

ADOPTED  
5/13/2025



**VILLAGE OF RANTOUL**

**CONSOLIDATED PLAN**

**2025-2029**

# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The purpose of this the Village of Rantoul's Five Year Consolidated Plan for 2025-2029 and Annual Action Plan for 2025 is to identify and describe community needs and market factors impacting the community and to develop a plan for addressing these needs, while also outlining specific community development activities that will be carried out. This process is intended to assist in developing a viable community by providing decent housing, a suitable living environment, and expanded economic opportunities principally for the benefit of low and moderate income persons. This plan sets forth how Community Development Block Grant funds will be used to invest in the community to achieve the specific HUD objectives and outcome performance measures.

The Village of Rantoul is located in the north-central portion of Champaign County, Illinois and is the third largest municipality in the county with a population of 12,371 according to the 2020 Census. It is a small city that has both an urban and rural feel and with a range of issues confronting it as diverse as its residents. The diverse population needs help to attain personal, educational, employment, recreational, housing, and other goals. The village is struggling to balance the limitations of available resources and the need to address some critical issues including: aging infrastructure and community facilities, underemployment, deteriorating housing, and removal of substandard structures.

To meet its community needs, the Consolidated Plan is guided by three overarching goals that are applied according to its community's needs. The three goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, and reducing discriminatory barriers.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout Rantoul, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals developed in this Plan are presented in detail in SP-46 of this Plan. Specific projects to carry-out these goals are articulated in the Annual Action Plan section (AP-15:AP-90). The following summarizes the goals formulated in this Plan and the associated HUD objectives and outcomes:

OBJECTIVE 1: PROVIDE A SUITABLE LIVING ENVIRONMENT

Goal 1: Support social service agencies providing services to low-moderate income individuals and families.

Goal 2: Support infrastructure improvements in low-moderate income neighborhoods.

Goal 3: Reduce the slum and blighting conditions in low- and moderate income neighborhoods.

Outcome: Sustainability for the purpose of creating suitable living environments

Strategy 1: Create a Suitable Living Environment by making needed infrastructure improvements to low-moderate income neighborhoods.

Strategy 2: Create a Suitable Living Environment by acquiring and demolishing dilapidated properties in low-moderate income neighborhoods.

Strategy 3: Create a Suitable Living Environment by providing better access to social services in the community for lower-income residents.

OBJECTIVE 2: PROVIDE DECENT HOUSING

Goal 4: Preserve and improve affordable housing in Rantoul.

Goal 5: Address barriers to obtain affordable housing.

Goal 6: Support efforts to reduce the exposure of lead-based paint hazards in homes

Outcome: Affordability for the purpose of providing decent affordable housing

Strategy 4: Provide decent housing by creating affordable housing opportunities for households at or below 80% of the area median income through the redevelopment of vacant properties acquired and demolished by the Rantoul Community Development Department.

Strategy 5: Provide decent housing by participating in first-time homebuyers programs in Rantoul.

Strategy 6: Provide decent housing by continuing the Rantoul Building Incentives Program, for those households constructing a new home and those homebuyers who purchase a home from someone constructing a new home.

Outcome: Sustainability for purpose of providing decent affordable housing

Strategy 7: Provide decent housing by providing emergency repairs and full-home rehabilitations to low-moderate income, owner-occupied housing units that have building code violations.

Strategy 8: Provide decent housing by rehabilitating rental units that will then be occupied by low-moderate income households.

Strategy 9: Provide decent housing by conducting an analysis of lead-based paint hazards in all housing units repaired or rehabilitated by the Rantoul Community Development Department. Lead-based paint hazards will be repaired or abated.

OBJECTIVE 3: EXPAND ECONOMIC OPPORTUNITIES

GOAL 7: Support the expansion of existing businesses along with the development of new businesses in Rantoul.

GOAL 8: Support the development of a highly trained workforce.

Outcome: Accessibility for the purpose of creating economic opportunities

Strategy 10: Expand economic opportunities by supporting the expansion of job-training programs for low-income individuals by area social service agencies.

Outcome: Affordability for the purpose of creating economic opportunities

Strategy 11: Expand economic opportunities by creating incentive packages available for new and expanding businesses. Incentive packages may include such items as tax abatements and low-interest loans.

