded. Finally, residential buildings were rated according to their exterior condition. Survey volunteers never entered the property and remained on the sidewalk or in the public way, so ratings were based entirely on a sidewalk view.

In total, 10,379 data points were placed in the Fulton County Housing Stock Survey, based on GIS data received from the county. The parcels were separated into 80 zones to make surveying easier and more organized. Each data point represents a structure and/or parcel within the selected study area.

CATEGORIES AND GRADING GUIDES

Exterior Condition

What is the condition of the outside of the building?

Poor	Fair	Average	Good	Excellent
Property appears unlivable	Property damaged, needs major investment	Cosmetic or small structural investment needed	Minor cosmetic investment needed	No clear investment needed

Roof Condition

What is the condition of the building's roof?

Poor	Fair	Good
In need of repairs, significant damage to roof and/or gutters	Weathered but no significant damage	No visible damage

Paint or Siding Condition

What is the condition of the exterior paint or siding of the building?

Poor	Fair	Good	Not Present
Siding is damaged, peeling or missing paint, mold	Minor damage to siding, paint is chipped	No visible damage, in good condition	Exterior is not painted

Residential Garage Condition

What is the condition of the building's garage?

Poor	Fair	Good
Significantly damaged, in need of demolition	Moderate damage, siding or roof weathered	No visible damage, in good condition

Yard Condition

What is the condition of the building's yard?

Poor	Fair	Good
Garbage or debris present, very overgrown	Slightly to very overgrown plants	Well-maintained yard

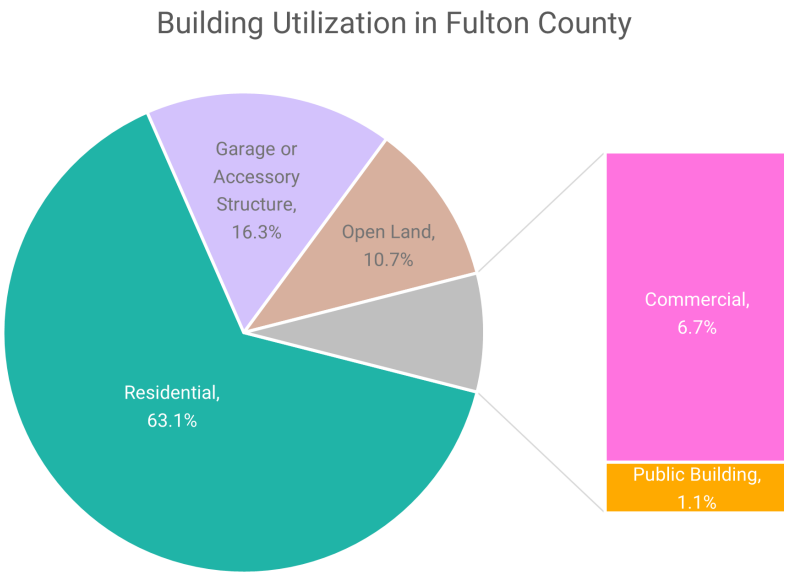
Sidewalk and Street Condition

What is the condition of the sidewalk and street in front of the building?

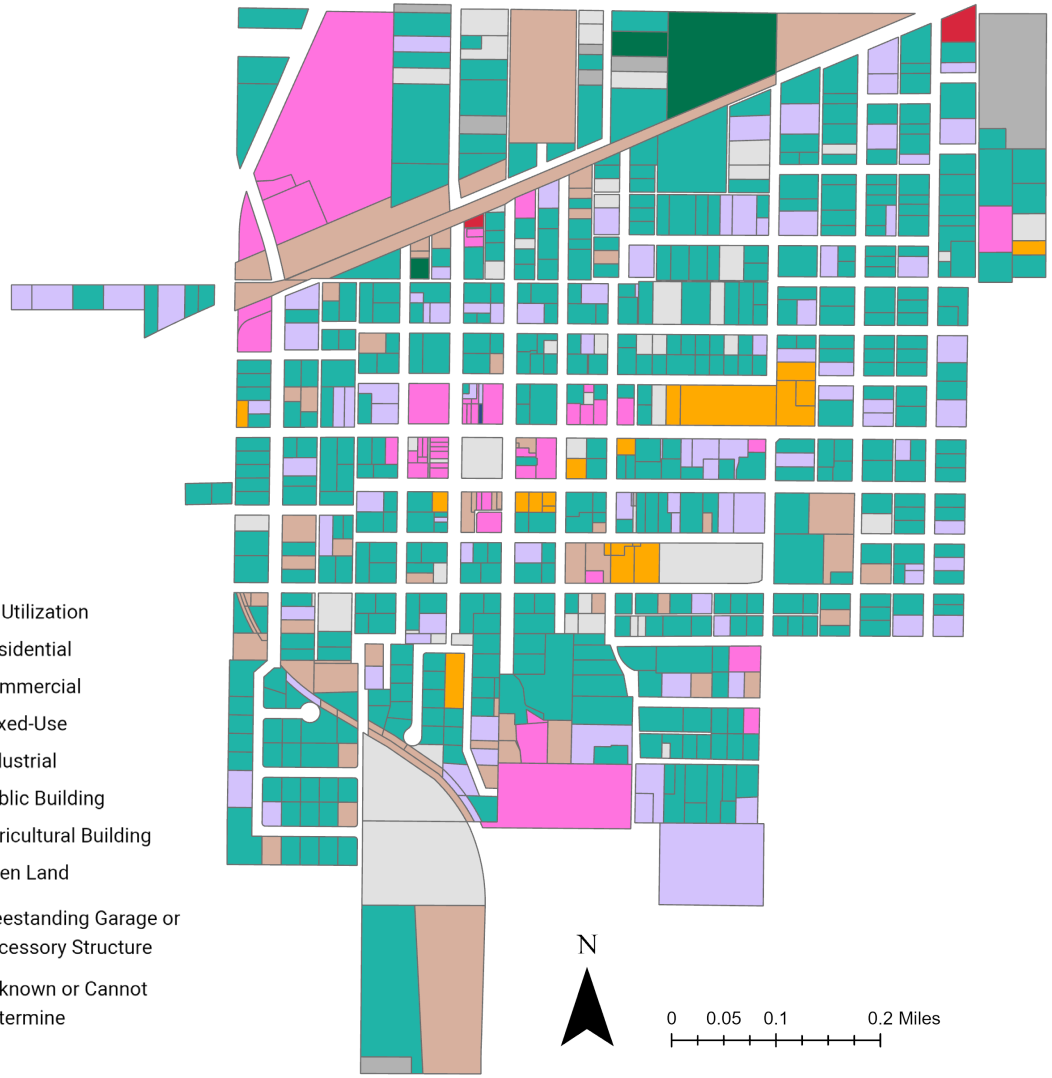
Poor	Fair	Good	Not Present
Large cracks or potholes, very uneven or disconnected	Some cracks or minor potholes but passable	Level, no or minor cracks, accessible at intersections	No paved street or sidewalk present

FULTON COUNTY BUILDLING UTILIZATION

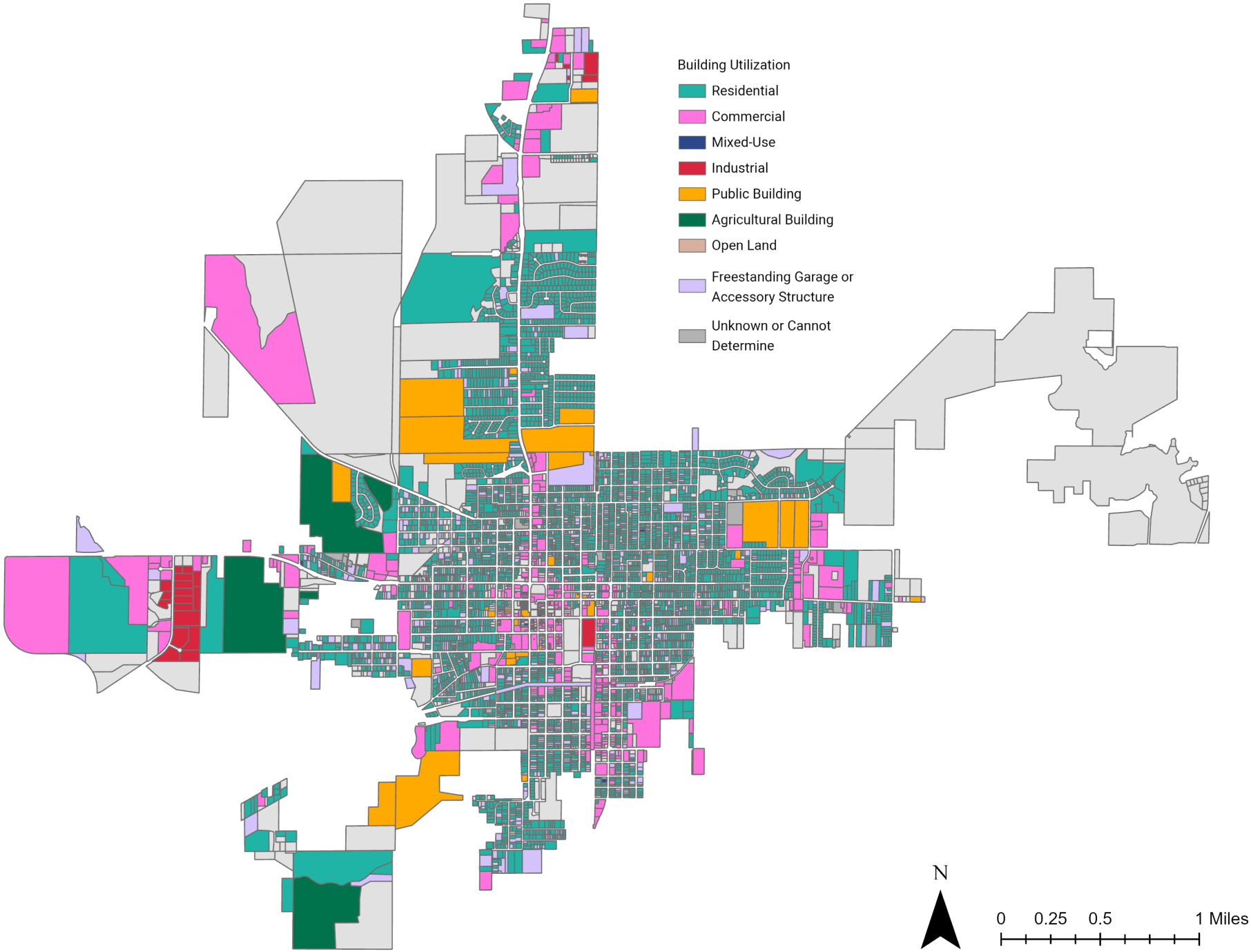
Of the 10,318 data points collected in this category, 6,508 of the parcels were classified as residential, 691 of the parcels were classified as commercial, and 54 of the parcels were classified as industrial. In addition, 1,683 of the parcels were classified as garage or accessory structure and 1,103 of the parcels were classified as open land. Parcels that covered schools, libraries, and government buildings were categorized as public buildings, while churches were designated as commercial. In total, public buildings comprised 1.1% of Fulton County, while commercial space comprised 6.7%.



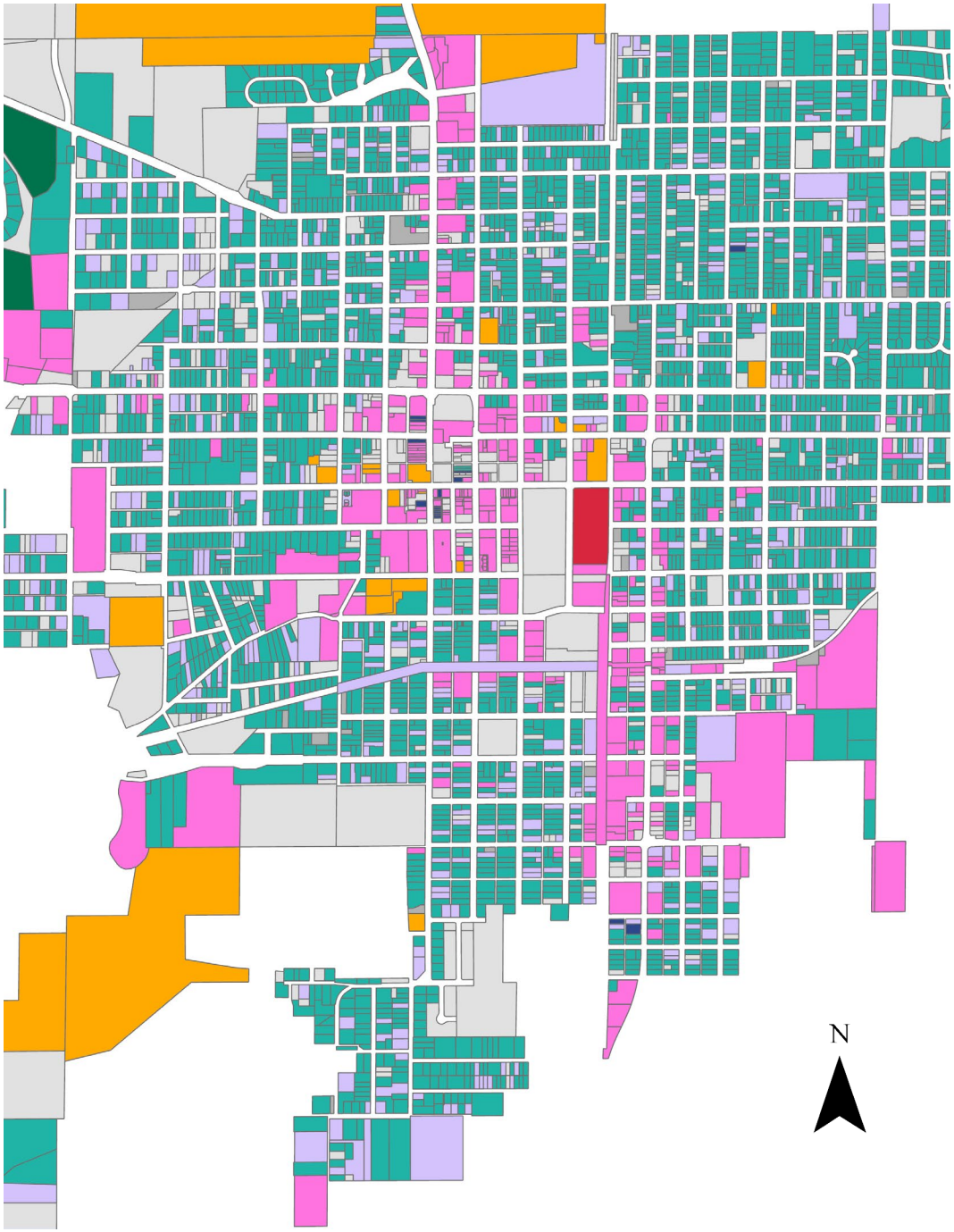
CUBA BUILDLING UTILIZATION MAP



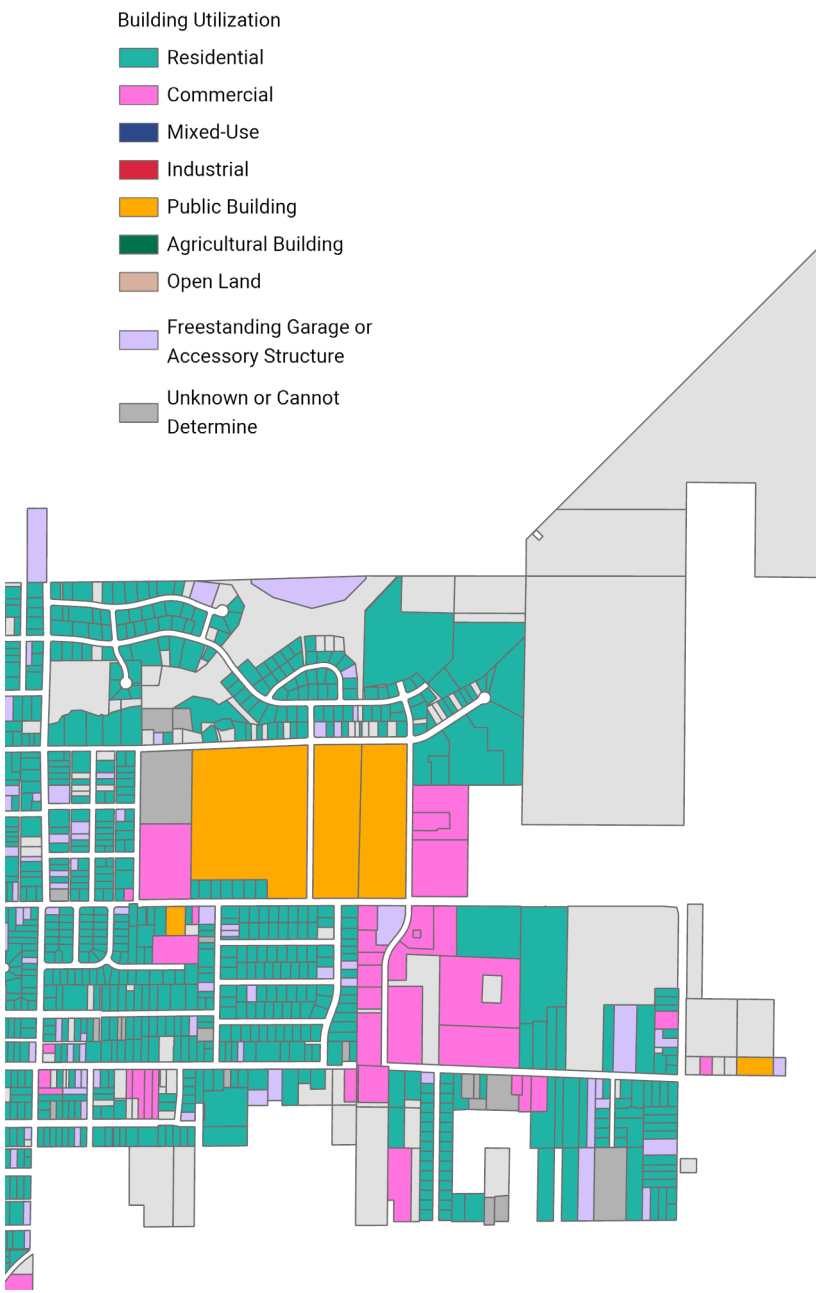
CANTON BUILDING UTILIZATION MAP



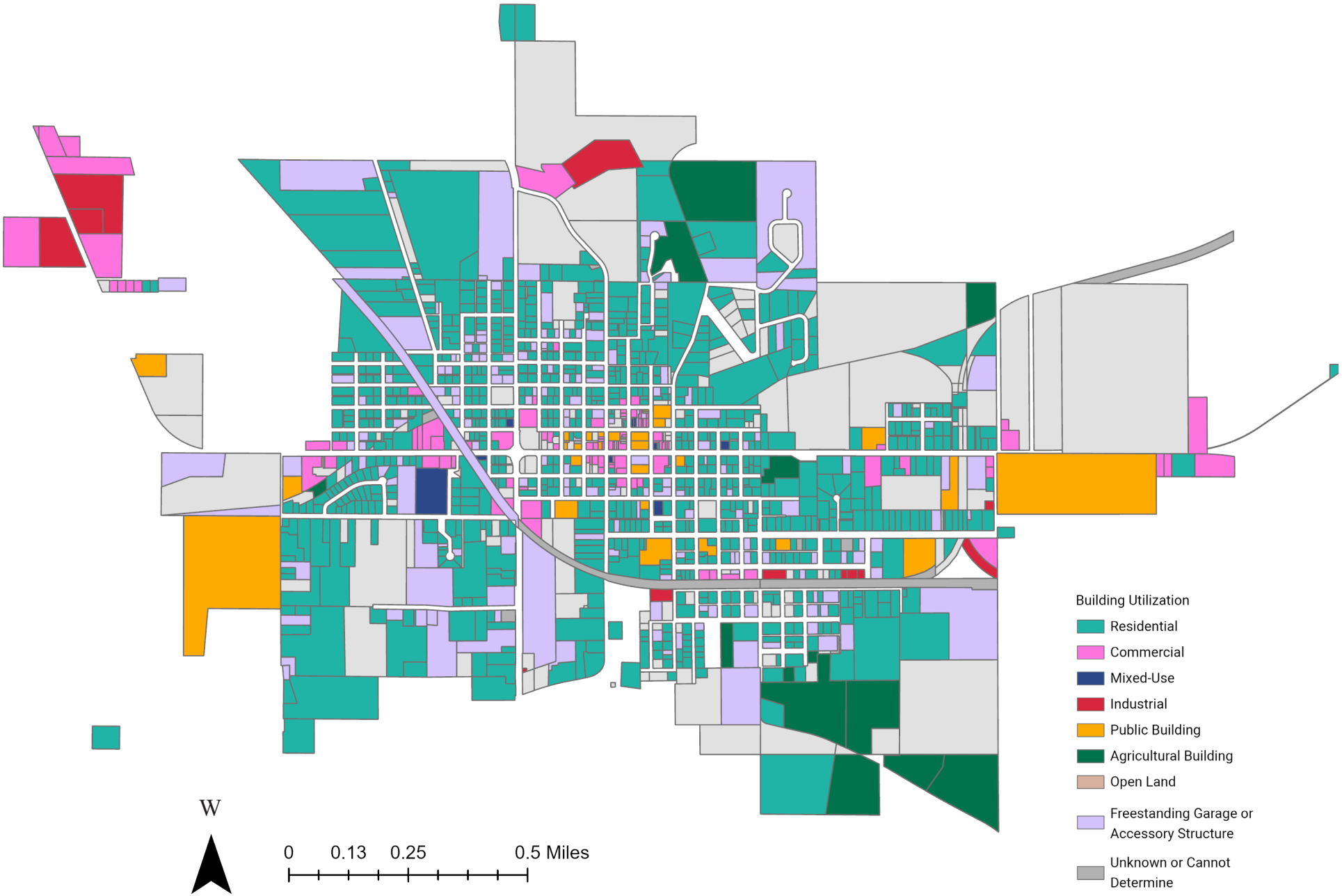
CENTRAL CANTON BUILDING UTILIZATION MAP



EAST CANTON BUILDING UTILIZATION MAP

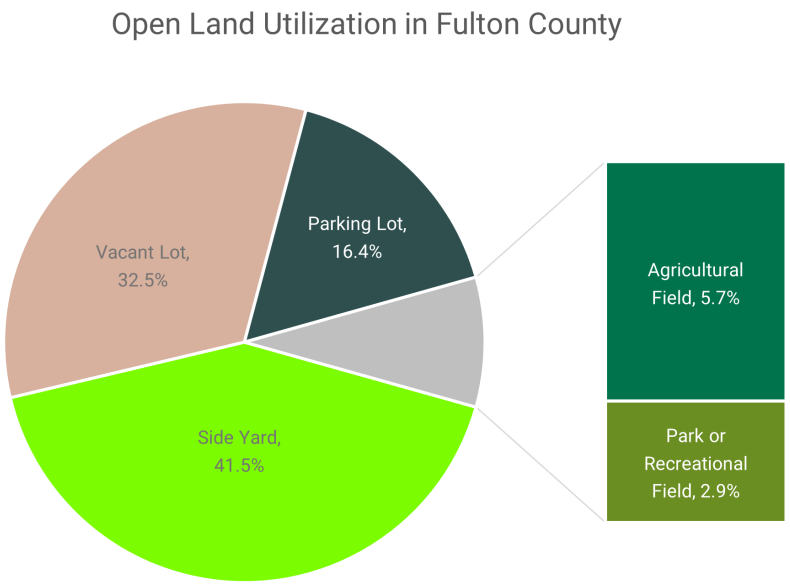


LEWISTOWN BUILDING UTILIZATION MAP



FULTON COUNTY OPEN LAND UTILIZATION

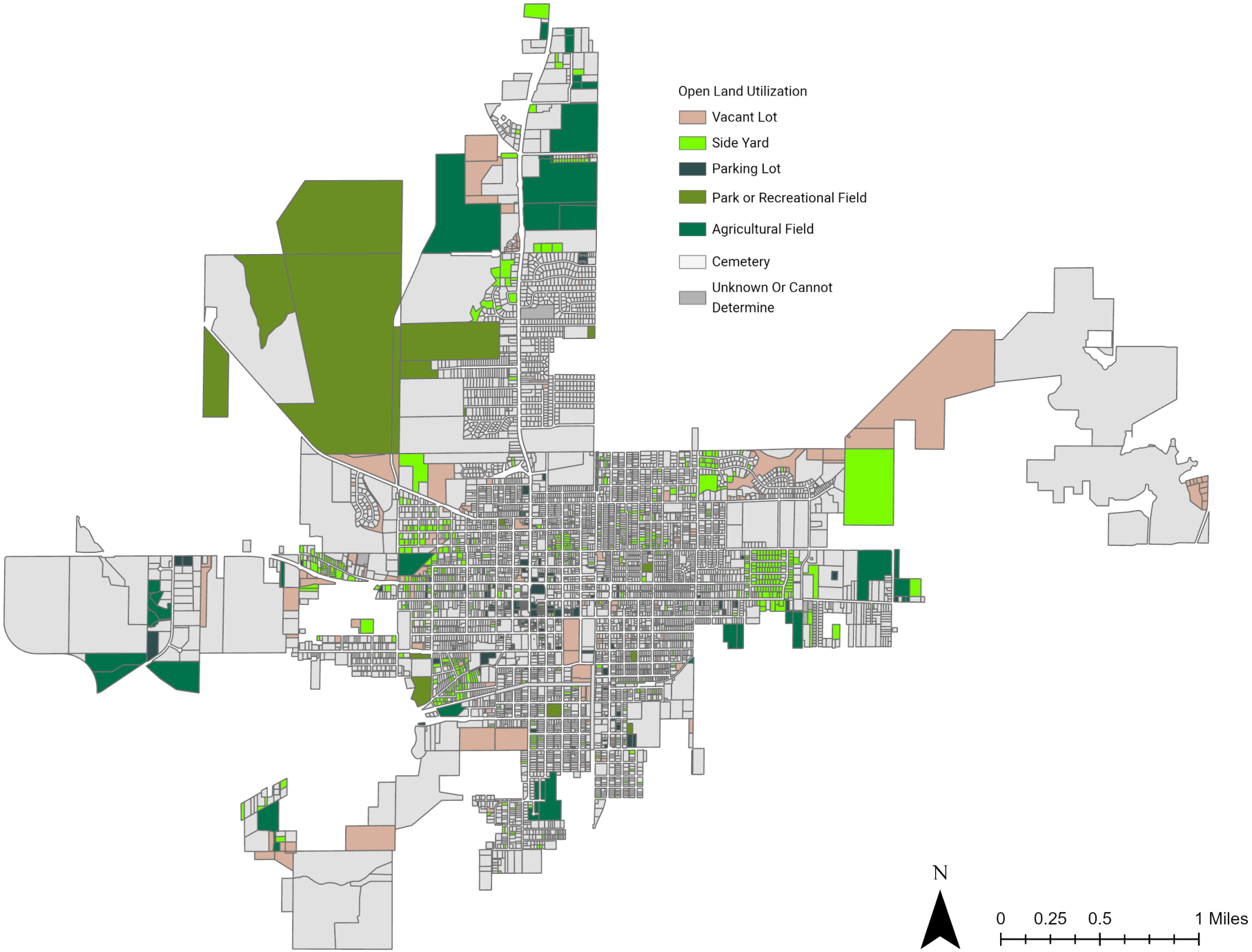
Of the 1,100 data points collected in this category, 41.5% of the parcels were classified as side yards, 32.5% of the parcels were classified as vacant lots, and 16.4% of the parcels were classified as parking lots. In total, there were 358 parcels categorized as vacant lots. In addition, 32 parcels were categorized as parks or recreational fields and 6 parcels were cemeteries.



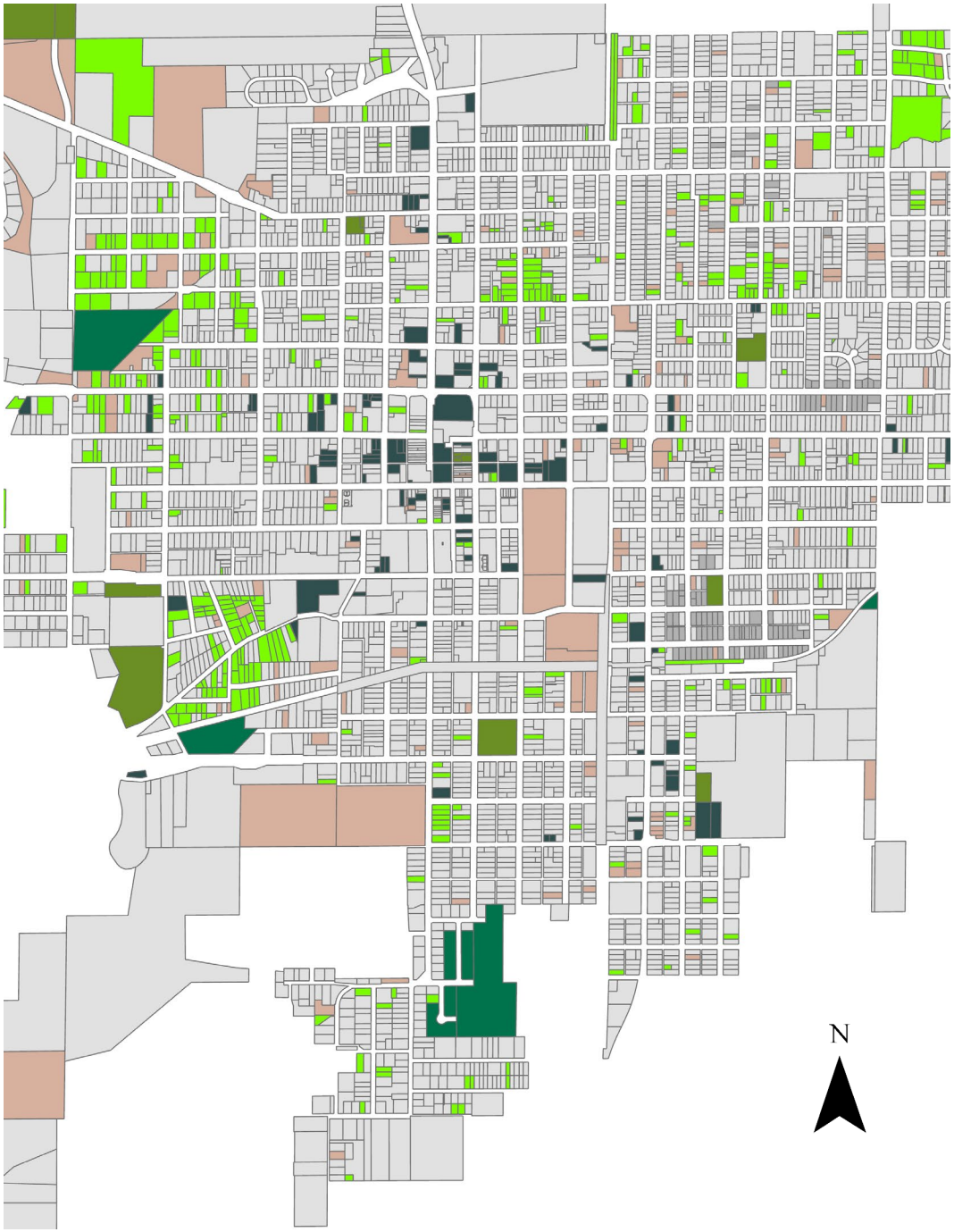
CUBA OPEN LAND UTILIZATION MAP



CANTON OPEN LAND UTILIZATION MAP



CENTRAL CANTON OPEN LAND UTILIZATION MAP



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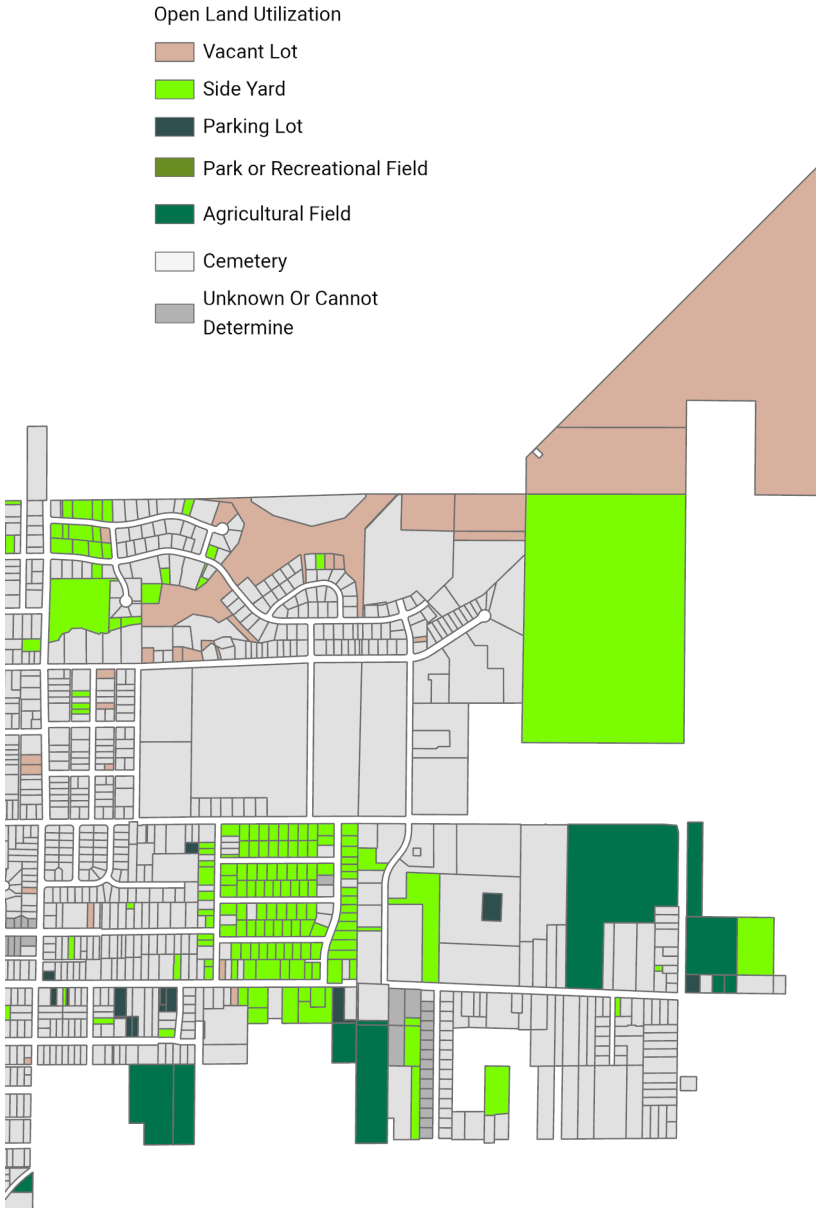
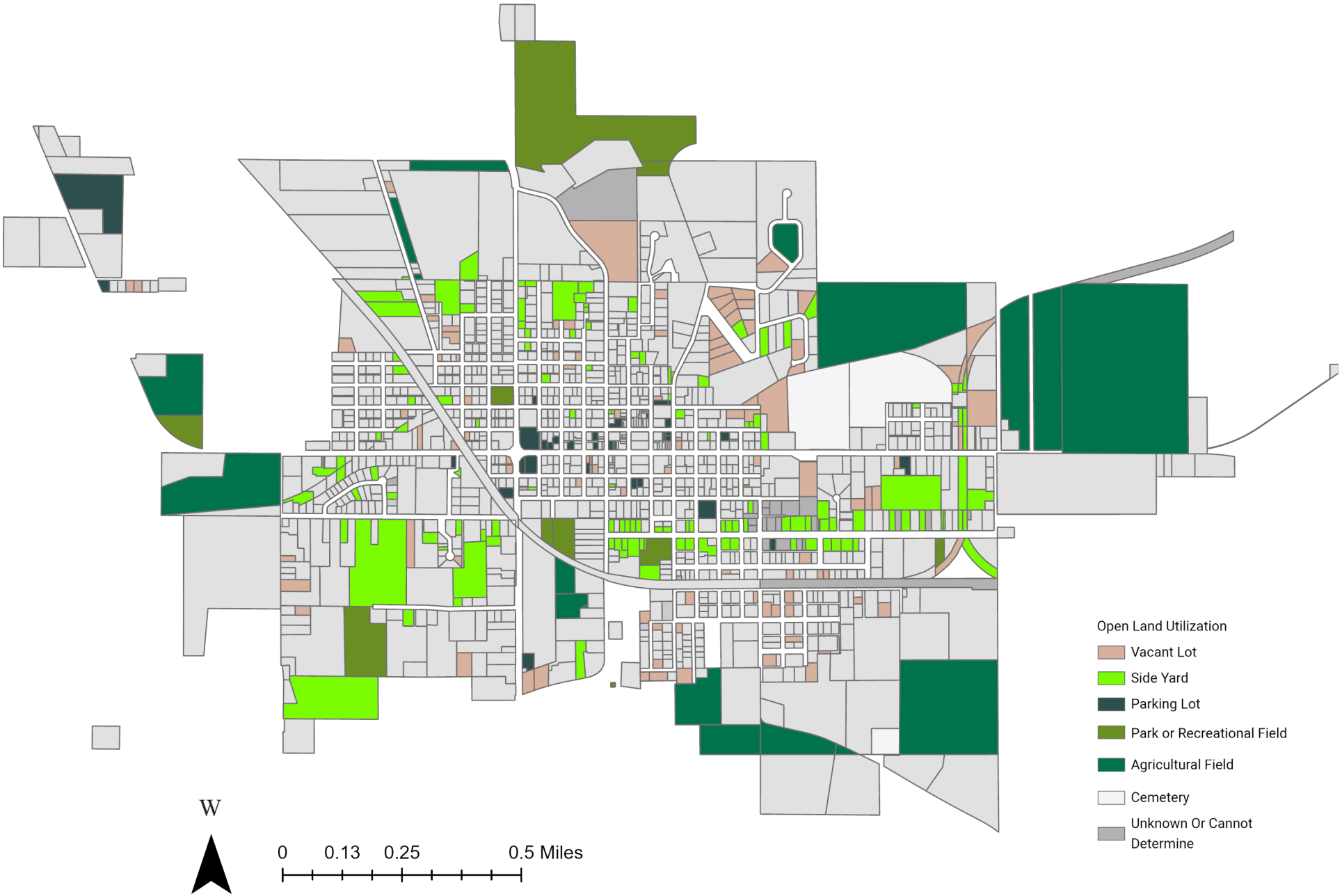


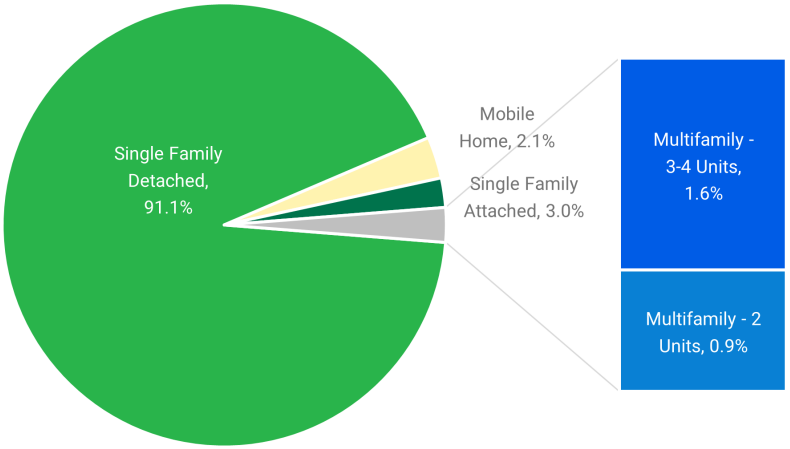
LEWISTOWN OPEN LAND UTILIZATION MAP



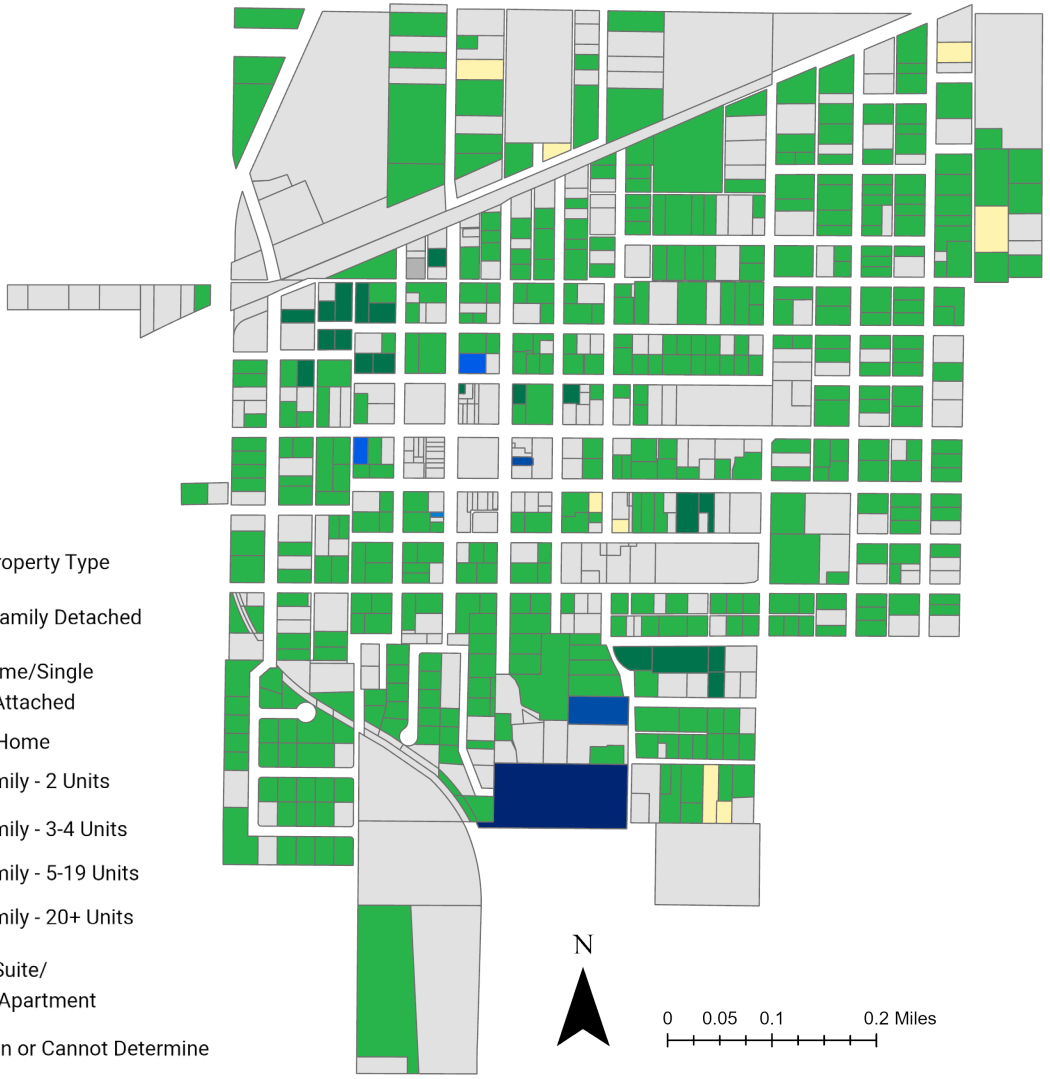
FULTON COUNTY RESIDENTIAL PROPERTY TYPE

Most residential structures in Fulton County were single family detached homes. 5,823 of the 6,395 residential structures (including residential and mixed use structures) in Fulton County were recorded as single family detached. 3.1% were designated as multifamily residential structures and 3% of residential structures were single family attached structures. Structures with 3-4 units comprised the largest share of the multifamily residential structures (1.6%). Mobile homes made up the fourth largest share of residences, 2.1%.