### **3. Evaluation of past performance**

The 2025-2026 program year will be the fifty first year the Village of Rantoul has participated in the CDBG program. It is the first year of this new 5-year Consolidated Plan. Previous activities implemented generally met the goals established in the previous Consolidated Plan and Annual Action Plans. Overall, the activities have been very successful and in some cases, have exceeded expectations.

In this Consolidated Plan the Village of Rantoul is choosing to pursue many of the same previously adopted goals and projects due to the successes of these programs. At the same time, the Village continues to evaluate how best to serve the changing needs of the community and new goals and projects are also being proposed.

### **4. Summary of citizen participation process and consultation process**

The Village of Rantoul's citizen participation process for development of this Plan followed the Village's adopted Citizen Participation Plan and included outreach hearings for the public and meetings designed to encourage input from a broad array of the community. Phone and email contacts were used to gain input from entities with specific expertise, including those specializing in housing, social services, infrastructure and economic development. These efforts met and also exceeded the stated requirements of the Citizen Participation Plan and provided meaningful input in establishing goals and strategies for this Plan.

**5. Summary of public comments**

Comments were solicited through newspaper publication, public hearing, and online notifications. The only comments received were at the public hearing and those comments are summarized in the Citizen Participation section and also attached in the appendices.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

Not applicable

**7. Summary**

The Village of Rantoul's 2025-2029 Consolidated Plan and 2025 Annual Action Plan have been prepared in order to assist in providing decent housing, a suitable living environment, and expanded economic opportunities principally for the benefit of low and moderate income persons in the community. Information gathered from the public, and data provided by HUD were used to identify needs, goals and activities of this Consolidated Plan and Annual Action Plan.

The preparation of the Consolidated Plan began with internal discussions at meetings of the Village of Rantoul's Staff. The Community Development Department sought first to identify potential community needs, gaps in services, and key issues on which to focus the community outreach process. The Village of Rantoul encouraged community participation in the development of this Consolidated Plan. With focused starting points of issues and needs, a community outreach program was implemented, following the Village's Citizen Participation Plan. The Community Development Department was responsible for coordinating the citizen participation process. Community Development staff created the draft Consolidated Plan used for discussion purposes.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	RANTOUL	
CDBG Administrator	RANTOUL	Community Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

The Lead Agency responsible for preparing this 2025-2029 Consolidated Plan is the Village of Rantoul's Community Development Department. The Department is responsible for the administration of the Community Development Block Grant (CDBG) program and preparation of federal reports. The PY2025-2029 Consolidated Plan represents the Village of Rantoul's vision for improving the quality of life for low-moderate income persons and low-moderate income areas in Rantoul. The plan also contains a One-Year Action Plan describing the activities the Village will fund, implement, and/or support the implementation of in PY2025 using CDBG funds. The plan has been developed using HUD's e-Con Planning Suite in IDIS. HUD requires entitlement communities such as the Village of Rantoul to consolidate its planning application and reporting requirements for HUD programs.

### Consolidated Plan Public Contact Information

Brian Hunt, Community Development Specialist, Village of Rantoul, 333 South Tanner Street, Rantoul, Illinois 61866

Mr. Hunt can be reached by phone 217-892-6824 or by email [bhunt@village.rantoul.il.us](mailto:bhunt@village.rantoul.il.us)

# PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

## 1. Introduction

The Village of Rantoul has adopted a Citizen Participation Plan that identifies when consultations and hearings are to take place. The adopted Citizen Participation Plan was used in preparing this Consolidated Plan. The primary goal of the Citizens Participation Plan is to provide all citizens of the community with adequate opportunity to participate in an advisory role in the planning, implementation, and assessment of the Consolidated and Annual Action Plans.

Obtaining the input of citizens, professionals, and other governmental entities is of the utmost importance during the development of the Consolidated and Annual Action Plans. Effectively planning for a community would be difficult, if not impossible, without the support of its residents, especially low-income citizens directly affected by community development projects and programs. It is for these reasons that citizen participation is strongly encouraged throughout the processes of consolidated and annual action planning, short and long range departmental planning, and plan implementation.