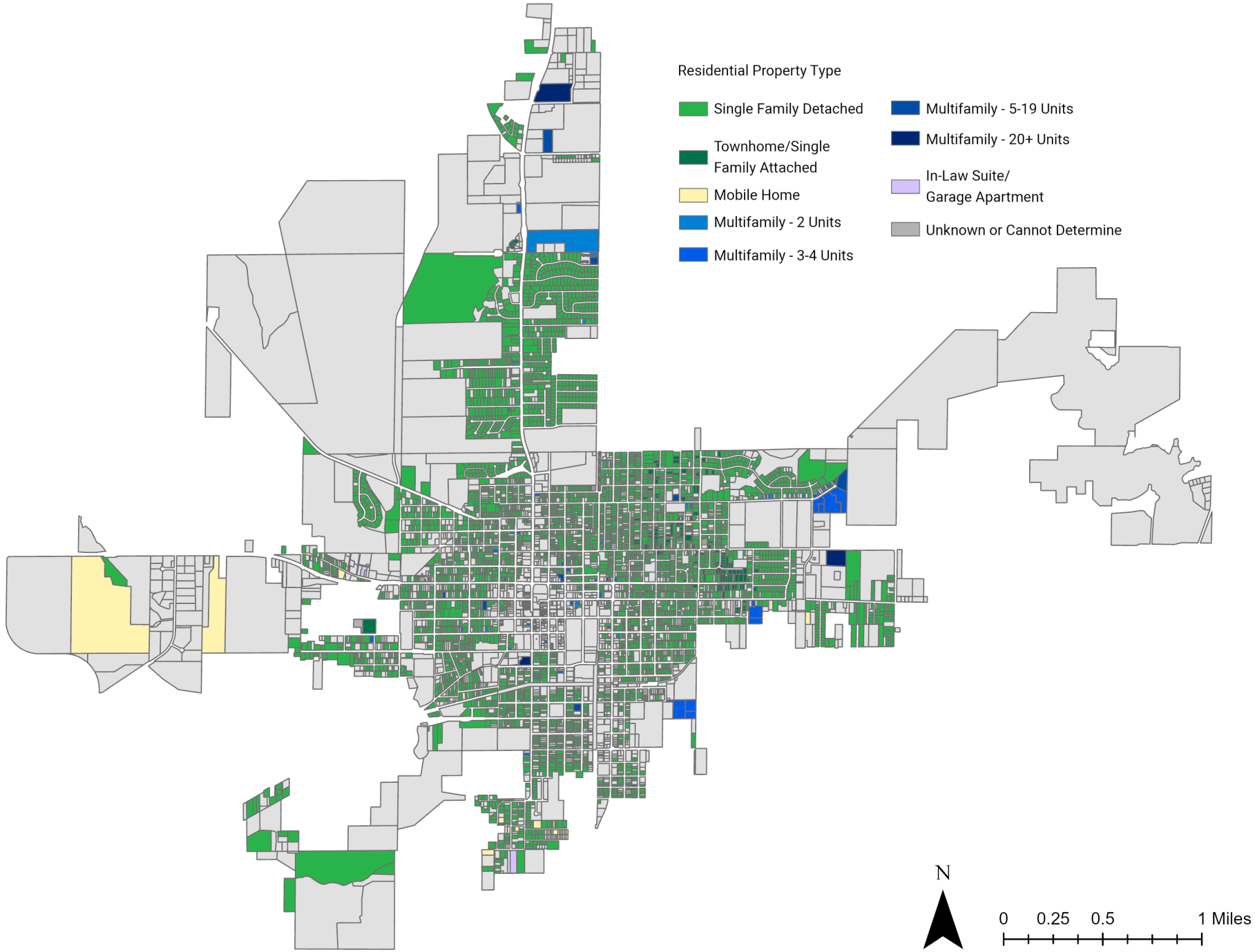
Residential Property Type in Fulton County



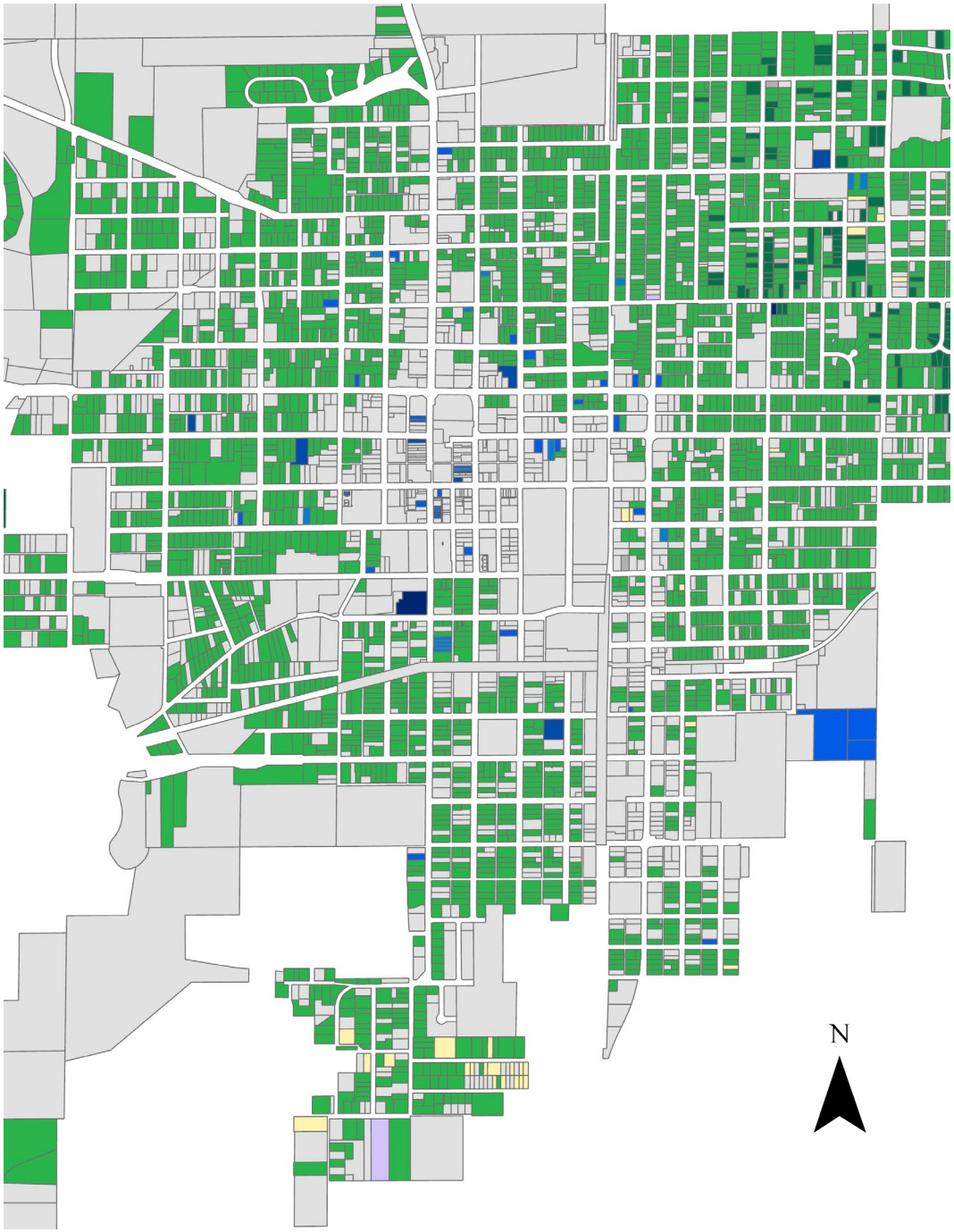
CUBA RESIDENTIAL PROPERTY TYPE MAP



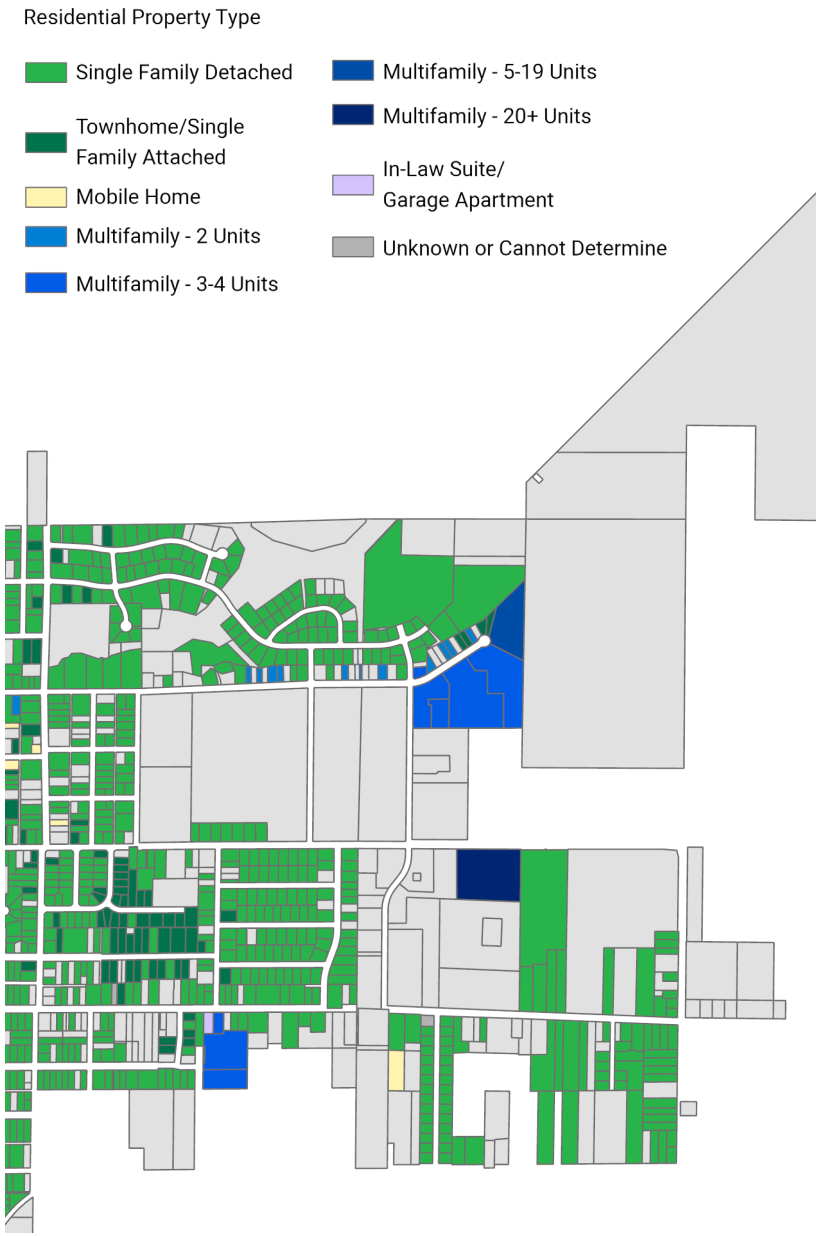
CANTON RESIDENTIAL PROPERTY TYPE MAP



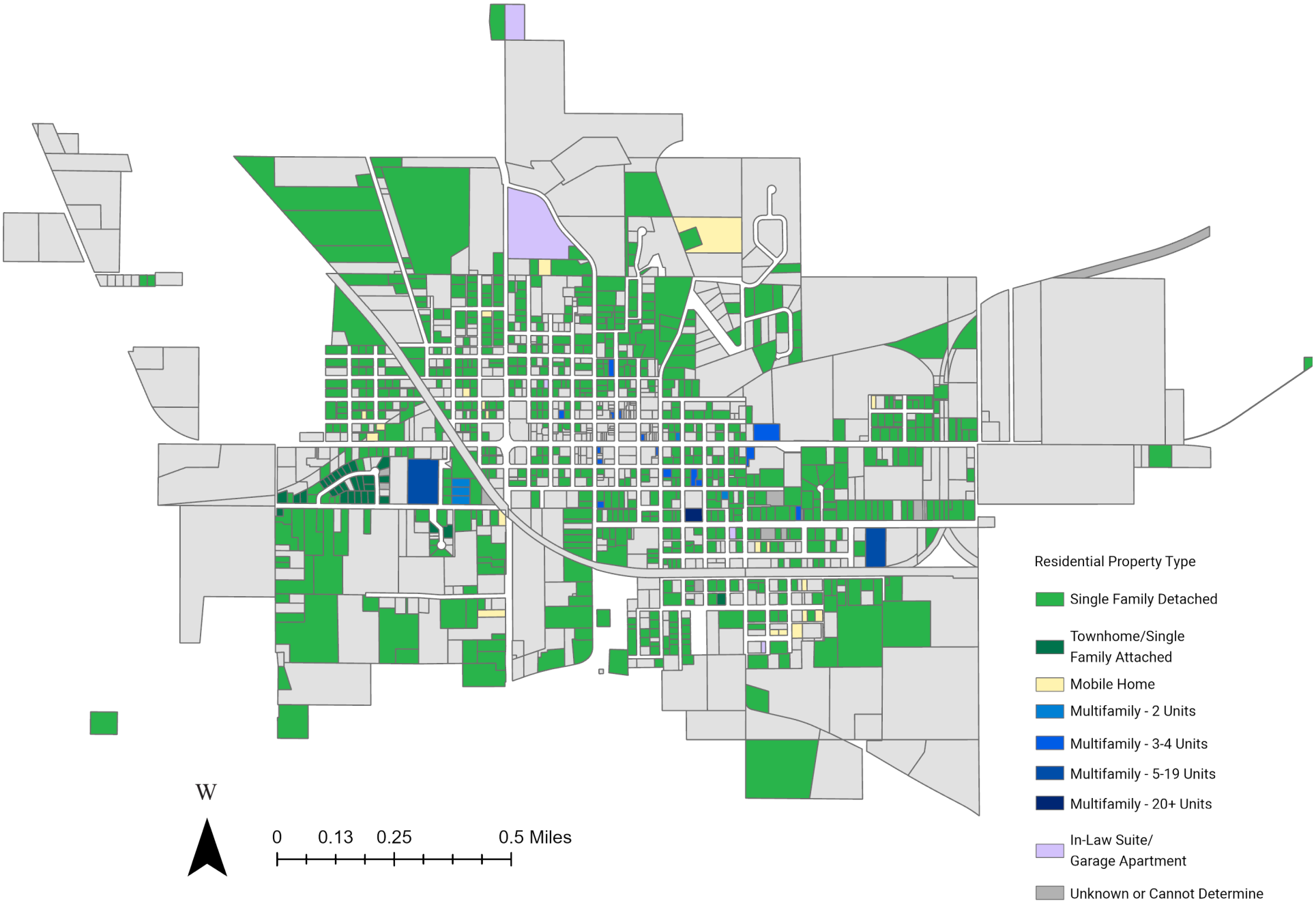
CENTRAL CANTON RESIDENTIAL PROPERTY TYPE MAP



EAST CANTON RESIDENTIAL PROPERTY TYPE MAP

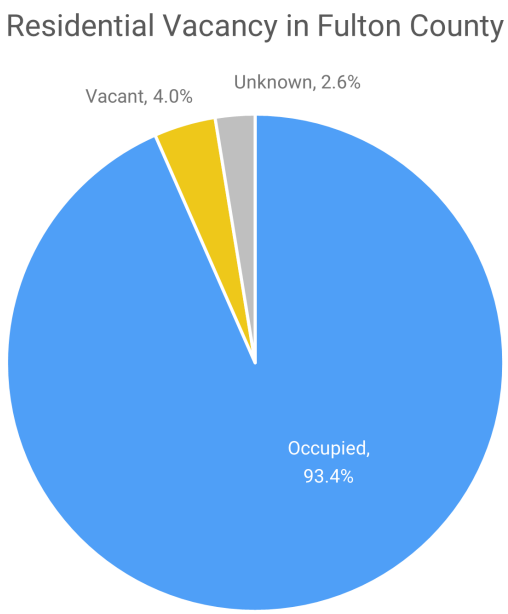


LEWISTOWN RESIDENTIAL PROPERTY TYPE MAP



FULTON COUNTY RESIDENTIAL VACANCY

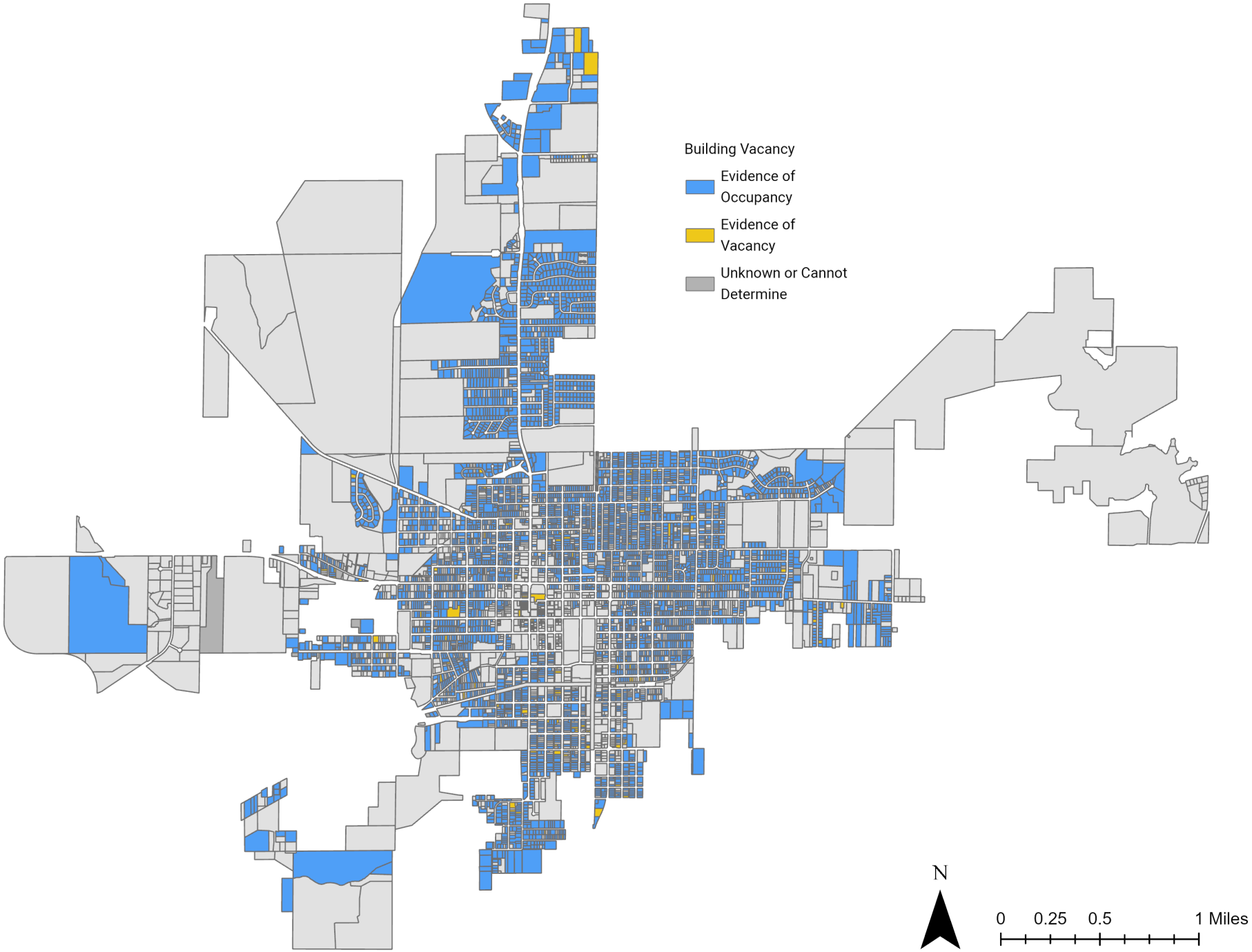
Of Fulton County's 7,087 data points collected in this category, 4% were classified as vacant or unoccupied, a total of 284 structures. Fulton County had a 93.4% occupancy rate with 6,620 structures classified as occupied and another 183 structures classified as unknown or cannot determine.



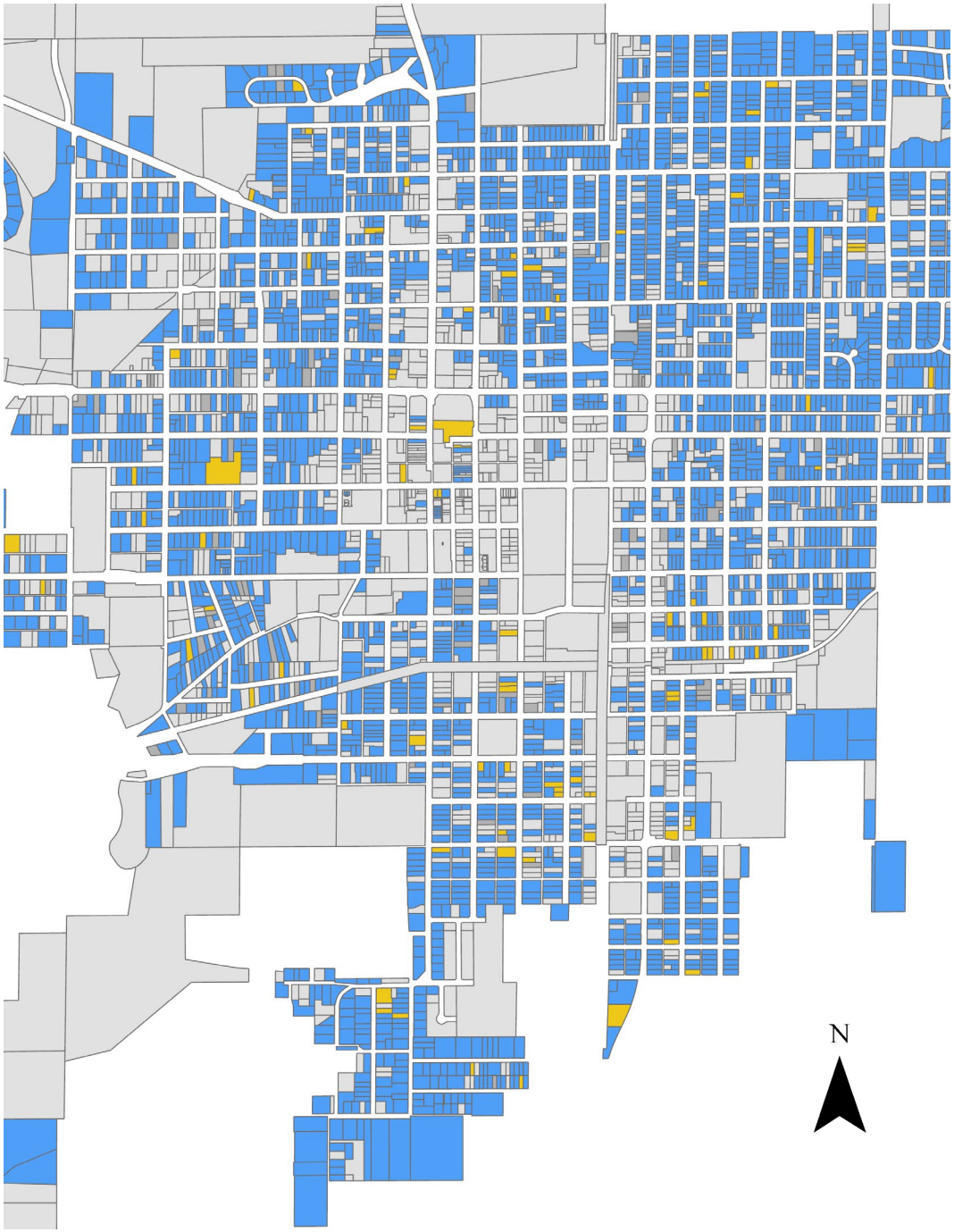
CUBA RESIDENTIAL VACANCY MAP



CANTON RESIDENTIAL VACANCY MAP



CENTRAL CANTON RESIDENTIAL VACANCY MAP



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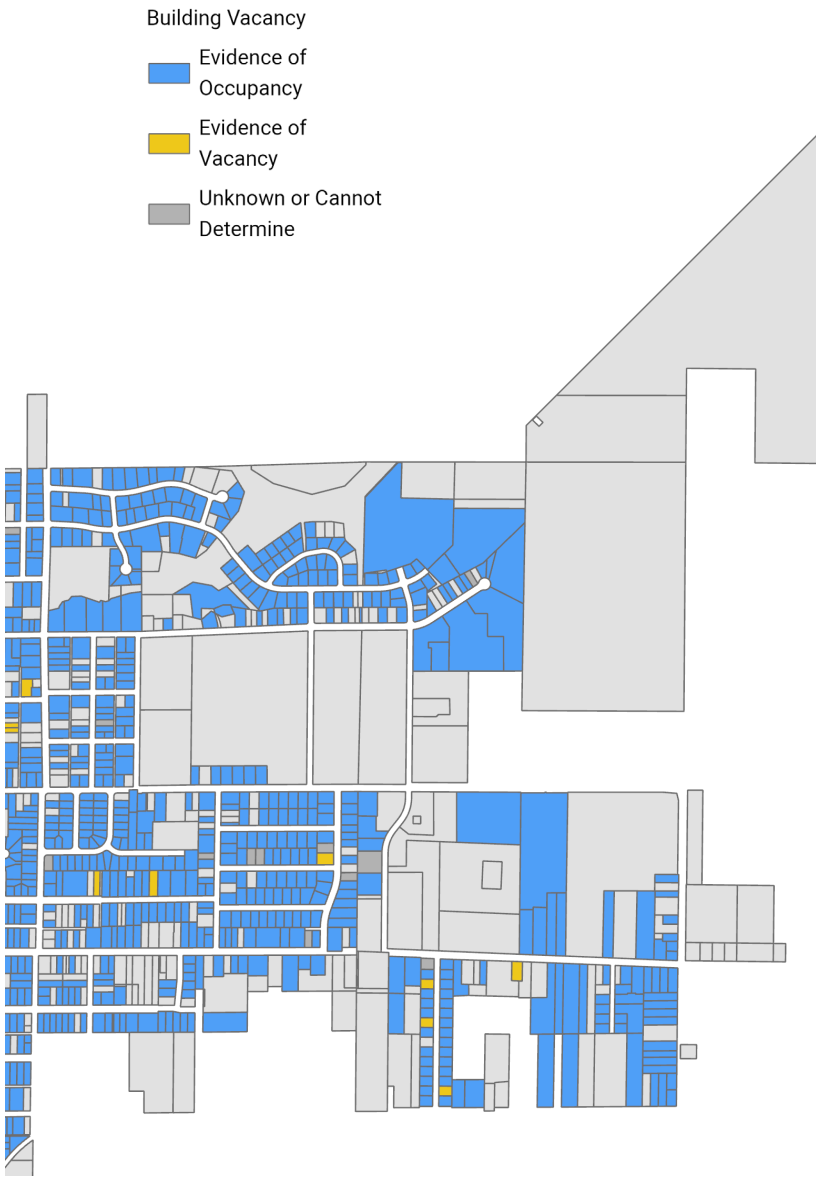
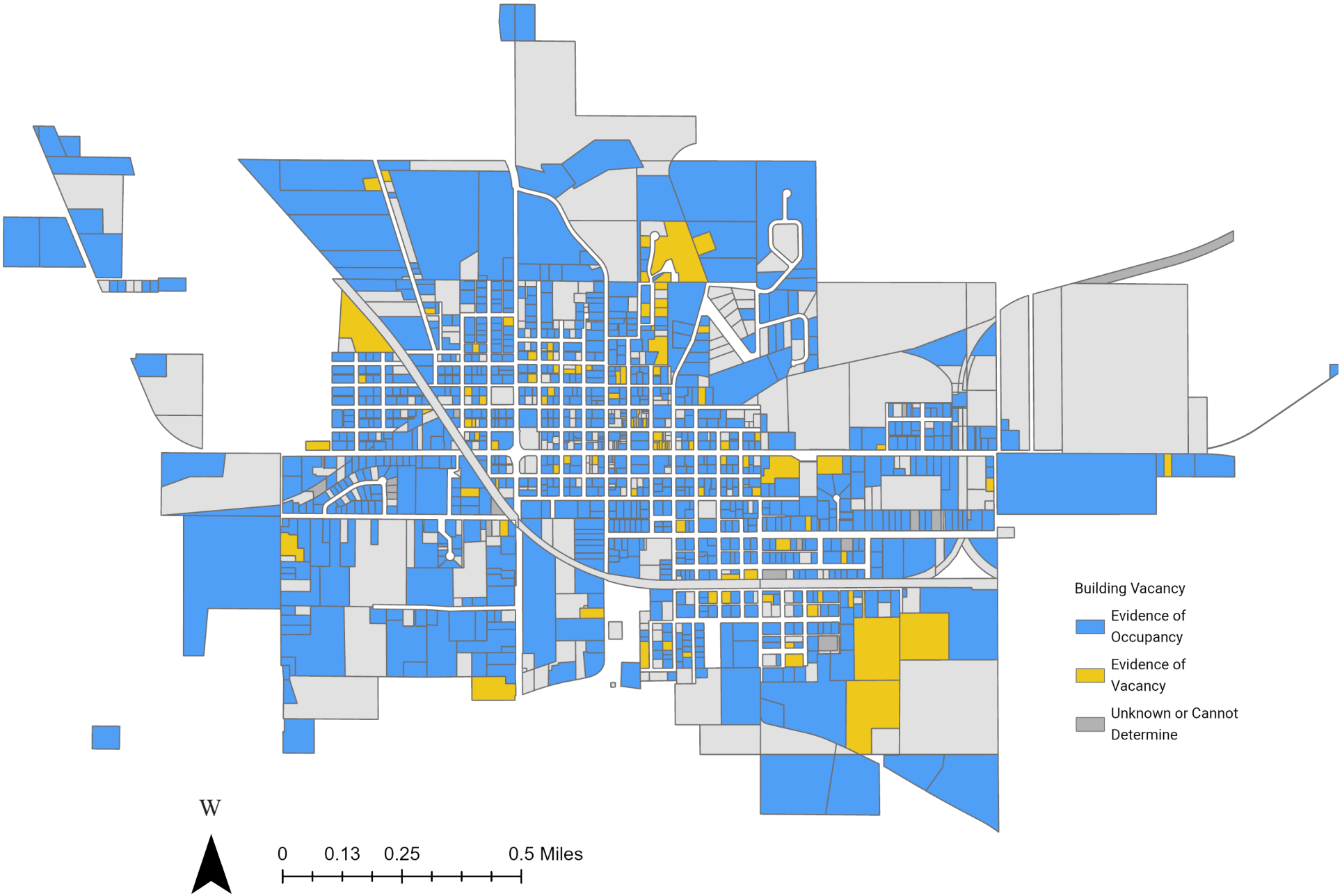
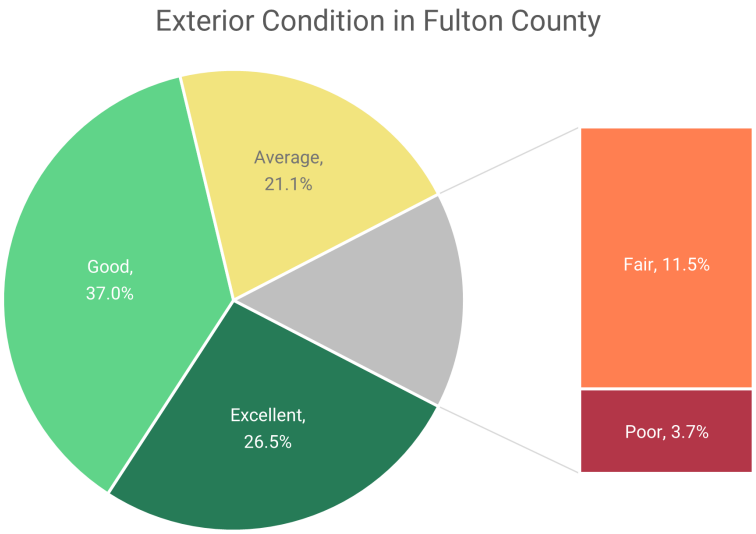


LEWISTOWN RESIDENTIAL VACANCY MAP



FULTON COUNTY EXTERIOR BUILDING CONDITION

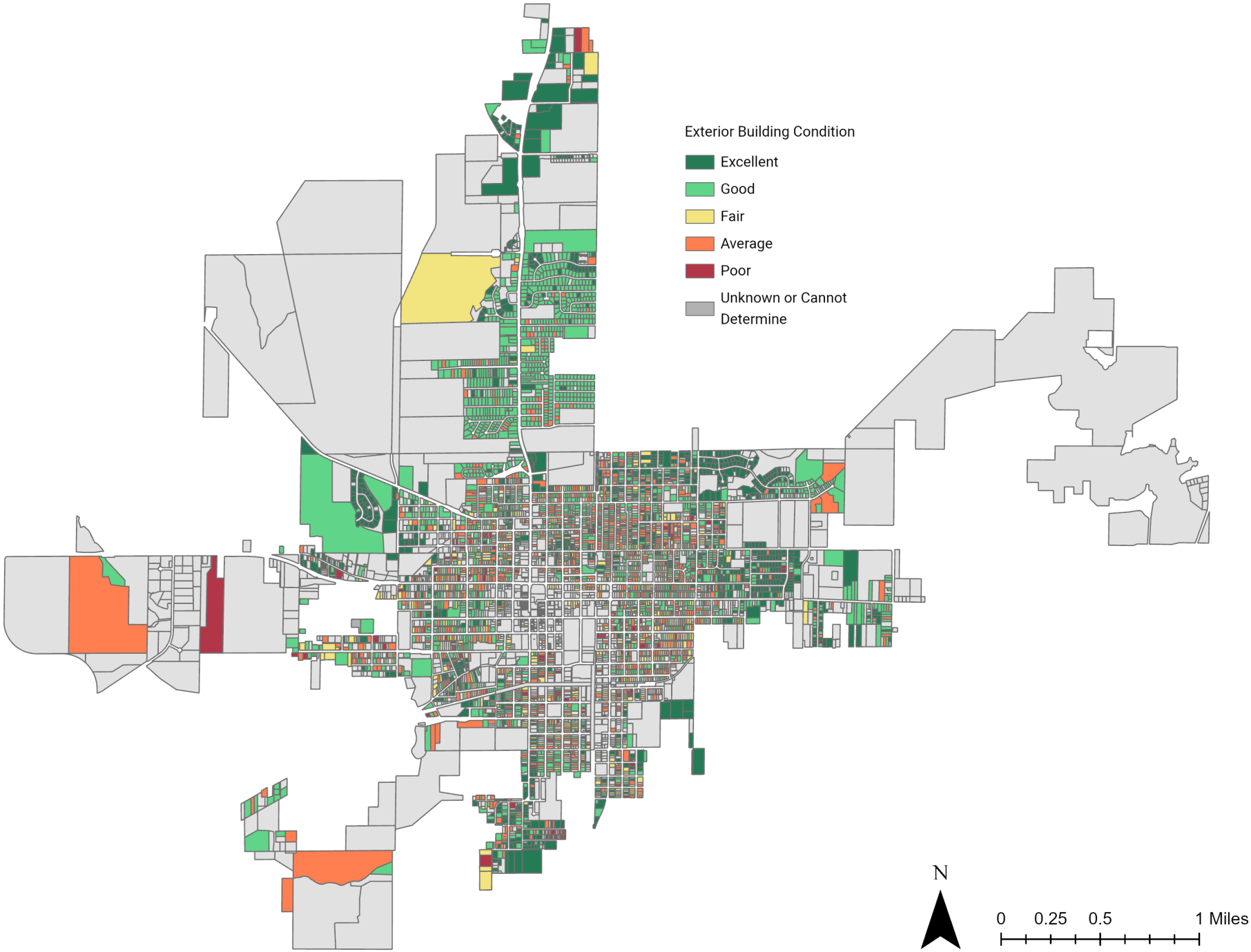
Of the 7,221 structures collected in this category, 63.5% were rated as good or excellent, and 15.2% were rated as fair or poor. There was a distribution of exterior conditions across all three communities surveyed. Across Fulton County, 25.7% of single family residences were in excellent condition, as compared to 20.1% of multifamily residences. The largest segment of single family structures were found to be in good condition, 38.8%, and most multifamily structures were also found to be in good condition, 42.2%. Most mobile homes in Fulton County were in fair condition, 38.8%. 185 single family structures were classified in poor condition and 10 multifamily structures were classified in poor condition.



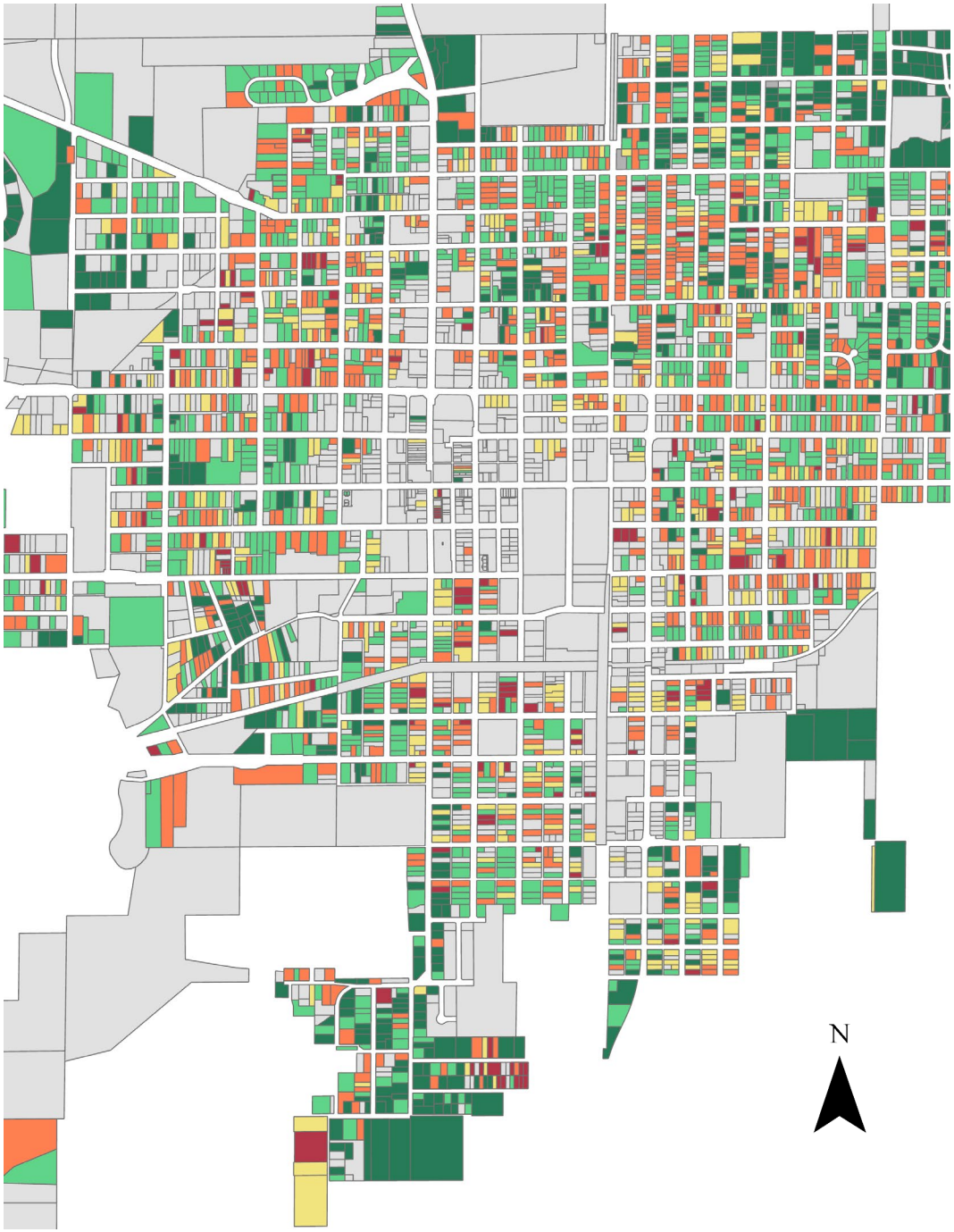
CUBA EXTERIOR CONDITION MAP



CANTON EXTERIOR CONDITION MAP



CENTRAL CANTON EXTERIOR CONDITION MAP



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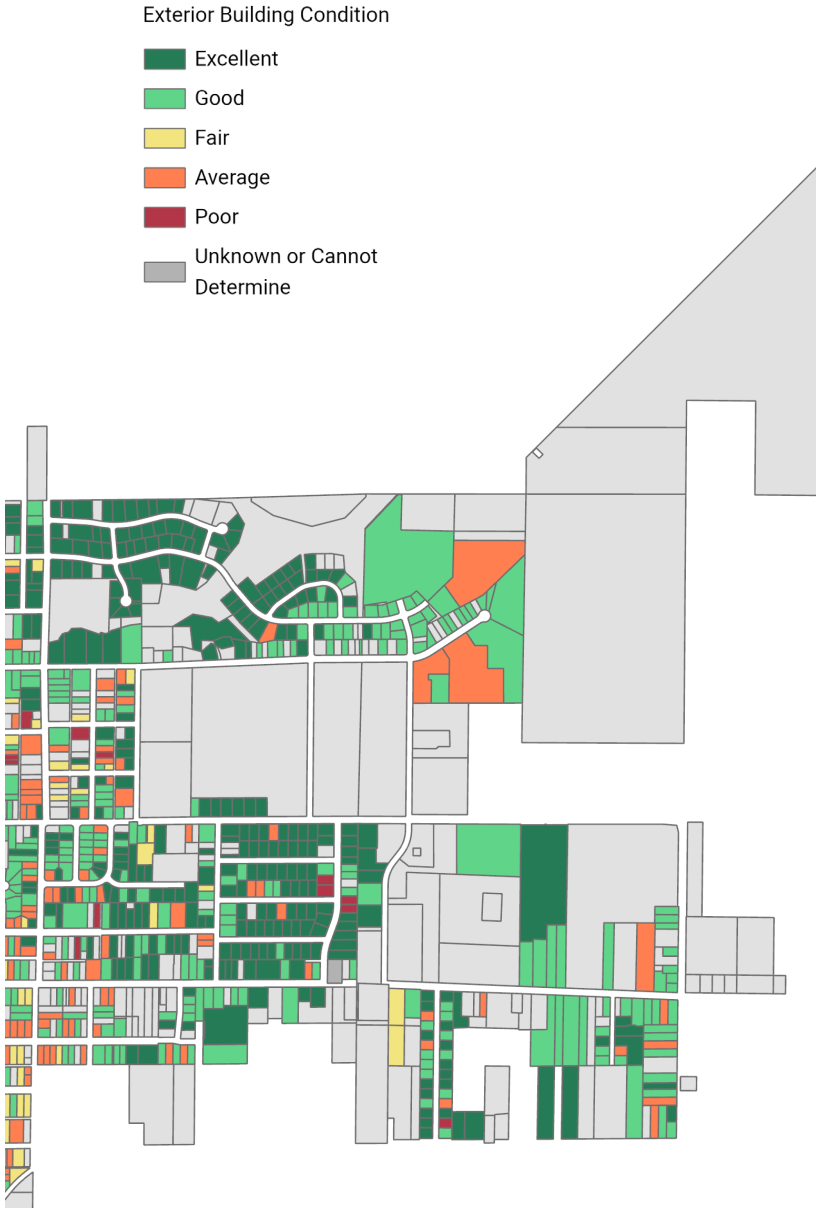
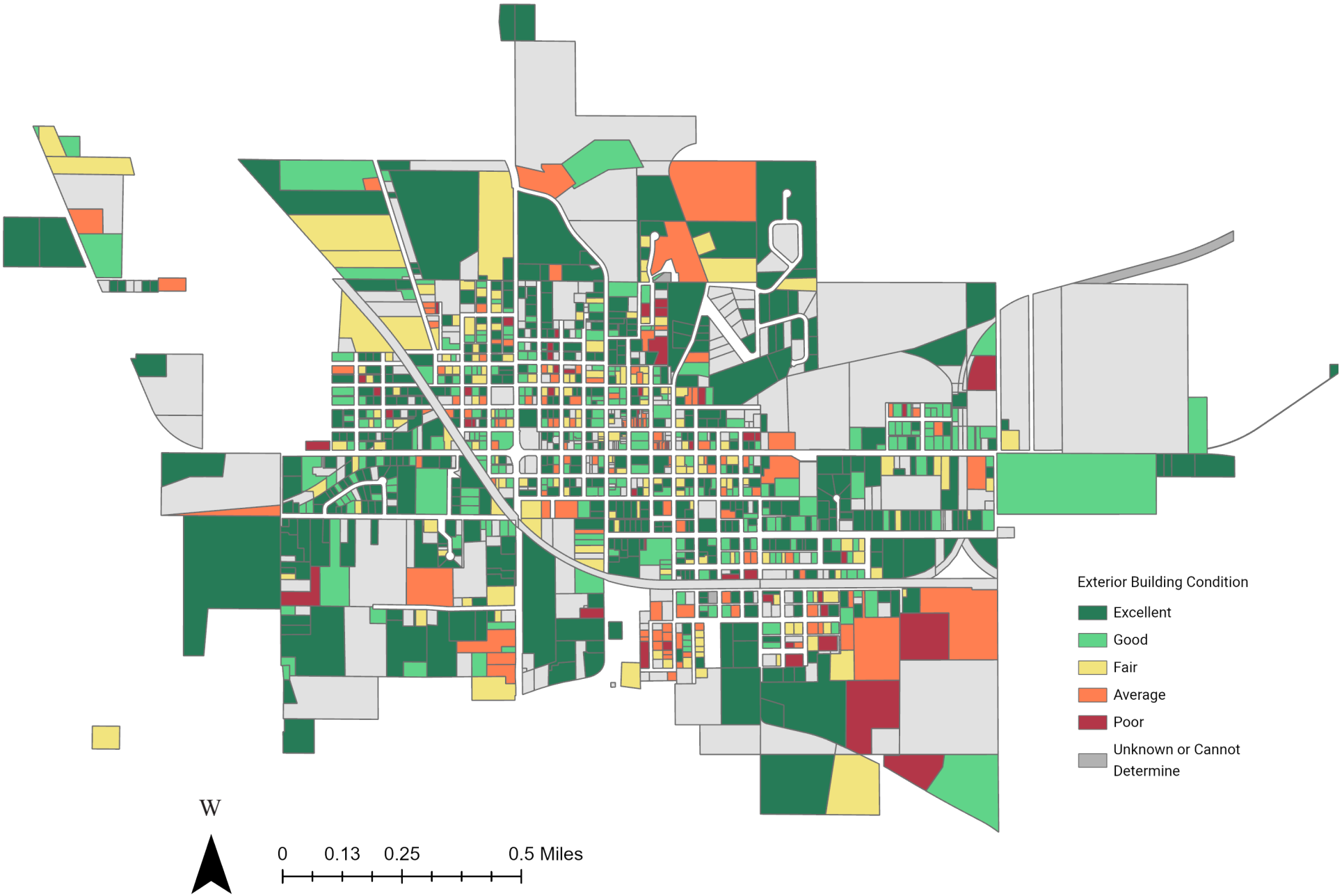
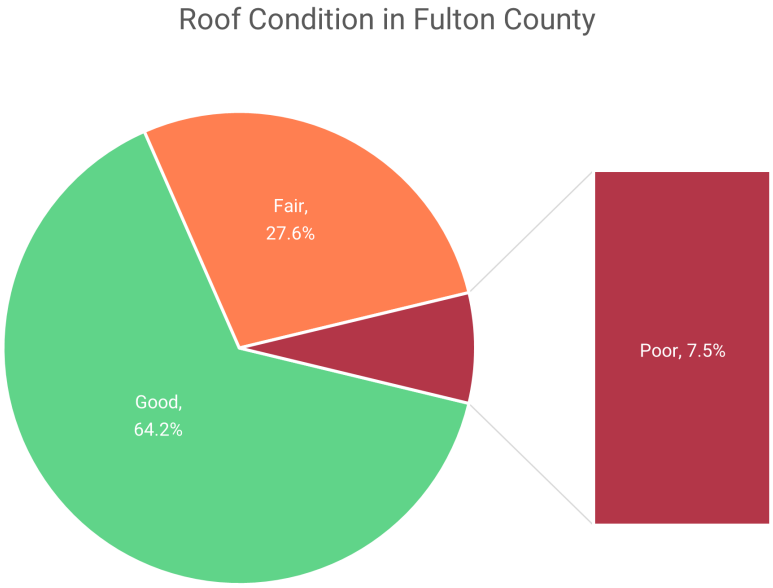


LEWISTOWN EXTERIOR CONDITION MAP



FULTON COUNTY ROOF CONDITION

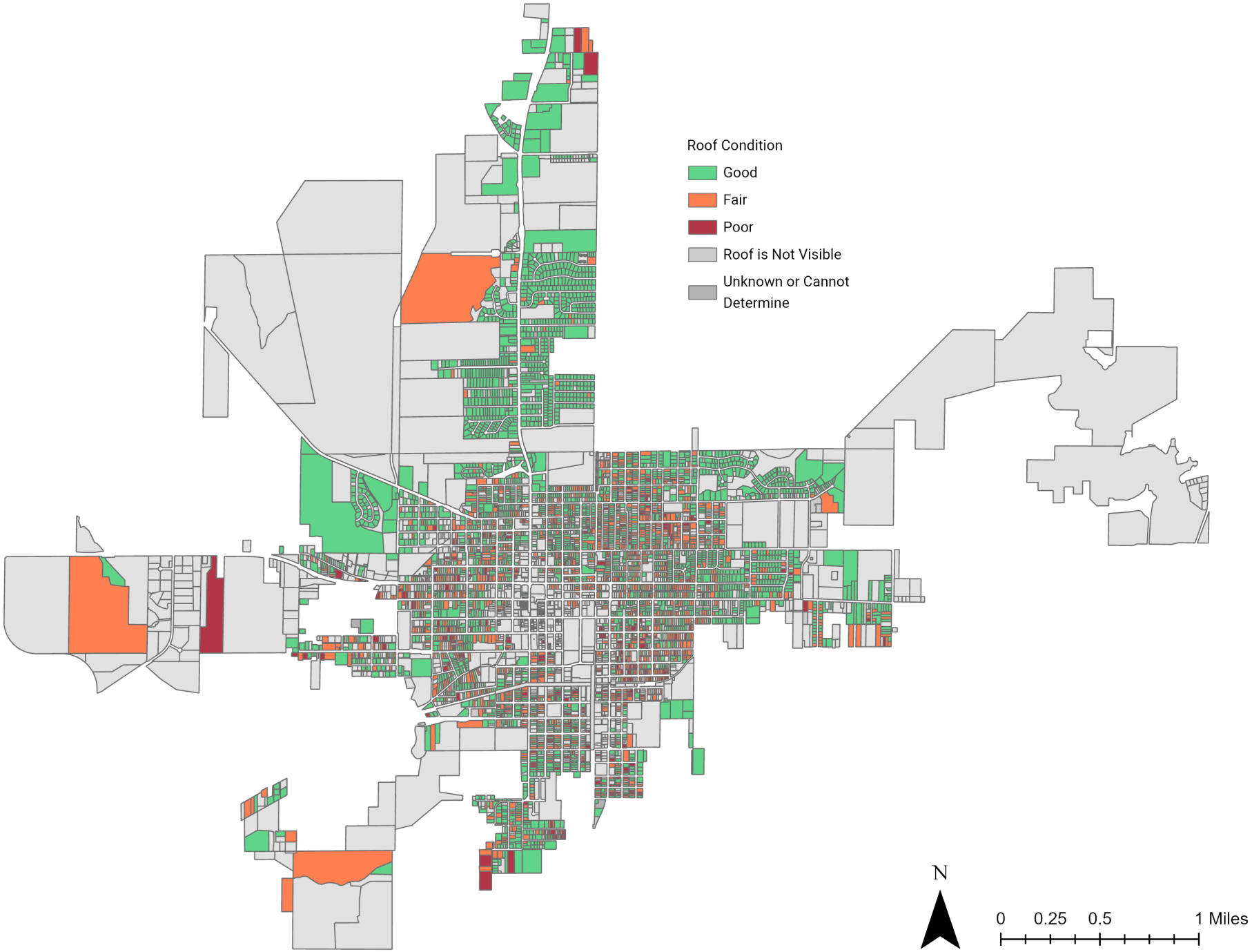
Roofs in Fulton County were primarily in good condition according to the Housing Stock Survey. 64.2% of structures had a roof classified as being in good condition and 7.5% of structures had a roof classified as being in poor condition. In total, there were 532 roofs in Canton, Lewistown, and Cuba with poor roofs, meaning they need significant repairs. For 0.6% of the structures the roof was not visible, so a condition was not assigned.



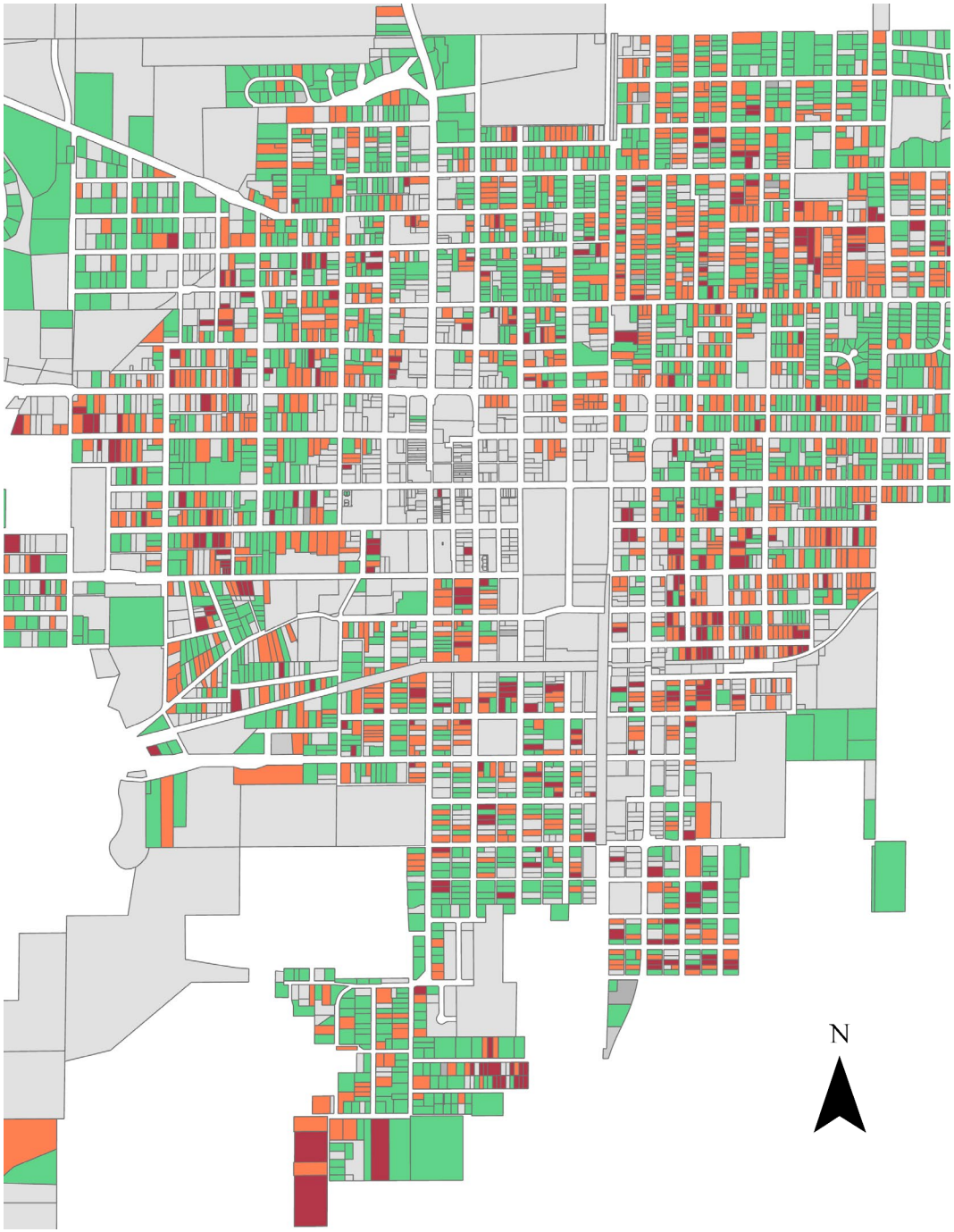
CUBA ROOF CONDITION MAP



CANTON ROOF CONDITION MAP



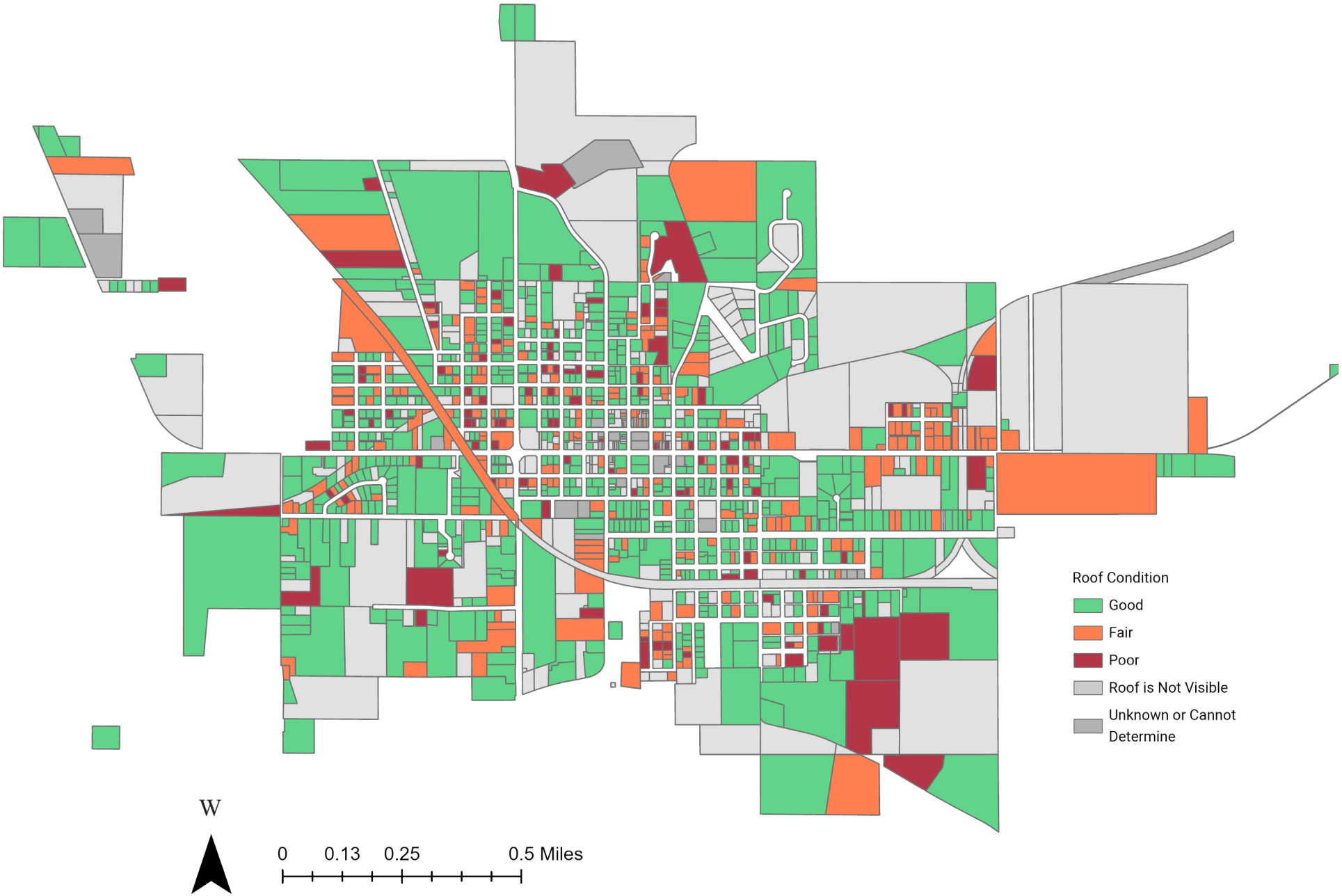
CENTRAL CANTON ROOF CONDITION MAP



EAST CANTON ROOF CONDITION MAP

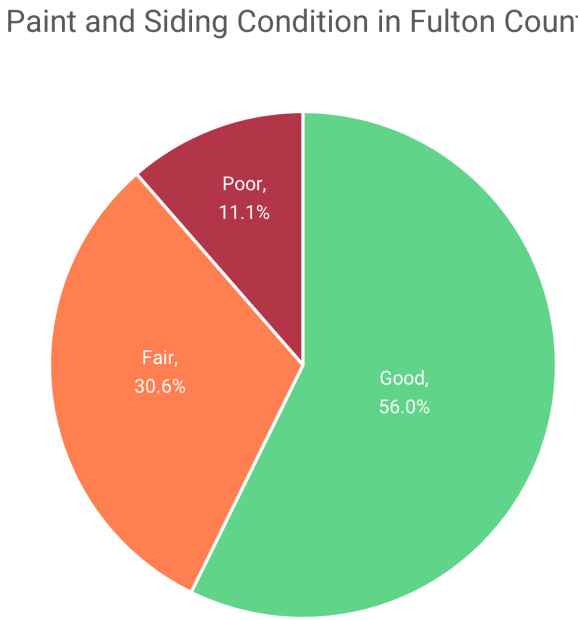


LEWISTOWN ROOF CONDITION MAP



FULTON COUNTY PAINT AND SIDING CONDITION

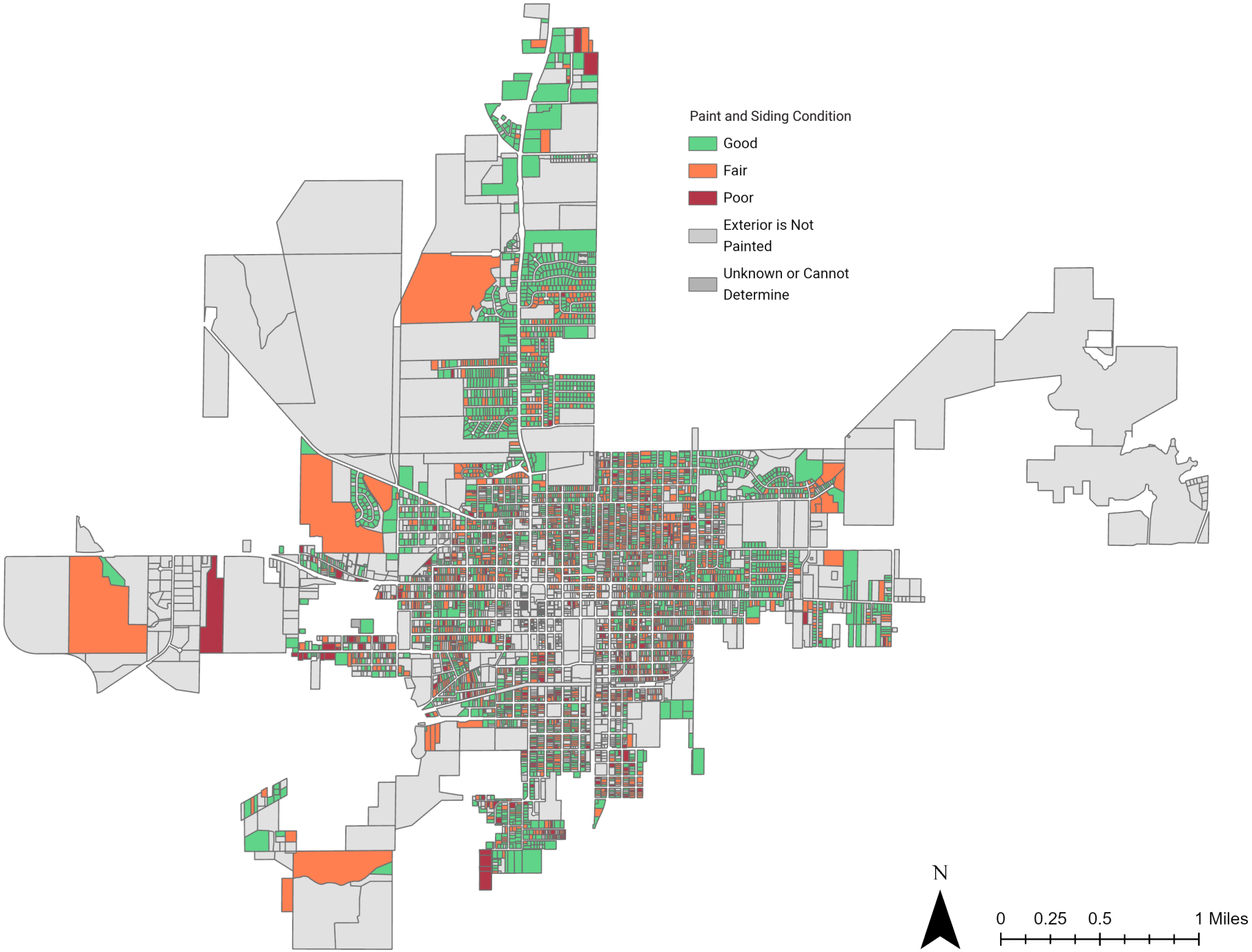
56% of structures in Fulton County were classified as having exterior paint and/or siding in good condition. 30.6% of the structures had exteriors in fair condition and 11.1% of the structures had exterior paint or siding classified as being in poor condition. In addition, 2.3% of the structures were designated as not painted, which indicates either the building is all brick or does not possess painted features. In total, there were 797 exteriors with paint or siding in Canton, Lewistown, and Cuba in poor condition, meaning they need repairs.



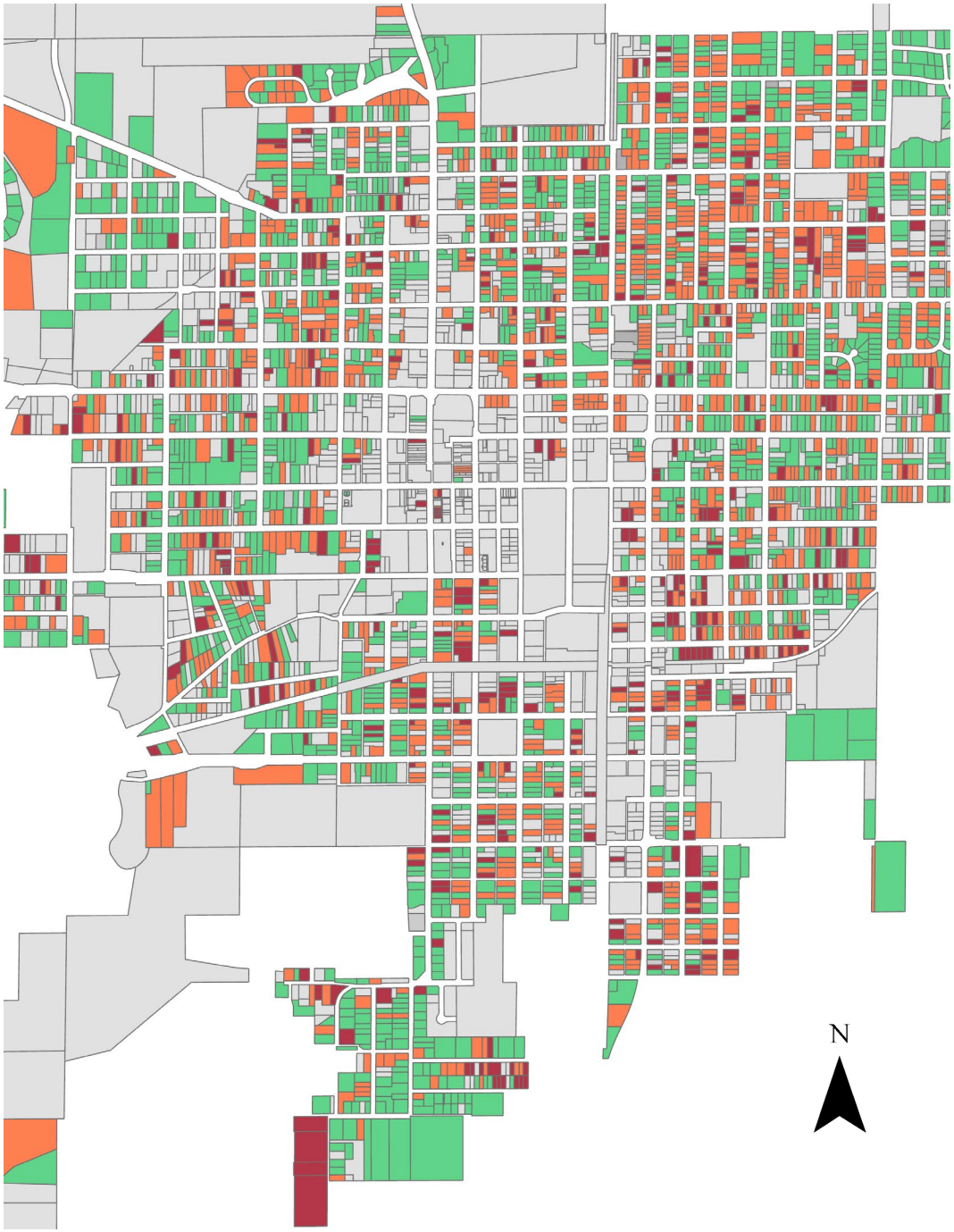
CUBA PAINT AND SIDING CONDITION MAP



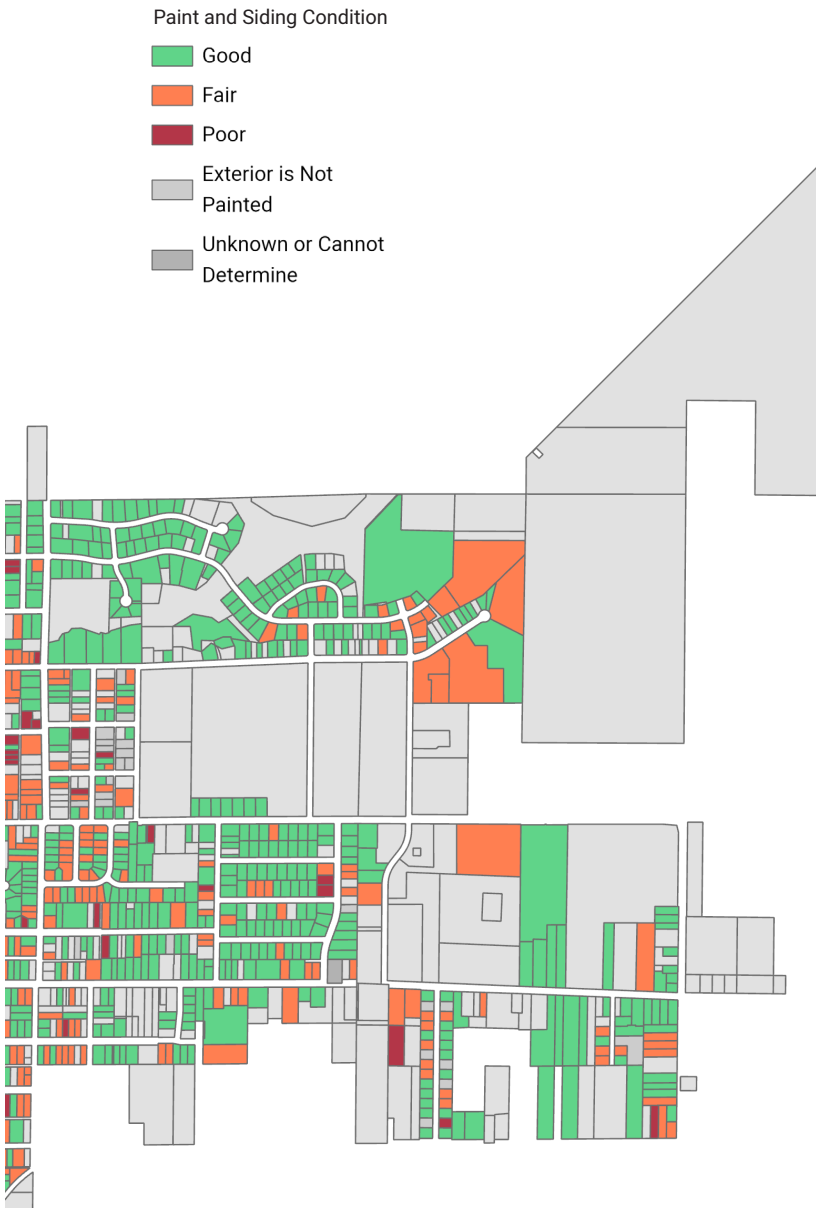
CANTON PAINT AND SIDING CONDITION MAP



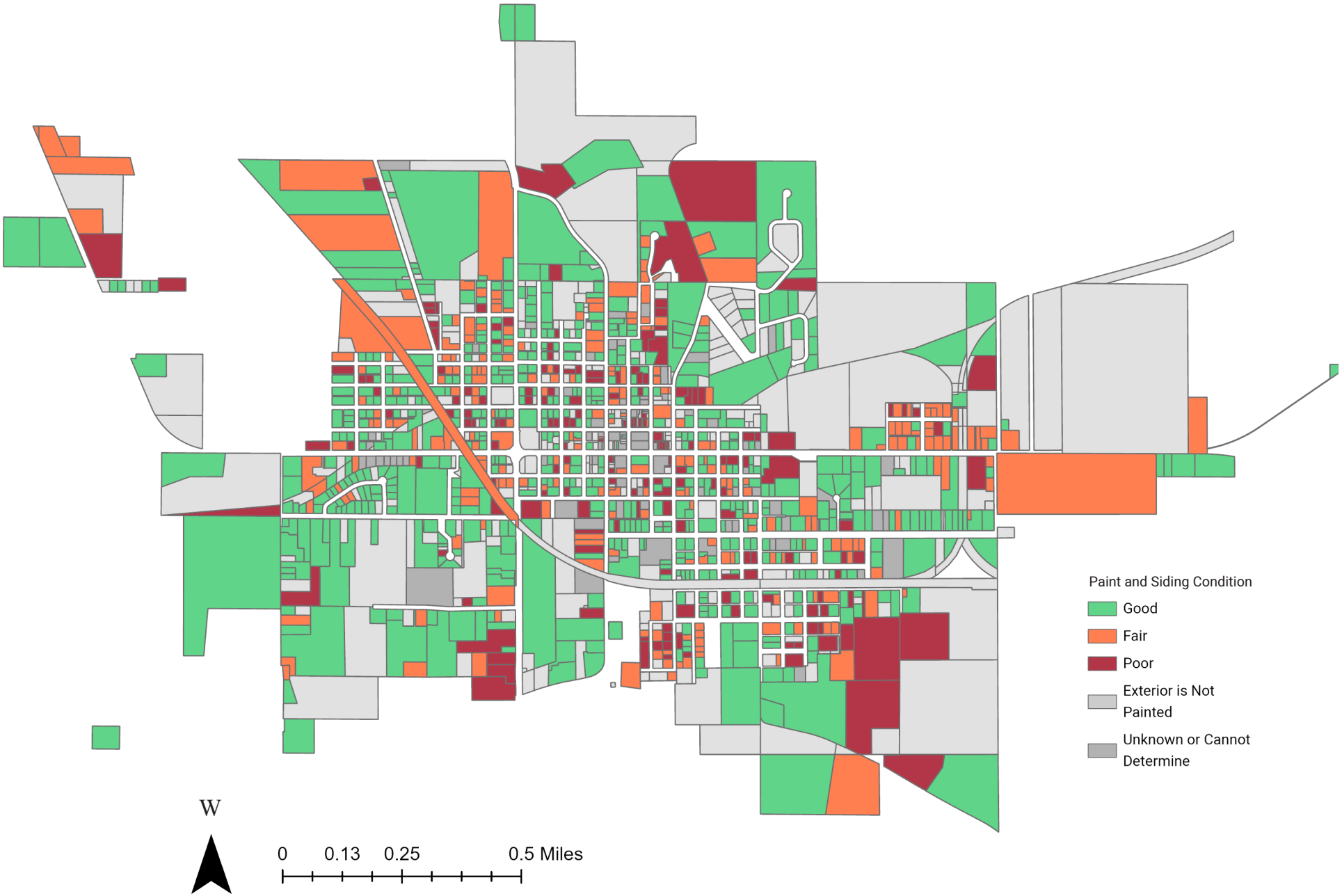
CENTRAL CANTON PAINT AND SIDING CONDITION MAP



EAST CANTON PAINT AND SIDING CONDITION MAP

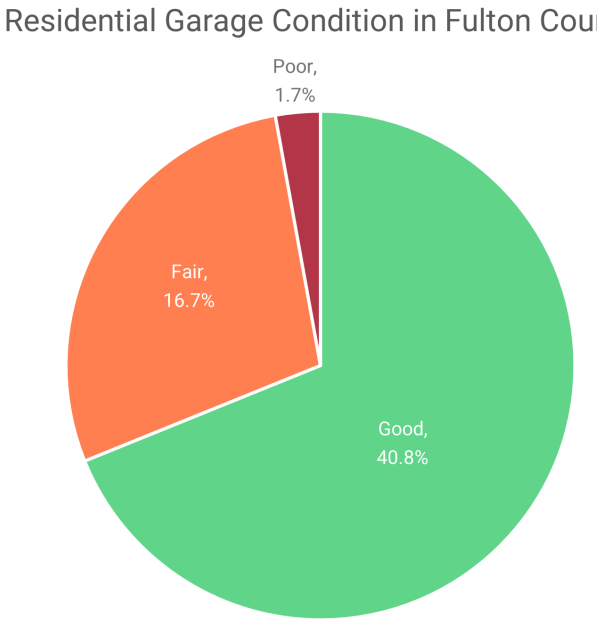


LEWISTOWN PAINT AND SIDING CONDITION MAP



FULTON COUNTY RESIDENTIAL GARAGE CONDITION

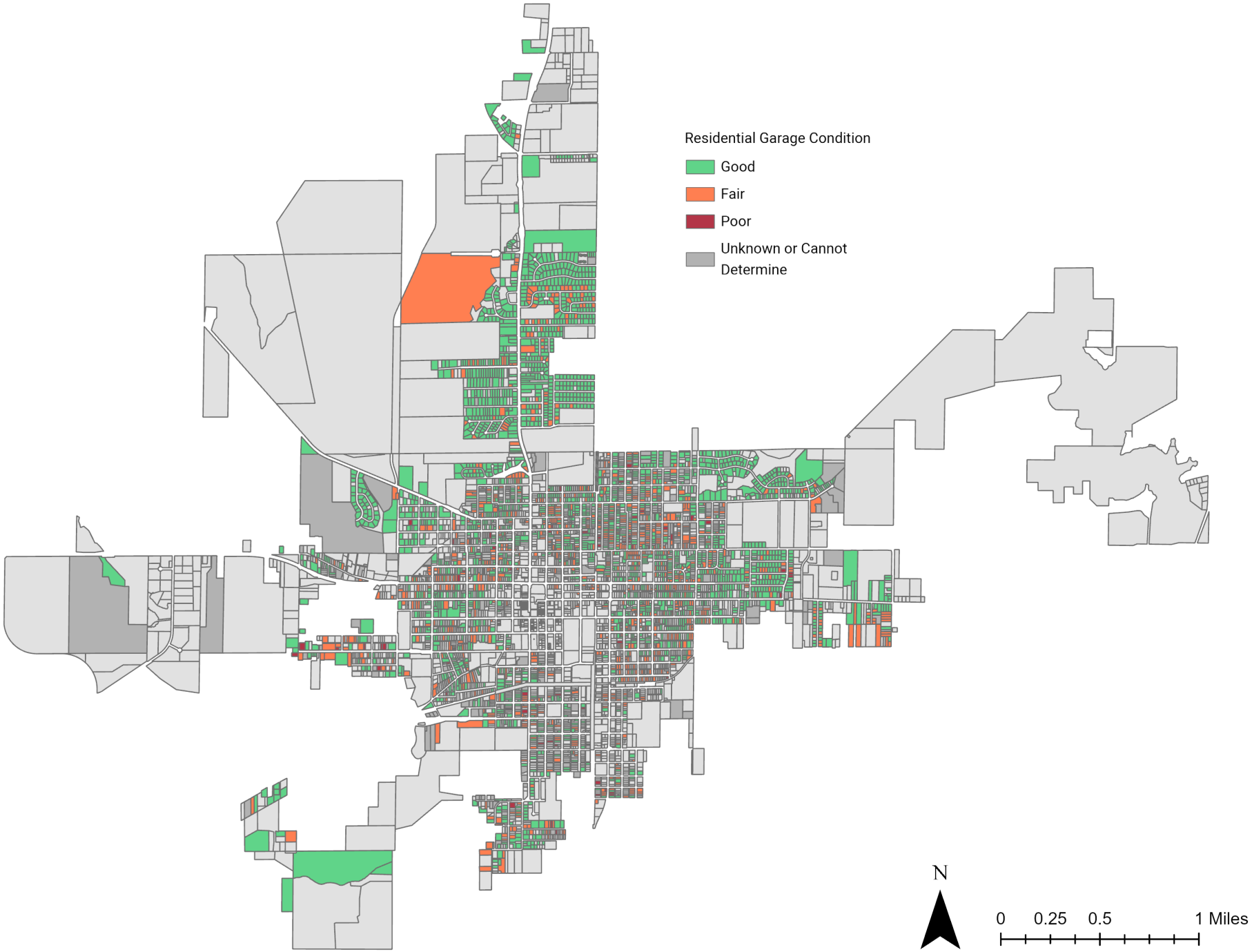
Residential garages in Fulton County were primarily in good condition according to the Housing Stock Survey. 40.8% of residential garages located on the same parcel as another structure were classified as being in good condition and 1.7% were classified as being in poor condition. In total, there were 127 residential garages in Canton, Lewistown, and Cuba in poor condition. For 24% of parcels surveyed, the condition of a residential garage was unclear and so a condition was not assigned.



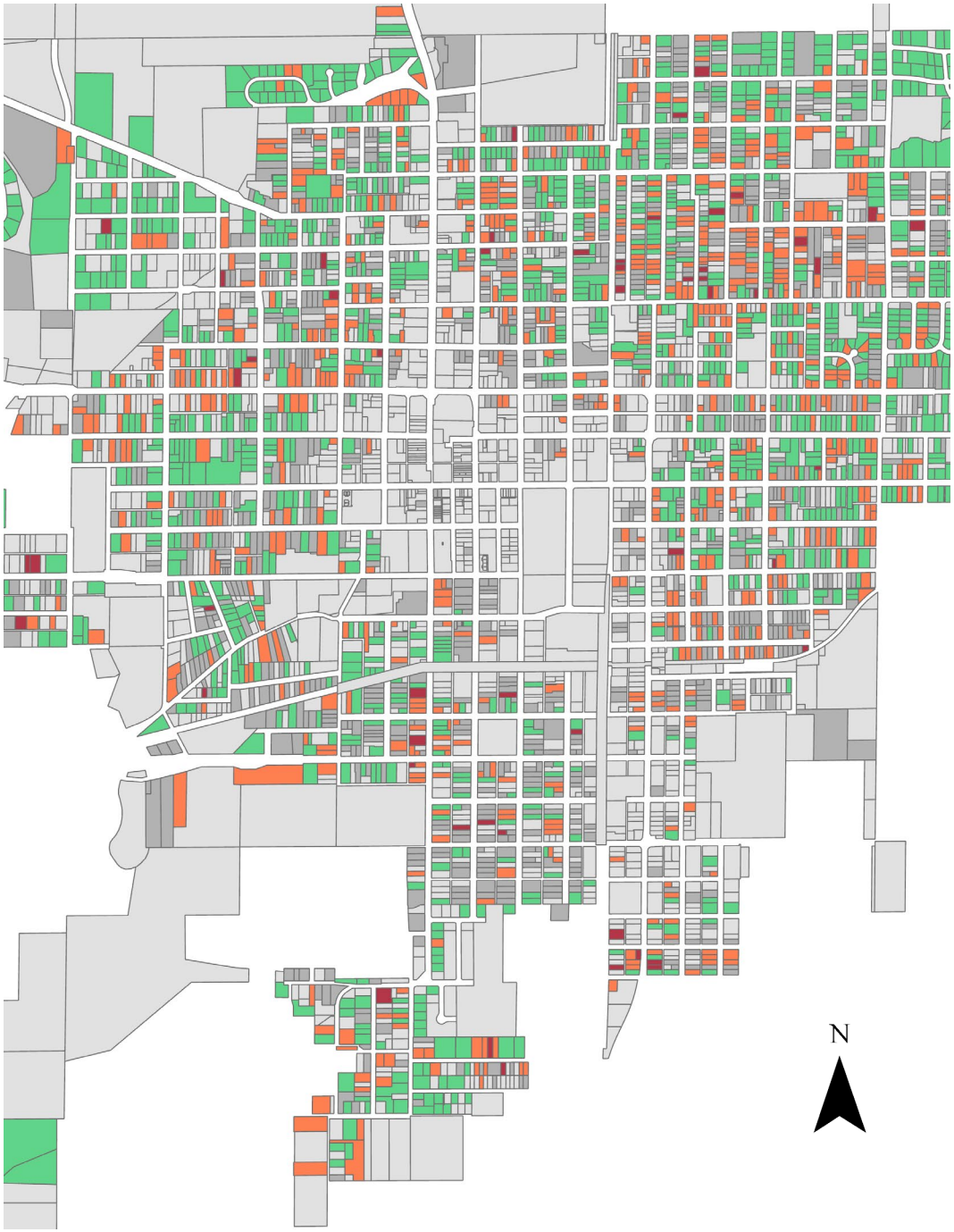
CUBA RESIDENTIAL GARAGE CONDITION MAP



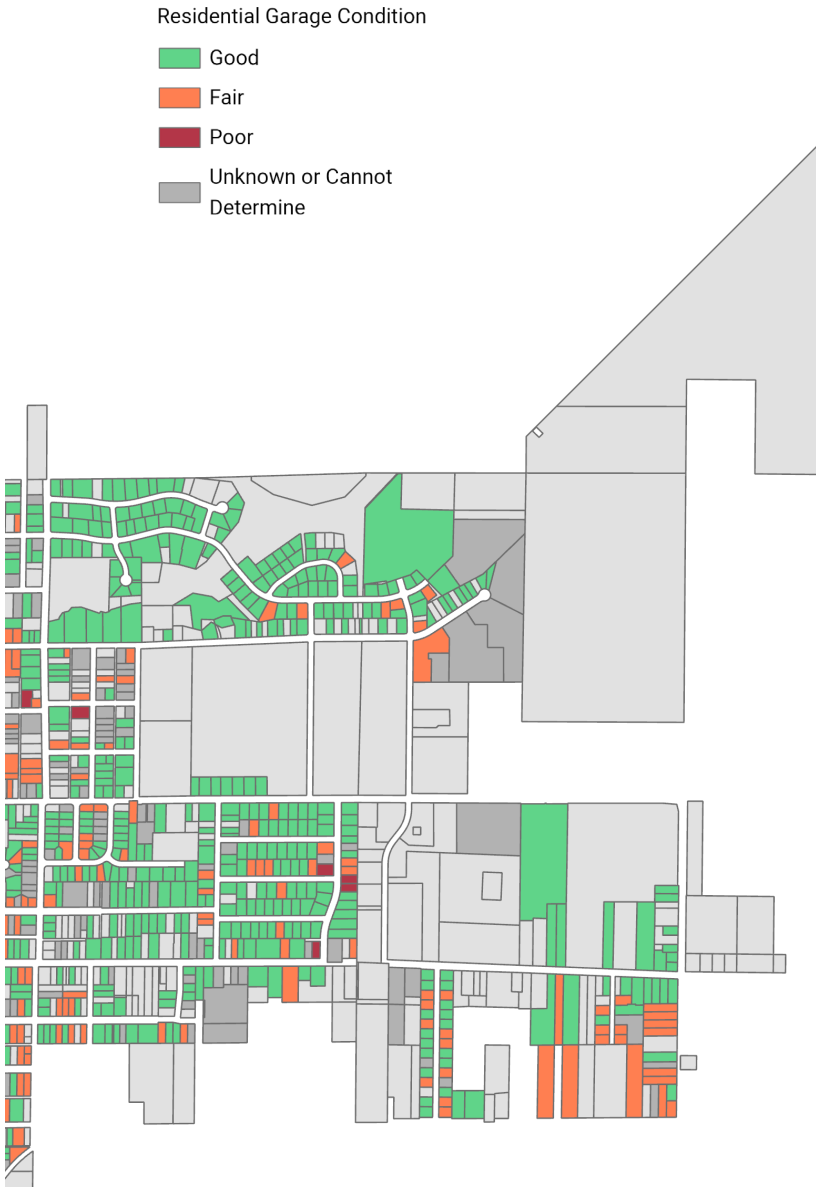
CANTON RESIDENTIAL GARAGE CONDITION MAP



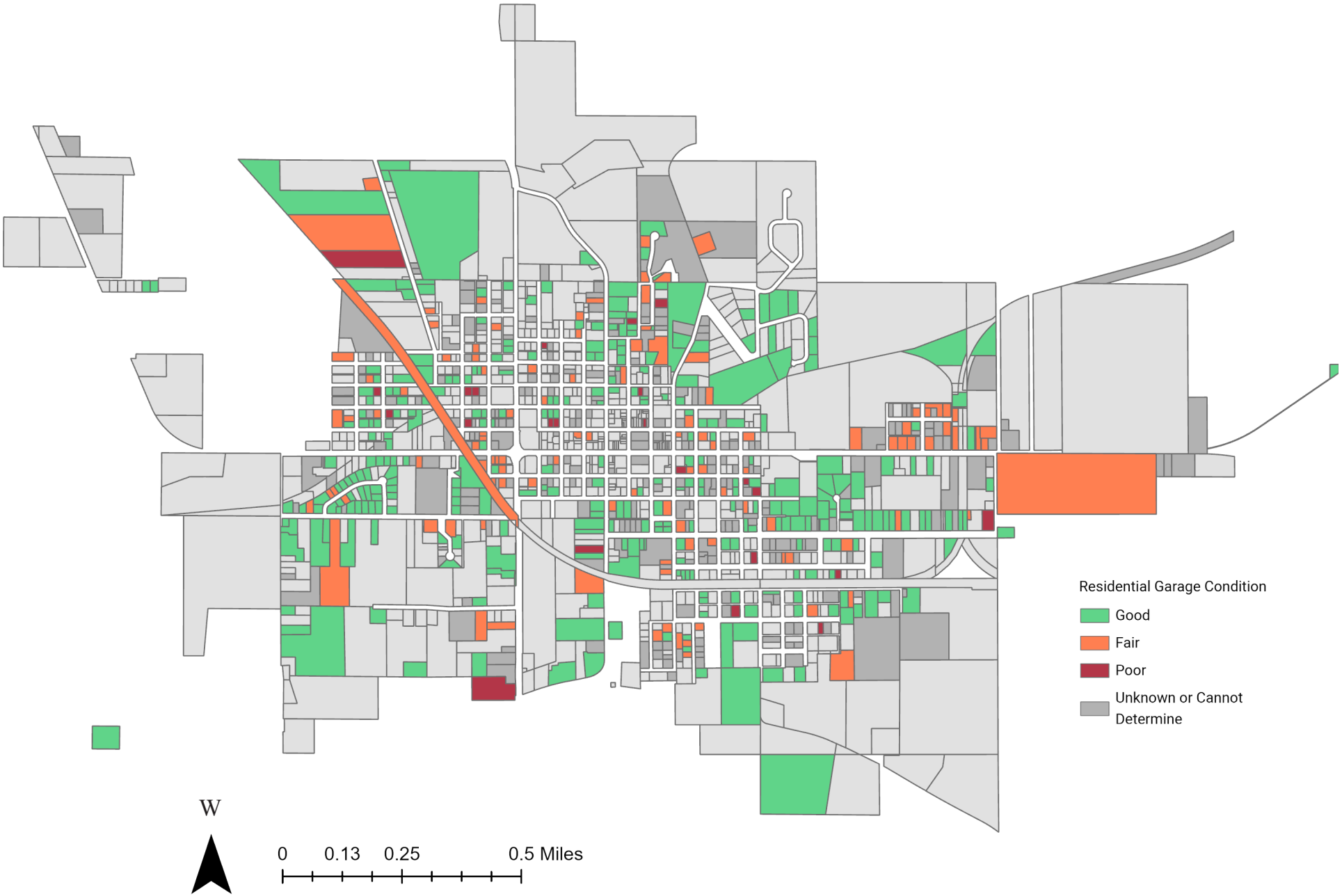
CENTRAL CANTON RESIDENTIAL GARAGE CONDITION MAP



EAST CANTON RESIDENTIAL GARAGE CONDITION MAP

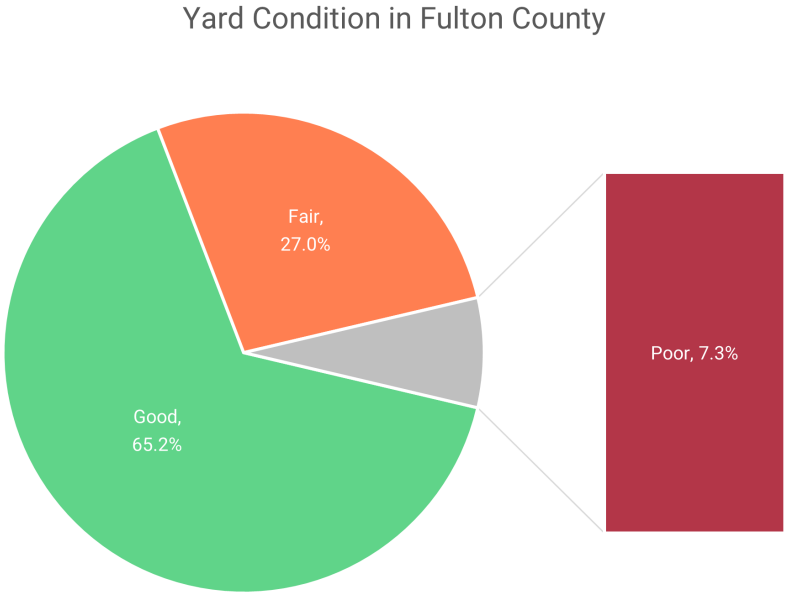


LEWISTOWN RESIDENTIAL GARAGE CONDITION MAP

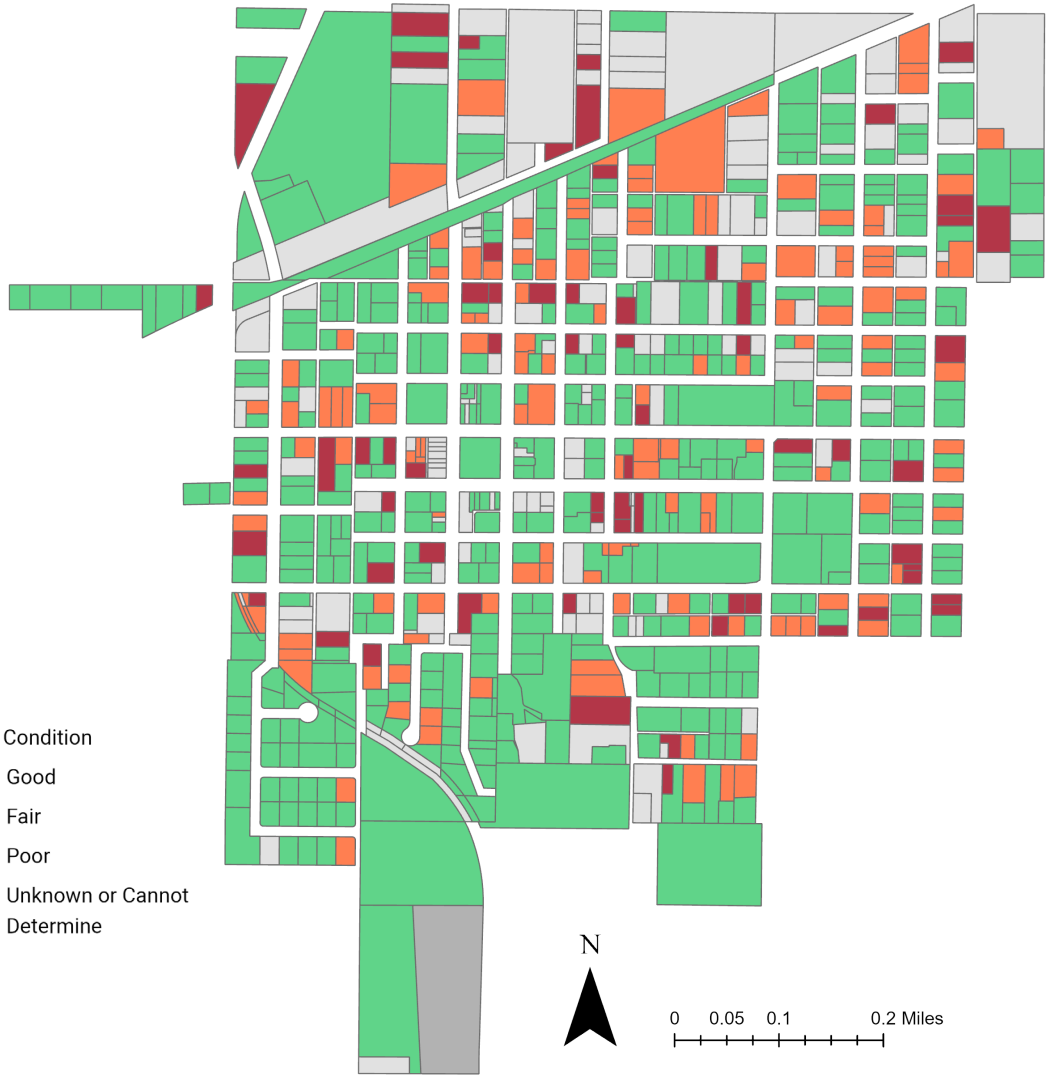


FULTON COUNTY YARD CONDITION

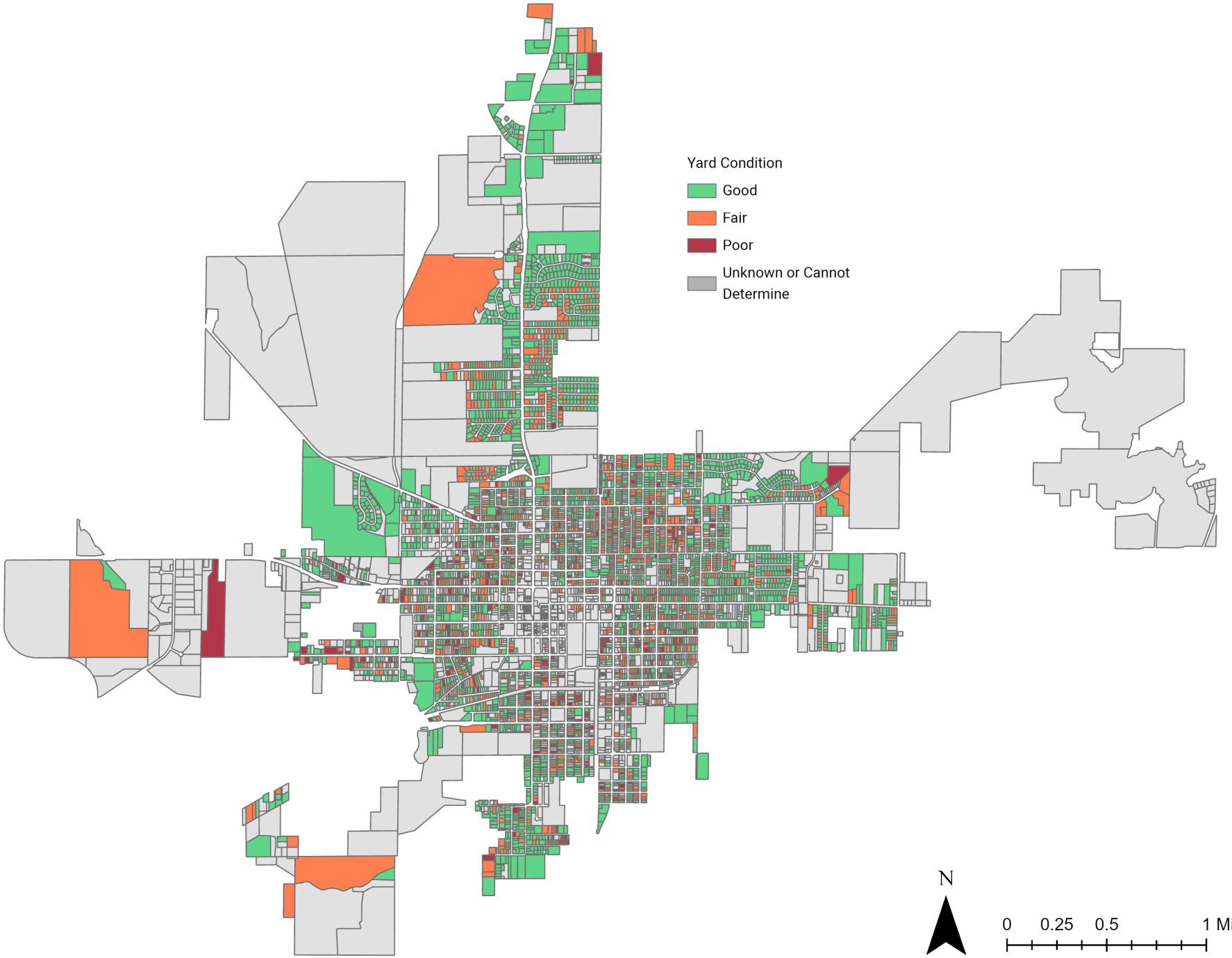
Most of the structures in Fulton County had yards in good condition, 65.2%. 27% of structures had yards classified as slightly to very overgrown. Garbage or debris was present with very overgown plants or grass in 7.3% of the yards which represented a total of 552 parcels.