The Rantoul Community Development Department's efforts for participation included personal talks with agencies throughout the previous year, notifying and inviting over 30 agencies and organizations, about the opportunity to participate in the development of the Con Plan; newspaper advertisements regarding public meetings; informational meeting packets and announcements placed on the village website; discussing the ConPlan process at public meetings; and placing draft copies of the ConPlan and AAP on the village website and placing a "hard copy" in the Rantoul Library. Copies of the Rantoul Press advertisements and other public participation materials are attached in Appendix C.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

To assist Community Development staff in the development of this plan, outside departments and organizations have been contacted for consultation. These include but are not limited to: non-profits, business organizations, public institutions, and other village departments.

In the case of developing homeless strategies to address the needs of homeless persons; particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth; and persons at risk of homeless, Community Development Department staff have consulted with:

- the Urbana-Champaign Continuum of Care;

RANTOUL

Consolidated Plan

OMB Control No: 2506-0117 (exp. 09/30/2021)

- public and private agencies that address housing, health, social services, victim services, employment and/or education needs of low-income individuals and families; and
- publicly funded institutions and systems of care that may discharge persons into homelessness (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions), and business and civic leaders.

In the case of public facilities and infrastructure, Community Development Department staff have consulted with other village departments, particularly the Public Works Department, since they have a greater level of engineering expertise and construction management knowledge. For housing strategies, staff consulted with the Housing Authority of Champaign County, Habitat for Humanity and private housing developers. For economic development strategies, the Village of Rantoul partners with several economic and workforce development agencies, Parkland Community College, existing local businesses along with the Rantoul Chamber of Commerce and the Champaign County Chamber of Commerce.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

As an affiliate member of the Urbana-Champaign Continuum of Care, the Village of Rantoul attends meetings to assess the ongoing needs of the region's homeless population and to respond with new or expanded services and programs as resources are available. The Continuum has a defined "Plan to End Homelessness" which outlines the goals, strategies and benchmarks to be accomplished to address the needs of persons experiencing homelessness. The Village of Rantoul attempts to incorporate these goals into its programs whenever possible. The Village is committed to increased coordination and cooperation with the Continuum of Care in order to better integrate programs and services with the plans of the Continuum.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The Urbana-Champaign Continuum of Care receives Emergency Solutions Grant (ESG) funds from the State of Illinois. That funding supports the Housing Prevention and Rapid Rehousing (HPRP) functions of the Continuum's programs. The Executive Committee of the Continuum of Care is working to establish a centralized or coordinated assessment system that will meet HUD requirements and also encourage intake through shelters that can triage for client needs.

The Executive Committee makes ESG funding recommendations to the full Continuum of Care to consider. During the last rounds of funding, the following recommendations were approved. Administrative funds were given to the Champaign County Regional Planning Commission (CCRPC) to be used in support of HMIS functions since CCRPC is the HMIS administrator for the Continuum of Care. Shelter partners utilize a centralized intake process that includes prioritizations.

Shelter partners refer persons to CCRPC for the rent assistance program funding. A referral from the shelter partner is required for CCRPC to process the funding request.

The Continuum allows agencies to present new projects to the Continuum of Care for consideration. The procedures for the administration and operation of HMIS have been established through a Memorandum of Understanding with participating agencies. The Executive Committee has also developed performance standards and outcomes for the activities assisted with ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Champaign County Regional Planning Commission
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Rantoul staff regularly speak with CCRPC staff at various meetings throughout the year. The outcomes of the consultations are to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life in Champaign County, which includes Rantoul, by identifying, developing and providing planning services; providing various social services; and providing programs for economic development.

2	<b>Agency/Group/Organization</b>	Community Service Center of Northern Champaign County
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Rantoul staff regularly speak with Community Service Center Staff throughout the year. The outcomes of the consultations are to improve coordination with a community based organization who provides numerous services to the Rantoul community.

3	<b>Agency/Group/Organization</b>	Multi-Cultural Community Center
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Rantoul staff speak with Multi-Cultural staff at various times throughout the year to coordinate programs and offerings particularly for the youth of the community. The outcomes of the consultations improve coordination with a vital community based organization who provide various social services for the community.

**Identify any Agency Types not consulted and provide rationale for not consulting**

All agency types were either consulted with or at least invited to participate. No groups were excluded.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Champaign County Regional Planning Commission	Point-in-Time count informed homeless data in Consolidated Plan and the Continuum's Plan to End Homelessness was incorporated in plan as well.
Village Capital Plan	Village of Rantoul	The goals and objectives of the Village of Rantoul's Capital Plan overlap with this Consolidated Plan by providing improvements to public facilities and infrastructure in the village.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The Village of Rantoul works cooperatively and in coordination with the various entities listed in this section to carry out the implementation of this Consolidated Plan. This includes coordinating with the various social service providers in the community; the Champaign County Regional Planning Commission, along with the Cities of Urbana and Champaign; various non-profits, and private organizations in the development and implementation of the Consolidated Plan. Other agencies consulted as needed include the Champaign County Economic Development Corporation, Champaign County Mental Health Board, Champaign County Public Health District, Champaign County Economic Development Corporation, Housing Authority of Champaign County, Parkland Community College, Regional Office of Education of Champaign-Ford Counties, and the United Way of Champaign County.

**Narrative (optional):**

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The Village of Rantoul's citizen participation process for development of this Plan followed the Village's adopted Citizen Participation Plan and included outreach hearings for the public and meetings designed to encourage input from a broad array of the community including residents from predominately low and moderate income neighborhoods, the disabled, minorities, and non-English speaking individuals. Phone and email contacts were used to gain input from entities with specific expertise, including those specializing in housing, social services, infrastructure, and economic development. These efforts met and also exceeded the stated requirements of the Citizen Participation Plan and provided meaningful input in establishing goals and strategies for this Plan.

The Village of Rantoul's 2025-2029 Consolidated Plan and 2025 Annual Action Plan was made available for public review and comment from April 10, 2025 to May 13, 2025. Notice of this 30 day comment period and the associated public meetings was published in the local newspaper prior to the start of this review period and also posted on the Village's website. Draft copies of both the 2025-2029 Consolidated Plan and 2025 Annual Action Plan were available for review during this time at the following locations:

- Rantoul Municipal Building
- Rantoul Public Library

A public hearing to discuss the draft was held on April 28, 2025 at 5PM in the Village Board Room at the Rantoul Municipal Building, 333 S Tanner Street, Rantoul, IL. A public input meeting to review the draft Plans was held on May 6, 2025.

Comments received during the course of these meetings and hearings and public comment period are noted below.

### **Citizen Participation Outreach**

1	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>A notice was placed in the April 9th, 2025 edition of the News Gazette, which is a daily newspaper published for Rantoul and other surrounding communities in the area. The advertisement announced the public comment dates and invited the public to the public hearing held by the Citizens Advisory Committee, and the Rantoul Village Board Meeting where the plan was presented and discussed.</p>	No comments received.	No comments received.	
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2	30-Day Public Comment Period	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	A 30-day public comment period started on April, 10, 2025 and ended on May 13, 2025.	No comments received	No comments received	
3	Internet Outreach	Non-targeted/broad community	As the Consolidated Plan was being developed a draft copy was placed on the Village's website for public review.	No comments received.	No comments received.	<a href="http://www.myrantoul.com/370/Community-Development">http://www.myrantoul.com/370/Community-Development</a>
4	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents</p>	A meeting of the Rantoul Citizens Advisory Committee occurred on April 28, 2025. This was a public hearing to	No comments received.	No comments received.	<a href="https://www.village.rantoul.il.us/697/Board-Room">https://www.village.rantoul.il.us/697/Board-Room</a>

		of Public and Assisted Housing	gain citizen input regarding the proposed draft Consolidated Plan. 5 residents were in attendance.			
5	Public Meeting	Non-targeted/broad community	The Rantoul Village Board study session occurred on May 6, 2025. Staff presented a brief overview of the proposed Consolidated Plan, including the proposed 2026 CDBG budget.	No comments received	No comments received	

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Village of Rantoul used the 2020 US Census data, the 2016-2020 American Community Survey, and the 2017-2021 HUD CHAS needs assessment data where provided and other data and comments received during the consultation and citizen participation process to identify affordable housing, homeless, and community development needs for the next five years. Input from the consultations and Village staff further refined these overall needs into priority needs for the Village.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	13,255	12,945	-2%
Households	5,015	5,135	2%
Median Income	\$38,769.00	\$41,837.00	8%