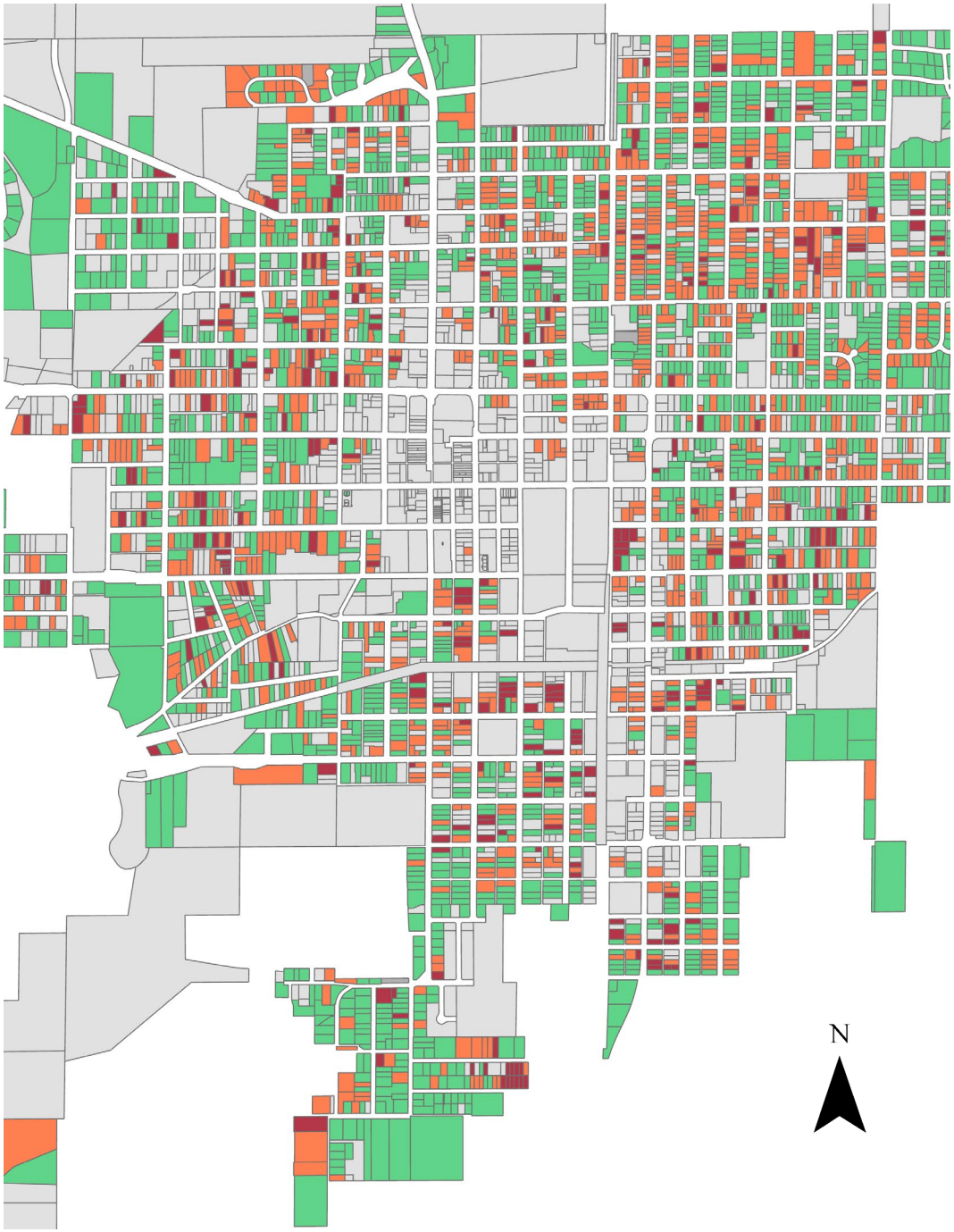
CUBA YARD CONDITION MAP



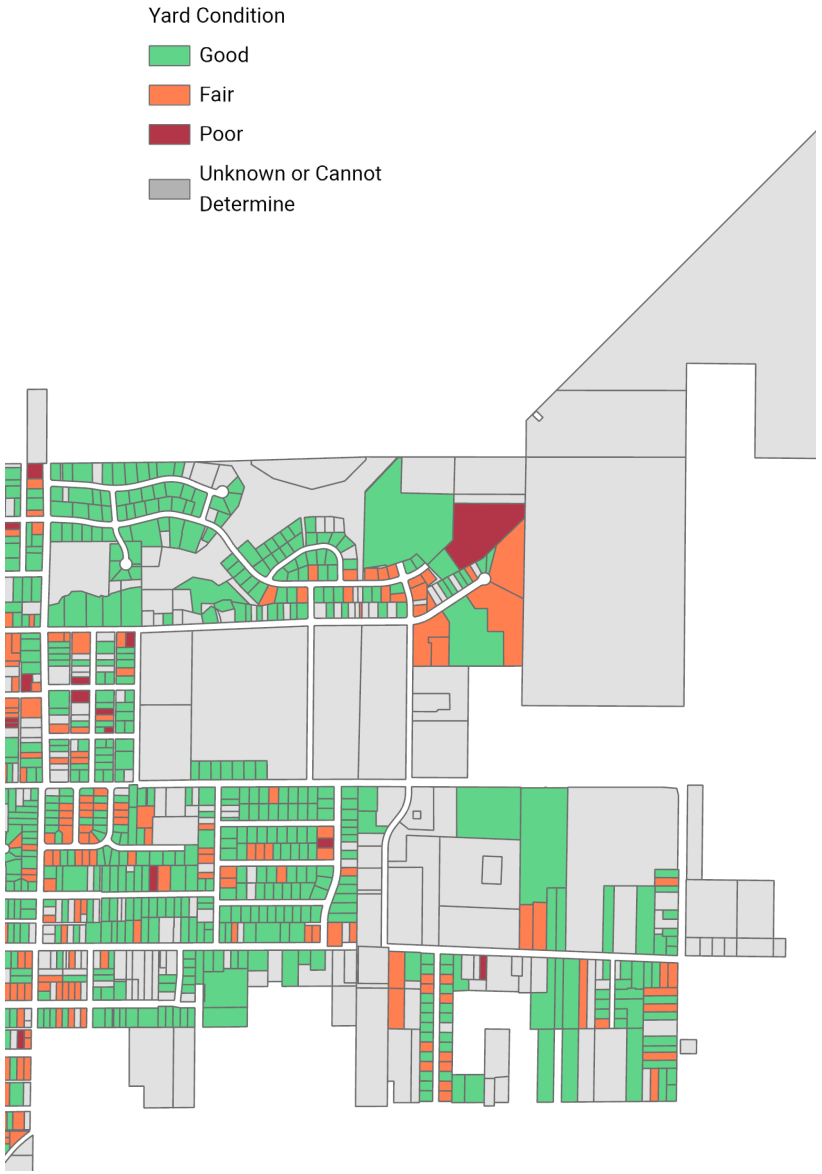
CANTON YARD CONDITION MAP



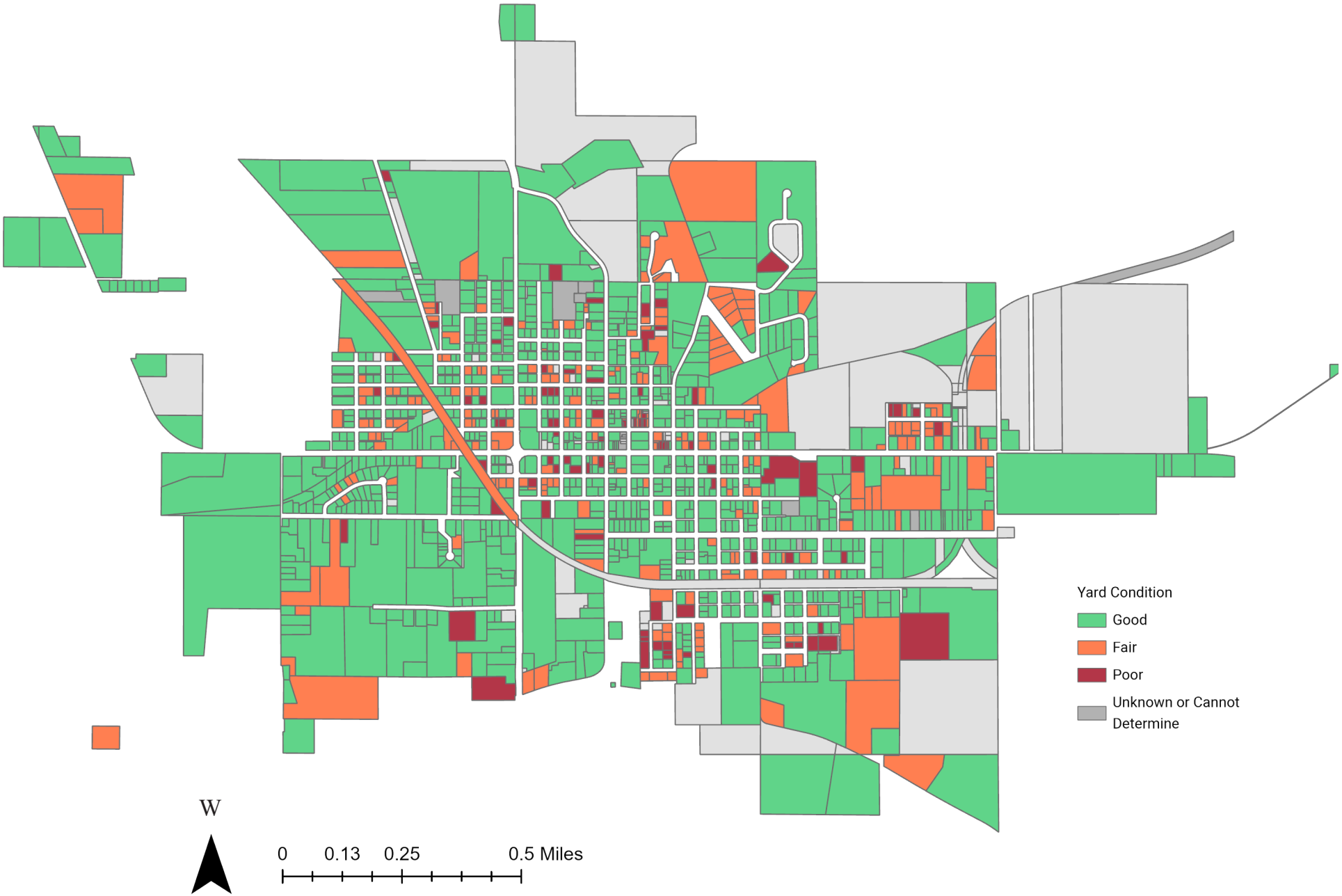
CENTRAL CANTON YARD CONDITION MAP



EAST CANTON YARD CONDITION MAP

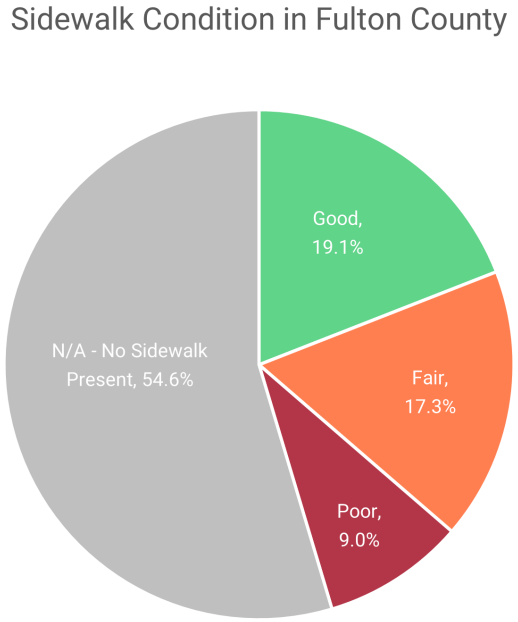


LEWISTOWN YARD CONDITION MAP



FULTON COUNTY SIDEWALK CONDITION

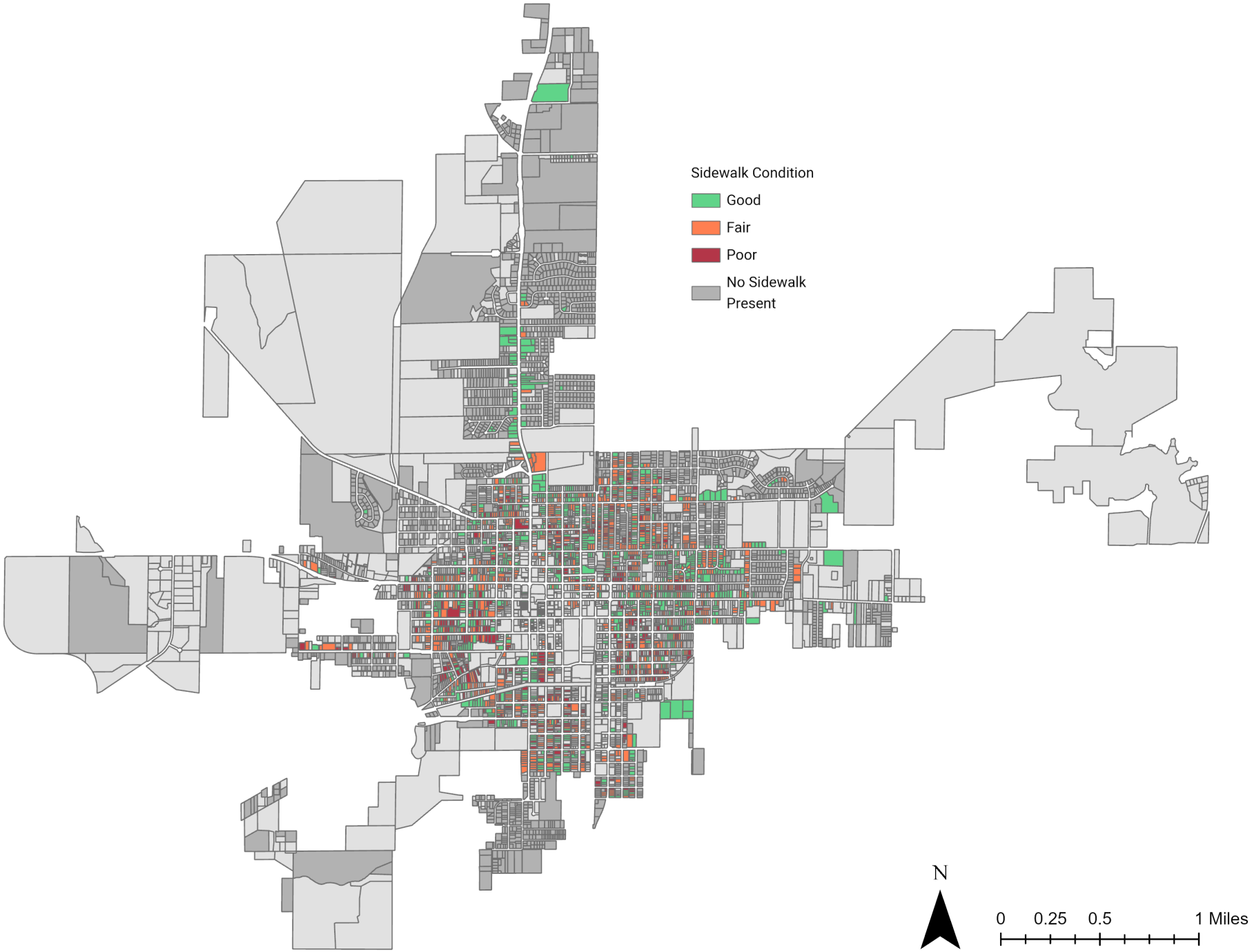
The majority of parcels in Fulton County did not have a paved sidewalk present, 54.6%. 19.1% of the sidewalks in Canton, Cuba, and Lewistown were in good condition. Sidewalks in this classification were level, ADA compliant, and had no or few cracks or trip hazards. 17.3% of the sidewalks were classified as fair condition, which indicated that the sidewalks had some cracks but were passable. Sidewalks in poor condition comprise 9% of the total.



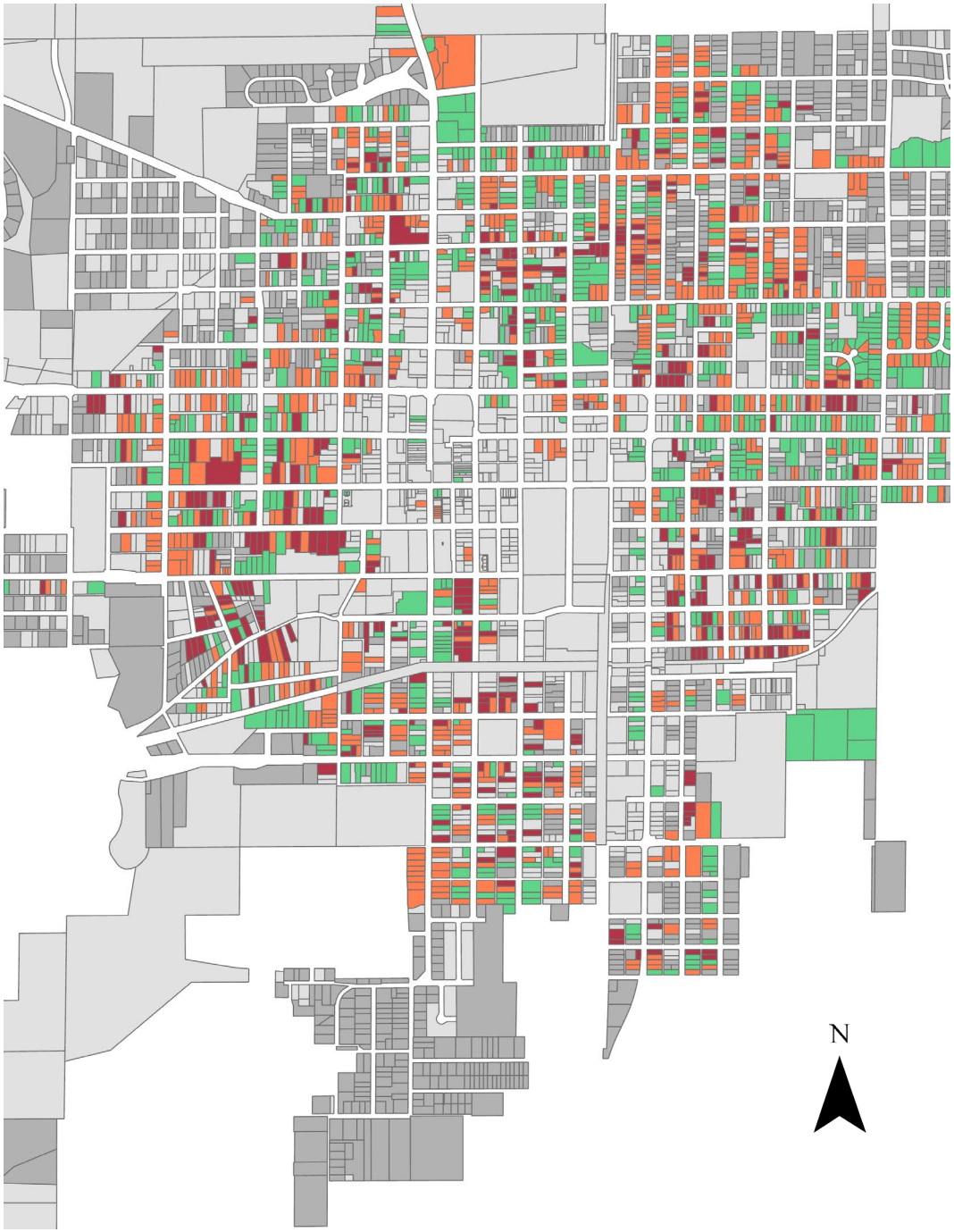
CUBA SIDEWALK CONDITION MAP



CANTON SIDEWALK CONDITION MAP



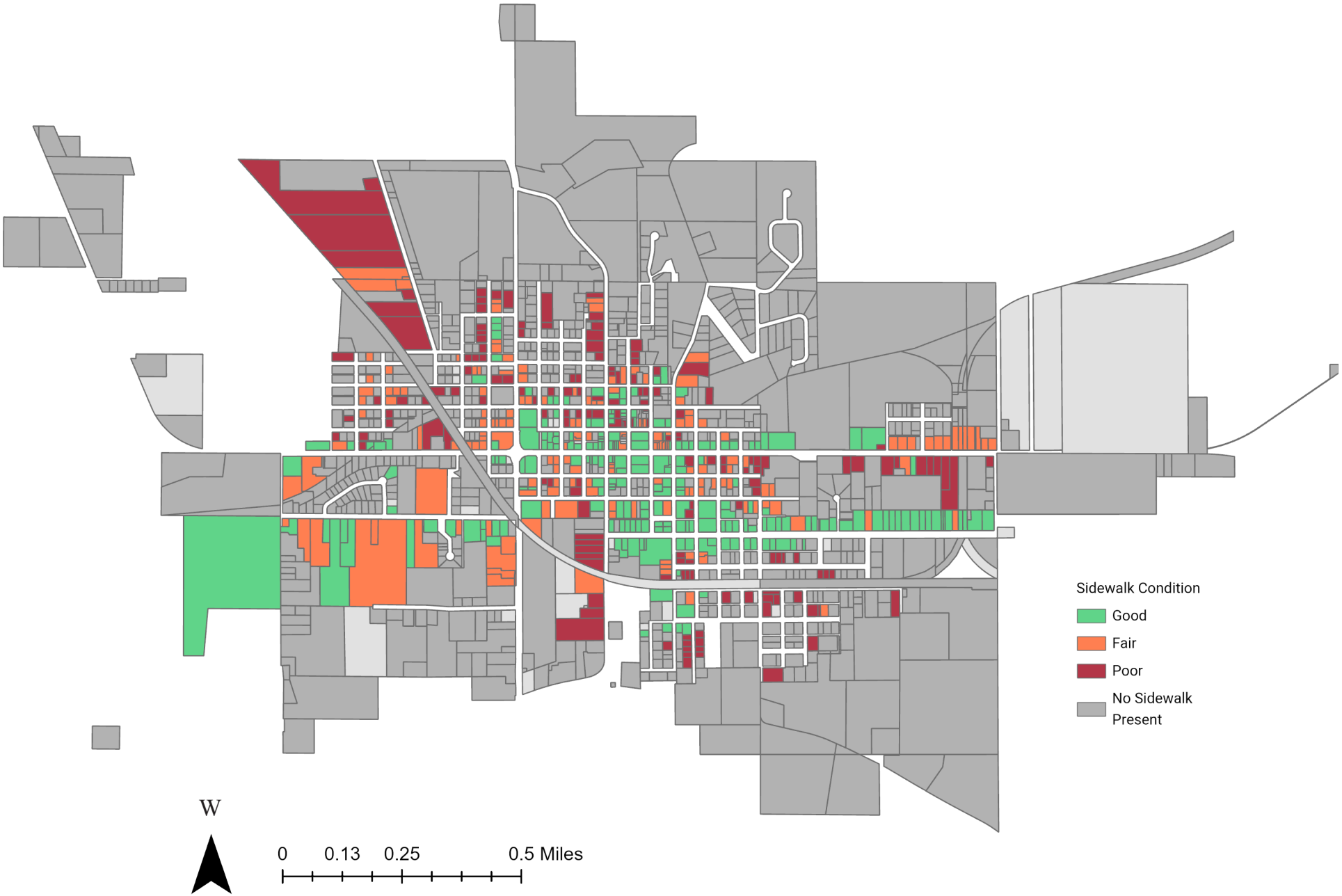
CENTRAL CANTON SIDEWALK CONDITION MAP



EAST CANTON SIDEWALK CONDITION MAP

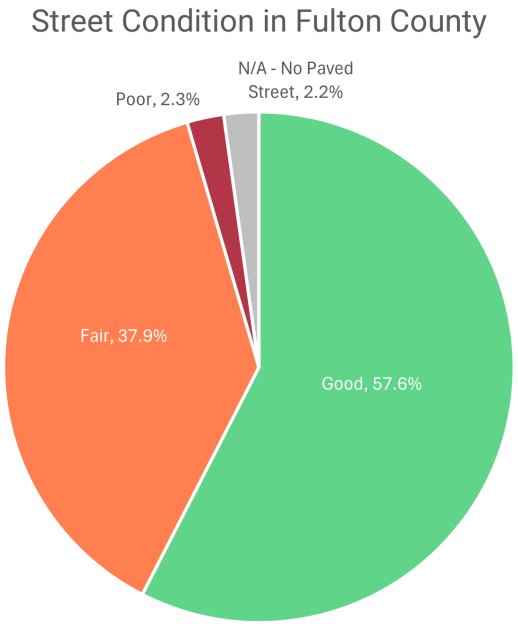


LEWISTOWN SIDEWALK CONDITION MAP



FULTON COUNTY STREET CONDITION

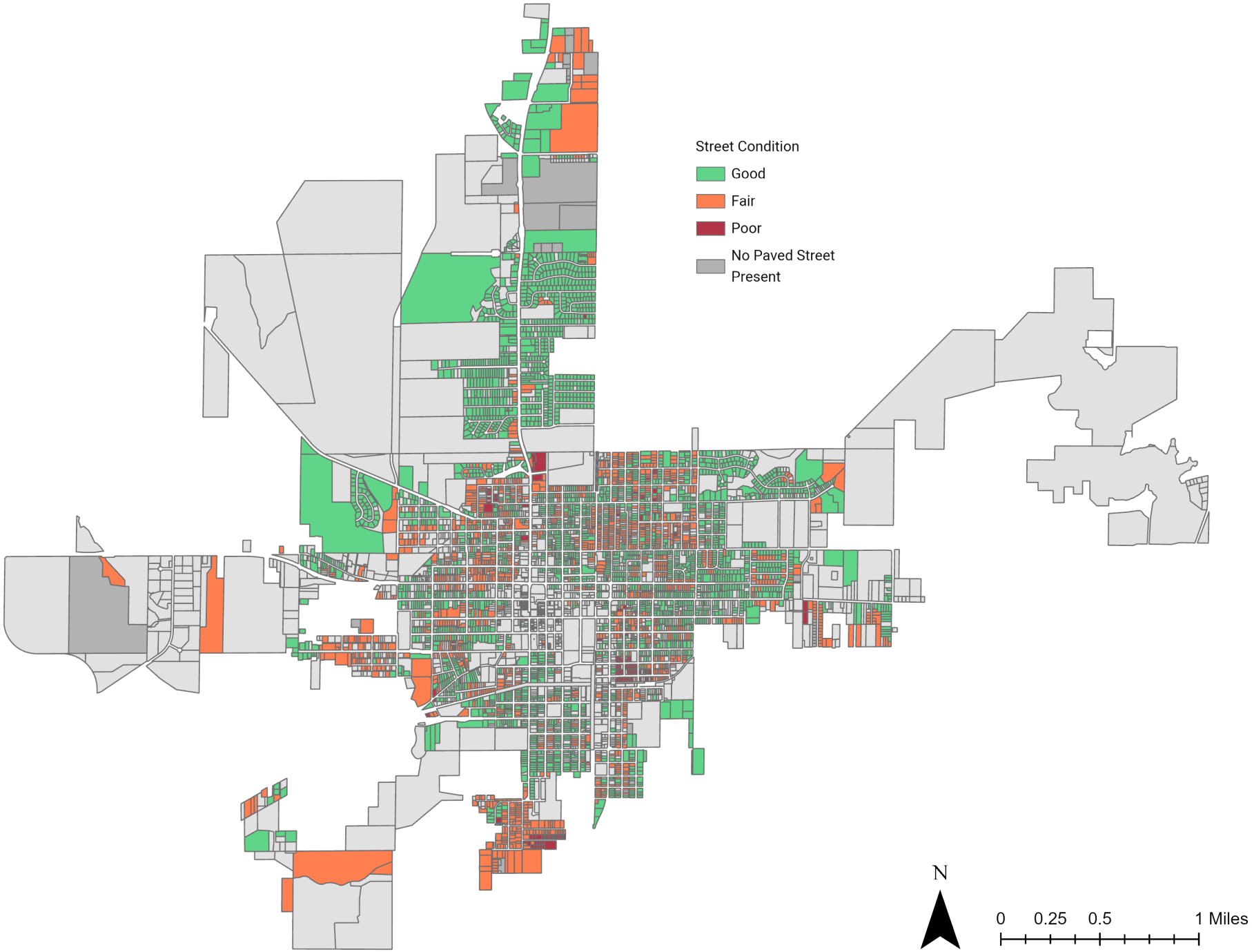
The majority of parcels in Fulton County had a paved street in good condition present. 57.6% of the streets in Canton, Cuba, and Lewistown were in good condition. Streets in this classification were level, ADA compliant, and had no or few cracks or potholes. 37.9% of the streets were classified as fair condition, which indicated that the street had some cracks or potholes but were passable. Streets in poor condition comprise 2.3% of the total.



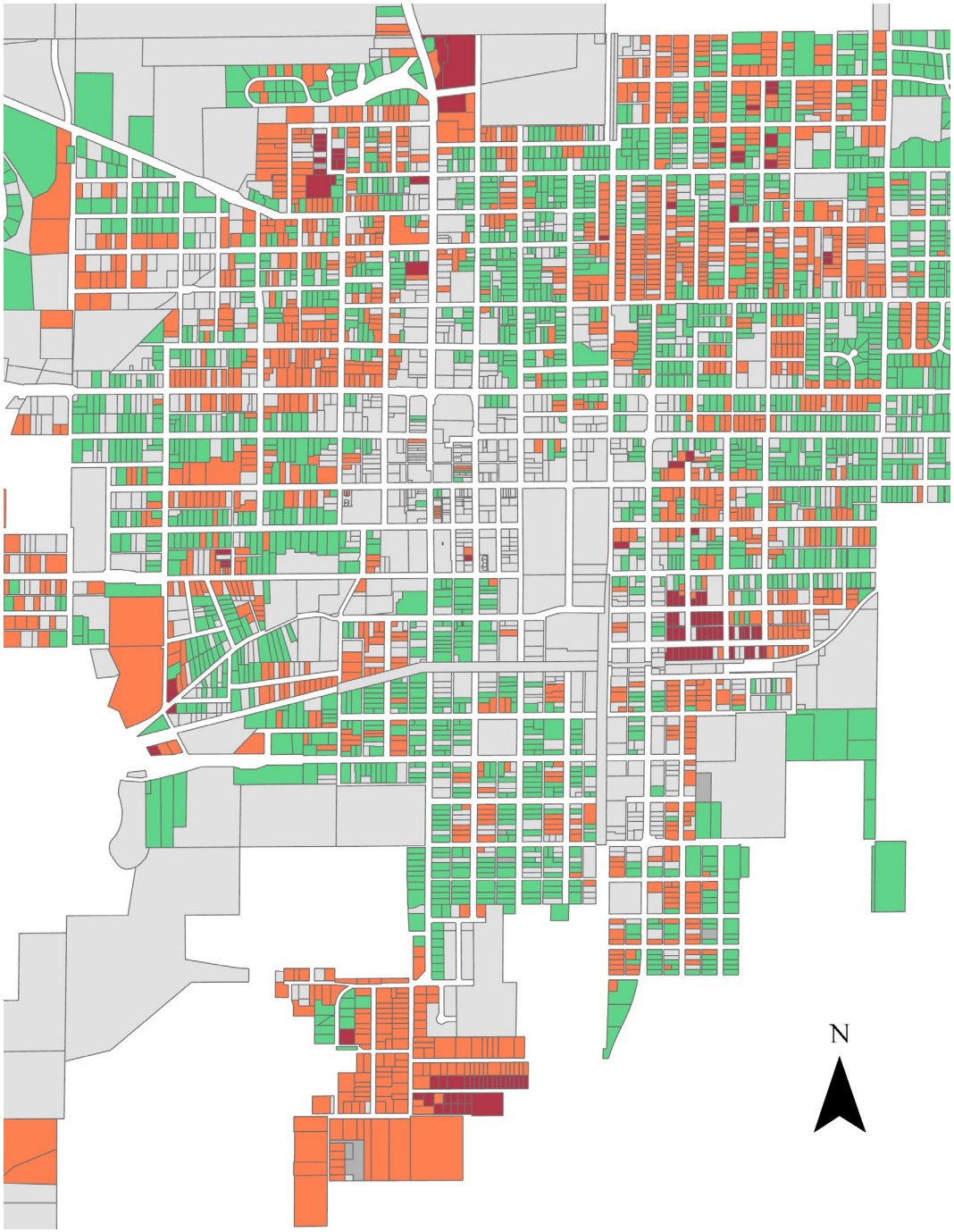
CUBA STREET CONDITION MAP



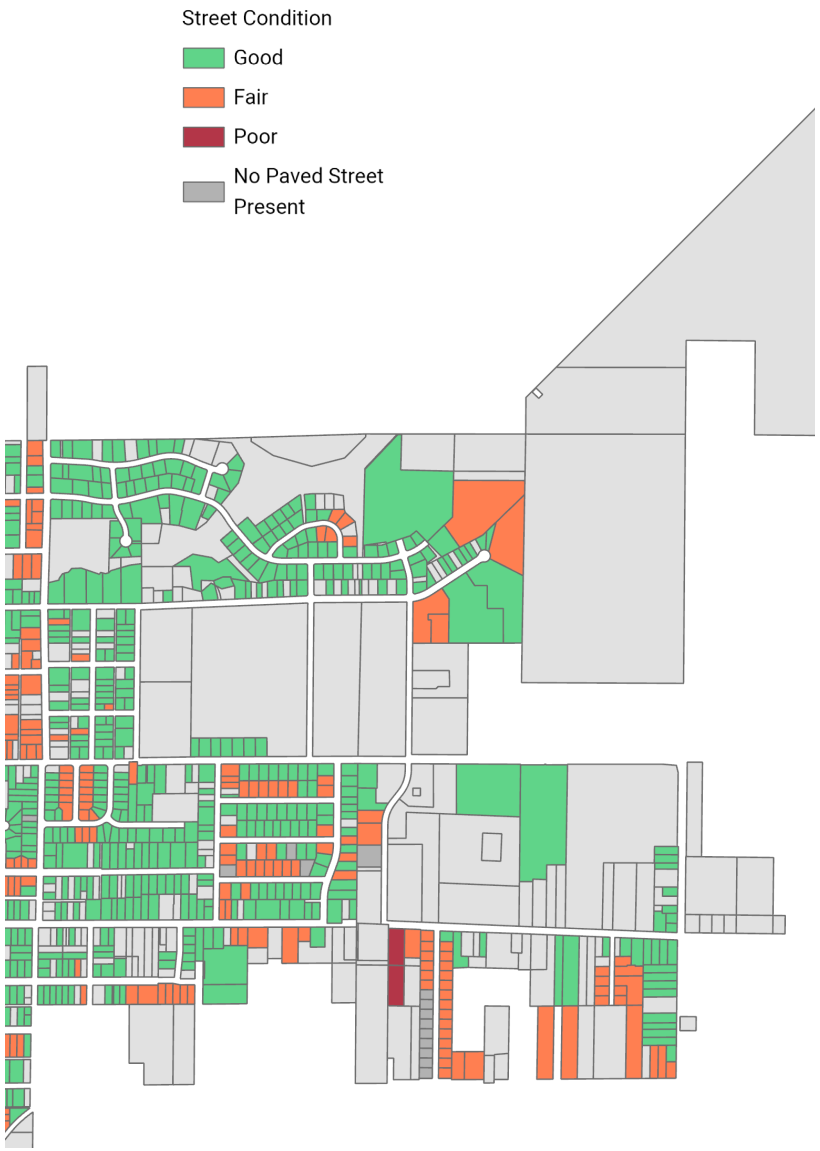
CANTON STREET CONDITION MAP



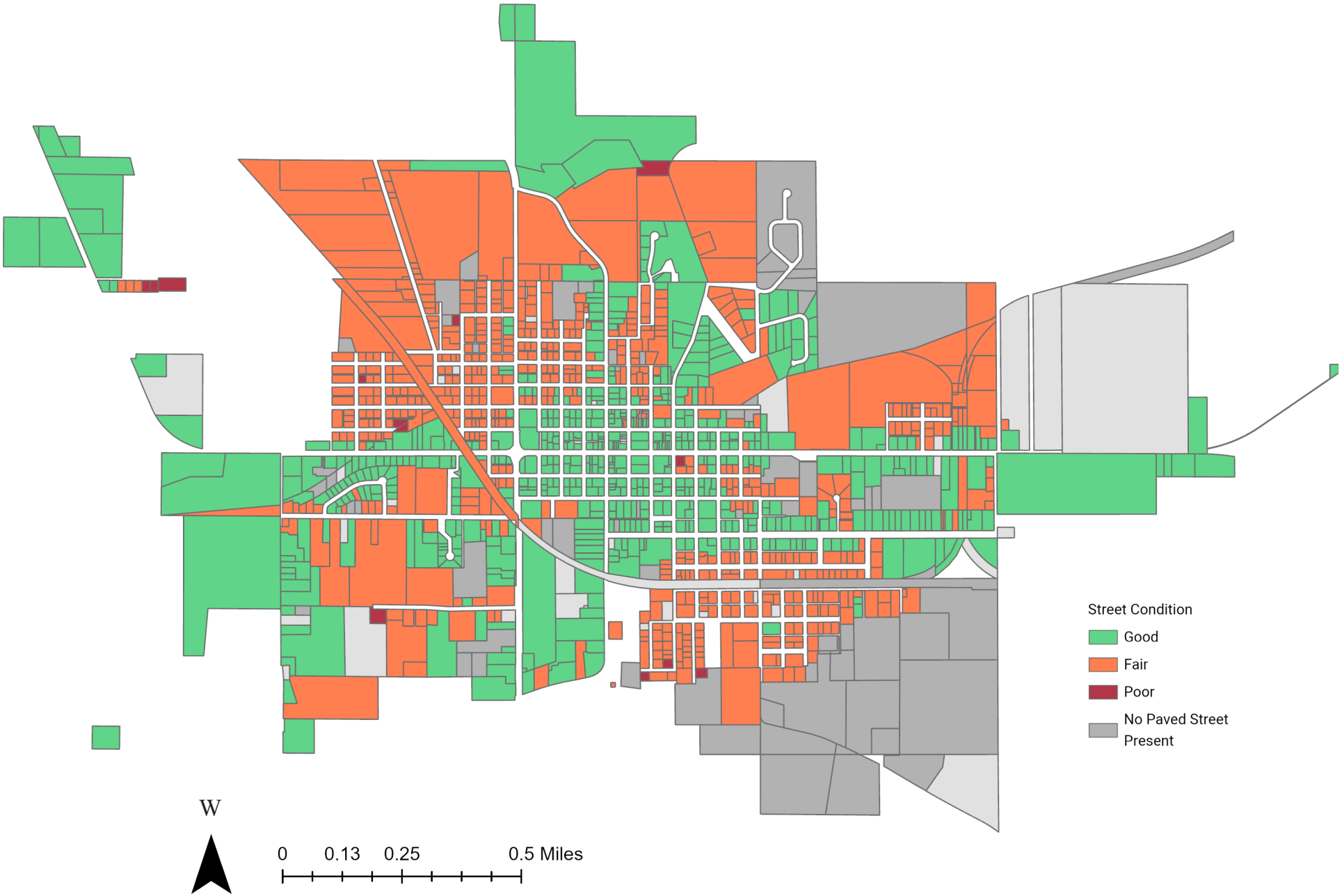
CENTRAL CANTON STREET CONDITION MAP



EAST CANTON STREET CONDITION MAP



LEWISTOWN STREET CONDITION MAP



OVERALL ANALYSIS

Of the 10,379 parcels in Fulton County's Housing Stock Survey, 63.1% were classified as residential, 10.7% were classified as open land, and 6.7% were classified as commercial. Of those residential parcels, 91.1% were recorded as single family detached structures and 3.1% were classified as multifamily structures. The exterior condition of residences in Fulton County was good, with 63.5% of surveyed parcels rated as good or excellent. Throughout Canton, Cuba, and Lewistown there are some vacancies, with 284 parcels classified as containing vacant structures and 358 parcels classified as vacant lots. Streets are generally in good condition but there is an opportunity to pave and improve the condition of sidewalks across the county.

FULTON COUNTY HOUSING STOCK SURVEY ANALYTICS

RESIDENTIAL PROPERTY TYPE AND CONDITIONS

			Poor		Fair		Average		Good		Excellent	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Single Family	6,006	96.7%	185	3.1%	641	10.7%	1,307	21.8%	2,329	38.8%	1,544	25.7%
Multifamily	199	3.2%	10	5.0%	36	18.1%	29	14.6%	84	42.2%	40	20.1%
Mixed Use	9	0.1%	1	11.1%	2	22.2%	2	22.2%	1	11.1%	3	33.3%
Mobile Home	134	2.2%	25	18.7%	52	38.8%	36	26.9%	12	9.0%	9	6.7%
Total Units	6,348	100%	221	3.5%	731	11.5%	1,374	21.6%	2,426	38.2%	1,596	25.1%

PROPERTY CONDITIONS

		Poor		Fair		Good		Not Present	
	Count	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Roof Conditions	7,110	532	7.5%	1,965	27.6%	4,567	64.2%	-	-
Paint/Siding Conditions	7,152	797	11.1%	2,189	30.6%	4,003	56.0%	-	-
Residential Garage Conditions	6,261	127	1.7%	1,260	16.7%	3,069	40.8%	1,805	24.0%
Yard Conditions	7,526	552	7.3%	2,032	27.0%	4,904	65.2%	-	-
Sidewalk Conditions	7,649	691	9.0%	1,322	17.3%	1,458	19.1%	4,178	54.6%
Street Conditions	7,649	178	2.3%	2,900	37.9%	4,402	57.6%	169	2.2%



IHDA MARKET ANALYSIS TOOLS

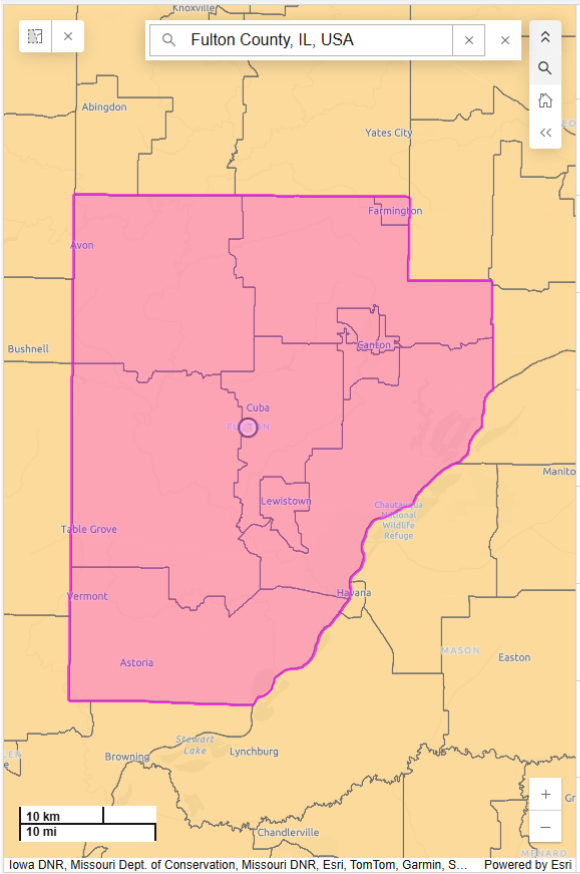
107 IHDA Market Analysis Application
108 Affordable Rental Unit Survey
111 Affordability Risk Index
113 Revitalization Impact Areas
115 Quality of Life Index

IHDA MARKET ANALYSIS APPLICATION

The IHDA Market Analysis Application (IMAA) summarizes economic, demographic, and housing information based on the selected market area. The data presented in the application is aggregated from publicly available data, as well as many of IHDA's independently published metrics and measurements. This application is intended to aid affordable housing practitioners in analyzing markets and selecting sites. The IMAA provides market-level data that can help with tenant targeting, local coordination, and income targeting, to build stronger LIHTC applications and better address the underlying housing needs of all Illinoisans.

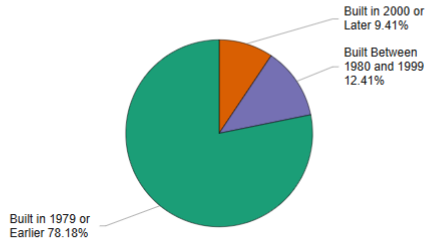
This application can be accessed on IHDA's website (**www.ihda.org/developers/market-research/ihda-market-analysis-application**).

IMAA 2025

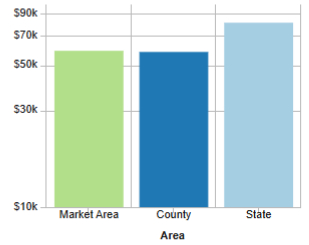


Total Pop., 2023	Pop. Change, 2013 to 2023
33.3k	-9.3%
Total Pop. Aged 60+, 2023	Pop. Aged 60+ Change, 2013 to 2023
9.4k	-0.73%
Unemployment Rate, 2023	Change in Unemployment Rate, 2013 to 2023
3.97%	-22.14%
Adults in Labor Force, 2023	Change in Adults in Labor Force, 2013 to 2023
15.36k	-8.14%
Poverty Rate, 2023	Change in Poverty Rate, 2013 to 2023
12.08%	-2.88%
Individuals w/ College Degrees, 2023	Change in College Degrees, 2013 to 2023
4.3k	14.8%
Housing Units Affordable at 30% AMI	RIA Score, 2023 / ARI Score, 2025
13.08%	2 / 1
Housing Units Affordable at 60% AMI	Cost Burdened Owner Rate, 2023
49.75%	16.61%
Housing Units Affordable at 80% AMI	Cost Burdened Renter Rate, 2023
71.42%	31.41%

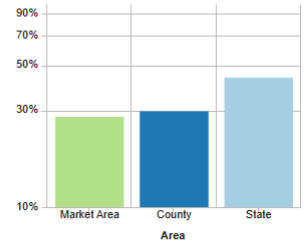
Age of Housing Stock



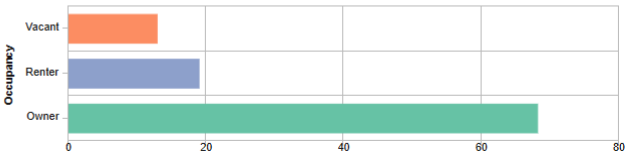
Median Household Income, 2023



Change Median Household Income, 20...



Housing Occupancy Rate, 2023



AFFORDABLE RENTAL UNIT SURVEY

IHDA uses the Affordable Rental Unit Survey (ARUS) to examine the estimated number of rental units that are affordable to various income levels, throughout Illinois. By examining the existing available rental units, that are either naturally occurring or that are subsidized to maintain affordability, the ARUS sheds light on a community's housing needs. In order to calculate ARUS percentages, data are collected from the American Community Survey. Using these data, the ARUS determines the percentage of a PMA's rental units that are considered affordable to those earning at various income levels. Housing is considered affordable when households pay no more than 30% of their income towards housing costs (rent, mortgage, taxes, utilities, etc.).

When the percentage of affordable rental units is equal to or slightly above the percentage of households earning a certain income level, it suggests that the market need at that income level is being met. Income levels are based on a percentage of the Area Median Income (AMI). For example, if 25% of households in a particular census tract are earning 40% of the AMI and 25% of the rental units are affordable to those at this income level, the 40% AMI housing need is being met. When the percentage of affordable rental units exceeds the percentage of households earning the AMI being evaluated, it is an indicator of over-saturation in the market at that AMI. Conversely, a percentage of affordable rental units below the level of AMI being evaluated is an indicator of the need for more units at that level. Communities should aim to meet the needs of residents at all income levels to achieve a truly affordable housing market.

This resource can be accessed on IHDA's website (**www.ihda.org/developers/market-research/affordable-rental-unit-survey**).

AN AFFORDABILITY EXAMPLE

Illiniville has an Area Median Income (AMI) of $50,000 per year.

Affordable housing costs for a household earning $50,000 per year (100% of the AMI) are $15,000 per year, or $1,250 per month.

Affordable housing costs for a household earning $30,000 per year (60% of the AMI) are $9,000 per year, or $750 per month.

If less than 60% of Illiniville's housing stock is priced at or below $750 per month, they are in need of additional housing for those making 60% of the AMI.

SHOW YOUR WORK

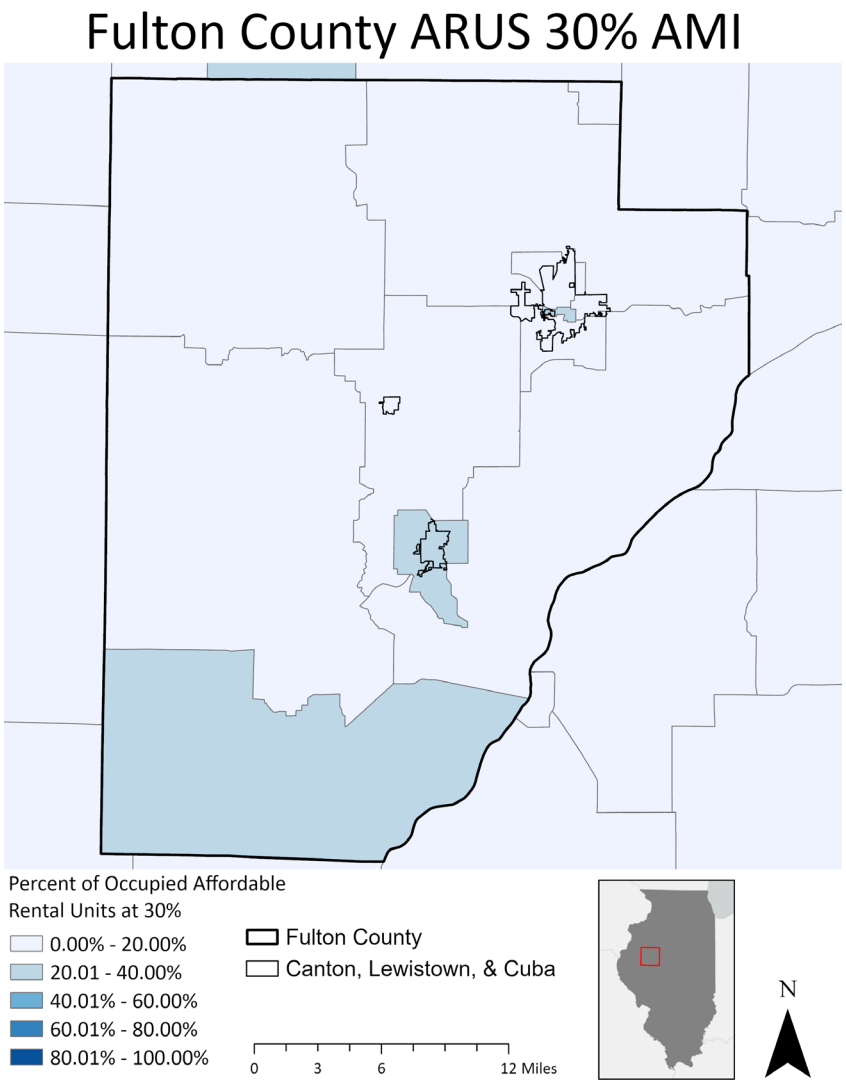
$50,000 x 30%
= $15,000

$15,000 / 12
= $1,250

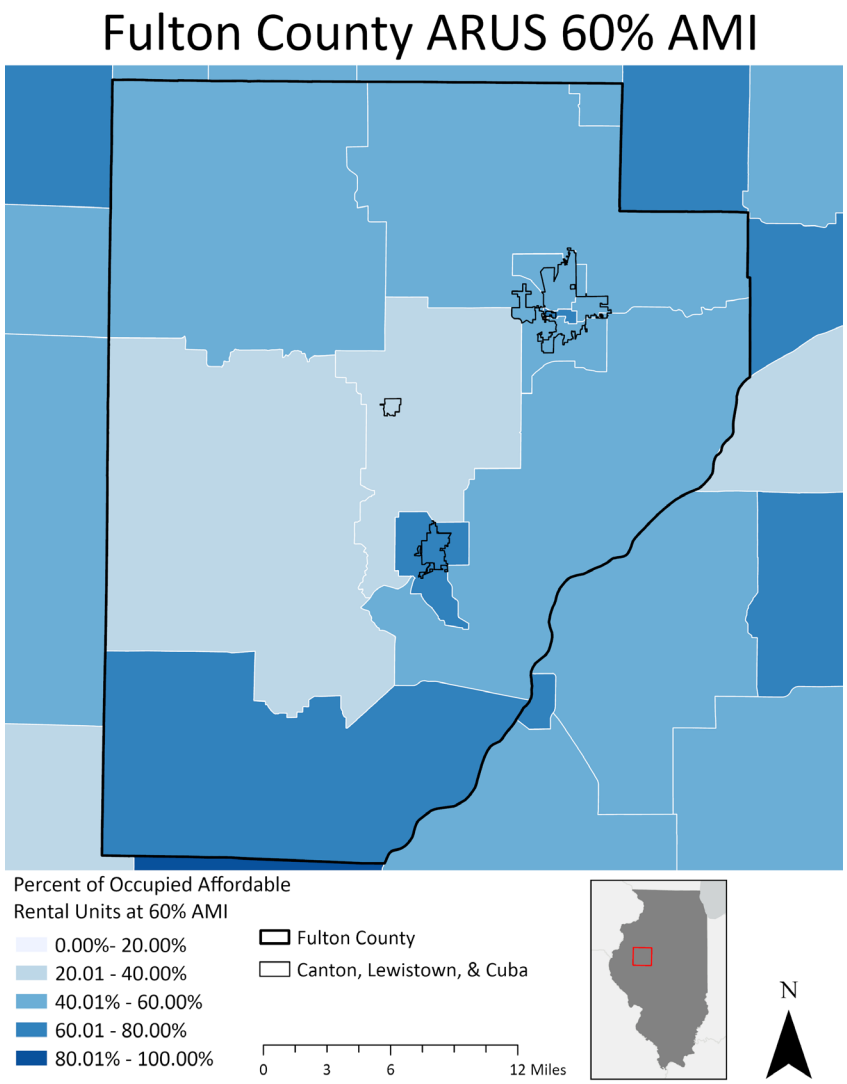
AFFORDABLE RENTAL UNIT SURVEY IN FULTON COUNTY

Within Fulton County, there are naturally occurring affordable rental units, however they fall short of the community's need. Based on data from the 2025 ACS, there were 3,071 renter-occupied housing units in Fulton County. Of those rental units, 13% were available to those making 30% of the Area Median Income (AMI), 50% were available to those making 60% of the AMI, and 71% were available to those making 80% of the AMI. The greatest opportunities for creating a more equitable rental housing market lie in creating additional units for those making 20-50% of the AMI. Based on the AMI in 2025, these rentals would target renters paying from $293-733 per month.

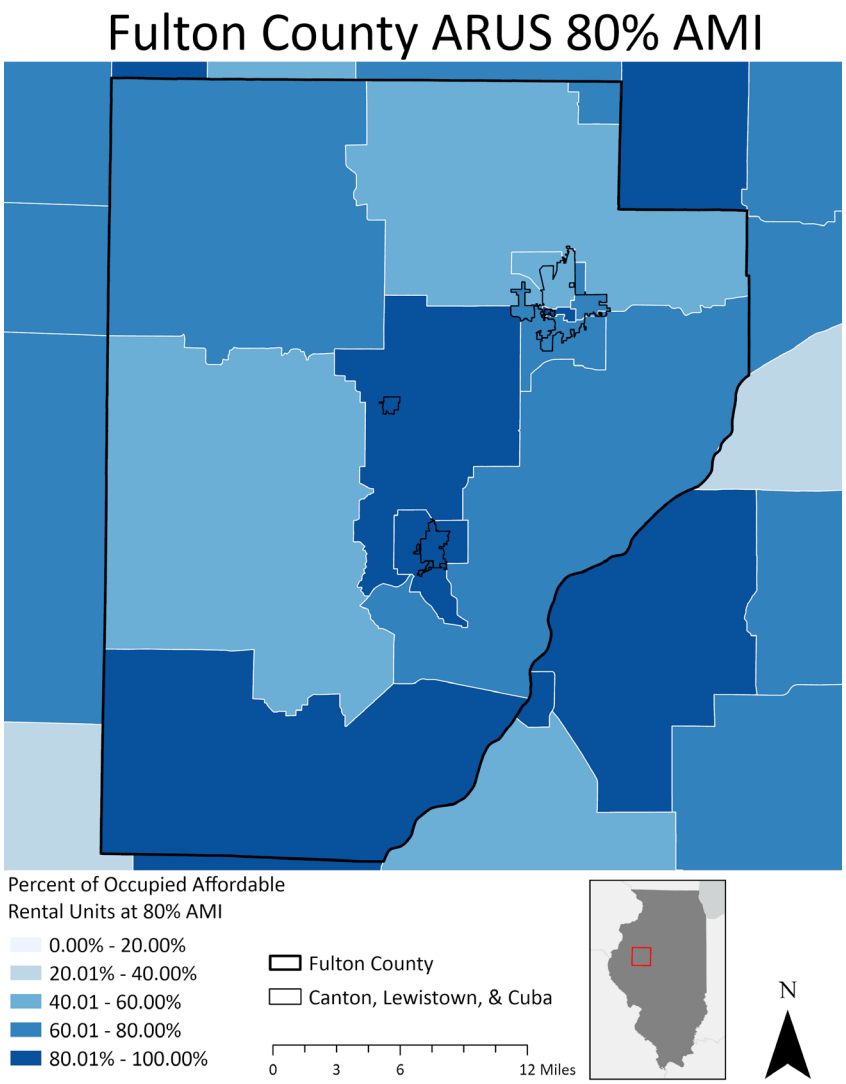
AFFORDABILITY FOR EXTREMELY LOW-INCOME HOUSEHOLDS IN FULTON COUNTY



AFFORDABILITY FOR LOW-INCOME HOUSEHOLDS IN FULTON COUNTY



AFFORDABILITY FOR MODERATELY LOW-INCOME HOUSEHOLDS IN FULTON COUNTY



AFFORDABILITY RISK INDEX

The Affordability Risk Index (ARI) is a market tool developed by IHDA that is intended to demonstrate the degree to which housing affordability is diminishing in a census tract at a faster rate than the area's set-aside. Communities can utilize this tool to identify census tracts in which a variety of market factors combine to indicate a threat to affordability. The ARI uses data from the American Community Survey to measure the change over time of the following metrics:

- Median household income
- Median home value
- Families below the federal poverty level
- Housing unit vacancy
- Renter tenancy
- Individuals employed in management, business, science, and arts occupations
- Individuals with a four-year degree or higher

Scores in the ARI range from one to five, with census tracts where affordability is at the highest risk receiving the score of five. The risk of losing affordability is not the lone factor to consider when making plans for affordable housing investments or other actions to preserve the costs and accessibility of an area. However, the designation of ARI scores can help to inform communities of where affordability preservation should be prioritized and offer insights into current and future market trends in affordability.