**Table 4 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,140	980	1,085	540	1,390
Small Family Households	405	490	225	330	475
Large Family Households	80	74	190	25	60
Household contains at least one person 62-74 years of age	435	49	235	110	334
Household contains at least one person age 75 or older	78	180	85	75	170
Households with one or more children 6 years old or younger	235	239	215	150	30

**Table 5 - Total Households Table**

**Data Source:** 2016-2020 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	10	0	0	0	10	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	10	10	0	24	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	20	0	10	30	4	4	0	0	8
Housing cost burden greater than 50% of income (and none of the above problems)	480	0	0	0	480	315	10	0	0	325

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	85	580	60	0	725	85	40	45	25	195
Zero/negative Income (and none of the above problems)	90	0	0	0	90	10	0	0	0	10

**Table 6 – Housing Problems Table**

Data 2016-2020 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	490	30	10	10	540	320	14	0	0	334
Having none of four housing problems	190	665	630	155	1,640	135	270	450	370	1,225
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 7 – Housing Problems 2**

Data 2016-2020 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	225	375	0	600	55	14	10	79
Large Related	75	25	4	104	0	4	0	4
Elderly	179	25	10	214	310	12	29	351
Other	95	165	45	305	39	15	0	54
Total need by income	574	590	59	1,223	404	45	39	488

Table 8 – Cost Burden > 30%

Data 2016-2020 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	0	0	0	0	55	4	0	59
Large Related	0	0	0	0	0	0	0	0
Elderly	135	0	0	135	245	4	0	249
Other	0	70	0	70	15	0	0	15
Total need by income	135	70	0	205	315	8	0	323

Table 9 – Cost Burden > 50%

Data 2016-2020 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	4	30	10	10	54	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	4	4	0	0	8
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	4	30	10	10	54	4	4	0	0	8

Table 10 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 11 – Crowding Information – 2/2

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

Based on the data in the tables of this section, there are just over 5,000 total households within the community. Of those 5,000 households, approximately 1,500 are single person households. Of those 1,500 single person households, nearly 600 have a cost burden greater than 30% and over 200 of those have a cost burden exceeding 50%. Thus, more than 1/3 of single person households are cost burdened and likely do not have the income to perform adequate maintenance and make necessary improvements to their housing unit.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

The number of such families is difficult to ascertain based on the size of the community and the fact that such data is not readily available. Based on police reports it can be approximated that 15-20 such households per year are in need of housing assistance due to being victims of domestic violence, dating violence or sexual assault.

**What are the most common housing problems?**

Based on the data in the tables of this section, the greatest housing problems are a housing cost burden of greater than 30 percent of income and a housing cost burden of greater than 50 percent of income for both renters and owners in extremely-low, low-income, and moderate income households.

The next most common housing problem is overcrowding for extremely-low, low-income, and moderate income households particularly in the census block group generally bounded by Grove Street, Illinois Drive, Briarcliff Drive/Morningside Drive, and Penfield Street.

The next most common housing problem is a higher percentage of substandard housing in Census Tract 103. Although the percentage of substandard housing is greater, there are far fewer homes in this census tract. Common issues with the housing that makes it substandard include: air infiltration, trip hazards, missing smoke and/or carbon monoxide detectors, leaking faucets, and non-working doors and windows.

### **Are any populations/household types more affected than others by these problems?**

The data presented in the tables of this section indicate that small-related families, both renters and owners, experience cost burden problems at both the 30 percent and 50 percent level to a significant degree, along with Elderly renters and owners. Small family and multiple unrelated family renter households experience overcrowding more significantly.

“Hard to House” tenants with a poor rental history or lower income levels also seem to be heavily affected. The housing units that are available to them tend to have more problems or longer than normal repair response times from the owner/manager.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The data in the tables in this section indicate that zero-income and extremely low- and low-income currently housed families with children are at high risk of becoming homeless due to lack of income or high housing cost burden. Single-family households, because there is only one or perhaps two incomes are at greater risk because of fewer wage earners in the household where loss of even one income could mean imminent risk of becoming homeless. These issues exist among both renters and owners. The small-related households could also share these risks because of limited income.

The Continuum of Care allocated some of the Emergency Shelter Grant (ESG) funding received from the State of Illinois to support homeless prevention and rapid re-housing activities. Both the Cities of Champaign and Urbana operate a Tenant Based Rental Assistance (TBRA) program which offers the opportunity for rapid re-housing and supportive services to increase self-sufficiency for better housing

stability in the long-term. Both TBRA programs offer case management services to link households to mainstream benefits; assist with job search and supportive services and referrals; and coach participants. The Village of Rantoul does not offer any such program.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The target population is individuals and families experiencing literal homelessness who are currently living on the street, in a shelter, a place not meant for human habitation, or graduating from transitional housing without financial and social supports to return to housing. In Champaign County, through the Homeless Management Information System, we capture data each night on the homeless population being served. Moreover, the Continuum of Care also participates in the annual Point in Time County each January. We not only obtain a count of the sheltered homeless, but we also obtain an accurate accounting of those on the street and in places not meant for human habitation.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The characteristics most commonly linked with housing instability and an increased risk of homelessness include high cost burden, a higher unemployment rate, personal circumstances, and a tighter rental market due in part to the foreclosure rate forcing former owner households into rental housing.

## **Discussion**

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	990	150	0
White	640	65	0
Black / African American	190	29	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	140	10	0

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

#### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	664	315	0
White	364	245	0
Black / African American	145	29	0
Asian	55	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	100	35	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	115	970	0
White	70	640	0
Black / African American	50	220	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	35	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	35	500	0
White	25	460	0
Black / African American	0	24	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	15	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### **Discussion**

According to HUD, disproportionate need refers to any need that is more than ten percentage points above the need demonstrated for the total number of households. Overall, the village has 1,875 households experiencing one or more of four housing problems (i.e. Lack of kitchen facilities, lack of complete plumbing facilities, more than 1.5 persons per room, and cost burden over 30%). This represents 37% of all of the households in Rantoul.

The African-American population has a disproportionate experience of housing problems in all income ranges except 80-100% area median income. Hispanics earning between 0 and 30% of the area mean income also show a disproportionate level of housing needs.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205**

**(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	810	325	0
White	495	205	0
Black / African American	160	59	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	140	10	0

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	44	935	0
White	14	600	0
Black / African American	0	175	0
Asian	0	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Hispanic	30	105	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	10	1,080	0
White	0	705	0
Black / African American	10	260	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	35	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 80%-100% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	10	525	0
White	0	485	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	0	24	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	15	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## Discussion

According to HUD, disproportionate need refers to any need that is more than ten percentage points above the need demonstrated for the total number of households. Overall, the village has 874 households experiencing one or more of four severe housing problems (i.e. Lack of complete kitchen facilities, lack of complete plumbing facilities, more than 1.5 persons per room, and cost burden over 50%). This represents 17.4% of all of the households in Rantoul.

The African American and Hispanic populations with incomes in the zero to thirty percent income range have a disproportionate number of households with severe housing problems.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	3,275	950	805	105
White	2,380	600	490	24
Black / African American	375	215	160	29
Asian	40	55	20	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	185	80	140	0

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Data 2016-2020 CHAS  
Source:

### Discussion:

household is considered cost-burdened if more than 30% of its gross annual income is spent on housing costs. A household that spends greater than 50% of its annual income on housing costs is considered severely cost burdened. According to HUD, disproportionate need refers to any need that is more than ten percentage points above the need demonstrated for the total number of households.

In the entire village, 34.9% of all households are cost burdened while 16.5% of all households are severely cost burdened. The African American and Hispanic populations are both disproportionately cost burdened.

**NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

For all income ranges except 80-100% of area median income, African American households have a disproportionate share of housing problems, severe housing problems, and cost burden.

**If they have needs not identified above, what are those needs?**

Per the data supplied by HUD in the development of this Consolidated Plan, the Village of Rantoul does not have a high rate of disproportionate need that is highly concentrated that has not already been addressed.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Based upon the population and census tract data provided by HUD and the U.S. Census Bureau, there are no racial or ethnic groups specifically concentrated in areas or neighborhoods.