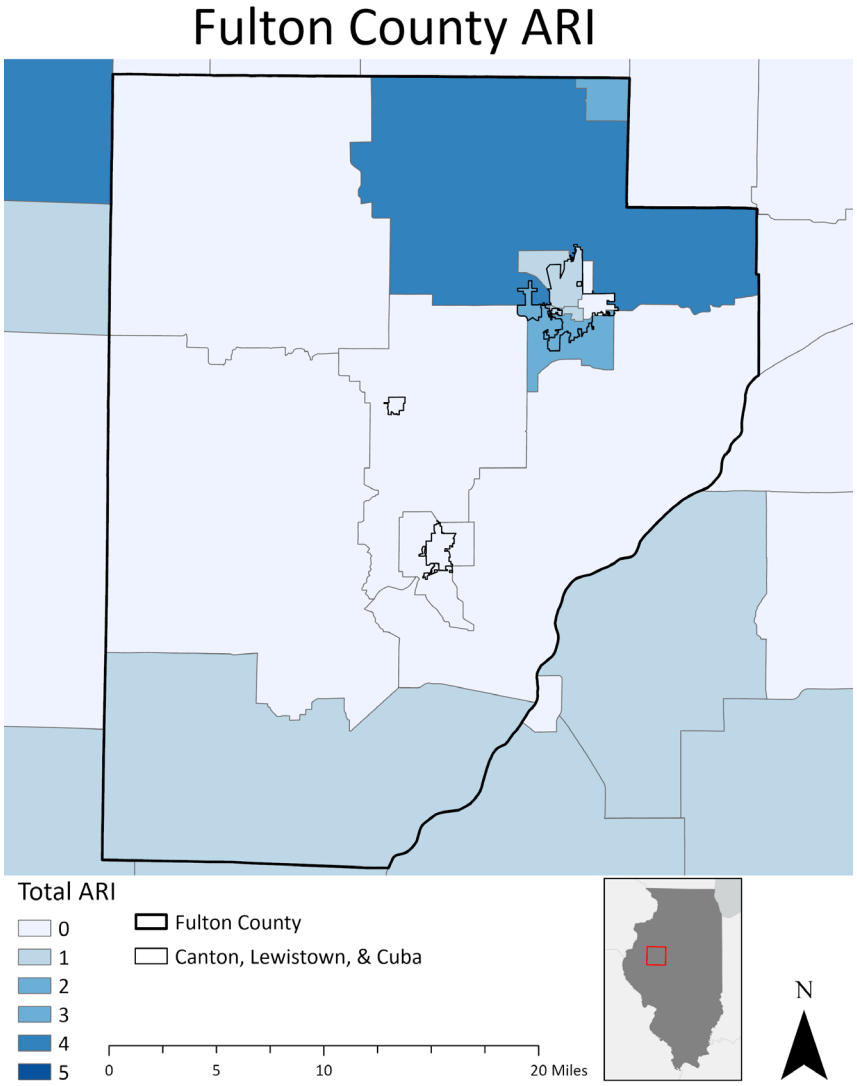
This resource can be accessed on IHDA's website (**www.ihda.org/developers/market-research/affordability-risk-index**).

INCENTIVIZING AFFORDABILITY IN VULNERABLE MARKETS

IHDA values providing housing that is affordable and accessible to all. Therefore, preserving affordability in the most vulnerable markets is a priority that informs many of IHDA's programs. As a result, the ARI has been incorporated into IHDA's Low-Income Housing Tax Credit (LIHTC) program as a scoring incentive. Under the program's competitive 9% applications, projects can receive up to 5 points in correlation with their ARI score. This scoring design encourages communities and developers to consider investments in geographic areas that will help to build long-term equity and accessibility within the state's housing markets.

AFFORDABILITY RISK INDEX IN FULTON COUNTY

Across Fulton County there is a mixed risk of losing affordable housing, with the highest risk in the northeast corner of the county and around Canton. The center of the county has an ARI score of 0 because there is not enough data available to formulate an accurate ARI score. Overall this indicates that Fulton County should be aware of shifting affordability in the housing market as there is a moderate level of risk in the county.



REVITALIZATION IMPACT AREAS

The Revitalization Impact Areas (RIA) tool evaluates each census tract in Illinois for market conditions that suggest that revitalization, or concerted community development planning, would be especially beneficial within these areas. Considerations for this RIA metric include:

- Family poverty rate
- Unemployment rate
- Median household income
- Housing vacancy rate
- Concentration of affordable housing units

Each census tract is evaluated under each of these characteristics and assigned a Revitalization Impact Area status based upon how many of these metrics fall within an extreme percentile (25th or 75th percentiles, depending on the metric) in comparison to all other census tracts within their set-aside[1]. The RIA is intended to help communities identify areas where concerted planning and revitalization activities will be most beneficial to the area's growth and overall health, and to provide an incentive for these areas in their LIHTC applications[2].

This resource can be accessed on IHDA's website (**www.ihda.org/developers/market-research/revitalization-impact-areas**).

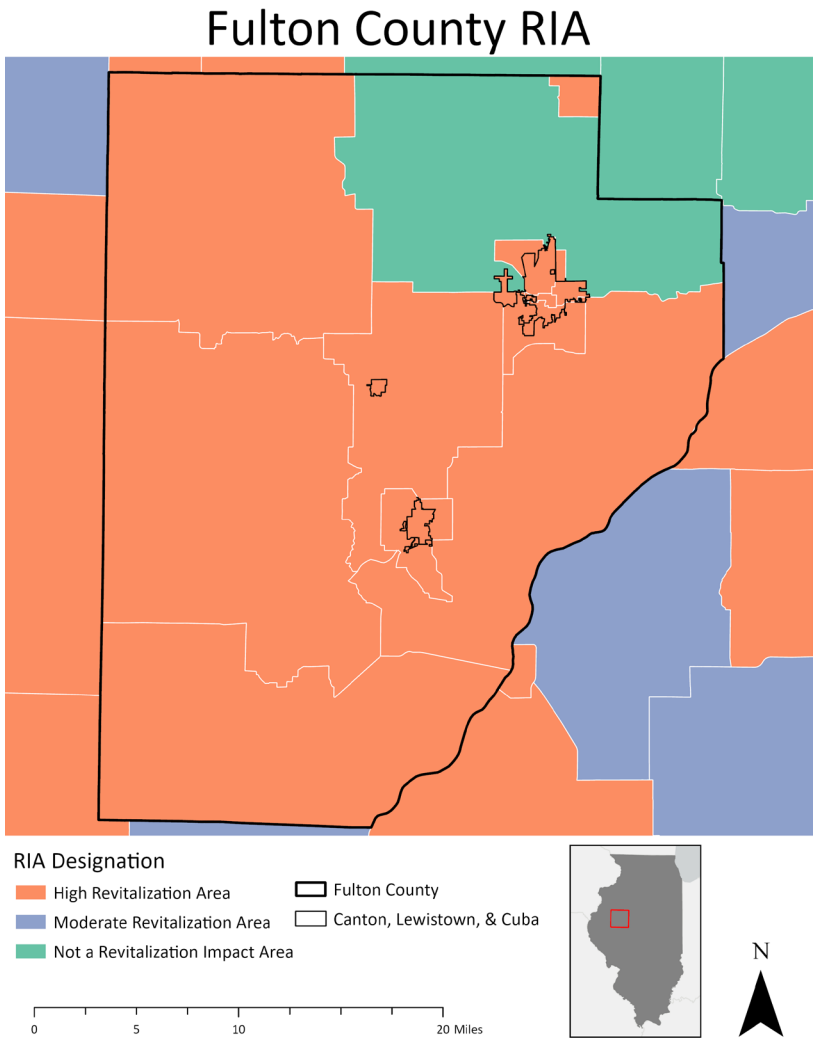
REVITALIZATION IMPACT AREA DESIGNATIONS

Census tracts that demonstrate one extreme market metric are classified as Moderate Revitalization Impact Areas, whereas those demonstrating two or more are classified as High Revitalization Impact Areas. Additionally, any tract that is aligned with current state and federal community development designations, such as Qualified Census Tracts (QCTs) or Difficult Development Areas (DDAs), are also automatically classified High Revitalization Impact Areas.

1 The Revitalization Impact Area tool uses IHDA's LIHTC set-asides for geographic comparison. Fulton County is part of the Non-Metro set-aside.
2 Moderate Revitalization Impact Areas automatically receive 1 point and High Revitalization Impact Areas receive 2 points in a LIHTC 9% application under Community Revitalization Scoring.

REVITALIZATION IMPACT AREAS IN FULTON COUNTY

Fulton County is primarily a high revitalization impact area, apart from a section of the northeast portion of the county. All the cities, including Canton, Lewistown, Cuba, and Farmington in the northeast corner of the county are all high revitalization impact areas. This suggests that community development and revitalization efforts will be particularly helpful in these areas. In addition, affordable housing developments in this census tracts would be applicable for additional points in 9% LIHTC applications.



QUALITY OF LIFE INDEX

The Quality of Life Index (QOLI) is a statewide planning tool used to determine areas of high livability within Illinois. This census tract-based tool is designed to bring awareness to the features that make a community strong and the ways in which quality of life can be improved. "Quality of Life" in a planning context refers to an area's access to resources that are used to enhance health, prosperity, and safety. The QOLI uses a variety of indicators to explore long-term community viability and suggests where an affordable housing development can fit within a community. Utilization of this QOLI helps IHDA to base its funding decisions on what a community is doing well, as well as on what it needs to work on, in order to create investments in a community's long-term sustainability.

The index was structured on a 10-point scale so that it fits within our current Qualified Allocation Plan (QAP) point structure. The QOLI includes five broad categories, each of which is made up of numerous indicators based on American Community Survey data. Each category is assigned 2 points in the 10-point scale that can be broken down to reveal what indicators a census tract successfully meets, and which it does not. The categories and associated indicators are as follows[1]:

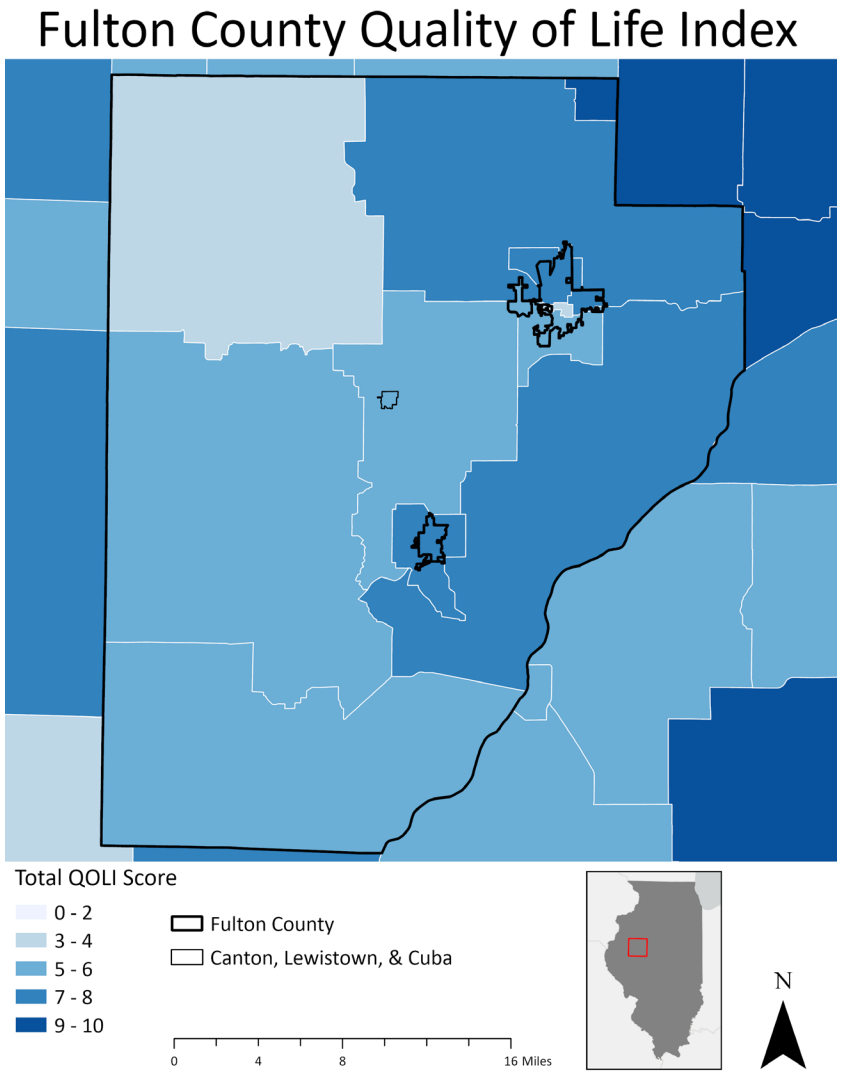
- **Education**
  - Disenfranchised young adults
  - Educational attainment
  - Access to preschool
- **Prosperity**
  - Labor force participation rate
  - Employment
  - Quality of jobs obtained
  - Income inequality
  - Single mother families
- **Health**
  - People with health insurance
  - Life expectancy
  - Medically underserved areas
- **Housing Quality**
  - Cost burdened owners
  - Cost burdened renters
  - Mobile home concentration
  - Crowded housing
  - Vacant housing
- **Connectivity**
  - Linguistically isolated households
  - Broadband access
  - Resident turnover
  - Commute times
  - Cars per household

Starting with the 2024-2025 QAP, project sponsors are also able to supplement their QOLI scores with Community Revitalization (CR) documentation. Eligible criteria can be found on IHDA's website. This resource can be accessed on IHDA's website (**www.ihda.org/developers/market-research/quality-of-life-index**).

1 A full explanation of all QOLI Categories and Indicators can be found on IHDA's website (**www.ihda.org/developers/market-research/quality-of-life-index**).

QUALITY OF LIFE INDEX IN FULTON COUNTY

Fulton County has an average Quality of Life Index of 6.3, with census tracts in the county ranging from 4 to 9. Across the county, scores were highest in the housing and health categories and lowest in the prosperity and education categories. Within the prosperity category, there is an opportunity for improvement in the percent of people over 16 years old participating in the labor force and the percent of jobs in management. Within the education category, there is an opportunity for improvement in the percentage of adults with a bachelor's degree.





GOALS AND OBJECTIVES

FULTON COUNTY'S GOALS AND OBJECTIVES

Throughout our partnership, the Community Revitalization project's core planning group met to review the results of this planning effort and discuss goals and recommendations for the strategy areas. During these meetings, the planning team reviewed the findings of the Community Revitalization Plan process to evaluate the existing conditions, needs, and vision for the study's community areas and Fulton County overall.

The following pages highlight recommendations to address some of the most salient and pressing conditions of Fulton County, as identified by the community and the core planning team. Recommendations were informed by the many components of this study and are intended to establish prioritized development goals for Fulton County for the coming year

1. REVITALIZE THE EXISTING HOUSING STOCK	
By end of 2026	**Establish processes and funding opportunities for housing revitalization**
	a. Identify a list of homes in need of revitalization b. Apply to at least 1 grant for housing revitalization c. Work with at least 5 homeowners in need of revitalization efforts
By end of 2028	**Expand local opportunities for revitalization**
	a. Apply to at least 3 grants for housing revitalization b. Work with at least 10 homeowners in need of revitalization efforts
By end of 2030	**Sustain revitalization programming and funding**
	a. Identify updated list of homes in need of revitalization b. Apply to at least 5 grants for housing revitalization c. Work with at least 15 homeowners in need of revitalization efforts

2. EXPAND EXISTING HOUSING OPTIONS	
By end of 2026	**Establish relationships with developers**
	a. Reach out to Illinois Housing Council for developer referrals b. Reach out to at least 4 local or regional developers

2. EXPAND EXISTING HOUSING OPTIONS	
By end of 2028	**Launch sustainable housing development efforts**
	a. Engage a developer in at least 1 housing development project
By end of 2030	**Maintain sustainable housing development efforts**
	a. Engage developers in at least 2 different types of housing development projects b. Begin to reassess Fulton County's housing needs

3. IMPROVE BUSINESS RETENTION AND EXPANSION	
By end of 2026	**Implement new support services to existing businesses**
	a. Utilize Placer.ai data to create enhanced marketing plans for local businesses b. Partner with SBDC to offer a series of business success workshops
By end of 2028	**Implement recruitment efforts to attract new businesses**
	a. Create an incubator space for new business support b. Offer Pitch Program for entrepreneurs with incentives
By end of 2030	**Sustain small business programming**
	a. Help at least 10 local businesses expand to increase local jobs b. Attract at least 10 new businesses to Fulton County



FUNDING AND IMPLEMENTATION

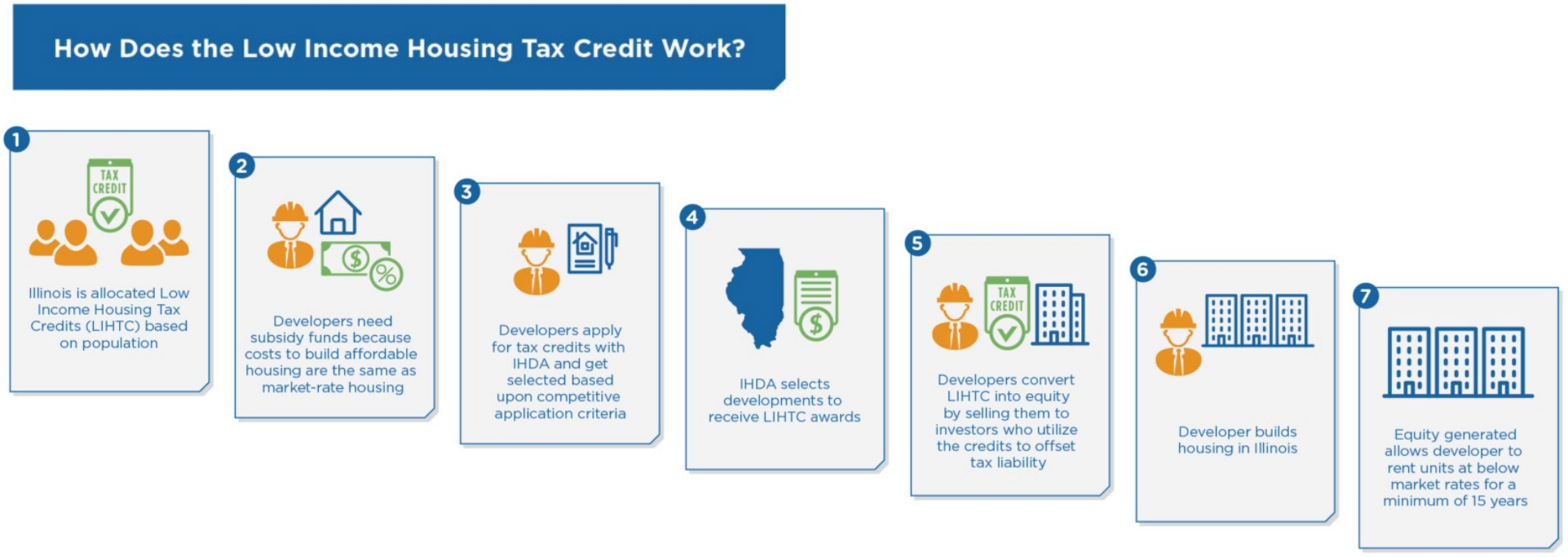
121 Low-Income Housing Tax Credits
128 Illinois Affordable Housing Tax Credits
129 Local, State, and Federal Resources
143 IHDA Programs and Resources

LOW-INCOME HOUSING TAX CREDITS

The Low-Income Housing Tax Credit (LIHTC) is the most important resource for creating affordable housing in the United States today. Created by the Tax Reform Act of 1986, the LIHTC program gives state and local LIHTC-allocating agencies the equivalent of approximately $9 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. The tax credits are more attractive than tax deductions as the credits provide a dollar-for-dollar reduction in a taxpayer's federal income tax, whereas a tax deduction only provides a reduction in taxable income.

Each state receives a fixed allocation of credits based on its population. In Illinois, this program is administered by IHDA. IHDA evaluates all applications on the Qualified Allocation Plan (QAP), which is updated every other year through a public process. While specific priorities can change between QAPs, LIHTC regulations dictate that the maximum rent that can be charged is based upon the Area Median Income (AMI) and is capped at 80% of AMI. In addition, rents must be kept affordable for a 15-year initial compliance period with a likely subsequent 15-year extended use period for a total of 30 years of ensured affordable housing.

In the following sections you will find more information on IHDA's LIHTC application process and outcomes, however, you can always find more information on IHDA's website (**www.ihda.org/developers/tax-credits**).



LOW-INCOME HOUSING TAX CREDITS AT IHDA

The Federal LIHTC process begins with a developer proposing a project to IHDA through an application for 4% or 9% credits. The application is then reviewed for mandatory requirements and scored by IHDA based on its adherence to the current QAP and IHDA's priorities. If the developer's project wins an allocation of tax credits, they can proceed to complete the project and rent the units to low-income tenants. The allocated tax credits are purchased by an investor who makes a capital contribution to the project in exchange for the allocation of the entity's LIHTCs over a ten-year period. The program's structure ensures that private investors bear the financial burden if properties are not successful. This system has driven private sector accountability to the LIHTC program, resulting in a foreclosure rate of less than 0.1%, far less than that of comparable market-rate properties. As a permanent part of the tax code, the LIHTC program necessitates public-private partnerships, and has leveraged more than $100 billion in private equity investment for the creation of affordable rental housing nationally.

PRELIMINARY PROJECT ASSESSMENT

The first step in applying for LIHTCs is to submit a Preliminary Project Assessment (PPA). The PPA addresses project concept, design, location, and proposed tenant population. IHDA will evaluate the submission and determine if the PPA is approved to proceed to a full application. Approval of a PPA does not guarantee an allocation of tax credits or IHDA financing. For projects seeking 9% LIHTC, applications will be accepted one time per year. 4% Applications will be accepted on a rolling basis. Approved PPAs are eligible to apply for tax credits or other IHDA financing.

COMMUNITY REVITALIZATION IN THE LOW-INCOME HOUSING TAX CREDIT PROGRAM

Community revitalization plays an important role within IHDA's LIHTC program by ensuring that projects located in vulnerable markets are developed in concert with local planning and development activities. In the competitive 9% LIHTC round, community revitalization is offered as a substantial incentive, allowing projects to earn up to 10 points (out of a possible 100 points) by demonstrating tangible connections to local planning initiatives and community engagement. Under both the 4% and 9% LIHTC rounds, all projects located in a Qualified Census Tract (QCT), a Racially or Ethnically Concentrated Area of Poverty (R/ECAP), or those that receive a Conditional Approval based on market characteristics are required to submit a Community Revitalization Strategy as a condition of closing.

A full description of the current Community Revitalization Thresholds and Scoring Criteria is listed on the following pages and available on IHDA's website (**www.ihda.org/developers/qap**).

MULTIFAMILY HOUSING DEVELOPMENTS

Tax credits serve as a powerful tool to developers who create affordable multifamily rental housing. Developments can be realized through a variety of designs and layouts. Multifamily properties that are rehabilitated or constructed through LIHTC may include residences for elderly individuals, families, single individuals, veterans, people at-risk of homelessness, and people with special needs or disabilities. While the development must provide affordable housing units, unit mixes can vary to include rents that accommodate extremely low-income populations as well as those that fall only slightly lower than the area median income, or market rate rentals. Housing that is developed as a result of LIHTC awards may demonstrate a wide variety of styles and with varying amenities. Historically, tax credit developments have included townhomes, duplexes, multi-unit buildings with 50 or more units, and scattered single family homes. All decisions of the design of a project, the targeted tenant population, and construction decisions are up to the discretion of the housing developer. The following examples highlight various styles of multifamily housing developments that have been constructed through IHDA's tax credit programs.



TIGER SENIOR APARTMENTS
Paris, Illinois

Redevelopment of Paris High School to create a 42-unit senior residence



COTTAGE APARTMENTS
Normal, Illinois

New construction of a 50-unit senior residence



EMERALD RIDGE
East Alton, Illinois

New construction of 46 single family homes and duplexes



MAPLE RIDGE
Paris, Illinois

New construction of 50 single family, duplexes, and multi-family homes

2026 COMMUNITY REVITALIZATION STRATEGY

Definitions

- **Community Revitalization Strategy (CRS)** shall mean a deliberate, concerted, and locally approved plan or documented interconnected series of local efforts with local stakeholder support intended to improve and enhance specific aspects of a Community Revitalization Strategy Area (defined below). Please note: A locally approved plan is but one method of documentation, but and because formalized plans are beyond the capabilities of all municipalities in the state, well-documented efforts taking place outside of formalized plans are equally acceptable for this purpose.

- **Community Revitalization Strategy Area (CRSA)** shall mean the Project area for a Community Revitalization Strategy. The CRSA must be contained to an area that is **the smaller of the following two options**: (1) An area that is no larger than a three-mile radius from the subject property(ies), OR (2) An area (census tract(s), municipality, neighborhood/community area, etc.) with a population no greater than 30,000. IHDA Community Revitalization staff may approve a larger CRSA on an individual basis if sponsor provides documentation evidencing the need to define a larger area.

- **Affordable Housing** – For the purposes of Community Revitalization Strategy Section IX C. ii) b. and c. only, the term "Affordable Housing" is defined by one of the following criteria:

    - Rent restricted rental units (legally restricted via use of programs such as Low-Income Housing Tax Credits, HOME, Illinois Affordable Housing Trust Funds, etc.) where rent is restricted to levels affordable to households earning under 30%, 50%, 60%, or 80% of the Area Median Income;

    - Rent subsidized rental units (examples of rental subsidies are Project Based Rental Assistance, Project Based Vouchers, Housing Choice Vouchers, Section 811, and Rental Housing Support Program);

    - Affordable homeownership programs, including the use of subsidized mortgage credit certificates, mortgage revenue bonds, or down payment assistance that are limited to households earning less than 120% of Area Median Income.

- **BIPOC** shall mean "Black, Indigenous, or Person(s) of Color"

- **Subject Property(ies)** shall mean the property or properties where Affordable Housing activity proposed by the LIHTC application will be located.

IHDA provides technical assistance to project sponsors and communities that require or are interested in submitting a Community Revitalization Strategy. For more information, or to request technical assistance, please contact **Revitalization@IHDA.org**.

Additional information and resources can be found on IHDA's **Community Revitalization Website.**

Cover Letter Required for both 4% and 9% applications. A template cover letter provided by IHDA must be utilized. **Click here to utilize IHDA's Cover Letter template (required)**
A cover letter citing the locations **(document title and page numbers)** within the submitted materials where thresholds and scoring criteria can be found. The Community Revitalization Strategy for 4% and 9% applications will not be evaluated without this cover letter.

2026 COMMUNITY REVITALIZATION STRATEGY

Threshold Requirements

Threshold Requirements

Within the Low-Income Housing Tax Credit (LIHTC) program, all projects may submit a Community Revitalization Strategy, which is eligible for up to 10 points in a 9% competitive application. To be eligible for these points, the Community Revitalization Strategy must first meet all of the Threshold Requirements outlined below. **All materials, plans, and supporting documentation must be dated within five (5) years of application submission** (excepting community participation, see below); IHDA Community Revitalization staff may approve the submission of materials, plans, or supporting documentation that are up to ten (10) years old from the time of application submission, but sponsor must receive technical assistance from IHDA Community Revitalization staff in advance of application, must submit the verification memo emailed to you by IHDA CR planners confirming acceptability of documentation older than five (5) years from IHDA Community Revitalization staff upon application, and must demonstrate a clear connection to the present conditions and goals of the community through a detailed narrative and evidence from the community.

Note: Successful Community Revitalization Strategies frequently consist of multiple documents from a variety of sources that provide evidence of interconnected deliberate, concerted, and locally approved planning efforts and activities. Where possible and relevant, please include complete documents, rather than excerpts, to provide reviewer with necessary context.

Additionally, all projects proposing to locate in a Qualified Census Tract (QCT) or HUD-recognized Racially or Ethnically Concentrated Area of Poverty (R/ECAP), or projects demonstrating market concerns as identified by IHDA, determined at the time of PPA, must submit a Community Revitalization Strategy and supporting documentation that at a minimum meets the mandatory Threshold Requirements outlined below. This requirement applies to projects seeking either 4% or 9% LIHTC.

Defined Community Revitalization Strategy and Area All of the following must be provided:	
A)	A written description of the Community Revitalization Strategy Area designated for revitalization, with boundaries clearly described. The CRSA must be contained to an area that is **the smaller of the following two options**: (1) An area that is no larger than a three-mile radius from the subject property(ies), OR (2) An area (census tract(s), municipality, neighborhood/community area, etc.) with a population no greater than 30,000. IHDA Community Revitalization staff may approve a larger CRSA on an individual basis if sponsor provides documentation evidencing the need to define a larger area.
B)	A detailed narrative of the Community Revitalization Strategy. This must address why the designated Area was chosen for revitalization, and specifically how the Strategy has and/or will address the challenges that residents of the community face in accessing resources and amenities.
C)	A map locating the subject property(ies) within the designated Community Revitalization Strategy Area. The map must identify CRSA amenities, institutions, and assets, as well as where affordable housing is both currently located and planned. If available, land use and zoning designations may also be included. **Click here to utilize IHDA's Asset Map template (optional)**

The Community Revitalization Strategy defined above must demonstrate components of:

2026 COMMUNITY REVITALIZATION STRATEGY

Threshold Requirements

1) Affordable housing All of the following must be provided:	
A)	Documentation explicitly stating the need and desire for affordable housing as part of the Strategy for the community. The type of revitalization needed should be specified, such as preservation, demolition and greening, infill, rehabilitation, new development, rental housing, and/or homeownership *(community plans which indicate targeted areas for affordable housing, a letter summarizing local efforts made to designate areas for affordable housing, housing plans, etc.).*
B)	Documentation demonstrating the subject property's alignment with the Community Revitalization Strategy.

2) Community participation Activities must have taken place within three (3) years of application submission. At least 2 of the following must be provided:	
A)	Local advertisements or evidence of community outreach for public meetings related to the Community Revitalization Strategy *(newspaper advertisements, local community newsletters, leaflets, local postings, etc.).*
B)	Attendance sheets or sign-in sheets from public meetings.
C)	Documentation showing the input gained from public meetings *(SWOT analyses, meeting minutes, lists of preferences, documentation of comments received, etc.).*
D)	Evidence of community-led project(s) that align with the Community Revitalization Strategy *(materials documenting community-based development initiative or program, community-based participatory budgeting process, etc.).*
E)	Community participation or action components in published planning documents or efforts *(TIF plans, comprehensive plans, neighborhood/corridor plans, etc.).*
F)	Evidence of a mix of public, private, and nonprofit investment in the Community Revitalization Strategy indicating a broad coalition of local stakeholders *(agreements or Memoranda of Understandings (MOUs) between community-based organizations and financial institutions or government entities, etc.).*
G)	Documentation of sponsor- or developer-hosted community meeting **Click here to utilize IHDA's Community Meeting Toolkit (optional)**

3) Plan adoption, approval, or support by local champion At least 1 of the following must be provided:	
A)	A resolution passed by a local governmental board, community, or committee stating the adoption of a plan that is a component of or relevant to the Community Revitalization Strategy *(comprehensive plan, transportation plan, neighborhood priorities report, etc.).*
B)	A letter signed by an elected official from the Strategy Area detailing the official approval of component(s) of the Community Revitalization Strategy. The letter must contain the date the plan was approved and the names of the officials and/or staff who approved it.
C)	Meeting minutes from a local governmental board, community, or committee meeting which clearly state the approval of component(s) of the Community Revitalization Strategy.
D)	Letter of support for the Community Revitalization Strategy from an existing local "champion" or "quarterback," not on the project development team, who has the capacity for mobilizing and coordinating resources and funding (*CDC, local community leader, neighborhood group, etc.).*

2026 COMMUNITY REVITALIZATION STRATEGY

Threshold Requirements

4) Economic development integration All of the following must be provided:	
A)	A completed CRSA Market Snapshot, provided by IHDA **Click here to utilize IHDA's CRSA Market Snapshot (required)**
B)	A realistic implementation plan to promote the Strategy Area's economic progress that both identifies and addresses the community's most pertinent challenges, goals, and opportunities across a range of sectors *(activities to create meaningful jobs, attract businesses or a grocery store, invest in public infrastructure such as potholes or bike lanes, etc.).*

2026 COMMUNITY REVITALIZATION STRATEGY
Scoring Criteria

Scoring Criteria

Submissions that have met all of the Threshold Requirements are eligible to earn up to 10 points for demonstrating that their Community Revitalization Strategy includes components outlined within the following Scoring Criteria. **All materials, plans, and supporting documentation must be dated within five (5) years of application submission**; IHDA Community Revitalization staff may approve the submission of materials, plans, or supporting documentation that are up to ten (10) years old from the time of application submission, but sponsor must receive technical assistance from IHDA Community Revitalization staff in advance of application, must submit the verification memo emailed to you by IHDA CR planners confirming acceptability of documentation older than five (5) years from IHDA Community Revitalization staff upon application, and must demonstrate a clear connection to the present conditions and goals of the community through a detailed narrative and evidence from the community.

Note: Successful Community Revitalization Strategies frequently consist of multiple documents from a variety of sources that provide evidence of interconnected deliberate, concerted, and locally approved planning efforts/activities. Where possible and relevant, please include complete documents, rather than excerpts, to provide reviewer with necessary context.

If Project selects the Community Targeting path of supplementing Quality of Life Index (QOLI) points with Community Revitalization Strategies points at PPA, scores will be calculated ONLY for specific indicators in **BUILDING OPPORTUNITY: 2) Capacity-building and partnerships**; and **ACCESSIBILITY AND LIVABILITY: 1) Improvements in amenities and services** that address point deficiencies in the indicated QOLI categories.

Submissions may utilize the documentation referenced in their Threshold Requirements, as well as any needed additional materials to provide evidence of the following aspects within the Community Revitalization Strategy Area:

BUILDING OPPORTUNITY	
1) Addressing a pre-existing community need 2 points available	
A)	1 point is automatically earned if project site(s) falls within a census tract(s) designated as a "Moderate Revitalization Impact Area" as listed on **IHDA's Market Research website***. An additional point may be earned per category C below.
B)	2 points are automatically earned if project site(s) falls within a census tract(s) designated as a "High Revitalization Impact Area" as listed on **IHDA's Market Research website***.
C)	Project sites not falling within a designated Revitalization Impact Area may earn up to 2 points by demonstrating their explicit need for revitalization. To earn these points, a narrative supported by accompanying evidence must illustrate the Community Revitalization Strategy Area's need in at least 1 of the categories listed below, or other pertinent and measurable areas: -Rapidly declining population -Employment insecurity -High concentration of blighted housing stock -Unmet need for health services, educational opportunities, fresh foods, available/affordable housing, or other basic amenities -Other community demographic or economic insecurities *In order to qualify for points under category C, claims in narrative must be substantiated and verified by accompanying evidence.*

2026 COMMUNITY REVITALIZATION STRATEGY
Scoring Criteria

2) Capacity-building and partnerships 2 points available (1 point per category satisfied)	
Acceptable types of documentation for this area include executed Memoranda of Understanding (MOUs), internship agreements with colleges/universities, curricula of accessible training programs, grant applications, applications for technical assistance, letters of intent from anchor institutions, etc.	
A)	Documentation of at least one (1) formal partnership or official collaboration between the local government and/or established community-based organizations working towards a public agenda in the Strategy Area (neighborhood boards, local nonprofits, etc.) with organizations that offer technical assistance, capacity-building, or shared services. Documentation must also demonstrate that these partnerships have measurably improved community or resident outcomes.
B)	Evidence that the community has or is developing programming to actively place interns and/or students in public-service positions *(municipal government, social services, healthcare, education, etc.).*
C)	Evidence of community services available to increase job training and access *(skills-based trainings offered at free or reduced costs, transportation services for job access, seeking job-creation entities, etc.).*
D)	Documentation of a formal agreement between the subject property and an entity listed on the State Economic Development Resource Directory **or** a HUD Section 3 plan.
E)	Evidence of financial support allocated from major community stakeholders such as universities, hospitals, or other anchor institutions to the Community Revitalization Strategy and/or the subject property(ies) *(this may include allocations from an approved Opportunity Fund).*
F)	Evidence that the community is actively seeking assistance for capacity-building activities *(applying for grants, participating in training or technical assistance programs including those offered by IHDA, etc.).*
G)	Documentation of at least one (1) formal partnership between sponsor/developer and a certified MBE/WBE providing services and/or programming to the subject property **and** accessible to the larger community.
3) Promoting racial equity 1 point available	
A)	Documentation that the community or Community Revitalization Strategy is actively promoting racial equity or pursuing racial equity initiatives. To earn this point, a narrative supported by accompanying evidence must illustrate the presence of at least one of the categories listed below, or other pertinent and measurable areas: -Active outreach, inclusion, and leadership of BIPOC populations in planning activities -Education or training availability for Diversity, Equity, and Inclusion (DEI) -Fair housing programming, marketing, or education -Promotion of homeownership to BIPOC communities -Provision of housing counseling and education targeting BIPOC communities -Provision of translation services for local programs and services -Support of entrepreneurial activities and initiatives for BIPOC communities -Support of wealth-building initiatives for BIPOC communities -Other activities that promote racial equity

2026 COMMUNITY REVITALIZATION STRATEGY
Scoring Criteria

ACCESSIBILITY AND LIVABILITY	
1) Improvements in amenities and services 3 points available (1 point per category satisfied)	
Document local efforts to <u>improve and/or preserve</u> access to the following elements within or available specifically to the Community Revitalization Strategy Area. A map/list of existing amenities present in the CRSA <u>will not</u> satisfy these categories. Documentation must indicate how the CRS and/or subject property will **<u>improve or preserve access</u>** to existing amenities and/or provide new or innovative amenities within the CRSA.	
A)	Banking and financial services
B)	Business development or incubation
C)	Childcare availability
D)	Civic services and engagement opportunities
E)	Community engagement via developer- or sponsor-hosted community meetings **Click here to utilize IHDA's Community Meeting Toolkit (optional)**
F)	Educational opportunities *(K-12, adult/vocational)*
G)	Food access
H)	Healthcare and social services
I)	Homelessness services/supportive housing initiatives
J)	Municipal/community-wide broadband internet access
K)	Recreational opportunities
L)	Retail opportunities
M)	Senior center and/or senior social/recreational programming
N)	Streetscaping, public art, river walks, garden walks, farmers/art markets, tourism, other activities that attract visitors and business
O)	Transportation access
P)	Other: Provide documentation illustrating how **innovative** activities not defined above are being used to meet the needs of the CRSA

PLAN IMPLEMENTATION AND FUNDING	
1) The Community Revitalization Strategy is being implemented 1 point available (1 point per category satisfied)	
A)	Narrative detailing the Community Revitalization Strategy's implementation schedule, in specific quarters or months and years *(e.g. Q1 2025 or January-March 2025)*, from plan creation to present. Accompanying evidence must also be provided demonstrating that significant portions of the Strategy have already been accomplished or are underway that can be substantiated via site visits and/or audits.

2026 COMMUNITY REVITALIZATION STRATEGY
Scoring Criteria

B)	Proof of implementation of infrastructure improvements made within the Strategy Area needed for continued development and/or investment *(map of road improvements, proof of investment in building facades, local press coverage etc.).*
C)	Evidence of measurable progress in addressing local services issues *(public health, homelessness, employment, and training, etc.).*
2) The Community Revitalization Strategy has funding and will continue to be implemented 1 point available (1 point per category satisfied)	
A)	A full budget showing prior funding directed toward plan implementation **and** future budgeting of funding (preferred: 5-years in the future) for implementation of the Community Revitalization Strategy.
B)	Map(s) showing active incentive programs *(TIF districts, Enterprise Zones, Opportunity Zones, etc.)* available in the Strategy Area, and an accompanying narrative explaining a plan for utilizing these resources to address community needs.
C)	A letter or statement from the municipal or county government attesting to funding already committed **and** future funding committed to the Strategy.
E)	Evidence that local funding has been committed to the housing components of the Strategy *(CDBG, HOME, TIF, grants, etc.).*
H)	Specific documentation of financial planning components to achieve elements of the Strategy in local adopted plans *(consolidated plan, annual action plan, local comprehensive plan, etc.).*

*Points automatically awarded under Scoring Criteria #1 to scattered-site projects falling within multiple census tracts will be prorated based on the number of units falling within the census tract(s) for which the Revitalization Impact Area designation(s) applies.

ILLINOIS AFFORDABLE HOUSING TAX CREDITS

The Illinois Affordable Housing Tax Credit (IAHTC) encourages private investment in affordable housing by providing donors of qualified donations with a one-time tax credit on their Illinois state income tax equal to 50 percent of the value of the donation. The donor can then choose to transfer the credits to a project, which creates additional project financing through the syndication of the credits.

The City of Chicago's Department of Housing and Economic Development (HED) administers the program in the City of Chicago and IHDA administers the program across the rest of Illinois. IHDA receives 75.5 percent of the annual IAHTC allocation, while the City of Chicago receives 24.5 percent. Each administrative entity has its own application process. Rules governing the IAHTC program can be found in the Illinois Administrative Code, Title 47, Chapter II, Part 355.

For all but employer-assisted housing developments, 25 percent of the units in each development for rental projects and 100 percent of units in ownership projects must serve persons with incomes at or below 60 percent of the Area Median Income (AMI), to be eligible for IAHTC. Rents or mortgage payments may not exceed 30 percent of the household income. In developments targeted for employer-assisted housing, households up to 120% AMI may be served.

Eligible donations include money, securities, real estate or personal property. Donations must be provided, without consideration, to a qualified non-profit affordable housing sponsor for an affordable housing project. The donations may be aggregated if more than one donation is received for a development, but the total donation must exceed $10,000. All donors must submit a donor affidavit stating that they understand the donation is eligible for the IAHTC program and whether they will retain or transfer the tax credit certificate. The donation must occur within 12 months of the receipt of an IAHTC reservation. Non-employer-assisted housing projects may apply for a 12-month extension in writing.

Additional information about the Illinois Affordable Housing Tax Credit can be found on IHDA's website (**www.ihda.org/developers/tax-credits/illinois-affordable-housing-tax-credit**).

LOCAL, STATE, AND FEDERAL RESOURCES

The following section provides an overview of select incentive programs that may be utilized to promote economic and community development initiatives in Fulton County. The programs highlighted are particularly relevant to housing and community development goals, however this guide is not meant to serve as an exhaustive list of all resources available within Fulton County. It is important to note that IHDA does not designate, administer, allocate, or fund these programs. Program information, including incentives and eligibility, is subject to change. For specific and current program information, contact Fulton County or the appropriate program administrator.

FULTON COUNTY'S LOCAL DEVELOPMENT TOOLS

City of Canton's Business Development District (BDD)

Canton's Business Development District (BDD) program is designed to support business growth and redevelopment by providing financial incentives funded through sales tax revenues generated within the district. To be eligible for funding assistance, projects must be located within the designated BDD boundaries.

The program assists eligible projects with costs related to new construction, building renovations, site preparation, demolition, and professional services such as engineering, architectural, and legal expenses. Through the BDD program, the City of Canton aims to encourage investment, strengthen local businesses, improve commercial properties, and enhance the overall economic vitality of the community.

For more information, contact the Spoon River Partnership for Economic Development at (309) 647-2677 or marketing@cantonillinois.org.

TAX INCREMENT FINANCING DISTRICTS

BACKGROUND

Tax Increment Financing (TIF) is a local economic development tool that dedicates sales tax revenues and incremental property tax revenues generated within a designated blighted area for real improvements to encourage economic development and job creation. In the State of Illinois, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4) was adopted in 1977 and allows for units of local government to designate TIF districts within their jurisdictions.

A TIF district's revenue comes from an increase in the assessed value of property within the district. Once a TIF district is created, the value of the property in the area is established as the base amount and any increase in that value constitutes the TIF district's funding allotment. Funds may be used for costs associated with the development of property and infrastructure within the district, allowing blighted areas to become viable and attractive for additional private investment. In Illinois, a TIF district can exist for up to 23 years, with a possible extension of another 12 years. Overall, the intent is to spur economic development in specific blighted areas by investing future gains in current opportunities.

STATE AND LOCAL INCENTIVES

Municipal officials regulate allocation and disbursement of funds within the TIF district, and each TIF request is thoroughly evaluated for alignment with local legislation. Projects in TIF districts typically include:

- Redevelopment of substandard, obsolete, or vacant buildings
- Financing public infrastructure improvements, including streets, sewer, and water works
- Cleaning up polluted areas
- Providing infrastructure needed to develop a site for new industrial or commercial use

As mentioned TIF can be used to fund a variety of public improvements and other investments that are essential to a successful redevelopment program. The TIF Act generally authorizes that TIF funds may be used for[1]:

- Property acquisition, renovation, rehabilitation, and demolition
- Construction of public works or improvements
- Job training related to the TIF area
- Studies, surveys and plans
- Marketing related to the sites within the TIF
- Professional services, such as architecture and design services

1 Restrictions and variations may apply, see the current legislation and specific municipalities for more details.

TIF DISTRICTS IN FULTON COUNTY

As of May 2026, Fulton County contains 7 TIF districts. Each TIF district has a different expiration date and geographical area. For more information on each TIF district, please reach out to the appropriate contact below.

Fulton County TIF Districts

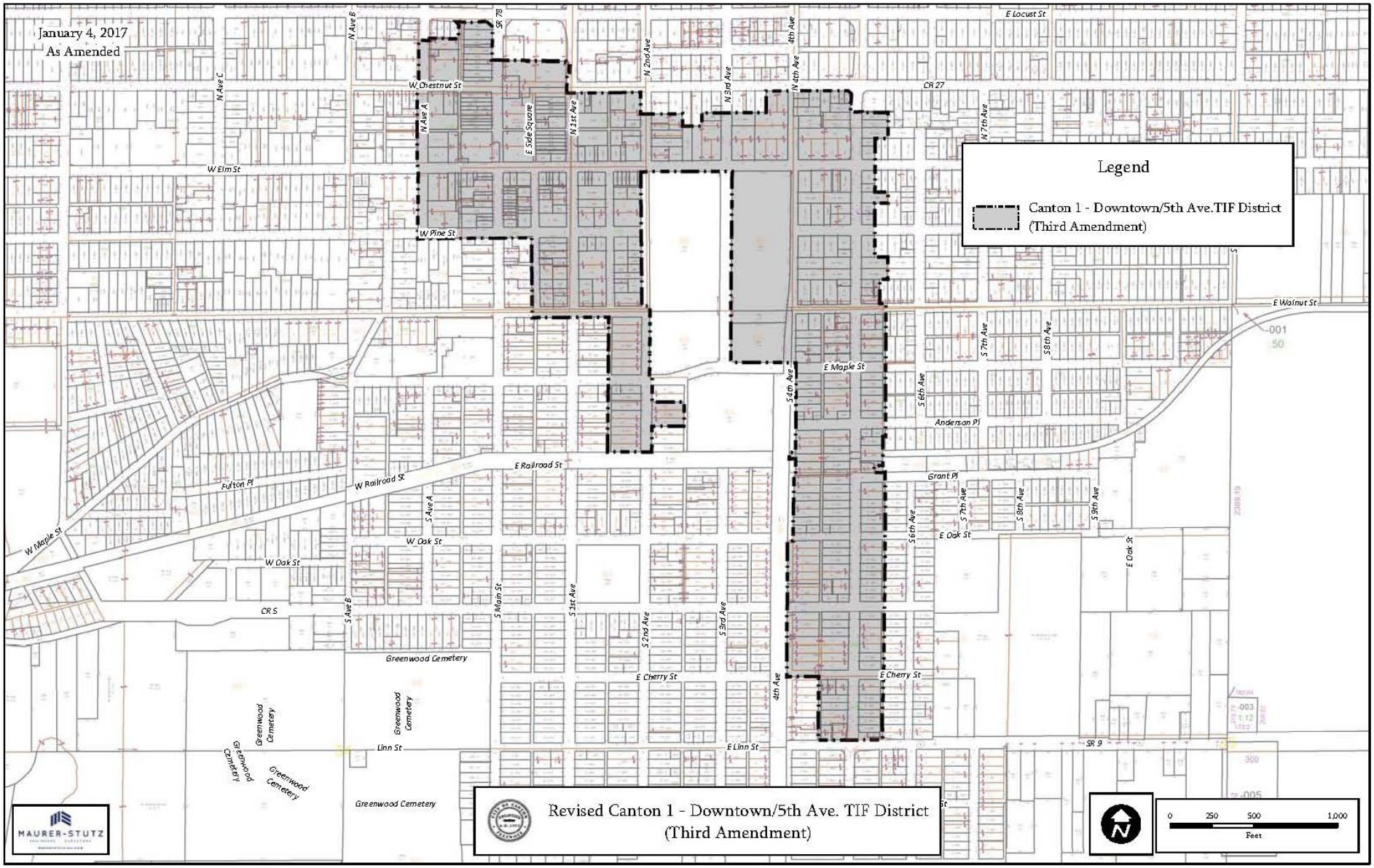
- **Canton TIF Districts**
  - Canton 1 – Downtown/Fifth Avenue
  - Canton 2 – Route 9
  - Canton 3
- **Lewistown TIF District**
- **Cuba TIF District**
- **Farmington TIF District**
- **Table Grove TIF District**

Developers, individuals, and businesses seeking development assistance within the TIF district can apply for funding through a formal application process. For more information on this process and how to apply, please reach out to the TIF Manager directly.