## NA-35 Public Housing – 91.205(b)

### Introduction

According to the data, the Housing Authority of Champaign County (HACC) has 25 Mod-Rehab units, 388 public housing units, and 1,109 vouchers in their inventory which covers all of Champaign County. In Rantoul, HACC only has Youman Place, which contains 20, 1-bedroom units that are all for seniors. Per the HACC, on average, between 80 and 90 vouchers are being used in Rantoul every month.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	25	388	1,109	0	1,109	0	0	0

**Table 21 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	5,992	9,531	10,724	0	10,724	0	0	
Average length of stay	0	0	4	5	0	5	0	0	
Average Household size	0	1	1	3	0	3	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	4	152	72	0	72	0	0
# of Disabled Families	0	6	135	176	0	176	0	0
# of Families requesting accessibility features	0	25	388	1,109	0	1,109	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 22 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	10	104	161	0	161	0	0	0
Black/African American	0	15	278	940	0	940	0	0	0
Asian	0	0	3	3	0	3	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	2	4	0	4	0	0	0
Pacific Islander	0	0	1	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 23 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	6	19	0	19	0	0	0
Not Hispanic	0	25	382	1,090	0	1,090	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

According to the Housing Authority of Champaign County, they will fully comply with HUD Notice PIH 2002-01(HA) [Accessibility Notice: Section 504 of the Rehabilitation Act of 1973; the Americans with Disabilities Act of 1990; the Architectural Barriers Act of 1968 and the Fair Housing Act of 1988] when requests are made for reasonable accommodation due to a disability. An applicant or participant must qualify under the following American with Disabilities Act (ADA) definition of disability:

- A physical or mental impairment that limits an individual's ability to participate in major life activities;
- A record of such impairment; or
- Being-regarded as having such impairment.

Please refer to the Housing Authority of Champaign County's Admissions and Continued Occupancy Policy for additional information.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The widespread poverty found among residents of assisted housing/voucher holders suggests a need for both traditional safety net programs to help residents/clients avoid hunger and meet basic health care needs as well as innovative initiatives to help them build assets, increase earnings, and make progress toward economic security. Income increases allow families to move up and out of assisted housing; spaces become available to assist other needy families. Boosting residents/clients' earnings can also be an effective way to widen the mix of incomes in public housing developments and increase the proportion of residents who are employed, which in turn may enhance community stability and expand the number of working role models for youth and other residents.

### **How do these needs compare to the housing needs of the population at large**

Public housing residents are extremely low-income (0-30% MFI). If they were not receiving a rental subsidy, 30% or more of their household income would go towards housing costs. When compared to Rantoul's Housing Cost Burden demographics, families spending more than 30% of their household income on housing costs are in need of affordable rental housing. According to the Housing Authority of Champaign County (HACC), Youman Place (IL-6-08) is the only public housing located in Rantoul, and is comprised of 20, single-bedroom apartments which are all designated for elderly residents. Youman Place is currently fully occupied. The HACC also averages between 80-90 households receiving housing choice vouchers in Rantoul per month.

According to HACC the waiting list for any public housing units throughout Champaign County, there are currently 146 households (41 elderly, 107 family, and 35 disabled) on it while the waiting list for the housing choice voucher program is comprised of 350 households (40 elderly, 340 family, and 35 disabled).

### **Discussion**

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

This section of the Consolidated Plan provides data on persons and households who are homeless in Champaign County. The data below is from the Urbana-Champaign Continuum of Care’s Point-in-Time survey conducted in January 2025 for Champaign County as a whole. At that time, and also currently, there is one known unsheltered homeless individual in Rantoul. Although the Champaign-Ford Counties Regional Office of Education uses a different standard of measurement of homelessness, they indicate several children enrolled in Rantoul City Schools and Rantoul Township High School are homeless or precariously housed.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 25 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population Has No Rural Homeless

is:

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

We relied on the local Continuum of Care network to provide us with a more accurate counting of the homeless. The local Continuum is required to do a yearly count of homeless individuals as part of their work. A point in time survey completed by the local Continuum of Care was done in January 2025. Individuals from several local social service agencies within the Continuum collaborated to collect data on sheltered and unsheltered homeless. There was one unsheltered homeless person in Rantoul identified at the time of the count.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Data not available.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Data not available.