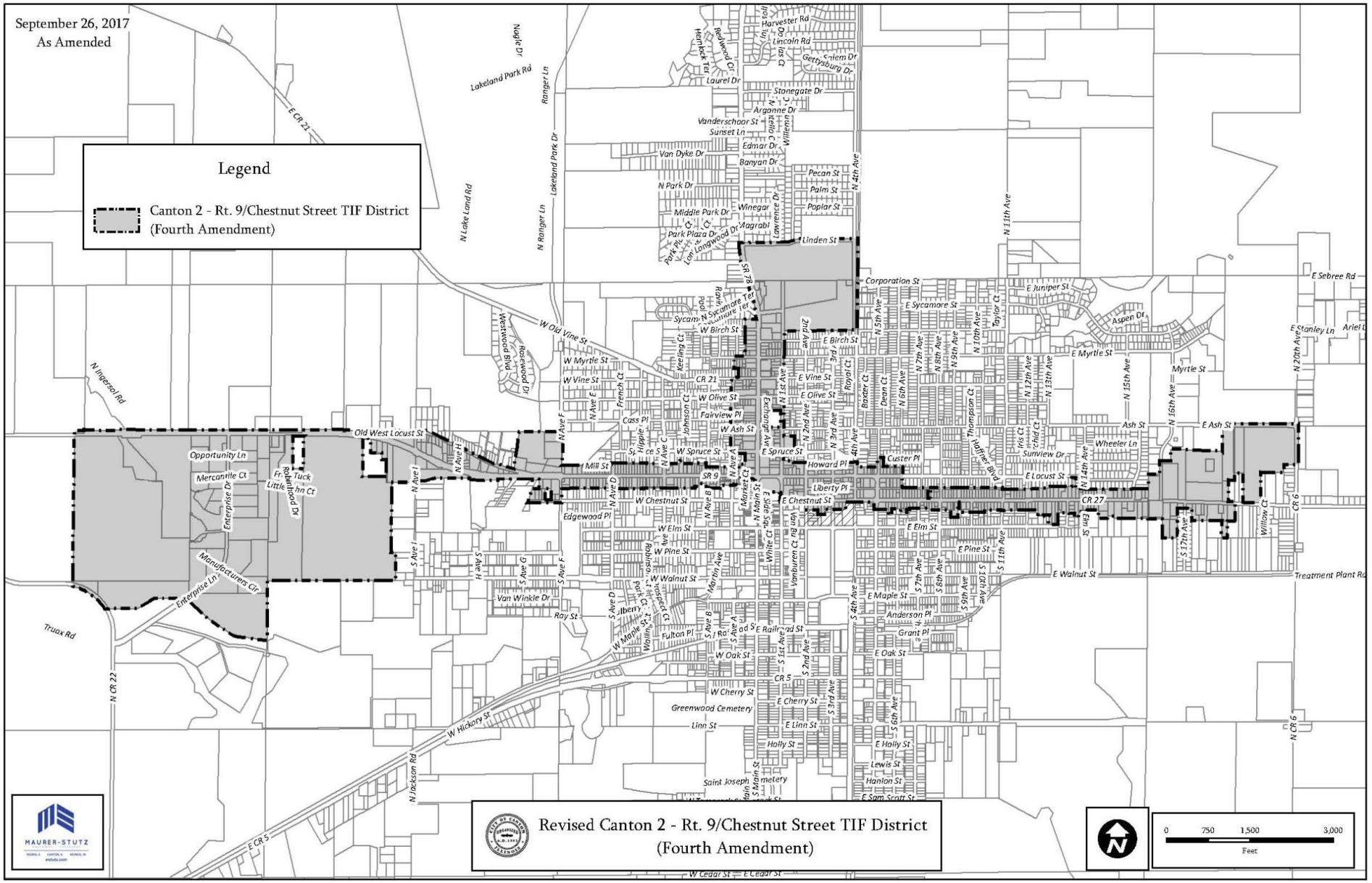
Fulton County TIF Managers

- Canton TIF Manager – Missy Towery, (309) 647-2677, extension 2
- Lewistown TIF Manager – Natalie Nelson, (309) 547-4300, lewistownclerk@comcast.net
- Cuba TIF Manager - Rodrick Marshand, (309) 785-5093
- Farmington TIF Manager - Rollen Wright (309) 245-4277
- Table Grove TIF Manager – Keith Rohe (309) 758-5135

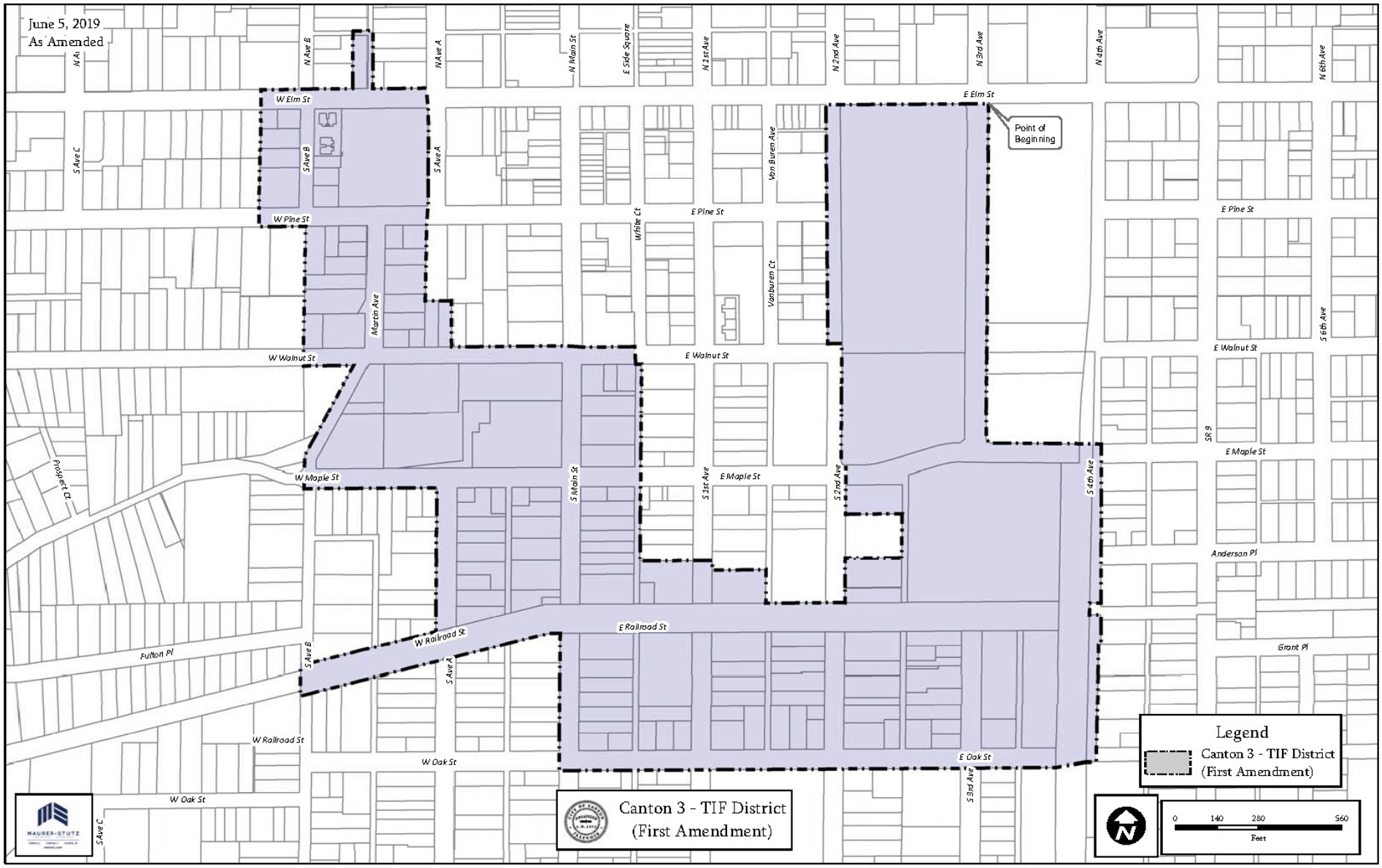
CANTON TIF DISTRICT 1 MAP



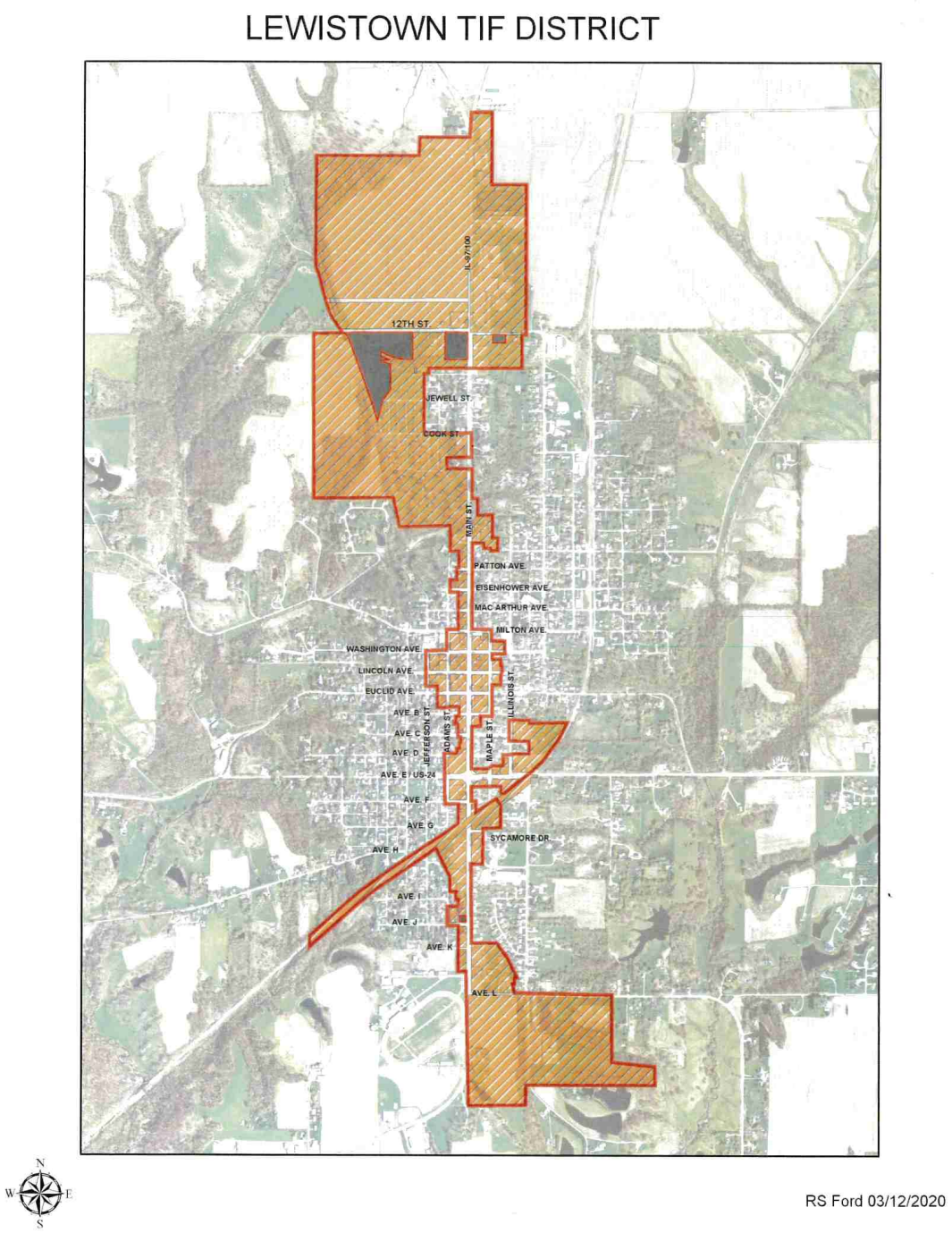
CANTON TIF DISTRICT 2 MAP



CANTON TIF DISTRICT 3 MAP



LEWISTOWN TIF DISTRICT MAP



ENTERPRISE ZONES

BACKGROUND

An Enterprise Zone is a specific area designated by the State of Illinois in cooperation with a local government to receive various tax incentives and other benefits to stimulate economic activity and neighborhood revitalization. The Illinois Enterprise Zone Program does this through state and local tax incentives, regulatory relief, and improved governmental services. Once designated, an Enterprise Zone maintains its designation for 15 years. After 13 years, the Enterprise Zone Board will review the zone to determine a possible ten-year extension. Enterprise Zones range from a half square mile to fifteen square miles. Businesses located or expanding into an Illinois Enterprise Zone may be eligible for these incentives. The Enterprise Zone program was enacted by the Illinois Enterprise Zone Act (20 ILCS 655/) in 1982. The Illinois Department of Commerce and Economic Opportunity (DCEO) administers this program at the state level.

STATE AND LOCAL INCENTIVES

There are currently 97 Enterprise Zones in Illinois and each offers a variety of state incentives as well as distinctive local incentives to enhance economic development opportunities. While local incentives vary, they can include abatement of property taxes on new improvements, waivers of business licensing and permit fees, and streamlined building code and zoning requirements. In addition, state incentives are expansive and can include[1]:

- 6.25% state sales tax emption on building materials
- A state utility tax exemption on gas and electricity costs
- 0.5% state investment tax credit for taxpayers who invest in Enterprise Zone properties
- Tax deduction of double the value of cash or in-kind contributions

1 Restrictions and variations may apply, see the current legislation and specific municipalities for more details.

ENTERPRISE ZONES IN FULTON COUNTY

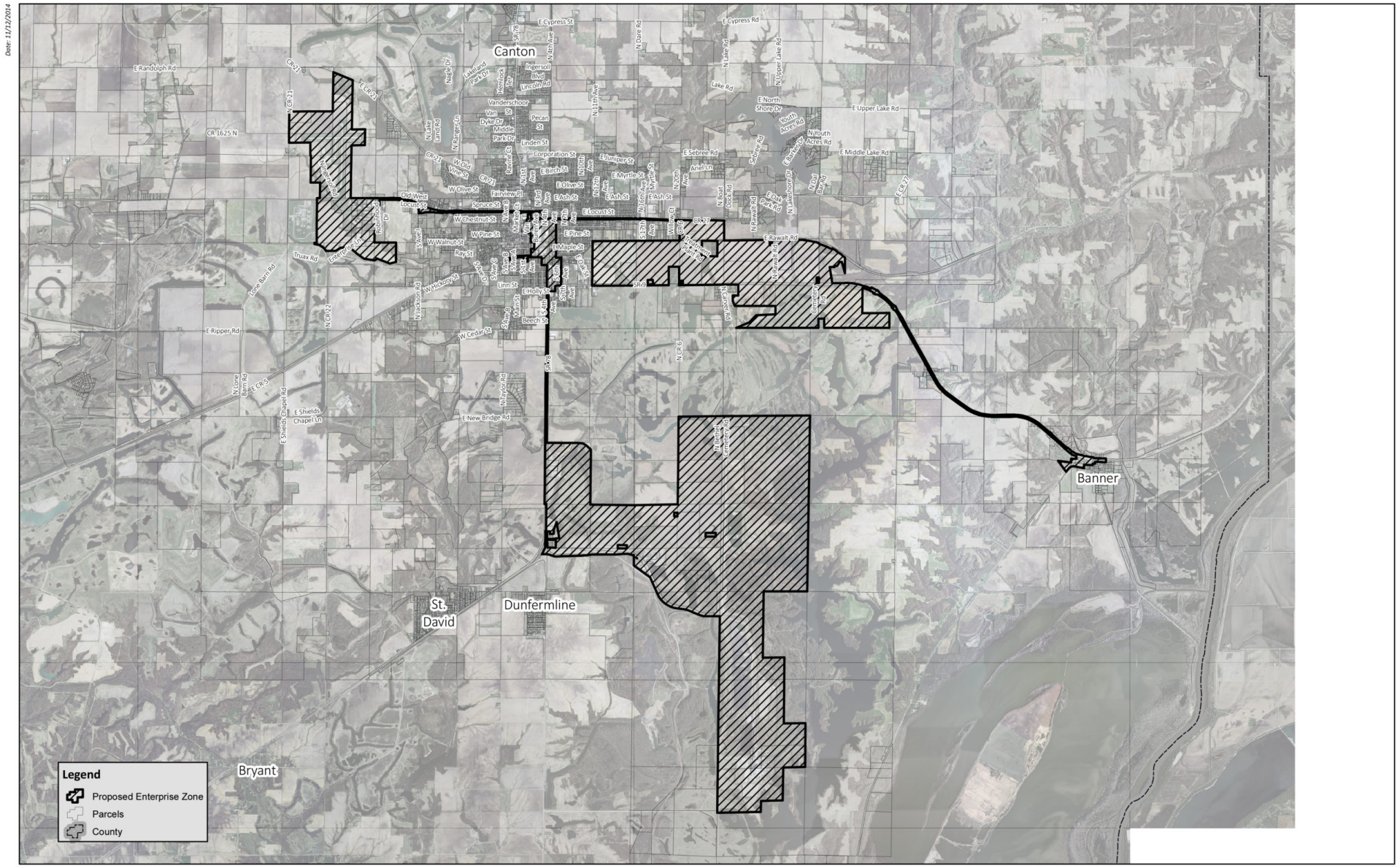
The Canton/Fulton County Enterprise Zone in located within the partnership area. This zone was created in 2016 and will be active through 2030. This Enterprise Zone encompasses multiple areas in Canton.

For more information on this Enterprise Zone, please reach out to the Enterprise Zone Administrator or to the City of Canton directly.

Canton/Fulton County Enterprise Zone Administrator

Kent McDowell
2 North Main Street Canton, IL 61520
(309) 647-0065
kmcdowell@cantoncityhall.org

CANTON/FULTON COUNTY ENTERPRISE ZONE MAP



OPPORTUNITY ZONES

BACKGROUND

Opportunity Zones are low-income census tracts into which investors can put capital to work financing new projects and enterprises in exchange for federal capital gains tax advantages. Opportunity Zones are a tool that is designed to spur economic development and job creation in distressed communities. Opportunity Zones were presented and established by U.S. Congress in the Tax Cuts and Jobs Act of 2017 (P.L. 115-97).

Legislation requires governors to designate Opportunity Zones among eligible census tracts within their state. Eligible census tracts are determined based on having median family income that does not exceed 80% of area median income and a poverty rate of at least 20%. Opportunity Zones are designated for a period of 10 years.

In Illinois, Governor Rauner nominated 25% (327) of the state's 1,305 qualifying low-income census tracts as Opportunity Zones in 2018. To find a detailed summary of Opportunity Zone designations, visit the Illinois Department of Commerce and Economic Opportunity's website (**www.dceo.illinois.gov/oppzn**).

All investments that seek the tax benefits of this program must be made through an Opportunity Fund, which are private sector investment vehicles that invest at least 90% of their capital in Opportunity Zones. The fund model is intended to enable several investors to pool their resources, increasing the scale of investments going to underserved areas.

OPPORTUNITY ZONES IN FULTON COUNTY

There is an Opportunity Zone in Fulton County, located in parts of the City of Canton. Below is the census tract that has been designated as an Opportunity Zone.

Opportunity Zone Census Tract:

- 17057953500

For more information on Opportunity Zones, please visit the Illinois Department of Commerce and Economic Opportunity or U.S. Department of the Treasury websites.

HISTORIC TAX CREDITS

BACKGROUND

Historic Places are structures or resources that are worthy of preservation as part of America's natural and built history and are designated by the National Register of Historic Places. According to the National Register, over 95,000 properties have been listed, including 1.4 million individual buildings, sites, districts, structures, and objects. Almost every county in the United States has at least one place listed in the National Register. The Illinois State Historic Preservation Office (SHPO, and formerly the Illinois Department of Conservation) also designates historic districts in Illinois.

Listing on the National Register provides formal recognition of a property's historical, architectural, or archeological significance based on national standards. In addition, it encourages preservation through access to financial incentives and a network of advisors and preservation organizations. The listing of a property does not lead to public acquisition or guarantee protection from development or destruction, however, it is possible for some local historic designations to protect historic properties.

FEDERAL AND STATE INCENTIVES

Federal Historic Preservation Tax Credit

The Tax Reform Act of 1986 provides a 20% federal income tax credit for owners of income-producing historic buildings that undergo substantial rehabilitation. A credit equal to 20% of a rehabilitation's qualified expenditures may be subtracted directly from the owner's federal income taxes. The program benefits the owner, the occupants, and the community by encouraging the preservation of historic buildings through promotion, recognition, designation, and reuse; increasing the value of rehabilitated properties; returning underutilized structures to the tax rolls; revitalizing downtowns and neighborhoods and often increasing the amount of housing available within the community; and sustainably reusing the built environment.

Illinois Historic Preservation Tax Credit

The Illinois Historic Tax Credit provides a 25% state income tax credit, not to exceed $3 million, for owners of certified historic buildings that undertake certified rehabilitations. The state tax credit may be layered with the federal tax credit, resulting in a 45% overall tax credit for qualified expenditures. Projects with qualified expenditures incurred on or after January 1, 2019, through December 21, 2028, will be eligible to apply for the state tax credit. This credit has been extended through December 31, 2028, with an annual programmatic allocation of $25 million.

There are a variety of other tax credit and grant opportunities for state and federal historic properties. For additional information on Historic Places and financial incentives, please visit the National Parks Service or Illinois Department of Natural Resources websites.

HISTORIC PLACES IN FULTON COUNTY

There are numerous Historic Places in Fulton County. Below are a number of the properties and a short description of each.

Historic Places in Canton:

- Chicago, Burlington, and Quincy Railroad Station (Reference #201133)
  - 50 N. 4th Avenue
- Orendorf Site (Reference #77000484)
- Parlin Library (Reference #201110)
  - 210 E. Chestnut Street
- Ulysses G. Orendorff House (Reference #200541)
  - 345 W. Elm Street

Historic Places in Lewistown:

- Dickson Mounds (Reference #72000457)
  - 10956 N. Dickson Mounds Road
- East Waterford School (Reference #223492)
  - N. Dickson Mounds Road and E. Prairie Road
- Oak Hill Cemetery (Reference #201029)
  - 1022 N. Main Street
- Ogden-Fettie Site (Reference #72000458)
- St. James Episcopal Church (Reference #200806)
  - 420 E. MacArthur Avenue

Other Historic Places in Fulton County:

- Babylon Bend Bridge in Ellisville (Reference #200449)
- Odd Fellows Opera Block in Ellisville (Reference #201009)
- Hiram Palmer House in Farmington (Reference #205547)
- Duvall-Ash Farmstead in Fiatt (Reference #201135)
- Seville Bridge in Seville (Reference #200431)
- Bernadotte Bridge in Smithfield (Reference #200432)
- Table Grove Community Church in Table Grove (Reference #200391)
- Vermont Historic District (Reference #201061)
- Charles Emmor McCormick House in Vermont (Reference #201027)
- Daniel O'Connell House in Vermont (Reference #201019)
- Edith Chipman House in Vermont (Reference #201021)
- Edward Hamer House in Vermont (Reference #201024)
- Hamer, Patterson House in Vermont (Reference #201018)
- Harvey Lee Ross House in Vermont (Reference #201052)
- Henry Page House in Vermont (Reference #201020)
- Joab Mershon House in Vermont (Reference #201025)
- Lucinda Hunter House in Vermont (Reference #201005)
- Robert Dilworth House in Vermont (Reference #201134)
- Snowden, Elsworth House in Vermont (Reference #201014)
- Stapleford-Hoover-Whitney House in Vermont (Reference #201022)
- William Franklin & Rebecca Durell House in Vermont (Reference #201023)
- William Hoppes House in Vermont (Reference #201016)

ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY PROGRAMS

BACKGROUND

There are variety of programs available through the Illinois Department of Commerce and Economic Opportunity (DCEO) that can be useful for municipalities, developers, and individuals to invest in Illinois communities. These include competitive and open-enrollment grant programs, as well as other forms of aid depending on the program. For details on applying to DCEO grants and additional resources, please visit the Illinois Department of Commerce and Economic Opportunity website (**www.dceo.illinois.gov**).

COMMUNITY DEVELOPMENT BLOCK GRANTS

The Community Development Block Grant (CDBG) Program was established by the U.S. Housing and Community Development Act of 1974 ("HCD Act"). CDBG provides federal funding for community-based projects in non-metropolitan areas. The program consists of housing rehabilitation, public infrastructure, disaster response, and economic development.

CONNECT ILLINOIS

In August 2019, a statewide initiative called Connect Illinois was launched, to expand broadband access across the entire state. Connect Illinois includes a capital investment from Rebuild Illinois, the creation of a Broadband Advisory Council and Broadband Office, and a new program that will provide all Illinois public K-12 students access to high-speed broadband at no charge.

ILLINOIS WORKS CONSTRUCTION APPRENTICESHIP PROGRAM

The DCEO has administered a grant program, which established a network of community-based nonprofit organizations throughout Illinois to provide services free of charge to provide pre-apprenticeship skills training. At the completion of the program, a diverse group of qualified candidates will gain new skills and be work-ready for careers in the construction industry and building trades. The Illinois Works Apprenticeship Initiative then incentivizes the further on-site training of these apprentices through public works projects.

IHDA PROGRAMS AND RESOURCES

REVITALIZATION AND REPAIR PROGRAMS

IHDA understands that investing in homes and communities across the state is an effective way to combat the ongoing effects of the housing crisis and assist with revitalization efforts. We work with local governments and non-profit organizations to offer programs that address vacant residential properties and the blight that usually follows. We also fund programs that allow homeowners to make necessary repairs and accessibility improvements, allowing residents to stay in their homes while improving the quality of single family housing throughout Illinois. Additional resources can be found on IHDA's website (**www.ihda.org/my-community/revitalization-programs**).

Home Repair and Accessibility Program

The Home Repair and Accessibility Program (HRAP) will assist low-income homeowners with funds for vital health and safety repairs and accessibility improvements. The program aims to preserve existing affordable housing stock, provide investment in disadvantaged communities, improve the health and well-being of occupants, and help low-income and disabled or mobility-impaired individuals remain in their homes.

Eligible homeowners may receive up to $45,000 in assistance for eligible repairs and/or accessibility improvements, while homeowners participating in the Roof Only option may receive up to $21,500. Assistance is provided to homeowners in the form of a 5- or 3-year forgivable loan. Total household income must be at or below 80 percent of the AMI to be eligible for the program. For more information, contact the Community Affairs Department at HRAPinfo@ihda.org.

Land Bank Capacity Program and Technical Assistance Network

The Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network) was created in 2017 to help communities gain access to funding and technical assistance for land banks in Illinois outside the Chicago Metropolitan Statistical Area (MSA). Grant funds under LBCP may be used to offset the costs of creating and operating land banks.

Eligible applicants for LBCP must be a municipality, county, or land bank located outside the Chicago MSA. The Chicago MSA includes all of Cook, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will counties. For more information, contact the Community Affairs Department at LBCPinfo@ihda.org.

Strong Communities Program

The Strong Communities Program (SCP) provides grant funds to municipalities, counties, and land banks to address affordable housing needs and community revitalization efforts. SCP will return vacant residential properties to productive and taxable use through rehabilitation and provide funds for demolition in cases where properties are beyond repair and negatively impacting neighboring residences. As a result, SCP has the potential to increase property values, create jobs, help reduce crime, generate additional tax revenue, and attract further community investment. By enabling

greater revitalization opportunities, SCP will preserve existing affordable housing stock that is often in city centers and in proximity to community amenities (schools, parks, medical facilities, shopping, jobs, and transportation), and encourage further investment and revitalization. For more information, contact the Community Affairs Department at SCPinfo@ihda.org.

RENTAL HOUSING RESOURCES

The Illinois Housing Development Authority finances the construction and preservation of affordable housing throughout Illinois and administers several programs to help individuals and families locate the rental home or apartment that suit their needs. Additional resources can be found on IHDA's website (**www.ihda.org/rental-housing**).

IL Housing Search

IHDA participates in maintaining a resource called IL Housing Search that allows individuals to search thousands of affordable, accessible, and market-rate units throughout Illinois. Individuals seeking a rental property can customize their search based on specific needs, budget, and location. This resource can be accessed on the IL Housing Search website (**www.ilhousingsearch.org**) or through a toll-free, bilingual call center at (877) 428-8844.

Rental Assistance and Emergency Housing Resources

IHDA can connect individuals with emergency rental needs to a variety of resources, other service providers, and IHDA rental properties. These programs rental assistance to extremely low, low, and moderately low-income households across the state of Illinois. All of the available resources can be found on IHDA's website (**www.ihda.org/rental-housing**).

HOUSING AND FINANCIAL COUNSELING

To ensure that everyone throughout Illinois can make financially responsible decisions regarding their housing, IHDA provides free resources, counseling, and assistance to individuals to prepare them for all the stages of homeownership. IHDA's programs do not fund homeowners directly, however individuals who are interested in receiving counseling, or are at risk of foreclosure, can receive assistance through an IHDA-funded housing counselor. A full list of available housing counselors throughout the state can be found at on the IHDA website (**www.ihda.org/my-home/getting-an-ihda-loan**).

NEW AND EXISTING HOMEOWNER RESOURCES

IHDA offers a variety of resources and products aimed at assisting new and existing homeowners. These products can help individuals afford a new home through down payment and closing cost assistance or help existing homeowners afford to stay in their homes. For more information, contact a local IHDA lender to discuss which products are available. A full list of IHDA lenders, program information, and many other resources can be found on the IHDA Mortgage website (**www.ihdamortgage.org**).

Opening Doors

The Opening Doors program is designed to help homebuyers with down payment and/or closing costs associated with buying a home in Illinois. The funds of up to $6,000 are provided in the form of a forgivable second mortgage for an owner-occupied, primary residence purchase, and is required to be used in conjunction with an IHDA 30-year fixed rate first mortgage. For more information, contact the IHDA Mortgage Team at mortgage@ihda.org.

IHDAccess

The IHDAccess Mortgage program offers various down payments option to meet individuals' unique needs. Available statewide, each mortgage option comes with an affordable, fixed interest rate and up to $10,000 to assist eligible borrowers with their down payment and closing costs. Additionally, IHDA requires that all homebuyers utilizing an IHDA down payment assistance product must also participate in free pre-purchase counseling prior to closing on their homes. For more information, contact the IHDA Mortgage Team at mortgage@ihda.org.



APPENDICES

147 Appendix I | IHDA Glossary
150 Appendix II | Sources and References
152 Appendix III | Composite Study Census Data
158 Appendix IV | Community Needs Assessment Handout
162 Appendix V | Community Needs Assessment Full Results
167 Appendix VI | Community Needs Assessment Open Responses
177 Appendix VII | IHDA Programs and Resources Handout

APPENDIX I | IHDA GLOSSARY

Area Median Income (AMI): The median income of the county in which the Project is located, adjusted for family size, determined from time to time by HUD for purposes of Section 8 of the United States Housing Act of 1937.

Affordable Housing for the purposes of Community Revitalization: Rent-restricted rental units (legally restricted via use of programs such as Low-Income Housing Tax Credits, HOME, Illinois Affordable Housing Trust Funds, etc.) where rent is restricted to levels affordable to households earning under 30%, 50%, 60%, or 80% of the Area Median Income; Subsidized rental units (examples of rental subsidies are Project Based Rental Assistance, Project Based Vouchers, Housing Choice Vouchers, Section 811, and Rental Housing Support Program); Affordable homeownership programs, including the use of subsidized mortgage credit certificates, mortgage revenue bonds, or down payment assistance that are limited to households earning less than 120% of the Area Median Income.

Affordable Rental Unit Survey (ARUS): IHDA uses an ARUS to examine the estimated number and percentage of units that are affordable (regardless of subsidy) to various income levels throughout Illinois. This helps to analyze market need as it allows IHDA to examine the "on-the-ground" affordability within individualized markets. This survey is based on data collected from the American Community Survey 5-Year Estimates and includes housing units that are subsidized and/or rent-restricted, as well as housing units without any subsidies or rent-restrictions.

Affordability Risk Index (ARI): The ARI is a tool that is intended to provide a point-based incentive in IHDA's QAP for developers to preserve affordability in areas that are becoming less affordable at a faster rate. This is a census tract-based tool and census tracts where affordability loss risk is greatest receive the highest points in this index. The Affordability Risk Index uses US Census data to measure change over time (between 2018 and 2023 across various factors, typically assumed to indicate affordability loss.

Community Revitalization Strategy Area (CRSA or "Strategy Area"): The CRSA is a contiguous geographic space defined for the development of a Community Revitalization Strategy. This area is larger than a parcel, Planned Unit Development (PUD), or subdivision, but small enough that one municipality or county can have jurisdiction over it. A CRSA can also align with an existing geography designated for development, such as a Community Development Block Grant (CDBG) Target Area, Neighborhood Strategy Area (NSA), or Tax Increment Finance (TIF) District.

Community Revitalization Strategy (CRS): A CRS is a deliberate, concerted, and locally approved plan or documented collection of local efforts, with local stakeholder support, intended to improve specific aspects of a Community Revitalization Strategy Area. Please note: A locally approved plan is one method of documentation, but as formalized plans are sometimes beyond the capabilities of municipalities, well-documented efforts taking place outside of formalized plans are equally acceptable for this purpose.

Department of Commerce and Economic Opportunity (DCEO): DCEO is tasked with providing economic opportunities for all businesses, entrepreneurs, and residents of Illinois in order to improve the quality of life for all Illinoisans.

Housing Need: HUD defines four types of housing needs, as described below. A household is said to have a housing need or housing problem if they face one or more of these four obstacles.

1. A household is cost burdened if monthly housing costs exceed 30% of monthly household income. A severe cost burden occurs when more than 50% of monthly household income is spent on monthly housing costs

2. A household is overcrowded if there is more than 1.0 persons per room, not including kitchens and bathrooms.

3. A housing unit lacks complete kitchen facilities if it lacks one or more of the following facilities: cooking facilities, a refrigerator, or a sink with piped water.

4. A housing unit lacks complete plumbing facilities if it lacks one or more of the following facilities: hot and cold piped water, a flush toilet, and a bathtub or shower.

Illinois Affordable Housing Tax Credit (IAHTC): IAHTC, also known as the state donation tax credit, encourages private investment in affordable housing by providing donors of qualified donations with a one-time tax credit on their Illinois state income tax. This tax credit can equal up to 50 percent of the value of the donation. The donor can also choose to transfer the tax credits to the project, which creates additional project financing through syndication of the credits.

Illinois Department of Human Rights (DHR): The mission of DHR is to secure freedom from unlawful discrimination and to establish and promote equal opportunity and affirmative action as the policy of the state for all its residents. DHR investigates charges of discrimination involving real estate rentals, sales, and other transactions.

Illinois Department of Human Services (DHS): The mission of DHS is to provide equitable access to social services, supports, programs, and resources to enhance the lives of all Illinoisans. DHS provides residents with streamlined access to integrated services, especially those striving to move from welfare to work and economic independence. DHS provides emergency and transitional housing, supportive services for individuals living with disabilities, and homelessness prevention programs.

Illinois Department of Natural Resources (IDNR): The mission of IDNR is to manage, conserve, and protect Illinois' natural, recreational and cultural resources. IDNR manages Illinois' state parks and waterways, issues hunting and fishing licenses, manages oil and mining resources, and administers the State Historic Preservation Office (SHPO).

Illinois Historic Preservation Tax Credit: The Illinois Historic Preservation Tax Credit (HPTC) provides a state income tax credit equal to 25% of a project's qualified expenditures to owners of certified historic structures who undertake certified rehabilitations. The structures must be income-producing, such as rental residential, commercial, agricultural, or industrial uses. As of January 1, 2019, owners must apply for the HPTC in conjunction with the federal 20% historic tax credit, resulting in a possible 45% tax credit on certified rehabilitation.

Illinois Housing Development Authority (IHDA): IHDA is an agency of the State of Illinois which serves to finance the creation and preservation of affordable housing throughout the state. IHDA funds homeownership programs, finances multifamily rental developments via loans and bonds, and allocates Low-Income Housing Tax Credits and Illinois Affordable Housing Tax Credits to qualified housing developers.

Low-Income Housing Tax Credit (LIHTC): LIHTC is an income tax credit distributed by state agencies, including IHDA, that can be used to fund affordable housing development projects. Funding is allocated to the state by the federal government, on a per capita basis, and distributed by agencies to qualified housing developers. Tax credit awards are determined based on application processes, one for 4% tax credits and one for 9% tax credits. The developer then sells the tax credits to investors, usually banks, and the invested capital becomes part of the funding structure of the new housing development.

LIHTC Application: The LIHTC application is comprised of multiple required documents, as prescribed by the Qualified Allocation Plan. The first step is the Preliminary Project Assessment (PPA), which includes documents for a site, market, financial feasibility, and development team review by IHDA staff. Results of the PPA will be one of the following:

- Approve, in which case the sponsor is eligible to submit the documentation for a full application
- Approve with conditions, in which case IHDA will notify the sponsor of what conditions to satisfy to be eligible to submit a full application
- Deny, in which case the sponsor is not eligible to submit a full application

Primary Market Area (PMA): A PMA is determined using in-house mapping programs to:

1. Identify census tract(s) (for data aggregation purposes) by a logical assemblage of adjacent census tracts and/or by further specifying via a visual assessment
2. Identify “natural” market area boundaries, such as highways, roads, train tracks, waterways, etc.
3. As necessary, coordinate according to housing and demographic market characteristics

Public Housing Authority (PHA): Authority provides rental housing for eligible low-income families, the elderly, and persons with disabilities.

Qualified Allocation Plan (QAP): The QAP is a document required by Section 42 of the United States federal tax code, which lays out the requirements by the state of Illinois for the allocation of the state’s Low-Income Housing Tax Credits.

United States Department of Housing and Urban Development (HUD): HUD is a federal agency whose mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD administers community planning and development programs, rural housing programs, single family and multifamily housing programs, public and Indian housing, and the Fair Housing Act.

University of Illinois Extension: The flagship outreach effort of the University of Illinois at Urbana-Champaign, the Extension offers educational programs to residents of all 102 counties in Illinois, including programs in local food cultivation, and community and economic development.

APPENDIX II | SOURCES AND REFERENCES

Fulton County

American Community Survey (ACS): The American Community Survey is an ongoing statistical survey that samples a small percentage of the U.S. population every year, thus providing communities with more current population and housing data between censuses. This approach trades the accuracy of decennial Census data for the relative immediacy of continuously polled data from every year. ACS data is compiled from an annual sample of approximately 3 million addresses rather than an actual count and is therefore susceptible to sampling errors. These data are released in two different formats: single-year estimates and multi-year estimates.

ACS Multi-Year Estimates: More current than 2020 Census data, and available for more geographic areas than the 1-Year Estimates, this dataset is one of the most frequently used. Sampling error is reduced when estimates are collected over a longer period, and therefore 5-year estimates can be more accurate than 1-year estimates. ACS datasets are published for geographic areas with populations of at least 20,000. The 2013-2023 ACS 5-year estimates were used in this assessment.

Bureau of Labor Statistics: The Bureau of Labor Statistics (BLS) is a division of the United States Department of Labor and is the principal federal agency responsible for measuring labor market activity, working conditions, and price changes in the economy. Its mission is to collect, analyze, and disseminate essential economic information to support public and private decision-making.

Community Development Financial Institutions Fund

"Opportunity Zones Resources". **www.cdfifund.gov/opportunity-zones**.

Federal Reserve Bank

Grunewald, Rob, and Horowitz, Ben. "Introduction to the Opportunity Zones Program". Federal Reserve Bank of Minneapolis. **www.minneapolisfed.org/article/2018/18-opportunity-zones-program**.

HUD Comprehensive Housing Affordability: With the Comprehensive Housing Affordability Strategy (CHAS), HUD compiles a large set of data drawn from the American Community Survey that are of specific interest to housing planners and policy makers. CHAS consists of custom tabulations of data that are generally not otherwise publicly available, and the primary purpose of these tabulations is to demonstrate the number of households in need of housing assistance. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30/50/80% of Area Median Income). It is also important to consider the prevalence of housing problems among different types of households, such as the elderly, disabled, minorities, and different household types. In addition to estimating low-income housing needs, the CHAS data contribute to a more comprehensive housing market analysis by documenting issues like lead paint risks, "affordability mismatch," and the interaction of affordability with variables like age of homes, number of bedrooms, and type of building.

Illinois Department of Commerce and Economic Opportunity (DCEO)

"Illinois Opportunity Zones". **www.dceo.illinois.gov/oppzn.html**.

"Illinois Enterprise Zone Program". **www.dceo.illinois.gov/expandrelocate/incentives/taxassistance/enterprisezone.html**.

"Tax Increment Financing (TIF)". **www.dceo.illinois.gov/expandrelocate/incentives/taxincrementfinancing.html**.

Illinois Tax Increment Association

"About TIF". **www.illinois-tif.com/about-tif**.

Internal Revenue Service (IRS)

"Opportunity Zones". **www.irs.gov/credits-deductions/businesses/opportunity-zones**.

TIF Illinois

Jacob & Klein, Ltd. and The Economic Development Group, Ltd. "Creating TIF Districts". **www.olympia-fields.com/DocumentCenter/View/303/Creating-TIF-Districts-PDF**.

APPENDIX III | COMPOSITE STUDY CENSUS DATA

TOPICAL AREA													
YEAR		**2013-2023 for BG	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Geo Name	CR Partnership	GEO ID	Population	Population	Population	Population	Population	Population	Population	Population	Population	Population	Population
			B01003	B01003	B01003	B01003	B01003	B01003	B01003	B01003	B01003	B01003	B01003
			3	3	3	3	3	3	3	3	3	3	3
Canton		1600000US1711007	14,646	14,650	14,539	14,397	14,187	13,789	13,682	13,600	13,701	13,380	13,408
Lewistown		1600000US1743055	2,360	2,433	2,395	2,385	2,367	2,349	2,316	2,021	1,812	1,938	1,828
Cuba		1600000US1717991	1,447	1,431	1,561	1,399	1,353	1,285	1,133	1,066	954	903	979
Fulton County		0500000US17057	36,829	36,616	36,323	36,047	35,733	35,418	35,092	34,654	34,022	33,691	33,259
McDonough County		0500000US17109	32,549	32,388	32,009	31,727	31,597	30,875	30,479	30,107	27,743	27,370	27,102
Illinois		0400000US17	12,848,554	12,868,747	12,873,761	12,851,684	12,854,526	12,821,497	12,770,631	12,716,164	12,821,813	12,757,634	12,692,653
United States		0100000US	311,536,594	314,107,084	316,515,021	318,558,162	321,004,407	322,903,030	324,697,795	326,569,308	329,725,481	331,097,593	332,387,540

		Population by Sex (Current)					Elderly Population (Longitudinal)					
**2013-2023 Population Change (#)	**2013-2023 Population Change (%)	2023 Population Male (#)	2023 Population Male (%)	2023 Population Female (#)	2023 Population Female (%)	2013 Population Aged 60 Years and Older (#)	2013 Population Aged 60 Years and Older (%)	2018 Population Aged 60 Years and Older (#)	2018 Population Aged 60 Years and Older (%)	2023 Population Aged 60 Years and Older (#)	2023 Population Aged 60 Years and Older (%)	2013-2023 Change in Population Aged 60 Years and Older (#)
Calculation	Calculation	B01001	Calculation	B01001	Calculation	S0101	Calculation	S0101	Calculation	S0101	Calculation	Calculation
3	3	7	P7/M7	103	R7/M7	D7*U7	303	111	V7/I7	111	X7/M7	X7-T7
			Domain: Total Pop		Domain: Total Pop		Domain: Total Pop		Domain: Total Pop		Domain: Total Pop	
(1,238)	-8.5%	7,187	53.6%	6,221	46.4%	3,383	23.1%	3,433	24.9%	4,022	30.0%	639
(532)	-22.5%	939	51.4%	889	48.6%	699	29.6%	647	27.5%	547	29.9%	(152)
(468)	-32.3%	449	45.9%	530	54.1%	353	24.4%	327	25.4%	247	25.2%	(106)
(3,570)	-9.7%	17,330	52.1%	15,929	47.9%	9,355	25.4%	9,530	26.9%	9,426	28.3%	71
(5,447)	-16.7%	13,352	49.3%	13,750	50.7%	6,445	19.8%	7,008	22.7%	6,842	25.2%	397
(155,901)	-1.2%	6,270,399	49.4%	6,422,254	50.6%	2,351,285	18.3%	2,675,686	20.9%	2,917,684	23.0%	566,399
20,850,946	6.7%	164,545,087	49.5%	167,842,453	50.5%	59,191,953	19.0%	68,913,938	21.3%	77,299,829	23.3%	18,107,876

	Median Age (Longitudinal)												
2013-2023 Change in Share of Population Aged 60 Years and Older (PP)	2013 Median Age of Population	2018 Median Age of Population	2023 Median Age of Population	2013-2023 Change in Median Age of Population	2013 Share of Population - White Only (%)	2013 Share of Population - Black or African American Only (%)	2013 Share of Population - American Indian and Alaska Native Only (%)	2013 Share of Population - Asian Only (%)	2013 Share of Population - Native Hawaiian and Other Pacific Islander Only (%)	2013 Share of Population - Some other race only (%)	2013 Share of Population - Two or more races (%)	2018 Share of Population - White Only (%)
Calculation	S0101	S0101	S0101	Calculation	DP05	DP05	DP05	DP05	DP05	DP05	DP05	DP06
(Y7-U7)*100	352	128	128	AD7-AB7	255	263	271	311	375	415	423	503
Percentage Point					Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population	Domain: Total Population
6.9%	38	40.6	44.9	6.9	91.0%	6.1%	0.1%	0.4%	0.0%	0.1%	2.2%	89.4%
0.3%	46.6	41.2	44.2	-2.4	97.7%	0.9%	0.1%	0.0%	0.1%	0.3%	0.9%	96.6%
0.8%	37.6	43	47.6	10	93.8%	1.1%	0.3%	0.0%	0.0%	4.4%	0.5%	96.7%
2.9%	42.3	43	43.7	1.4	94.6%	2.7%	0.2%	0.2%	0.1%	0.3%	1.9%	94.3%
5.4%	29.5	32.1	35.1	5.6	90.6%	5.4%	0.1%	2.1%	0.0%	0.4%	1.4%	90.3%
4.7%	36.8	37.9	38.9	2.1	72.5%	14.4%	0.2%	4.7%	0.0%	6.0%	2.1%	71.7%
4.3%	37.3	37.9	38.7	1.4	74.0%	12.6%	0.8%	4.9%	0.2%	4.7%	2.8%	72.7%

Population by Race (Longitudinal)												
2018 Share of Population Black or African American Only (%)	2018 Share of Population American Indian and Alaska Native Only (%)	2018 Share of Population Asian Only (%)	2018 Share of Population Native Hawaiian and Other Pacific Islander Only (%)	2018 Share of Population Some other race only (%)	2018 Share of Population Two or more races (%)	2023 Share of Population White Only (%)	2023 Share of Population Black or African American Only (%)	2023 Share of Population American Indian and Alaska Native Only (%)	2023 Share of Population Asian Only (%)	2023 Share of Population Native Hawaiian and Other Pacific Islander Only (%)	2023 Share of Population Some other race only (%)	2023 Share of Population Two or more races (%)
DP05 507 Domain: Total Population	*DP05 511 Domain: Total Population*	*DP05 531 Domain: Total Population*	*DP05 563 Domain: Total Population*	*DP05 583 Domain: Total Population*	*DP05 587 Domain: Total Population*	*DP05 503 Domain: Total Population*	*DP05 507 Domain: Total Population*	*DP05 511 Domain: Total Population*	*DP05 531 Domain: Total Population*	*DP05 563 Domain: Total Population*	*DP05 583 Domain: Total Population*	*DP05 587 Domain: Total Population*
8.3%	0.4%	0.1%	0.1%	0.3%	1.4%	87.1%	5.9%	1.4%	0.2%	0.0%	1.4%	4.0%
1.1%	0.0%	0.0%	0.0%	1.0%	1.3%	93.4%	0.9%	0.4%	3.1%	0.0%	0.1%	2.1%
0.9%	0.0%	0.0%	0.0%	0.4%	2.1%	92.8%	3.0%	0.0%	0.0%	0.0%	0.0%	4.2%
3.7%	0.3%	0.1%	0.1%	0.3%	1.1%	92.9%	2.6%	0.6%	0.3%	0.0%	0.7%	2.9%
4.7%	0.2%	2.2%	0.1%	0.3%	2.2%	87.1%	5.8%	0.0%	2.0%	0.0%	1.2%	3.9%
14.2%	0.2%	5.4%	0.0%	5.9%	2.5%	63.3%	13.8%	0.5%	5.8%	0.0%	7.3%	9.2%
12.7%	0.8%	5.4%	0.2%	4.9%	3.2%	63.4%	12.4%	0.9%	5.8%	0.2%	6.6%	10.7%

							Population by Ethnicity (Longitudinal)				Households (Longitudin		
2013-2023 Change in Share of Population - White Only (PP)	2013-2023 Change in Share of Population - Black or African American Only (PP)	2013-2023 Change in Share of Population - American Indian and Alaska Native Only (PP)	2013-2023 Change in Share of Population - Asian Only (PP)	2013-2023 Change in Share of Population - Native Hawaiian and Other Pacific Islander Only (PP)	2013-2023 Change in Share of Population - Some other race only (PP)	2013-2023 Change in Share of Population - Two or more races (PP)	2013 Share of Population Hispanic or Latinx (%)	2018 Share of Population Hispanic or Latinx (%)	2023 Share of Population Hispanic or Latinx (%)	2013-2023 Change in Share of Population Hispanic or Latinx (PP)	2013 Number of Households	2018 Number of Households	2023 Number of Households
*Calculation (AT7-AF7)*100 Percentage Points*	*Calculation (AU7-AG7)*100 Percentage Points*	*Calculation (AV7-AH7)*100 Percentage Points*	*Calculation (AW7-AI7)*100 Percentage Points*	*Calculation (AX7-AJ7)*100 Percentage Points*	*Calculation (AY7-AK7)*100 Percentage Points*	*Calculation (AZ7-AL7)*100 Percentage Points*	*DP05 527 Domain: Total Population*	*DP05 639 Domain: Total Population*	*DP05 639 Domain: Total Population*	*Calculation (BJ7-BH7)*100 Percentage Points*	*DP02 3*	*DP02 3*	*DP02 3*
(3.9)	(0.2)	1.3	(0.2)	-	1.3	1.8	3.3%	5.6%	4.8%	1.5	5,584	5,104	5,538
(4.3)	-	0.3	3.1	(0.1)	(0.2)	1.2	4.2%	2.7%	1.1%	(3.1)	1,056	929	924
(1.0)	1.9	(0.3)	-	-	(4.4)	3.7	2.2%	0.6%	2.5%	0.3	543	482	466
(1.7)	(0.1)	0.4	0.1	(0.1)	0.4	1.0	2.5%	2.9%	2.4%	(0.1)	14,610	14,090	13,902
(3.5)	0.4	(0.1)	(0.1)	-	0.8	2.5	2.6%	2.7%	3.4%	0.8	12,620	11,292	11,760
(9.2)	(0.6)	0.3	1.1	-	1.3	7.1	16.0%	17.0%	18.5%	2.5	4,772,723	4,830,038	5,001,904
(10.6)	(0.2)	0.1	0.9	-	1.9	7.9	16.6%	17.8%	19.0%	2.4	115,610,216	119,730,128	127,482,865

...l)		Household Type (Current)							
2013-2023 Change in Number of Households (#)	2013-2023 Change in Number of Households (%)	2023 Married Couple Families (#)	2023 Married Couple Families (%)	2023 Cohabitating Couple Households (#)	2023 Cohabitating Couple Households (%)	2023 Male Householder with No Spouse Present (#)	2023 Male Householder with No Spouse Present (%)	2023 Female Householder with No Spouse Present (#)	2023 Female Householder with No Spouse Present (%)
Calculation BN7-BL7	*Calculation BO7/BL7*	*DP02 7 Domain: Total HH*	*DP02 623 Domain: Total HH*	*DP02 15 Domain: Total HH*	*DP02 631 Domain: Total HH*	*DP02 23 Domain: Total HH*	*DP02 639 Domain: Total HH*	*DP02 39 Domain: Total HH*	*DP02 655 Domain: Total HH*
(46)	-0.8%	2,233	40.3%	522	9.4%	1,099	19.8%	1,684	30.4%
(132)	-12.5%	375	40.6%	55	6.0%	246	26.6%	248	26.8%
(77)	-14.2%	135	29.0%	28	6.0%	122	26.2%	181	38.8%
(708)	-4.8%	6,548	47.1%	1,149	8.3%	2,757	19.8%	3,448	24.8%
(860)	-6.8%	4,193	35.7%	911	7.7%	2,879	24.5%	3,777	32.1%
229,181	4.8%	2,288,626	45.8%	338,292	6.8%	951,391	19.0%	1,423,595	28.5%
11,872,649	10.3%	60,193,570	47.2%	9,002,669	7.1%	23,271,964	18.3%	35,014,662	27.5%

		TOPICAL AREA	Housing Units (Longitudinal)					Housing Tenure (Longitudinal)					
YEAR		**2013-2023 for BG	2013	2018	2023	2013-2023	2013-2023	2013	2013	2018	2018	2023	2023
Geo Name	CR Partnership	GEO ID	Total Housing Units	Total Housing Units	Total Housing Units	Change in Total Housing Units (#)	Change in Total Housing Units (%)	Owner-Occupied Housing Units (%)	Renter-Occupied Housing Units (%)	Owner-Occupied Housing Units (%)	Renter-Occupied Housing Units (%)	Owner-Occupied Housing Units (%)	Renter-Occupied Housing Units (%)
			DP04 3	DP04 3	DP04 3	Calculation F7-D7	Calculation G7/D7	DP04 359	DP04 367	DP04 755	DP04 759	DP04 755	DP04 759
								Domain: Total Occupied Units	Domain: Total Occupied Units	Domain: Total Occupied Units	Domain: Total Occupied Units	Domain: Total Occupied Units	Domain: Total Occupied Units
Canton		1600000US1711007	6,210	5,794	6,214	4	0.1%	62.6%	37.4%	66.2%	33.8%	70.4%	29.6%
Lewistown		1600000US1743055	1,173	1,162	1,042	(131)	-11.2%	74.9%	25.1%	70.2%	29.8%	63.6%	36.4%
Cuba		1600000US1717991	589	554	522	(67)	-11.4%	72.0%	28.0%	75.7%	24.3%	78.1%	21.9%
Fulton County		0500000US17057	16,176	16,310	15,883	(293)	-1.8%	75.5%	24.5%	76.8%	23.2%	77.9%	22.1%
McDonough County		0500000US17109	14,381	14,428	13,598	(783)	-5.4%	61.0%	39.0%	66.7%	33.3%	62.1%	37.9%
Illinois		0400000US17	5,291,704	5,347,268	5,443,501	151,797	2.9%	67.5%	32.5%	66.0%	34.0%	66.8%	33.2%
United States		0100000US	132,057,804	136,384,292	142,332,876	10,275,072	7.8%	64.9%	35.1%	63.8%	36.2%	65.0%	35.0%

		Overall Vacancy (Longitudinal)								Homeowner Vacancy (Longitudinal)				Renter Vacancy	
2013-2023	2013-2023	2013	2013	2018	2018	2023	2023	2013-2023	2013-2023	2013	2018	2023	2013-2023	2013	2018
Change in Share of Owner-Occupied Housing Units (PP)	Change in Share of Renter-Occupied Housing Units (PP)	Vacant Housing Units	Overall Vacancy Rate	Vacant Housing Units	Overall Vacancy Rate	Vacant Housing Units	Overall Vacancy Rate	Change in Vacant Housing Units (#)	Change in Overall Vacancy Rate (PP)	Homeowner Vacancy Rate	Homeowner Vacancy Rate	Homeowner Vacancy Rate	Change in Homeowner Vacancy Rate (PP)	Rental Vacancy Rate	Rental Vacancy Rate
Calculation (M7-I7)*100	Calculation (N7-I7)*100	DP04 19	DP04 23	DP04 11	DP04 583	DP04 11	DP04 583	Calculation U7-Q7	Calculation (V7-R7)*100	DP04 27	DP04 15	DP04 15	Calculation (AA7-Y7)*100	DP04 35	DP04 19
Percentage Points	Percentage Points		Domain: Total Housing Units		Domain: Total Housing Units		Domain: Total Housing Units		Percentage Points	Domain: Total Housing Units	Domain: Total Housing Units	Domain: Total Housing Units	Percentage Points	Domain: Total Housing Units	Domain: Total Housing Units
7.80	-7.8%	626	10.1%	690	11.9%	676	10.9%	50	0.8	1.6%	1.6%	1.1%	-0.50	5.4%	10.6%
-11.30	11.3%	117	10.0%	233	20.1%	118	11.3%	1	1.3	0.0%	3.8%	2.3%	2.30	22.1%	23.7%
6.10	-6.1%	46	7.8%	72	13.0%	56	10.7%	10	2.9	0.0%	0.0%	0.0%	0.00	12.6%	8.6%
2.40	-2.4%	1,566	9.7%	2,220	13.6%	1,981	12.5%	415	2.8	1.3%	1.8%	0.8%	-0.50	6.9%	9.9%
1.10	-1.1%	1,761	12.2%	3,136	21.7%	1,838	13.5%	77	1.3	0.8%	3.6%	3.1%	2.30	5.8%	22.8%
-0.70	0.7%	518,981	9.8%	517,230	9.7%	441,597	8.1%	(77,384)	(1.7)	2.3%	1.9%	1.1%	-1.20	7.0%	6.4%
0.10	-0.1%	16,447,588	12.5%	16,654,164	12.2%	14,850,011	10.4%	(1,597,577)	(2.1)	2.2%	1.7%	1.0%	-1.20	7.3%	6.0%

(Longitudinal)		Households Size by Tenure (Longitudinal)													
2023	2013-2023	2013	2013	2013	2018	2018	2018	2023	2023	2023	**2013-2023	**2013-2023	**2013-2023	2013	2013
Rental Vacancy Rate	Change in Rental Vacancy Rate (PP)	Average Household Size	Average Owner-Occupied Household Size	Average Renter-Occupied Household Size	Average Household Size	Average Owner-Occupied Household Size	Average Renter-Occupied Household Size	Average Household Size	Average Owner-Occupied Household Size	Average Renter-Occupied Household Size	Change in Average Household Size	Change in Average Owner-Occupied Household Size	Change in Average Renter-Occupied Household Size	Occupied Housing Units with No Vehicles Available (#)	Occupied Housing Units with No Vehicles Available (%)
DP04 19	Calculation (AE7-AC7)*100	B25010 3	B25010 7	B25010 11	B25010 3	B25010 7	B25010 11	B25010 3	B25010 7	B25010 11	Calculation AM7-AG7	Calculation AN7-AH7	Calculation AO7-AI7	DP04 451	DP04 455
Domain: Total Housing Units	Percentage Points	Domain: Total Occupied Housing Units			Domain: Total Occupied Housing Units			Domain: Total Occupied Housing Units			Persons	Persons	Persons		Domain: Total Occupied Housing Units
18.7%	13.3	2.27	2.4	2.06	2.25	2.23	2.29	2.09	2.12	2.02	-0.18	-0.28	-0.04	538	9.6%
0.0%	-22.1	2.13	2.22	1.84	2.4	2.61	1.91	1.92	2.02	1.73	-0.21	-0.2	-0.11	54	5.1%
9.7%	-2.9	2.58	2.32	3.23	2.56	2.35	3.21	2	1.91	2.31	-0.58	-0.41	-0.92	36	6.6%
14.1%	7.2	2.37	2.41	2.23	2.33	2.33	2.34	2.25	2.28	2.13	-0.12	-0.13	-0.1	890	6.1%
9.1%	3.3	2.18	2.28	2.01	2.42	2.58	2.1	2.08	2.28	1.75	-0.1	0	-0.26	946	7.5%
5.2%	-1.8	2.63	2.73	2.42	2.59	2.7	2.39	2.48	2.63	2.17	-0.15	-0.1	-0.25	512,565	10.7%
5.5%	-1.8	2.63	2.69	2.5	2.63	2.7	2.51	2.54	2.65	2.34	-0.09	-0.04	-0.16	10,483,077	9.1%

Housing Units with No Vehicles Available (Longitudinal)						*Home Value (Longitudinal)*					*Homes by Value Bracket (Current)*				
2018 Occupied Housing Units with No Vehicles Available (#)	**2018 Occupied Housing Units with No Vehicles Available (%)**	**2023 Occupied Housing Units with No Vehicles Available (#)**	**2023 Occupied Housing Units with No Vehicles Available (%)**	**2013-2023 Change in Occupied Housing Units with No Vehicles Available (#)**	**2013-2023 Change in Occupied Housing Units with No Vehicles Available (PP)**	**2013 Median Home Value**	**2018 Median Home Value**	**2023 Median Home Value**	**2013-2023 Change in Median Home Value ($)**	**2013-2023 Change in Median Home Value (%)**	**2023 Share of Homes Valued at less than $50k (%)**	**2023 Share of Homes Valued $50k-$99k (%)**	**2023 Share of Homes Valued $100k-$149k (%)**	**2023 Share of Homes Valued $150k-$199k (%)**	**2023 Share of Homes Valued $200k-$299k (%)**
DP04 231	*DP04 803*	*DP04 231*	*DP04 803*	*Calculation AW7-AS7*	*Calcuation (AX7-AT7)*100*	*DP04 699*	*DP04 355*	*DP04 355*	*Calculation BF7-BD7*	*Calculation BD7/BA7*	*DP04 895*	*DP04 899*	*DP04 903*	*DP04 907*	*DP04 911*
	Domain: Total Occupied Housing Units		*Domain: Total Occupied Housing Units*		*Percentage Points*	*Domain: Owner-Occupied Units*	*Domain: Owner-Occupied Units*	*Domain: Owner-Occupied Units*			*Domain: Owner-Occupied Units*	*Domain: Owner-Occupied Units*	*Domain: Owner-Occupied Units*	*Domain: Owner-Occupied Units*	*Domain: Owner-Occupied Units*
517	10.1%	313	5.7%	(225)	(3.90)	$ 82,700	$ 87,300	$ 106,900	$ 24,200	29.3%	11.2%	35.2%	23.3%	15.4%	10.5%
99	10.7%	93	10.1%	39	5.00	$ 66,000	$ 79,600	$ 84,600	$ 18,600	28.2%	8.8%	55.1%	23.3%	3.6%	6.8%
14	2.9%	34	7.3%	(2)	0.70	$ 59,700	$ 54,200	$ 61,900	$ 2,200	3.7%	37.1%	41.2%	13.2%	8.5%	0.0%
890	6.3%	680	4.9%	(210)	(1.20)	$ 80,600	$ 86,700	$ 102,500	$ 21,900	27.2%	15.8%	33.0%	19.8%	12.3%	
976	8.6%	1,308	11.1%	362	3.60	$ 86,400	$ 94,200	$ 103,500	$ 17,100	19.8%	12.5%	35.9%	20.1%	13.3%	
522,837	10.8%	545,425	10.9%	32,860	0.20	$ 182,300	$ 187,200	$ 250,500	$ 68,200	37.4%	5.4%	8.8%	11.2%	12.0%	
10,424,934	8.7%	10,602,826	8.3%	119,749	(0.80)	$ 176,700	$ 204,900	$ 303,400	$ 126,700	71.7%	5.5%	6.7%	8.3%	9.6%	

			Housing Age (Current)		*Monthly Housing Costs by Tenure (Longitudinal)*									
2023 Share of Homes Valued $300k-$499k (%)	**2023 Share of Homes Valued $500k-$999k (%)**	**2023 Share of Homes Valued at $1 million or more (%)**	**2023 Median Year Structure Built**	**2023 Median Age of Housing Structure in 2023**	**2013 Median Monthly Housing Costs - Owners w/Mortgage**	**2013 Median Monthly Housing Costs - Owners w/out Mortgage**	**2013 Median Monthly Housing Costs (Gross Rent) - Renters**	**2018 Median Monthly Housing Costs - Owners w/Mortgage**	**2018 Median Monthly Housing Costs - Owners w/out Mortgage**	**2018 Median Monthly Housing Costs (Gross Rent) - Renters**	**2023 Median Monthly Housing Costs - Owners w/Mortgage**	**2023 Median Monthly Housing Costs - Owners w/out Mortgage**	**2023 Median Monthly Housing Costs (Gross Rent) - Renters**	**2013-2023 Change in Median Monthly Housing Costs ($) - Owners w/Mortgage**	**2013-2023 Change in Median Monthly Housing Costs ($) - Owners w/out Mortgage**
DP04 915	*DP04 919*	*DP04 923*	*B23035 3*	*Calculation 2023-BN7*	*DP04 795*	*DP04 851*	*DP04 1051*	*DP04 403*	*DP04 435*	*DP04 535*	*DP04 403*	*DP04 435*	*DP04 535*	*Calculation BV7-BP7*	*Calculation BW7-BQ7*
Domain: Owner-Occupied Units	*Domain: Owner-Occupied Units*	*Domain: Owner-Occupied Units*		*Years*	*Domain: Total Housing Units with a Mortgage*	*Domain: Total Housing Units without a Mortgage*	*Domain: Occupied Units Paying Rent*	*Domain: Total Housing Units with a Mortgage*	*Domain: Total Housing Units without a Mortgage*	*Domain: Occupied Units Paying Rent*	*Domain: Total Housing Units with a Mortgage*	*Domain: Total Housing Units without a Mortgage*	*Domain: Occupied Units Paying Rent*		
2.6%	1.8%	0.0%	1957	66	$ 988	$ 404	$ 617	$ 918	$ 452	$ 584	$ 1,091	$ 534	$ 814	$ 103	$ 130
2.4%	0.0%	0.0%	1962	61	$ 848	$ 360	$ 527	$ 971	$ 404	$ 549	$ 1,100	$ 428	$ 683	$ 252	$ 68
0.0%	0.0%	0.0%	1955	68	$ 925	$ 381	$ 709	$ 823	$ 355	$ 624	$ 952	$ 474	$ 881	$ 27	$ 93
5.4%	1.5%	0.3%	1959	64	$ 990	$ 400	$ 608	$ 967	$ 438	$ 636	$ 1,192	$ 537	$ 808	$ 202	$ 137
4.7%	0.9%	1.3%	1966	57	$ 1,000	$ 392	$ 683	$ 984	$ 435	$ 628	$ 1,110	$ 535	$ 730	$ 110	$ 143
25.0%	11.2%	2.6%	1970	53	$ 1,701	$ 561	$ 890	$ 1,668	$ 626	$ 984	$ 1,950	$ 767	$ 1,227	$ 249	$ 206
24.9%	19.1%	6.5%	1980	43	$ 1,540	$ 452	$ 904	$ 1,558	$ 490	$ 1,023	$ 1,902	$ 612	$ 1,348	$ 362	$ 160

				Cost Burden by Tenure (Longitudinal)											
2013-2023 Change in Median Monthly Housing Costs (Gross Rent) ($) - Renters	**2013-2023 Change in Median Monthly Housing Costs (%) - Owners w/Mortgage**	**2013-2023 Change in Median Monthly Housing Costs (%) - Owners w/out Mortgage**	**2013-2023 Change in Median Monthly Housing Costs (Gross Rent) (%) - Renters**	**2013 Share of Owner-Occupied Households w/Mortgage that are Cost-Burdened (30%+)**	**2013 Share of Owner-Occupied Households w/out Mortgage that are Cost-Burdened (30%+)**	**2013 Share of Renter-Occupied Households that are Cost-Burdened (30%+)**	**2018 Share of Owner-Occupied Households w/Mortgage that are Cost-Burdened (30%+)**	**2018 Share of Owner-Occupied Households w/out Mortgage that are Cost-Burdened (30%+)**	**2018 Share of Renter-Occupied Households that are Cost-Burdened (30%+)**	**2023 Share of Owner-Occupied Households w/Mortgage that are Cost-Burdened (30%+)**	**2023 Share of Owner-Occupied Households w/out Mortgage that are Cost-Burdened (30%+)**	**2023 Share of Renter-Occupied Households that are Cost-Burdened (30%+)**	**2013-2023 Change in Share of Owner-Occupied Households w/Mortgage that are Cost-Burdened (30%+) (PP)**	**2013-2023 Change in Share of Owner-Occupied Households w/out Mortgage that are Cost-Burdened (30%+) (PP)**	**2013-2023 Change in Share of Renter-Occupied Households that are Cost-Burdened (30%+) (PP)**
Calculation BX-BR7	*Calculation BY7/BP7*	*Calculation BZ7/BQ7*	*Calculation CA7/BR7*	*DP04 895 + 903*	*DP04 967 + 975*	*DP04 1111+1119*	*DP04 1027 + 1031*	*DP04 1063 + 1067*	*DP04 1135 + 1139*	*DP04 1027 + 1031*	*DP04 1063 + 1067*	*DP04 1135 + 1139*	*Calculation (CK7 -CE7)*100*	*Calculation (CL7-CF7)*100*	*Calculation (CM7-CG7)*100*
				Domain: Total Housing Units with a Mortgage	*Domain: Total Housing Units without a Mortgage*	*Domain: Occupied Units Paying Rent*	*Domain: Total Housing Units with a Mortgage*	*Domain: Total Housing Units without a Mortgage*	*Domain: Occupied Units Paying Rent*	*Domain: Total Housing Units with a Mortgage*	*Domain: Total Housing Units without a Mortgage*	*Domain: Occupied Units Paying Rent*	*Percentage Points*	*Percentage Points*	*Percentage Points*
$ 197	10.4%	32.2%	0.3%	16.9%	9.2%	53.3%	18.8%	13.6%	45.5%	18.5%	13.5%	50.3%	1.6	4.3	(3.0)
$ 156	29.7%	18.9%	0.3%	18.8%	4.5%	43.1%	18.5%	7.6%	41.8%	26.1%	4.7%	30.4%	7.3	0.2	(12.7)
$ 172	2.9%	24.4%	0.2%	25.8%	12.5%	21.8%	18.0%	14.9%	51.4%	24.8%	5.9%	60.0%	(1.0)	(6.6)	38.2
$ 200	20.4%	34.3%	0.3%	22.5%	10.0%	47.7%	20.5%	11.5%	42.9%	21.2%	11.6%	44.1%	(1.3)	1.6	(3.6)
$ 47	11.0%	36.5%	0.1%	23.3%	10.6%	63.4%	17.6%	11.0%	50.3%	21.5%	12.6%	50.6%	(1.8)	2.0	(12.8)
$ 337	14.6%	36.7%	0.4%	36.9%	16.7%	51.4%	28.6%	16.1%	48.8%	26.3%	15.4%	47.3%	(10.6)	(1.3)	(4.1)
$ 444	23.5%	35.4%	0.5%	35.6%	15.2%	52.3%	28.7%	13.9%	50.2%	27.6%	13.9%	50.4%	(8.0)	(1.3)	(1.9)

		TOPICAL AREA	Household Income (Longitudinal)					Households by Income Bracket (Current
YEAR		**2013-2023 for BG	2013	2018	2023	2013-2023	2013-2023	2023
Geo Name	CR Partnership	GEO ID	Median Household Income ($)	Median Household Income ($)	Median Household Income ($)	Change in Median Household Income ($)	Change in Median Household Income (%)	Share of Households with Annual Income less than $10k (%)
			DP03 491	DP03 247	DP03 247	Calculation	Calculation	DP03 755
			Domain: Total Households	Domain: Total Households	Domain: Total Households			Domain: Total Households
Canton		1600000US1711007	$ 41,260	$ 41,940	$ 54,881	$ 13,621	33.0%	6.3%
Lewistown		1600000US1743055	$ 38,382	$ 51,705	$ 49,022	$ 10,640	27.7%	4.9%
Cuba		1600000US1717991	$ 42,216	$ 37,885	$ 41,250	$ (966)	-2.3%	9.4%
Fulton County		0500000US17057	$ 45,130	$ 50,180	$ 58,617	$ 13,487	29.9%	5.3%
McDonough County		0500000US17109	$ 36,031	$ 43,724	$ 50,434	$ 14,403	40.0%	9.5%
Illinois		0400000US17	$ 56,797	$ 63,575	$ 81,702	$ 24,905	43.9%	5.2%
United States		0100000US	$ 53,046	$ 60,293	$ 78,538	$ 25,492	48.1%	4.9%

t)				Households with Assistance (Longitudinal)								Labor Force and Unemp			
2023 Share of Households with Annual Income $75k-$99.9k (%)	2023 Share of Households with Annual Income $100k-$149.9k (%)	2023 Share of Households with Annual Income $150k-$199.9k (%)	2023 Share of Households with Annual Income $200k or more (%)	2013 Share of Households with Cash Public Assistance Income (%)	2013 Share of Households with Food Stamp/SNAP benefits in Past 12 Months (%)	2018 Share of Households with Cash Public Assistance Income (%)	2018 Share of Households with Food Stamp/SNAP benefits in Past 12 Months (%)	2023 Share of Households with Cash Public Assistance Income (%)	2023 Share of Households with Food Stamp/SNAP benefits in Past 12 Months (%)	2013-2023 Change in Share of Households Change in with Cash Public Assistance Income (PP)	2013-2023 Change in Share of Households with Food Stamp/SNAP benefits in Past 12 Months (PP)	2013 Labor Force Participation Rate (%)	2013 Unemployment Rate (%)	2018 Labor Force Participation Rate (%)	2018 Unemployment Rate (%)
DP03 779	DP03 783	DP03 787	DP03 791	DP03 575	DP03 591	DP03 835	DP03 843	DP03 835	DP03 843	Calculation	Calculation	DP03 11/3	DP03 35/11	DP03 11/3	DP03 583
Domain: Total Households	Domain: Total Households	Domain: Total Households	Domain: Total Households	Domain: Total Households	Domain: Total Households	Domain: Total Households	Domain: Total Households	Domain: Total Households	Domain: Total Households	Percentage Points	Percentage Points	Domain: Total Population 16 years and older in labor force	Domain: Total Population 16 years and older in the civilian labor force	Domain: Total Population 16 years and older in labor force	Domain: Total Population 16 years and older in the civilian labor force
12.6%	13.5%	5.1%	4.8%	1.9%	17.7%	3.0%	19.8%	2.5%	18.3%	0.6	0.6	50.6%	9.1%	47.7%	6.4%
11.4%	14.6%	4.1%	1.8%	1.6%	12.3%	2.2%	18.1%	3.1%	22.1%	1.5	9.8	52.0%	6.7%	55.9%	9.7%
13.5%	8.6%	2.8%	1.9%	0.4%	13.3%	2.3%	24.1%	0.6%	16.3%	0.2	3.0	57.9%	11.2%	56.1%	10.5%
12.0%	16.9%	5.8%	4.0%	1.6%	12.9%	2.3%	15.8%	2.4%	16.1%	0.8	3.2	55.5%	9.1%	55.4%	6.7%
10.9%	11.0%	5.5%	4.6%	1.7%	11.2%	2.8%	14.8%	1.5%	14.1%	(0.2)	2.9	58.8%	9.9%	55.4%	7.6%
12.7%	17.9%	9.9%	13.1%	2.5%	11.8%	2.4%	13.1%	2.7%	13.5%	0.2	1.7	66.4%	10.4%	65.1%	6.6%
12.7%	17.4%	9.3%	12.6%	2.8%	12.4%	2.5%	12.2%	2.7%	11.8%	(0.1)	(0.6)	64.3%	9.6%	63.0%	5.9%

loyment (Longitudinal)				Occupation of Workers (Current)					Industry of Workers (Cur						
2023 Labor Force Participation Rate (%)	2023 Unemployment Rate (%)	2013-2023 Change in Labor Force Participation Rate (PP)	2013-2023 Change in Unemployment Rate (PP)	2023 Occupation: Management, business, science, and arts occupations (%)	2023 Occupation: Service occupations (%)	2023 Occupation: Sales and office occupations (%)	2023 Occupation: Natural resources, construction, and maintenance occupations (%)	2023 Occupation: Production, transportation, and material moving occupations (%)	2023 Industry: Agriculture, forestry, fishing and hunting, and mining (%)	2023 Industry: Construction (%)	2023 Industry: Manufacturing (%)	2023 Industry: Wholesale trade (%)	2023 Industry: Retail trade (%)	2023 Industry: Transportation and warehousing, and utilities (%)	2023 Industry: Information (%)
DP03 11/3	DP03 583	Calculation	Calculation 119	DP03 107/15	DP03 111/15	DP03 115/15	DP03 119/15	DP03 123/15	DP03 131	DP03 135	DP03 139	DP03 143	DP03 147	DP03 151	DP03 155
Domain: Total Population 16 years and older in labor force	Domain: Total Population 16 years and older in the civilian labor force	Percentage Points	Percentage Points	Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over
51.6%	7.2%	1.0%	-1.9%	**27.9%**	22.0%	20.6%	10.4%	19.1%	0.6%	11.9%	13.0%	0.9%	14.6%	2.7%	0.3%
54.3%	10.6%	2.3%	3.9%	**28.6%**	**26.7%**	12.8%	10.8%	21.3%	0.9%	6.2%	17.1%	3.6%	8.4%	7.6%	0.0%
55.6%	2.9%	-2.4%	-8.3%	**26.2%**	15.2%	**24.1%**	10.1%	**24.4%**	0.0%	4.6%	15.6%	5.1%	8.7%	9.4%	5.5%
55.7%	6.6%	0.2%	-2.5%	**30.0%**	19.1%	**19.3%**	12.9%	18.8%	3.1%	9.2%	13.1%	2.2%	12.6%	5.0%	1.0%
62.2%	8.6%	3.5%	-1.3%	32.9%	20.2%	20.0%	8.4%	18.5%	2.8%	3.9%	11.2%	2.5%	14.5%	5.4%	0.9%
64.9%	5.8%	-1.4%	-4.6%	42.6%	15.9%	19.8%	7.1%	14.7%	1.0%	5.4%	11.6%	2.7%	10.4%	6.9%	1.7%
63.0%	5.2%	-1.2%	-4.4%	42.0%	16.5%	19.9%	8.6%	13.0%	1.6%	6.9%	10.0%	2.3%	10.9%	5.9%	1.9%

rent)						Annual Income (Longitudinal)									
2023 Industry: Finance and insurance, and real estate and rental and leasing (%)	2023 Industry: Professional, scientific, and management, and administrative and waste management	2023 Industry: Educational services, and health care and social assistance (%)	2023 Industry: Arts, entertainment, and recreation, and accommodation and food services (%)	2023 Industry: Other services, except public administration (%)	2023 Industry: Public administration (%)	2013 Median Annual Income of All Workers with Earnings in Past 12 Months	2013 Median Annual Income of Full-Time Working Males with Earnings in Past 12 Months	2013 Median Annual Income of Full-Time Working Females with Earnings in Past 12 Months	2018 Median Annual Income of All Workers with Earnings in Past 12 Months	2018 Median Annual Income of Full-Time Working Males with Earnings in Past 12 Months	2018 Median Annual Income of Full-Time Working Females with Earnings in Past 12 Months	2023 Median Annual Income of All Workers with Earnings in Past 12 Months	2023 Median Annual Income of Full-Time Working Males with Earnings in Past 12 Months	2023 Median Annual Income of Full-Time Working Females with Earnings in Past 12 Months	2013-2023 Change in Median Annual Income of All Workers with Earnings ($)
DP03 159	DP03 163	DP03 167	DP03 171	DP03 175	DP03 179	DP03 731	DP03 739	DP03 747	DP03 367	DP03 371	DP03 375	DP03 367	DP03 371	DP03 375	Calculation
Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over	Domain: Civilian employed population 16 years and over	Domain: All workers (FT and PT)			Domain: All workers (FT and PT)			Domain: All workers (FT and PT)			Domain: All workers (FT and PT)
4.7%	5.0%	28.2%	8.5%	1.4%	10.9%	$ 25,661	$ 42,987	$ 31,333	$ 22,395	$ 41,970	$ 28,295	$ 34,917	$ 52,738	$ 41,582	$ 9,256
6.5%	8.1%	28.8%	1.5%	6.1%	5.3%	$ 24,618	$ 42,699	$ 31,994	$ 32,478	$ 47,885	$ 35,956	$ 34,242	$ 57,778	$ 36,346	$ 9,624
3.0%	6.2%	29.4%	3.9%	4.1%	22.4%	$ 24,665	$ 43,365	$ 29,708	$ 26,157	$ 42,917	$ 28,750	$ 35,625	$ 54,231	$ 35,954	$ 10,960
4.6%	6.0%	27.3%	6.5%	3.4%	9.3%	$ 27,972	$ 44,420	$ 32,290	$ 27,975	$ 47,362	$ 32,055	$ 36,292	$ 56,974	$ 41,029	$ 8,320
3.2%	6.4%	29.1%	11.7%	4.7%	11.4%	$ 13,460	$ 42,896	$ 29,986	$ 19,392	$ 43,176	$ 32,953	$ 27,338	$ 54,179	$ 44,946	$ 13,878
7.4%	12.7%	23.5%	8.3%	4.6%	8.2%	$ 31,780	$ 52,649	$ 40,900	$ 35,817	$ 56,073	$ 43,977	$ 46,839	$ 70,338	$ 56,381	$ 15,059
6.7%	12.4%	23.4%	8.8%	4.7%	8.7%	$ 30,538	$ 49,087	$ 38,635	$ 33,439	$ 52,318	$ 41,690	$ 44,587	$ 65,664	$ 53,445	$ 14,049

					Family Poverty (Longitudinal)				Total Poverty (Longitudinal)				Elderly Poverty (Longitudinal)		
2013-2023 Change in Median Annual Income of Full-Time Working Males with Earnings ($)	2013-2023 Change in Median Annual Income of Full-Time Working Females with Earnings ($)	2013-2023 Change in Median Annual Income of All Workers with Earnings (%)	2013-2023 Change in Median Annual Income of Full-Time Working Males with Earnings (%)	2013-2023 Change in Median Annual Income of Full-Time Working Females with Earnings (%)	2013 Poverty Rate: All Families (%)	2018 Poverty Rate: All Families (%)	2023 Poverty Rate: All Families (%)	2013-2023 Change in Poverty Rate: All Families (PP)	2013 Poverty Rate: All People (%)	2018 Poverty Rate: All People (%)	2023 Poverty Rate: All People (%)	2013-2023 Change in Poverty Rate: All People (PP)	2013 Poverty Rate: People Aged 65 and Older (%)	2018 Poverty Rate: People Aged 65 and Older (%)	2023 Poverty Rate: People Aged 65 and Older (%)
Calculation	Calculation	Calculation	Calculation	Calculation	DP03 951	DP03 1023	DP03 1023	Calculation	DP03 1023	DP03 1061	DP03 1059	Calculation	DP03 1079	DP03 1087	DP03 1087
		Domain: All workers (FT and PT)			Domain: Total Families	Domain: Total Families	Domain: Total Families	Percentage Points	Domain: Total Population	Domain: Total Population	Domain: Total Population	Percentage Points	Domain: Total Population Aged 65 and Older	Domain: Total Population Aged 65 and Older	Domain: Total Population Aged 65 and Older
$ 9,751	$ 10,249	36.1%	22.7%	32.7%	11.8%	17.2%	10.9%	-0.9%	17.2%	22.3%	14.0%	-3.2%	9.3%	7.6%	7.8%
$ 15,079	$ 4,352	39.1%	35.3%	13.6%	13.4%	11.8%	5.3%	-8.1%	14.7%	19.1%	12.0%	-2.7%	9.2%	16.1%	12.6%
$ 10,866	$ 6,246	44.4%	25.1%	21.0%	7.4%	18.8%	22.4%	15.0%	14.8%	25.3%	19.4%	4.6%	3.3%	6.1%	6.7%
$ 12,554	$ 8,739	29.7%	28.3%	27.1%	9.3%	11.6%	9.3%	0.0%	13.3%	16.5%	12.6%	-0.7%	8.1%	7.4%	8.1%
$ 11,283	$ 14,960	103.1%	26.3%	49.9%	14.5%	10.2%	11.4%	-3.1%	23.1%	22.0%	19.9%	-3.2%	5.4%	6.7%	9.8%
$ 17,689	$ 15,481	47.4%	33.6%	37.9%	10.3%	9.4%	8.2%	-2.1%	14.1%	13.1%	11.7%	-2.4%	8.5%	8.8%	9.8%
$ 16,577	$ 14,810	46.0%	33.8%	38.3%	11.3%	10.1%	8.7%	-2.6%	15.4%	14.1%	12.4%	-3.0%	9.4%	9.3%	10.4%

	Poverty by Family Type (Current)			Poverty by Race and Ethnicity (Current)							
2013-2023 Change in Poverty Rate: People Aged 65 and Older (PP)	2023 Poverty Rate: Married Couple Families (%)	2023 Poverty Rate: Families with Children (%)	2023 Poverty Rate: Single Female-Led Families with Children (%)	2023 Share of People Below Poverty Level by Race: White Only (%)	2023 Share of People Below Poverty Level by Race: Black or African American Only (%)	2023 Share of People Below Poverty Level by Race: American Indian and Alaska Native Only (%)	2023 Share of People Below Poverty Level by Race: Asian Only (%)	2023 Share of People Below Poverty Level by Race: Native Hawaiian and Other Pacific Islander Only (%)	2023 Share of People Below Poverty Level by Race: Some Other Race Only (%)	2023 Share of People Below Poverty Level by Race: Two or More Races (%)	2023 Share of People Below Poverty Level by Ethnicity: Hispanix or Latinx (%)
Calculation	DP03 1035	DP03 1039	DP03 1051	S1701 547	S1701 551	S1701 555	S1701 559	S1701 563	S1701 567	S1701 571	S1701 575
Percentage Points	Domain: Total Married Couple Families	Domain: Total Families with Related Children of Householder Under 18 years	Domain: Total Female-Led Families with No Spouse Present and Related Children	Domain: Total Population, White Only	Domain: Total Population, Black or African American Only	Domain: Total Population, American Indian and Alaska Native Only	Domain: Total Population, Asian Only	Domain: Total Population, Native Hawaiian and Other Pacific Islander Only	Domain: Total Population, Some Other Race Only	Domain: Total Population, Two or More Races	Domain: Total Population, Hispanic or Latinx
-1.5%	5.7%	14.3%	38.9%	13.4%	53.3%	0.0%	16.7%	0.0%	0.0%	44.0%	41.1%
3.4%	0.3%	0.0%	15.1%	12.3%	0.0%	0.0%	0.0%	0.0%	0.0%	18.4%	42.9%
3.4%	3.7%	5.4%	86.7%	17.2%	100.0%	0.0%	0.0%	0.0%	0.0%	63.4%	33.3%
0.0%	4.6%	8.2%	37.2%	12.2%	45.0%	0.0%	5.3%	0.0%	5.5%	34.0%	33.2%
4.4%	4.6%	3.1%	47.2%	18.8%	31.8%	33.3%	23.3%	0.0%	72.8%	13.8%	35.7%
1.3%	3.9%	5.0%	31.7%	8.6%	24.5%	13.2%	10.1%	19.8%	15.2%	12.7%	13.8%
1.0%	4.5%	5.8%	32.6%	9.9%	21.3%	21.8%	9.9%	17.2%	18.2%	14.7%	16.9%

APPENDIX IV | COMMUNITY NEEDS ASSESSMENT HANDOUT

FULTON COUNTY COMMUNITY NEEDS ASSESSMENT RESULTS

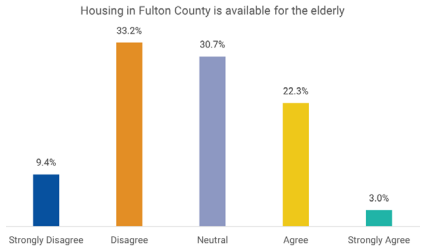
This handout presents the results of responses to the Fulton County Community Needs Assessment, conducted by Fulton County, in partnership with the Illinois Housing Development Authority (IHDA). This survey was conducted from November 2024 through May 2025 and was then reopened from July 2025 through September 2025 to include responses from the entire county. This survey is a part of an effort to develop a Community Revitalization Plan for Fulton County.

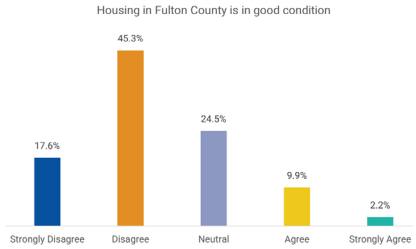
Overall, this survey posed 43 questions and was completed by 406 individuals, representing a 2.5% response rate within the targeted Fulton County communities of Canton, Lewistown, and Cuba. Below we will present highlights from each survey category, focusing on questions with the most divergent and statistically significant responses.

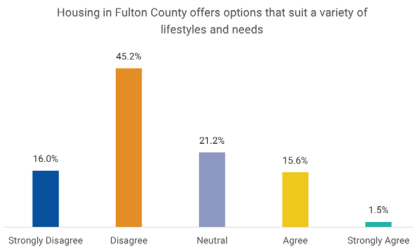
HOUSING

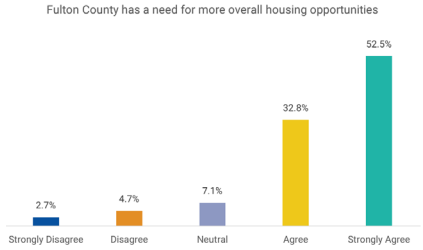
AVAILABILITY AND CONDITION

62.9% of respondents disagreed that housing in their community is in good condition. 42.6% of respondents disagreed that housing in their community is available for the elderly, and 61.2% of respondents disagreed that housing in their community offers options that suit a variety of lifestyles and needs.

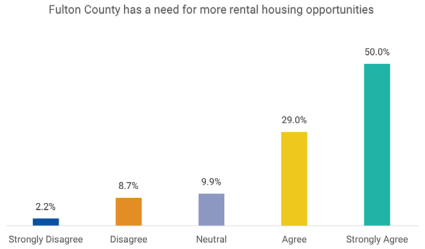


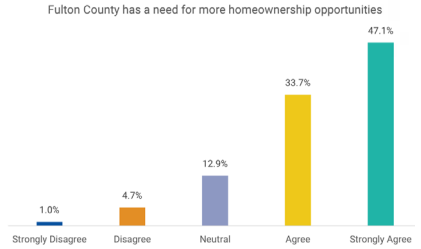






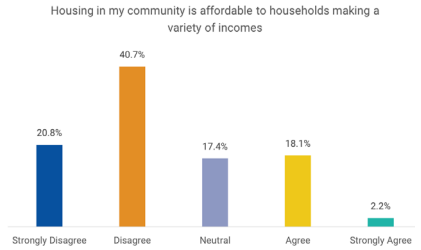
85.3% of respondents agreed that their community has a need for more overall housing opportunities. More specifically, 79% of respondents agreed that their community is in need of more rental housing opportunities and 80.8% of respondents agreed that their community is in need of more homeownership opportunities.

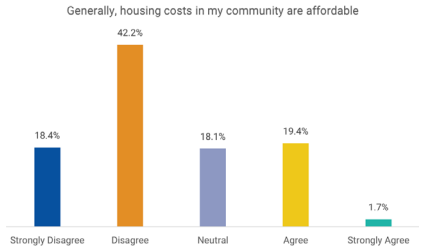


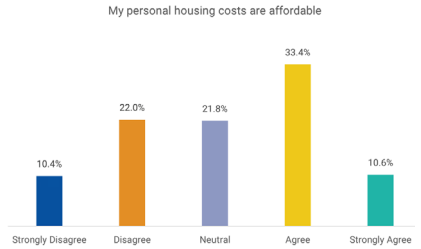


AFFORDABILITY

61.5% of respondents disagreed with the statement "Housing in my community is affordable to households making a variety of incomes". Additionally, 60.6% of respondents disagreed that housing costs are generally affordable in their community but 44% of respondents agreed that their personal housing costs are affordable.

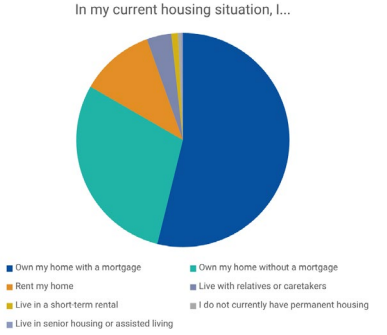


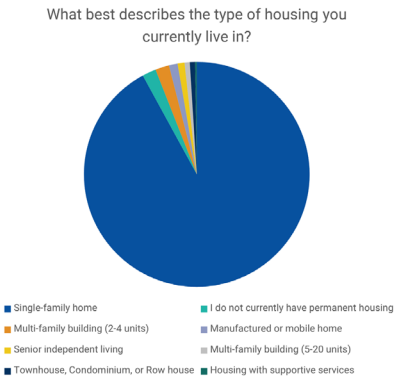


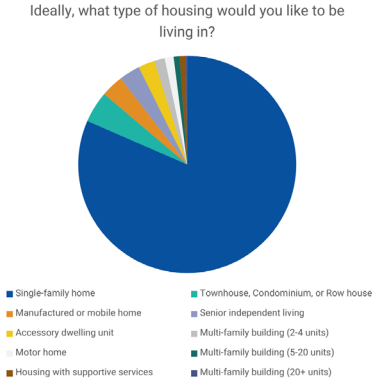


HOUSING STOCK

53.2% of respondents owned their home with a mortgage, 29.1% owned their home without a mortgage, and 11.1% rented their home. 91.4% of respondents lived in single family homes, 2% lived in multi-family buildings with 2-4 units, and 2% did not currently have permanent housing. Ideally there would be more variety in housing options with 90.4% of respondents ideally living in single family homes, 5.2% in townhomes or condominiums, 3.7% living in manufactured or mobile homes, and 3.5% living in senior independent living.

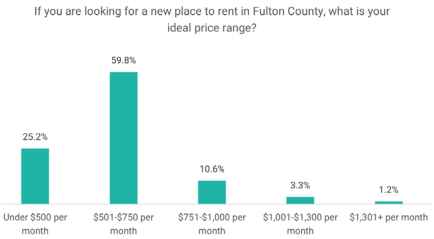


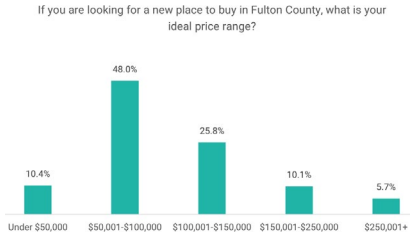




HOUSING COST

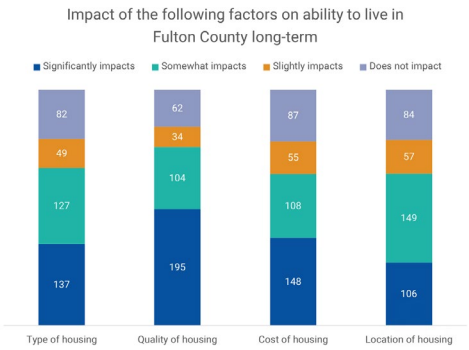
If looking for a new place to rent in Fulton County, 59.8% of respondents were looking to pay $501-750 per month. If looking for a new place to buy in Fulton County, 48% of respondents were looking to pay $50,001-$100,000 and 25.8% of respondents were looking to pay $100,001-$150,000.

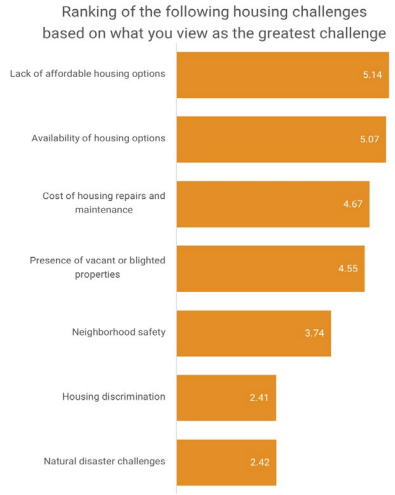


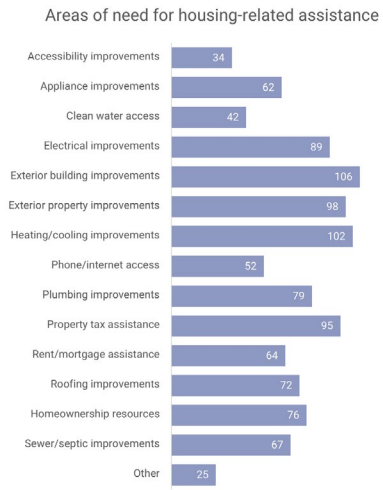


HOUSING MARKET CHARACTERISTICS

The biggest housing challenges in Fulton County were the lack of affordable housing options and the availability of housing options. Quality of housing and type of housing had the greatest impact on respondents ability to live in Fulton County long-term. In addition, respondents indicated interest in a variety of housing resources or assistance, particularly exterior building and property improvements, heating/cooling improvements, and property tax assistance.



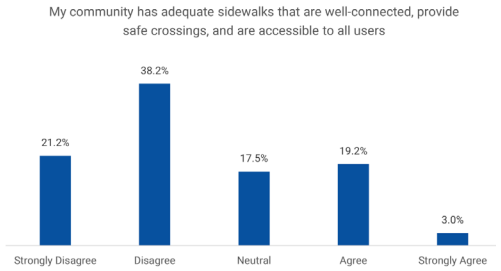


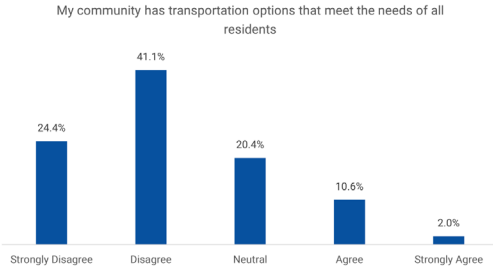


COMMUNITY LIFE

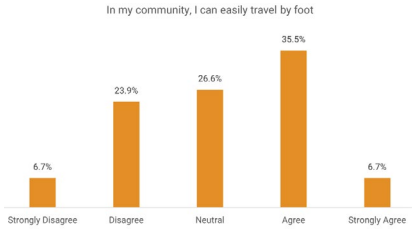
MOBILITY

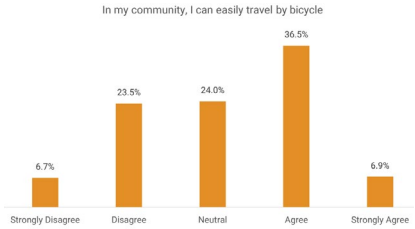
59.4% of respondents disagreed that their community has adequate sidewalks that are well-connected, provide safe crossings, and are accessible to all users. 65.5% of respondents disagreed that there are transportation options that meet the needs of all residents.

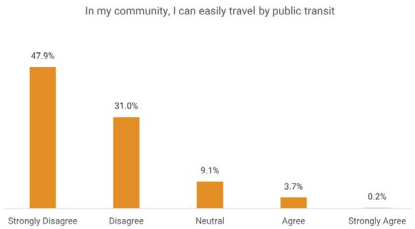


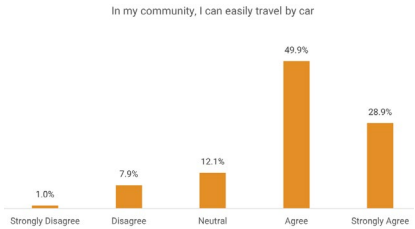


The majority of respondents agreed that it is easy to travel by foot, by bicycle, and by car in Fulton County, whereas the majority of respondents disagreed that it is easy to travel by public transit in Fulton County.



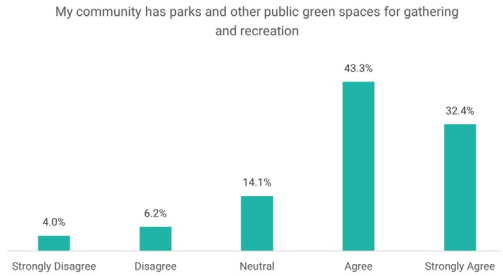


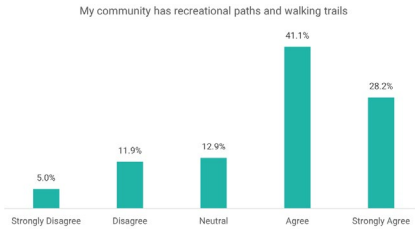


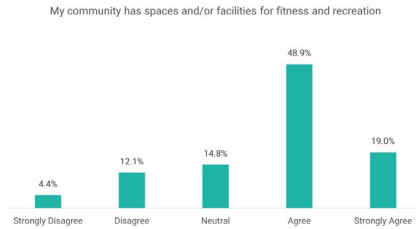


RECREATION

75.7% of respondents agreed that Fulton County has parks and other public green spaces for gathering and recreation. 69.3% of respondents agreed that their community has recreational paths and walking trails and 67.9% of respondents agreed that their community as spaces and/or facilities for fitness and recreation.

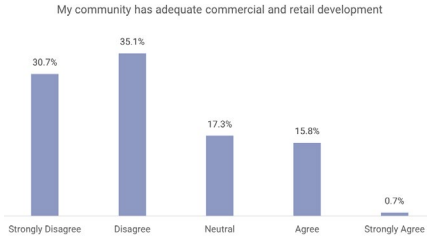


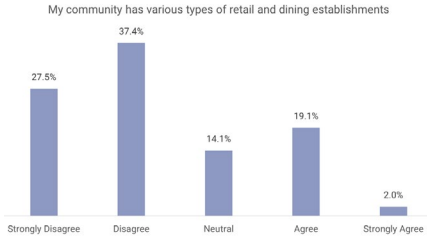


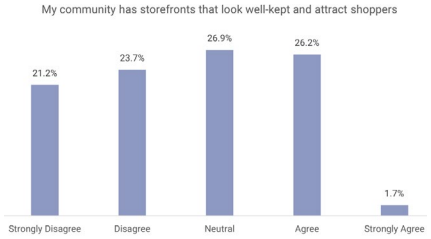


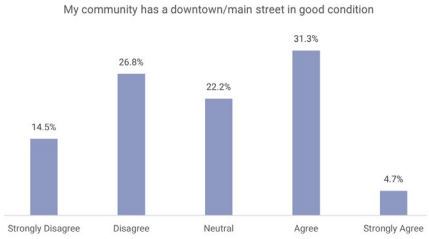
ECONOMY

65.8% of respondents disagreed that their community has adequate commercial and retail development. 64.9% of respondents disagreed that their community has various types of retail and dining establishments. There was a wide spread of responses on whether storefronts are well-kept and attract shoppers and on whether the downtown/main street is in good condition.

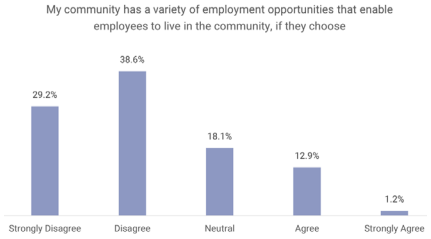


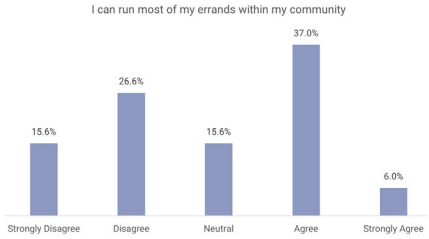






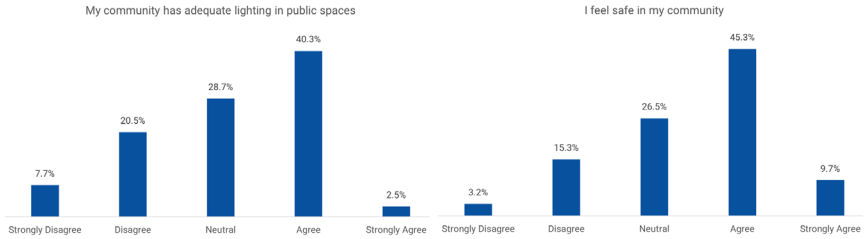
67.8% of respondents disagreed that there are a variety of employment opportunities that enables employees to live in the community, if they choose. In addition, 43% of respondents agreed and 42.2% disagreed that they can run most of their errands within the community.





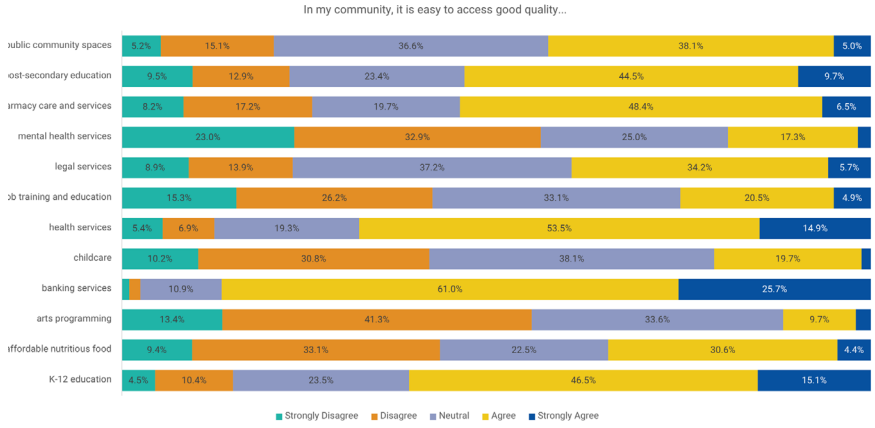
PUBLIC SAFETY

42.8% of respondents agreed that Fulton County has adequate lighting in public spaces. 55% of respondents agreed that they feel safe in their community.

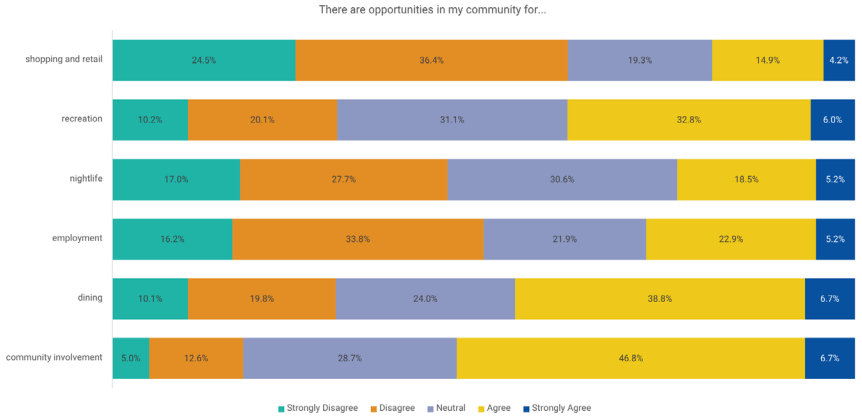


AMENITIES AND RESOURCES

The highest quality accessible amenities in Fulton County are banking services (86.7% of respondents agreed), health services (68.4% of respondents agreed), and K-12 education (61.6% of respondents agreed). The greatest opportunity for amenity improvements are in mental health services (55.9% of respondent disagreed that current access is adequate), arts programming (54.7% disagreed), affordable nutritious food (42.5% disagreed), and job training and education (41.5% disagreed).

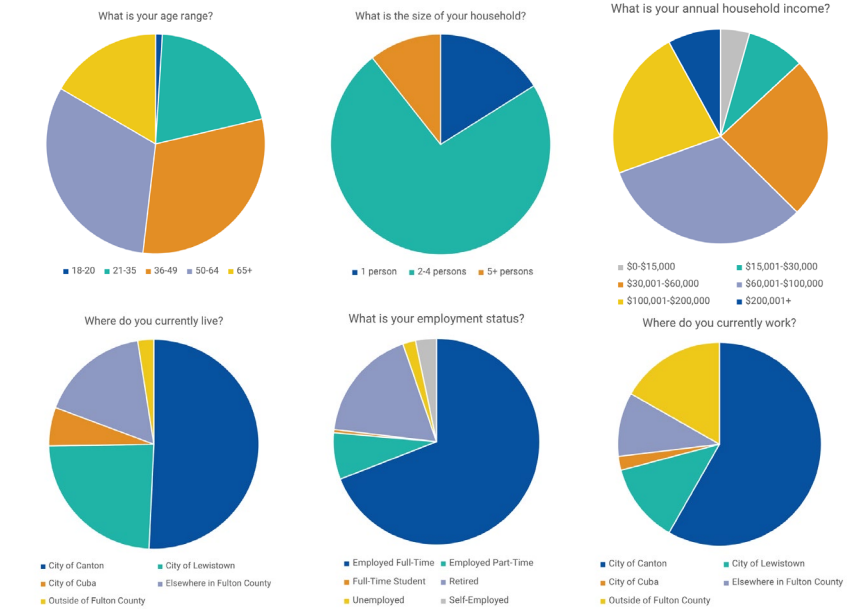


53.5% of respondents agreed that there are existing opportunities for community involvement in Fulton County. There was also a strong interest in additional development in the community, specifically in the areas of shopping and retail and increased employment opportunities. 60.9% of respondents disagreed that there are opportunities for shopping and retail in Fulton County and 50% of respondents disagreed that there are opportunities for employment.



GENERAL INFORMATION

Below are the demographic details for the respondents of this survey.



APPENDIX V | COMMUNITY NEEDS ASSESSMENT FULL RESULTS

Total Responses = 406	Housing in Fulton County...			Fulton County has a need for...			Housing in my community is affordable to households making a variety of incomes.
	is in good condition	is available for the elderly	offers options that suit a variety of lifestyles and needs	more overall housing opportunities	more rental housing opportunities	more homeownership opportunities	
RESPONSES	**404**	**404**	**405**	**406**	**404**	**403**	**403**
Not Applicable	2	6	2	1	1	2	3
Strongly Disagree	71	38	65	11	9	4	84
Disagree	183	134	183	19	35	19	164
Neutral	99	124	86	29	40	52	70
Agree	40	90	63	133	117	136	73
Strongly Agree	9	12	6	213	202	190	9
PERCENTAGES							
Not Applicable	0.5%	1.5%	0.5%	0.2%	0.2%	0.5%	0.7%
Strongly Disagree	17.6%	9.4%	16.0%	2.7%	2.2%	1.0%	20.8%
Disagree	45.3%	33.2%	45.2%	4.7%	8.7%	4.7%	40.7%
Neutral	24.5%	30.7%	21.2%	7.1%	9.9%	12.9%	17.4%
Agree	9.9%	22.3%	15.6%	32.8%	29.0%	33.7%	18.1%
Strongly Agree	2.2%	3.0%	1.5%	52.5%	50.0%	47.1%	2.2%

Total Responses = 406	Generally, housing costs in my community are affordable.	My personal housing costs are affordable.
RESPONSES	**403**	**404**
Not Applicable	1	7
Strongly Disagree	74	42
Disagree	170	89
Neutral	73	88
Agree	78	135
Strongly Agree	7	43
PERCENTAGES		
Not Applicable	0.2%	1.7%
Strongly Disagree	18.4%	10.4%
Disagree	42.2%	22.0%
Neutral	18.1%	21.8%
Agree	19.4%	33.4%
Strongly Agree	1.7%	10.6%

What best describes the type of housing you currently live in?		
	Count	Percentage
Single-family home	371	91.38%
I do not currently have permanent housing	8	1.97%
Multi-family building (2-4 units)	8	1.97%
Manufactured or mobile home	5	1.23%
Senior independent living	4	0.99%
Other	3	0.74%
Multi-family building (5-20 units)	3	0.74%
Townhouse, Condominium, or Row house	3	0.74%
Housing with supportive services	1	0.25%
Accessory dwelling unit	0	0.00%
Motor home	0	0.00%
Multi-family building (20+ units)	0	0.00%

Ideally, what type of housing would you like to be living in?		
	Count	Percentage
Single-family home	367	81.56%
Townhouse, Condominium, or Row house	21	4.67%
Manufactured or mobile home	15	3.33%
Senior independent living	14	3.11%
Accessory dwelling unit	11	2.44%
Multi-family building (2-4 units)	7	1.56%
Motor home	6	1.33%
Multi-family building (5-20 units)	4	0.89%
Housing with supportive services	4	0.89%
Multi-family building (20+ units)	1	0.22%

In my current housing situation, I...		
	Count	Percentage
Own my home with a mortgage	216	53.07%
Own my home without a mortgage	118	28.99%
Rent my home	45	11.06%
Live with relatives or caretakers	15	3.69%
Other	6	1.47%
Live in a short-term rental	4	0.98%
I do not currently have permanent housing	2	0.49%
Live in senior housing or assisted living	1	0.25%

If you are looking for a new place to rent in Fulton County, what is your ideal price range?		
	Count	Percentage
Under $500 per month	62	25.2%
$501-$750 per month	147	59.8%
$751-$1,000 per month	26	10.6%
$1,001-$1,300 per month	8	3.3%
$1,301+ per month	3	1.2%

If you are looking for a new place to buy in Fulton County, what is your ideal price range?		
	Count	Percentage
Under $50,000	31	10.4%
$50,001-$100,000	143	48.0%
$100,001-$150,000	77	25.8%
$150,001-$250,000	30	10.1%
$250,001+	17	5.7%

What is the greatest challenge to housing in Fulton County?	
	Average Score
Lack of affordable housing options	5.14
Availability of housing options	5.07
Cost of housing repairs and maintenance	4.67
Presence of vacant or blighted properties	4.55
Neighborhood safety	3.74
Housing discrimination	2.41
Natural disaster challenges	2.42

Indicate the impact each of the following factors have on your ability to live in Fulton County long-term				
	Significantly impacts	Somewhat impacts	Slightly impacts	Does not impact
Type of housing	137	127	49	82
Quality of housing	195	104	34	62
Cost of housing	148	108	55	87
Location of housing	106	149	57	84

Please select any area that you may need housing-related assistance with	
	Count
Accessibility improvements	34
Appliance improvements	62
Clean water access	42
Electrical improvements	89
Exterior building improvements	106
Exterior property improvements	98
Heating/cooling improvements	102
Phone/internet access	52
Plumbing improvements	79
Property tax assistance	95
Rent/mortgage assistance	64
Roofing improvements	72
Homeownership resources	76
Sewer/septic improvements	67
Other	25

RECREATION	My community has...		
	parks and other public green spaces for gathering and recreation.	recreational paths and walking trails.	spaces and/or facilities for fitness and recreation.
RESPONSES	**404**	**404**	**405**
Not Applicable	0	4	3
Strongly Disagree	16	20	18
Disagree	25	48	49
Neutral	57	52	60
Agree	175	166	198
Strongly Agree	131	114	77
PERCENTAGES			
Not Applicable	0.0%	1.0%	0.7%
Strongly Disagree	4.0%	5.0%	4.4%
Disagree	6.2%	11.9%	12.1%
Neutral	14.1%	12.9%	14.8%
Agree	43.3%	41.1%	48.9%
Strongly Agree	32.4%	28.2%	19.0%

MOBILITY	My community has...		In my community, I can...			
	adequate sidewalks that are well-connected, provide safe crossings, and are accessible to all users.	transportation options that meet the needs of all residents.	easily travel by foot.	easily travel by bicycle.	easily travel by public transit.	easily travel by car.
RESPONSES	**406**	**406**	**406**	**405**	**407**	**405**
Not Applicable	3	5	2	9	32	0
Strongly Disagree	86	99	27	27	195	4
Disagree	155	167	97	95	126	32
Neutral	71	83	108	97	37	49
Agree	78	43	144	148	15	202
Strongly Agree	12	8	27	28	1	117
PERCENTAGES						
Not Applicable	0.7%	1.2%	0.5%	2.2%	7.9%	0.0%
Strongly Disagree	21.2%	24.4%	6.7%	6.7%	47.9%	1.0%
Disagree	38.2%	41.1%	23.9%	23.5%	31.0%	7.9%
Neutral	17.5%	20.4%	26.6%	24.0%	9.1%	12.1%
Agree	19.2%	10.6%	35.5%	36.5%	3.7%	49.9%
Strongly Agree	3.0%	2.0%	6.7%	6.9%	0.2%	28.9%

PUBLIC SAFETY	My community has adequate lighting in public spaces.	I feel safe in my community.
RESPONSES	**404**	**404**
Not Applicable	1	0
Strongly Disagree	31	13
Disagree	83	62
Neutral	116	107
Agree	163	183
Strongly Agree	10	39
PERCENTAGES		
Not Applicable	0.2%	0.0%
Strongly Disagree	7.7%	3.2%
Disagree	20.5%	15.3%
Neutral	28.7%	26.5%
Agree	40.3%	45.3%
Strongly Agree	2.5%	9.7%

ECONOMY	My community has…					
	adequate commercial and retail development.	various types of retail and dining establishments.	storefronts that look well-kept and attract shoppers.	a downtown/main street in good condition.	a variety of employment opportunities that enable employees to live in the community, if they choose.	I can run most of my errands within my community.
RESPONSES	**403**	**404**	**404**	**404**	**405**	**406**
Not Applicable	0	0	0	0	1	0
Strongly Disagree	124	111	86	59	118	63
Disagree	142	151	96	109	156	107
Neutral	70	57	109	90	73	63
Agree	64	77	106	127	52	149
Strongly Agree	3	8	7	19	5	24
PERCENTAGES						
Not Applicable	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%
Strongly Disagree	30.7%	27.5%	21.2%	14.5%	29.2%	15.6%
Disagree	35.1%	37.4%	23.7%	26.8%	38.6%	26.6%
Neutral	17.3%	14.1%	26.9%	22.2%	18.1%	15.6%
Agree	15.8%	19.1%	26.2%	31.3%	12.9%	37.0%
Strongly Agree	0.7%	2.0%	1.7%	4.7%	1.2%	6.0%

AMENITIES AND RESOURCES	In my community, it is easy to access good quality…						
	K-12 education	affordable nutritious food	arts programming	banking services	childcare	health services	job training and education
RESPONSES	**404**	**405**	**402**	**405**	**402**	**404**	**405**
Not Applicable	0	0	0	0	0	0	0
Strongly Disagree	18	38	54	4	41	22	62
Disagree	42	134	166	6	124	28	106
Neutral	95	91	135	44	153	78	134
Agree	188	124	39	247	79	216	83
Strongly Agree	61	18	8	104	5	60	20
PERCENTAGES							
Not Applicable	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Strongly Disagree	4.5%	9.4%	13.4%	1.0%	10.2%	5.4%	15.3%
Disagree	10.4%	33.1%	41.3%	1.5%	30.8%	6.9%	26.2%
Neutral	23.5%	22.5%	33.6%	10.9%	38.1%	19.3%	33.1%
Agree	46.5%	30.6%	9.7%	61.0%	19.7%	53.5%	20.5%
Strongly Agree	15.1%	4.4%	2.0%	25.7%	1.2%	14.9%	4.9%

AMENITIES AND RESOURCES	There are opportunities in my community for...					
	community involvement	dining	employment	nightlife	recreation	shopping and retail
RESPONSES	**403**	**402**	**402**	**401**	**403**	**401**
Not Applicable	0	0	0	0	0	0
Strongly Disagree	20	41	65	69	41	99
Disagree	51	80	136	112	81	147
Neutral	116	97	88	124	125	78
Agree	189	157	92	75	132	60
Strongly Agree	27	27	21	21	24	17
PERCENTAGES						
Not Applicable	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Strongly Disagree	5.0%	10.1%	16.2%	17.0%	10.2%	24.5%
Disagree	12.6%	19.8%	33.8%	27.7%	20.1%	36.4%
Neutral	28.7%	24.0%	21.9%	30.6%	31.1%	19.3%
Agree	46.8%	38.8%	22.9%	18.5%	32.8%	14.9%
Strongly Agree	6.7%	6.7%	5.2%	5.2%	6.0%	4.2%

APPENDIX VI | COMMUNITY NEEDS ASSESSMENT OPEN RESPONSES

Below are the 194 responses to the Community Needs Assessment's open response question, which asked: **Please describe any new development(s) that you think would benefit your community.**

1. Affordable housing for all age groups and income brackets. Variety of shopping stores other than Walmart. Things for young adults and elderly to do other than the baker rec center and YMCA. More transportation options that don't require 48hr advanced notice and for seniors on fixed incomes. More healthy food options at food banks for people that are gluten free and diabetic, heart health conscious.

2. more stores like walmart. affordable food resources for those with low income besides aldo

3. New shops and business.

4. Low income housing other than Broadway Arms and Oak Lawn. Need something in Lewistown. Fast food restaurant in Lewistown. More things to do in community, small shops, cheaper groceries, taxi in Lewistown

5. Events for elderly, single older adults (not just health related). Variety of retail shopping stores then what is here now. More affordable resources for elderly such as help in home with cleaning. Affordable resources to help elderly with home maintence and repair needs, home owners insurance, appliances, needs like shower chairs, commodes, wheelchairs, etc that insurances won't cover. More resources to allow elderly to live in and maintain their homes on limited low income for things like ramps, hand railings outside their home, everything with cost of living in a home. More community involvement with elderly such as check in program for those without family. Connecting elderly with community members to help them with needs like lawn and weed care, maintence, repairs, snow/ice removal, etc. elderly resources year around but especially in winter. access to low cost/free sources of fresh foods.

6. Businesses to provide a variety of employment, job training. Cutting funds that enable residents to not be accountable and responsible for themselves. Way too many beggars that want everything for free with putting no effort to take care of themselves.

7. Affordable housing for young adults moving away from home with no rental history and low income. More community things for young adults to do other than bars and drinking. Jobs for young adults. Housing programs for young adults to buy homes.

8. Lewistown needs more stores and restaurants that are franchise branded, parks that are safe and not full of druggies

9. More hud approved housing for elderly. More affordable shopping. You can't buy a pair of shoes or nice shirt in Lewistown.

10. More affordable housing for seniors. HUD apartments or houses. Taxi service

11. Cleaning up our main Street and downtown.

12. Aggressive economic development.

13. I think I am told the most often about shoe stores. However, I would really love to have a larger selection and bigger variety of dining options. I do work very part time in an elected position in Canton, but my main job is out of town. I have to say I get a lot of my shopping done when out of town because of lack of availablility within Canton.

14. Clean up storefronts which might help attract new business and employment opportunities.

15. Canton needs more shopping options and more for the younger generation to do. There isn't anything for them to do, other than roller skating and bowling.

16. More housing from low income all the way to high end. Different dining options but not necessarily fast food more like sit down Asian, Thai, Italian, Indian, Mediterranean, or just more casual like the old Feasters used to be. An event center where that could host events but also theater and or concert venue. A few more retail options for mens clothing and shoes such as a Marshalls or TJ Maxx.

17. Sidewalks for easier access especially around our zones. Updating the downtown and brings in business with such as Target or expand current businesses. Remove strange city ordinances that do not allow for convinces for the citizens. Expand Walmart to allow a single mother to make one stop to family shopping verse driving to two locations for daily consumables and groceries. Allow stores to sell all alcohol, if cooking a new recipe and pairing with a beverage citizens have to shop solely within HyVee or Kroger vs. having an additional stop for liquor.

18. Nicer downtown area. Walking/bike trail.

19. Super Walmart. Drive through Starbucks. Panera Bread. Trader Joe's. Fix up the dumpy downtown storefronts and knock down all the trap houses.

20. Anything BESIDES DUMPING 2 mil into a cement pad between two buildings WITHOUT WINDOWS. Idk who is making the decisions in this town but the corruption and missing money is disgusting. Kent needs to be investigated by a third party. A third party outside of the state of IL.

21. Both areas need better restaurant options. We've either got fast food or greasy spoons or bars. There are no menswear stores left in town for decent business clothes. Residents have to leave town to get things like shoes and sporting equipment.

22. Would love to see more for young children/teens to do

23. Where do I start? Lewistown needs just about everything.

24. More inside activities for children/toddlers

25. I am unaware of any new businesses coming to our community.

26. More competition for grocery shopping, Lumber/hardware, Clothing, Swimming Pool

27. Assistance in demolishing abandoned properties.

28. ANYTHING

29. More sports and recreation

30. Lewistown is dying. It needs some revitalization both in dining and retail development. There are very few jobs within Lewistown. We do not have basic entertainment: bowling alley, pizza joint, movie theater. I am not sure the community could support any of these. The sidewalks and lighting along the main road are well kept. The rest of town sidewalks are few and what we have are not kept well.

31. Let's clean up the nasty properties in disrepair

32. Improvements to the neighborhoods - more owners than renters. Improved infrastructure such as streets, lightings and sewer/water systems. More businesses and viable employment opportunities for the community.

33. Housing for seniors, a bigger variety of eating establishments, a bigger variety of retail shopping establishments

34. We would love to have a forum where people in the community can post services they are available to perform locally - childcare, pet care, grooming, house projects, transportation, tutoring, music lessons, sports lessons, housekeeping/cleaning, lawn care, etc. (for those who may not have a connection or know someone personally). After school club for those whose parents do not get off work early enough to pick them up from school and are not old enough to stay home alone. Rotating "junk in the trunk" themes at Sycamore Acres for different interest groups - prom dresses in the winter, athletic gear in the summer, coats/hats/boots and winter wear, etc. "Drive in" movie theater in Porter Park. Themed speakers/demonstrations at the visitors center or Sycamore Acres - gardening, cooking, crafting, cleaning, self care. Counseling options in town (group or individual). Thank you for taking the time to help our little community!

35. More shopping availability than Wal-mart. Also Fedex/UPS options.

36. Affordable housing for singles or couples as well as families. Need a lot more dining options and retail options.

37. There is a need for outpatient drug services. The drug use in Fulton County has grown. From seeing people walk the streets or finding needles and spoons in public areas is concerning.

38. Access to fresh fruits and vegetables, laundry services, pharmacy, more services for health and well-being.

39. Homeless shelter, A third space

40. The clean up of abandoned or condemned homes due to safety risks and squatters. A SUPER WALMART to avoid a trip to Peoria every weekend.

41. Retail options, expand assisted housing, event venue

42. Updates to our parks and things for our children to do. The parks are run down and I travel out of town to take my child to a park to play. Better sidewalks or a walking trail so my family and I can exercise.

43. The majority of the parks in the Lewistown area have broken or worn down picnic tables and equipment for the children to utilize safely.

44. Trying to do a study that involves both Canton and Lewistown is apples to oranges. Makes it very hard to answer these questions. With that being said, Canton parks are amazing, Lakeland was my absolute favorite place to go when I lived there. Canton could use more restaurants and I don't mean family diners or fast food, I mean more places like old dog but the community chooses not to support them and I don't see them lasting long. Canton also needs more clothing options that aren't outrageously priced boutiques. As for Lewistown, well they just need everything.

45. Repair buildings. Clean up main Street.

46. walking path along 4th ave and 4 lane road from Canton to PIA

47. Better restrauants and shopping. We need a program to help people move forward with life. Job training, help people clean up criminal records so they can work, address theft and drug abuse. We need employers to build and invest here.

48. Do something about the houses that are falling apart and have been vacant for years. A splash pad, Fix the sidewalks, Get rid of the drug houses

49. Income based rentals as well as possible contract for deed or something leading to home ownership would be extremely beneficial. Making the town more open and inviting to new and varied businesses.

50. Affordable housing, restaurant that is NOT FAST FOOD, more clothing & shoe stores that are affordable for everyone not just for younger adults

51. Housing. In Lewistown there are apartments in an old nursing home that are very nice, one level with everything included for one price. We need a lot more of those types of spaces maybe w a couple bedrooms instead of just the one. We could also use a lot more community involved types of activities and positivity. The drugs have caused the normally safe places to be unsafe. The mental health help we have in this community is slim. The main one in canton is for people who only have state aid for insurance and there needs to be more options for people w regular insurance here. And if there are those types of resources already then people need to be made aware of it.

52. More housing, restaurants, stores (target, super walmart)

53. Step up the criminal and drug trafficking watch. Get the hard drugs out of Fulton county and hold the PD more accountable.

54. Gym with affordable membership fees, affordable livable housing, a store other than walmart

55. More housing for people who r homeless and jobless trying to get on there feet

56. Lewistown needs a larger pharmacy that offers larger selection of various skin care, vitamins, like CVS or Walgreens.

57. Less abandoned houses, lower fees on home restoration.

58. More places for recreation that don't involve alcohol or any specific involvement in groups. Places to gather for younger people that are welcomed, like coffee shops or recreational spaces.

59. Meaningful employment but that's tough not being off an interstate, on a river, or railway hub

60. affordable apartments, there are many looking and none available or they are so expensive you can not afford them.

61. More apartments. More affordable homes like the Ashland apartments that are income based.

62. We need affordable housing for families with young children.

63. Good affordable housing for renters, home ownership for 20-40yr olds, ALOT more jobs with good pay over min wage with benefits, variety of retail shopping (no more vape, gas stations, pizza places, etc) e-scooter rentals like bigger cities, more bigger community events like the car show and taste of canton, a real smoothie shop that's not coffee, more safe gluten free availability for those residents needing that in grocery stores and restaurants!!! A BIG community garden with big variety for easy access to fresh foods!!!! More events for everyone in our parks. Improved dog park, more pet friendly establishments, more events for our pets, low cost shots, spay/neuter programs other than humane society (cant seem to meet demand). More resources of mental health and drug addiction!!! Homelessness/low income funding/grants, a homeless shelter. Better crack down on drugs and crimes.

64. Downtown square needs revitalizing including removing unsafe buildings and repairing the streets.

65. Businesses, walking track, dining, grocery store. Anything that would attract families to the area

66. Family entertainment centers, Community building that offers programming, Properties that are properly rehabbed

67. more electric charging stations, more full service restaurants, more job training in AI

68. Anything is better than current. These two cities are stuck in the ruts of their pasts. It's curious whether or not that's a community issue or a leadership issue.

69. Need for casual dining, ideally a national chain to give flexibility for those who want more than a bar or fast food, but can't afford to bring the whole family to Bistro. Retail also - beyond Walmart there isn't anything for men, and boutique retail is $$$ and not reliable for most women. Happy to see how the farmer's market has grown. Size and quality of most homes for sale is poor. Quality of grocery is limited and needs improvement. If not for job location, our family would not live in Canton

70. Stop spending all that money on stupid stoplights. Instead, fix the roads in town. You could lose a front tire and some of those potholes.

71. It would be nice to have more retail options for clothing or shoes. It would also be nice to have a place for young people to hang out. Like a bounce park or teen center, something that could accommodate young people of our community.

72. More evening dining options. More clothing/shoe stores. A gift shop. Super Walmart

73. Lewistown-renovate town square and N/S Main vicinity for new businesses

74. Housing

75. A nice clothing store since JCPenny closed. Boutiques are nice, but kind of pricey. No more vape shops. Nice dining (not fast food).

76. We need a focus center for the kids, like a Fulton county playhouse for the kids. (Peoria playhouse) We have absolutely nothing. Minimal daycare, only once a month activities thru the park district that is worthless, there is absolutely nothing here that brings kids/families and the community together. Or anywhere in Fulton co.

77. more retail options

78. would love to see the old railroad tracks turned into a walking trail. similar to the parks, it could be an easily accessible trail for the entire community right in the heart of the town with tons of access points!

79. Route 336

80. I was not able to rank the section of challenges one through seven-it would only allow me to move one category-just a comment that I didn't see. I could add any anywhere else.

81. Houses are too expensive for what they are. Not paying anything near what people "think" their house is worth. Have been looking for a bigger house to move into for the past 4 years with no luck. Everything is too expensive and not in a good enough condition.

82. Housing improvements, job access with livable wages, restaurants that serve healthy foods, things for kids to do.

83. Less city employees and civil service, police, fire and emergency employees are too expensive for a town that hasn't expanded in over 30 years.
We've lost most major retailers !!!!

84. Lewistown needs better local government. Until the local government acknowledges the issues with the corruption with the sheriff's department nothing will be done with the meth problem and no one will have a successful business in the downtown. The city council continues to refuse any grants like Havana did because the slum lords rent to the meth heads.

85. Bring in new business. Would like to keep my shopping local but can't. We need more affordable options and variety.

86. Improvement in downtown building conditions, More recreation available, Affordable housing and taxes, Senior center w exercise , food and programs, Housing improvements w tax money

87. Canton - FIX UP "Odd Fellows" "Shandys" "Legacy" "Happy Hounds" and "Daily Ledger" buildings AND the Empty Commercial spaces on South Main St; The broken Sidewalk on South Main is a trip/fall hazzard AND clean up White Court and it's Public Parking lot. Everything listed above makes the downtown area look shabby and unappealing.

88. More stores than Walmart would be nice. I hate driving to Peoria to shop. There are many homes in various stages of disrepair. There is nothing to do here. If My family left, I wouldn't be here.

89. More affordable housing is needed. Not enough places for people to rent, and many homes need many repairs and renovations to justify for the price they sell at.

90. Projects and County ordinances that make housing affordable and safe. It's sad that you can drive around Canton and know where the individuals who don't have a proper income vs. those that do. The structure of those neighborhoods are even different, for example better sidewalks in the areas of more money. Also, more resources for individuals who are struggling financially. While we are lucky to have the services that we do, they are very limited, such as food pantries and help with household items.

91. Helping middle class with home improvement.

92. Affordable housing is a problem in our area. The housing that us available are run by slumlords. We have very ew shopping opportunities especially for clothing and shoes particularly for men. We do have several nice parks but the playground equipment is in terrible shape and needs updated.

93. Affordable housing is a major issue in Fulton County as well as the general availability of housing in general. Canton could benefit from a larger variety of eating establishments other than fast food or pizza or a general diner. Healthier food options would be nice. There aren't many options for recreation for the ""tween"" age group. There also aren't any options for ""childcare"" for children who are in 7th or 8th grade who may still not be legally of age to stay at home as the legal age to stay at home in Illinois is 14 and ""daycares"" don't take children past 6th grade.

94. Affordable homes and affordable apartments for all income levels. More housing is needed overall. A shelter. More jobs in the community for people that live in the community

95. We need more child care options. We need recreational businesses for our youth.

96. More variety of restaurants/dining options.

97. I would like to see the run down houses cleaned up. I would like to have more dining and recreational facilities in Fulton County. I think we need more clothing stores in our area. It would be great if families felt safe from criminals roaming the streets.

98. Competition for Walmart. More commercial options - shopping, less crafts and decor type stores.

99. Income based housing for people with children. Revitalize square. Reduce homelessness/associated crime.

100. New employment opportunities. Lower taxes. We are supporting an infrastructure from years past that no longer can be maintained. Too many pensions. Can no longer afford

101. Too many bars, vape shops. Need more of a variety of dining and more entertainment for children, like an Elevate, without having to drive to Peoria. Need more spacing for dog park. Possible another dog park in another location. There is SO much vacant land, but the only thing that we are doing are building more homes and opening Vape shops. It's really sad.

102. Good paying jobs.

103. Something for the dogs to do in the "dog park" areas. County would benefit from More things/activities for teens to do.

104. Shopping options

105. More affordable housing options. The homes in Canton for sale are usually around $180,000-$200,000 (quite a few of those have work that need done to them still). More HUD approved family units. The waitlist are really long and no where near enough HUD approved units. We also need a homeless shelter along with a halfway house/ sober living.

106. Paint & fix up buildings in the business district. Demolish or repair fire damaged or dialect structures. Why do we have two Mexican Restaurants in a small community, why not something new such as Asian Cuisine?.

107. I think Canton could use a store with that sells affordable clothing. The boutiques are so nice but not very affordable for most people. Walmart has a very limited selection. A retail store that provided something in between would be nice. Similar to JCPenny. A store that had a decent selection for all age groups with nice affordable clothing. For most of my clothing/shoe I have to go to Peoria. I also think we could use something else to offer more good paying job opportunities. I feel there are few "higher" paying job opportunities in the town for those with and without degrees. Graham Hospital, the schools/college, the Prison, and Cook Medical are a few jobs I can think of but it would be great to introduce another opportunity for jobs that makes more than minimum wage. Also, with the housing in Canton, I have found that because of the rise of taxes and housing prices, there are not many quality homes available for a reasonable price.

108. I believe we need a homeless shelter

109. Diner, storefronts, gym, healthcare

110. Chinese restaurants

111. Clothing stores,retail shops,etc

112. More Child Care Facilities, Pharmacy Care, Recreation nightlife without alcohol

113. A nice restaurant, not a fast food place or pizza. A place to purchase clothing such as JC Penney, kohls, old navy, men's clothes. More housing for the elderly and/or low income. Places willing to hire someone with a felony record.

114. A restaurant that sells chicken like Chic-fil-a. More employment opportunities with a decent wage, not minimum wage

115. More housing for low income families

116. Definitely needs more housing options for people who have families and want to rent.

117. More rental properties, and any being pet friendly. More retail options. Any nightlife.

118. We really need more commercial development. A new chain clothing store would be nice, the JC Penny is greatly missed, and the boutiques are SO EXPENSIVE!

119. I think more community options, places for children, etc.

120. More housing, rental and for sale. Alot of the rentals available have long waiting lists or are in major disrepair because of the owners/landlords. There are several things we cannot get in Canto so must drive to pekin or peoria.

121. More housing options for all demographics, but especially with reputable landlords (get rid of sketchy slumlords). More mental health services are needed, as are dental offices that accept medical cards.

122. I think that any space where the community can come together for different activities would be beneficial! A new multi-purpose building for sports, events, etc.

123. IMPROVEMENTS TO STREETS! AND TO THE DRAINS FOR WATER RUNOFF ON THE STREETS. CURRENT DRAINS CANNOT WITHSTAND FLASH RAINS WE RECEIVE

124. There needs to be more businesses in manufacturing or other fields that can provide middle wage jobs

125. More support with daycare services at reasonable costs for people not on Medicaid.

126. Our town needs serious help. So many people are living in homes that are falling down around them. There are empty dilapidated structures that decrease the quality of life for all of us. If we could purchase properties and tear down these dangerous blighted buildings, perhaps there could be funds to build safe attractive housing on those lots for the many people who can not find appropriate housing.

127. Needs more housing assessible for elderly, and young families starting out. Need more retail shopping options. Biking lanes and trails would be nice. More transit services.

128. Better dining options that are not fast food. More retail stores that sell quality shoes and plus sizes. We need a theater with seats that fit plus size adults and where your feet don't stick to the floor. We do not have a lumber supplier who really stocks and serves local needs. Availability of materials is extremely limited at RP and Farm

King price gouges so badly that it is cheaper to drive all the way to Peoria. The thing that we need most is good quality rentals for people who need a safe place to live. The City of Canton has building codes and they do NOT enforce them. Slum lords are allowed to operate complete fire traps and get by with it. There are not supposed to be first floor apartments allowed downtown. Yet, the Puleo properties have had flop rooms and total roach infested apartments on the first floor buildings of south main for decades. How can you expect good quality businesses to want anywhere near that?

129. Housing - We need more apartment complexes that are nice for young people/couples. Many people end up leaving Canton or do not come back because there are not many options between buying a house and living with parents. There are many properties that look run down/full of clutter and it creates an overall negative look on the town. Help and encourage people to take care of their properties. Commercial - There are not many middle of the road places to eat dinner and hang out on a Saturday night. We need more places with atmospheres like Billy's Tap but serve dinner on the weekends. More restaurants that offer OUT DOOR SEATING!! Making the storefronts on the square more presentable and filling the vacant spaces. More options for in person exercise classes. The breathing tree is great, just not very big - maybe expanding on that and overing a variety of other classes.

130. Amenities for youth

131. Updating kids playground areas. Temporary Housing for people who have no homes.

132. better variety of family sit down restaurants, more affordable new clothing retail (especially for men), better sidewalks and many more sidewalks, improved streets

133. Canton definitely needs a larger variety of restaurants, shopping, and things to do at night and/or on the weekends- especially for teens.

134. A better walking/bike riding path along N 4th ave, more speed bumps on side streets for kids that fly down the road, better community protection from porch thieves and night prowlers, better/more mental illness/substance abuse programs IN TOWN

135. Parks need updated- they are sad and depressing. Bring back a skatepark for the kids. Affordable housing options- $750 and up in insane for most single people. Update some side walks for safe walking through winter in the residential areas. Affordable housing options for those who don't have kids and are not disabled- we have no options and most 20-30 year olds are working more than one job and in school and still can't get into an apartment or own a home. Community programs are decent but not publicized well. The energy assistance program is a joke. You can be approved for all the services and then be forced to pay for certain upgrades just to get the assistance you needed originally. Water bills are at an all time high for most families and the repayment program is also a joke. I hope we can fix these problems as a community!

136. More options for activities for children and teens, more options for affordable clothing and shoes for all ages.

137. A retail shop that sells to all body types. Walmart has very little clothing selection and shoes. The shops on the square are either expensive for some or have limited clothing sizes. Most plus size either have to order online or go out of town.

138. More housing, especially HUD housing.

139. Dog park, Dog friendly businesses including restaurants

140. Mountain biking trail

141. We need better options for seniors who need subsidized housing. The Towers serve a purpose, but the clientele is not ideal for everyone to feel safe and drug-free. Duplexes and quad plexes would be great.

142. Lewistown or canton really needs a good clothing store that has men's and women's clothing. Lewistown it would be great to have the downtown booming again. Would like to see Main Street and around the courthouse store fronts and businesses again and not apartments. Unfortunately we have one burned business now on the corner of the square. Would love to see a good steakhouse in canton and a nice hardware store like Menards or home depo. Would like to see a target or kohl's in our area.

143. Jobs that are not just minimum wage job, but full time with full benefits.

144. Lewistown is in desperate need of a clean park space with new and handicap assessable equipment similar to what was just installed at the park district in havana

145. More sidewalk improvements in the Historic district, Some of old brick sidewalks are in need of repair and most homeowners can't afford to fix them. The wooden bridge on the walking trail needs fixed, some boards are getting rotten. We REALLY need a shoe store, since JCP and Kmart left Walmart is the only affordable shoe option-and the variety/quality there is lacking. The water department need to have all curbside shutoff valves visable/accessable, they claim they can't find them and say

the homeowner should know where they are. How are people supposed to know that and many can't afford to hire someone with a backhoe. Also the Canton water is extremely hard.

146. Housing challenges section of the survey dose not work right. I feel most of the question don't give a good definitive answer. An answer like neutral is a poor choice. A person needs more choices. Neutral seems like you don't care about the subject agree seems to positive. But just my opinion. The survey question are good but the choices available are to broad. Who ever set up the question might rethink them. The over all conclusions from the survey my not give a true picture of the need!!

147. More things for younger kids to do in the colder months. Better shopping opportunities, so we can keep the money in the community instead of other towns. Update the parks in the community.

148. Reset the whole education system! Give us an administration that will listen and not pass judgement without the facts. Support the teachers.

149. Housing loan assistance for those who are lower middle class so that payments are affordable and down payments are not so high that they exclude. Housing that is in my price range would not pass inspection for income based loans.

150. Commerical: In Canton, it would be nice to have a clothing store for men. I see a half dozen boutiques, but men have to go to Pekin/Peoria to find any decent clothing. Since JCPenney left, it has been a struggle.

151. Recreational upgrades. Cleaning up properties that are let go.

152. Turning the old JC Penny building into something that would attract visitors. There is also plenty of land available for a permanent location to hold festivals, not just the Friendship Festival but a Renaissance Fest, then a Christmas market, Spoon river drive crafter market, and a Farmers market. Places that could have permanent individual structures that could be rented out. Not to mention cabins that could be rented. And RV parking. Long term it would generate tourism, jobs and money for the community

153. Restaurants. Activities on the square. Houses, Clean up the town. Sidewalks, Remove weeds. Make people clean up their yards. Wash the water tower.

154. We need more factories or large commercial businesses that would help lower our property taxes.

155. Both Canton and Lewistown need something for youth to do that influences them in a positive direction. There are no real options for kids and young adults to visit on a regular basis that's not the movie theater, skateland, and the bowling alley which most people are burnt out on. Needs to be affordable also since most people in the area struggle financially and those kids need a fun and positive outlet the most.

156. All are in need of affordable housing and removal of abandoned homes. They would benefit from assistance with old plumbing, which is a major issue for people. Also, we are in need of more community involvement from organizations like the chamber and city. The working-class families feel left out of all decisions. We need community center spaces that can serve the community, and allow more opportunities for art making, support groups, performances, etc.

157. Housing, Lewistown school building improvements, retail and food options.

158. Canton needs more places to dine, employment and more recreational places

159. more retail stores

160. Sonic.

161. Canton parks are mostly very nice. The parks on the South side of town are getting a bit rundown. I am amazed at the number of rundown houses and the cost of rentals that are very run down. I think continuing to clean up the town is best.

162. People need housing but there isn't enough available, or prices are to high. A lot don't accept HUD, and we need more landlords that do. Especially with all the available homes to buy and turn into rental properties at the moment.

163. More low to mid income housing

164. More businesses and a better variety.

165. There are multiple houses that are abandoned and in terrible condition that need taken down. Another daycare, before/after school program, summer day camp. Having a clothing store would be nice (nothing high priced).

166. Road quality

167. Larger variety of eating options, sidewalks and curbs in all areas, streetlights maintained, property upkeep enforced.

168. More varied eating establishments. Currently I don't know when Bistro 101 is open. Nor the Old Dog eatery.

169. Additional stores and restaurants

170. There is a lack of clean affordable housing for people of various wage ranges. I work locally as a nurse and could not find good clean rentals in my budget range. Most were not clean or in an undesirable location.

171. More low income/homeless housing options. Expanded sexual health/pregnancy crisis resources to allow STD testing and birth control to low income and noninsured individuals.

172. TJ Maxx in the old JC Penney building.

173. Housing - additional rental space for all ages, Commercial - clothing stores

174. In Cuba, I would like to see more housing opportunities. I also think that a grocery store or even a DG market would be beneficial. It would also be nice to have another dining option. I would say a grocery option would be our highest need. It would also be nice to have some sort of daycare facility in Cuba as well. By adding any of the three facilities mentioned above, we could add a few more job opportunities to our town.

175. More retail shopping. An actual super store(Walmart/Target), shoe/athletic store. Indoor recreational opportunities for teens and adults(mini golf, go karts, arcade) something they can do year round. More dining options other than Mexican and fast food.

176. Affordable housing (duplex, condominium) options, Retail shopping, Recreational facilities for teenagers

177. Abandoned houses/properties need to be dealt with, and I'm not sure how you build a sense of community without changing the current one.

178. I think it would be wonderful to have somewhere in town to buy clothing for men/boys. The only current options are Farm King, Walmart, and Dollar General. There are not many close options for buying shoes/cleats for school and sports for them. I also believe recreation for winter months is needed. The water park is fantastic for summer but a trampoline park or something indoor playground would be nice for those colder months and rainy days. I would also love to see some "beautification" efforts for our area. We really do have some wonderful towns and wonderful people. I would think it would be in the communities best interest to make our towns more appealing. Nice sidewalks, mowed yards, and no dilapidated buildings would really help. Also, repainting some of the older buildings and giving them a "face lift".

179. Event center, more fair priced rental properties in decent to good condition.

180. more stores to shop, everyone goes to Peoria or surrounding towns because canton has nothing

181. Canton: 1. New Dollar General-The one we currently have is in terrible condition. I will drive out of town to shop DG before I go to ours. 2. Local owned coffee shop or cafe that you can sit and chat, have small business meetings or work through a lunch break. 3. Better street lighting throughout town. I enjoy walking in the evening but it is unsafe due to dim or nonexistant street lighting. 4. Clean up downtown storefronts, even if there is no current business in the building, owners should take pride in the appearace of property they own.

182. We need Quality housing at all levels, from affordable but nice apartments to varying levels of townhomes, to single-family homes. We also need State Route 24 completely finished to four-lane to provide better business development into Canton.

183. Time and money needs to be spent on building on what we have. Definitely need to continue to develop/beautify entryways so that one is welcomed to Canton immediately. Continued work on removing/restoring unsightly homes.

184. Lewistown definitely needs to renew the town square, it's a disgrace. Too many empty and declining buildings. New fresh businesses need to be pursued to bring more people into town. Both towns need new retail & employment opportunities. Also more diverse dining options.

185. A splash pad for Canton would be nice. The town center still has building damaged during the explosion empty and falling apart. They look aweful and seem dangerous. There is an house next to ours that has been uncared for for at least 5 years. Windows missing, siding falling off,. The city mows the lawn but sometimes only the front. It's on the corner just as you enter town so it makes the whole town look shabby and uncared for

186. New TIF District to encourage businesses to come into Cuba.

187. Good restaurants.

188. Personally, I think some new developments that would be beneficial for the community would be opening new businesses, and etc. I also think adding some banners to the light polls on the square and cleaning up around the town would make it more appealing to people traveling through or potential people wanting to live in Cuba. Something needs to happen with the people that don't take care of their yards. Cuba needs to have more, otherwise our town will be nothing.

189. Something needs to be done with the houses that are falling in or the yards are full of trash and not mowed.

190. Alternate Healthcare options. Less fast food restaurants. Additional mental health and substance use resources. Smaller classroom sizes K-8, more behavioral health at schools. Improved parks. I shop out of town due to better choices/options and pricing, food, clothing etc.

191. I would like to see another hi rise built in Canton for seniors that don't smoke. Then turn the 1 older one into a smoking building where you can smoke in your apartment!! Not in the lobbies just apartment. People freeze going outside to smoke!! And I know just quit smoking!! Maybe people don't want to! Also there needs to be something for people to get food to them. There's been people on Facebook asking for food but had no vehicle to go get it. I think some people take food to them. Then the other night a lady was asking for place to stay because she was homeless!! I didn't understand her because she said for 72 hrs. So I don't no what happened with that. There needs to be more activities in Jones Park! If not there then Lakeland or somewhere. I look at all the towns around and they have something going on almost every weekend!! Try get teens involved in stuff and all the kids!! Try to keep them out of trouble!

192. Men's clothing options, Recreation for youth age 15-20

193. Place for small businesses to be located relatively close to each other without having to rent a larger facility. Businesses such as jewelry repair, clothing repair/ alterations, small appliance/electronics repair, etc.

194. Middle income rentals for people that are just starting out but do not need public assisted housing. Mid level eateries, more boutiques for clothing.

APPENDIX VII | IHDA PROGRAMS AND RESOURCES HANDOUT

ACCESSING IHDA'S RESOURCES AND PROGRAMS

COMMUNITY REVITALIZATION

For Prospective Homeowners

			Website:	Next Steps:
Down Payment Assistance	**IHDA Access**	Up to $10,000 of down payment assistance for homebuyers in the form a forgivable, deferred, or repayable 2nd mortgage.	https://www.ihdamortgage.org/program-directory	Find an IHDA lender to contact at: https://www.ihdamortgage.org/lenders
Educ-ation	**Financial Literacy and Pre-Purchase Counseling**	Free financial literacy and pre-purchase homeowner counseling for individuals interested in learning about buying a home.	https://www.ihda.org/my-community/housing-counseling-programs/#toggle-id-2	Contact a participating housing counselor near you (link provided to the left)

For Current Homeowners

			Website:	Next Steps:
Modifications & Improvements	**Home Repair and Accessibility Program (HRAP)**	Assists low-income and very low-income homeowners with essential health and safety repairs, as well as accessibility improvements.	https://www.ihda.org/my-community/revitalization-programs/	Contact a HRAP administrator in your area
	Illinois Homeowner Assistance Fund Home Repair Program (HAFHR)	Allows eligible homeowners to address home maintenance needs that were delayed and exacerbated due to the COVID-19 pandemic. Eligible repairs will maintain the habitability of the home and prevent homeowner displacement.		Contact a HAFHR administrator in your area https://www.ihda.org/wp-content/uploads/2024/09/Public-List-9.10.24.pdf

For Affordable Housing Developers and Property Managers

			Website:	Next Steps:
SPECIAL POPULATIONS	**Permanent Supportive Housing Program**	Funds rental developments for extremely low-income persons with disabilities, those experiencing homelessness, and other vulnerable populations.	https://www.ihda.org/developers/supportive-housing/	Email EPonder@IHDA.org
	Section 811	Rental subsidies made to eligible properties for low-income, disabled tenants referred through the Statewide Referral Network.	https://www.ihda.org/developers/rental-assistance/	
MULTIFAMILY FINANCING	**Low-Income Housing Tax Credit**	Provides 4% and 9% federal tax credits to construct or rehabilitate rental housing developments for low-income and extremely low-income individuals.	https://www.ihda.org/developers/tax-credits/low-income-tax-credit/	Email MultifamilyFin@IHDA.org
	Illinois Affordable Housing Tax Credit	Provides state income tax credits to construct or rehabilitate rental housing developments for low-income and extremely low-income individuals.	https://www.ihda.org/developers/tax-credits/illinois-affordable-housing-tax-credit/	
	Additional financing options	Provides low-interest rate construction and permanent financing options through several first mortgage and bond programs.	https://www.ihda.org/developers/multifamily-financing-programs/	

For Renters

			Website:	Next Steps:
RENTAL SEARCH	**IL Housing Search**	A free, online resource and search engine for renters and property providers to locate affordable and accessible housing that meets their needs.	https://ilhousingsearch.org/	Call (312) 836-5200
	Rental units for special populations	IHDA assists individuals with disabilities, those in need of support services, and re-entry populations in finding rental housing that meets their needs.	https://www.ihda.org/rental-housing/#RentalAssistance	

For Program Administrators

(Local Governments, Non-Profit Organizations, Community-Based Organizations, Service Providers, and Land Banks)

			Website:	Next Steps:
Planning & Technical Assistance	**Community Revitalization Program**	Provides free planning and technical assistance to communities to conduct revitalization activities and plan for future investment.	https://www.ihda.org/developers/market-research/community-revitalization/	Submit an intake form: https://www.ihda.org/community-revitalization-technical-assistance-intake/ or Email Revitalization@IHDA.org
	Technical Assistance Network	Connects communities, organizations, and developers to resources, experts, and a community development-based network throughout the state.		
	Land Bank Technical Assistance Network	The TA Program was initially established as part of the Land Bank Capacity Program but now functions as an independent grant program funded by the Illinois Affordable Housing Trust Fund. Through effective partnerships, the TA Program helps to enhance the capacity and sustainability of local communities and land banks.		
	Strong Communities Program	Provides grant funds to municipalities, counties, and land banks to address affordable housing needs and community revitalization efforts.		
Modifications & Improvements	**Home Repair and Accessibility Program**	Awards grants to municipalities and non-profits to administer assistance to homeowners needing accessibility modifications to remain in their homes.	https://www.ihda.org/my-community/revitalization-programs/	
	Illinois Homeowner Assistance Fund Home Repair Program (HAFHR)	Allows eligible homeowners to address home maintenance needs that were delayed and exacerbated due to the COVID-19 pandemic. Eligible repairs will maintain the habitability of the home and prevent homeowner displacement.		

For Illinois Residents Looking to Learn More

			Website:	Next Steps:
Statewide Planning	**Illinois Housing Blueprint**	A large-scale planning endeavor with the purpose of developing a vision for the future of housing in Illinois and lay out a plan for achieving it. All Illinois residents can complete the resident survey, attend community meetings, and engage with opportunities to participate in the planning process.	https://ilhousingblueprint.org/	Email Info@ILHousingBlueprint.org

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ILLINOIS HOUSING DEVELOPMENT AUTHORITY