**Discussion:**

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

This area describes housing needs for "special needs" persons, which, for the purposes of this plan means those who require supportive service, accommodations, or devices not commonly found in most housing. Special needs persons considered here include the elderly, persons with mental, physical and/or developmental disabilities, persons with mobility or sensory impairments, persons with chronic medical conditions that limit their fundamental capacities, and persons diagnosed with HIV/AIDS. Persons in non-traditional familial arrangements that present unique housing challenges such as grandparents parenting and foster parents also are considered special needs for our purposes. Many of the programs that focus on homelessness also assist the non-homeless with special needs.

The following non-homeless special needs have been identified:

- Supportive services for the elderly and frail elderly; persons with severe mental illness; persons with a physical and/or developmental disability; and victims of domestic violence;
- Housing and supportive services for persons with HIV/AIDS and their families;
- Supportive services for persons suffering from alcohol and other drug addictions;
- Supportive services to provide basic human needs and economic opportunities to public housing residents;
- Reduce building code violations and architectural barriers to persons with disabilities.

### **Describe the characteristics of special needs populations in your community:**

The special needs population includes the elderly (persons aged 62 and older) and frail elderly, persons with severe mental illness, developmentally disabled, physically disabled, alcohol/other drug addicts, persons with HIV/AIDS and their families, residents of public housing, and victims of domestic violence. It is difficult to provide accurate counts for these subpopulation groups and to estimate future needs.

For the purposes of the Consolidated Plan, "elderly" is defined as being at least 62 years of age and "frail elderly" are those individuals that have one or more limitations to activities of daily living. The frail elderly need assistance in order to perform routine activities such as eating, bathing, and household maintenance. According to the 2016-2020 American Community Survey, Rantoul has 2,091 elderly persons. It is difficult to determine the exact number of "frail elderly" residents in Rantoul. It is believed that many of the frail elderly live with family members who assist in their care.

HUD defines "severe mental illness" as chronic (existed for more than one year) mental illness which includes such diagnoses as psychoses and major affective disorders. Population numbers for this population are not available for the village.

The “developmentally disabled” are persons with severe mental and/or physical impairments which are likely to continue indefinitely and cause serious problems in language, learning, mobility and capacity for independent living. These individuals frequently need assistance with living conditions, transportation, and life skills training. According to the 2016-2020 American Community Survey, Rantoul has 670 persons with mental disabilities, but gives no information on their housing status.

The “physically disabled” have one or more physical impairments which impede their ability to function independently. According to the 2016-2020 American Community Survey, Rantoul has 935 individuals with a physical disability and 416 with a sensory disability. 940 persons with some form of disability are employed. Twenty-eight disabled individuals hold bachelors, masters or professional degrees. Sixty-eight disabled individuals do not have a high school diploma or general equivalency degree.

Substance abuse knows no racial, age, or gender boundaries. The consequences and costs impact homes, communities, and wallets. Alcohol and drugs are directly connected to poor school performance, high school dropout rates, automobile accidents, family violence, poor mental health, lost job productivity, and higher insurance costs. Population numbers for this population are not available.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Supportive services for these populations are provided by a number of local organizations, most of which are located in Champaign-Urbana. Only a few of the agencies provide services in Rantoul. Housing for special needs populations is generally provided by the Urbana-Champaign Continuum of Care and the Shelter Plus Care Grants.

There are three housing developments that provide housing solely for senior citizens. Brookstone Estates is a 48-unit assisted living facility, while Prairie Village is a 130-unit retirement community that also has an additional 19 units solely for individuals with Alzheimers/dementia; and 32 units solely for military veterans.

Community Elements, Inc., which is the former Mental Health Center of Champaign County, operates a 14-unit group home in Rantoul for persons with mental illness. Carle Clinic, Christie Clinic, The Pavilion Behavioral Health System, and Community Elements provide outpatient mental health services for children and adults in their offices in the cities of Champaign and Urbana. Carle Hospital and OSF Medical Center provide inpatient mental health services in their Urbana locations.

The Developmental Services Center, which has facilities in Rantoul and Champaign, provide day treatment to residents of Champaign and surrounding counties. Their clients reside with their families, foster care families, or supportive housing facilities. The programs offered include children’s services, life skills training, clinical services, supportive employment services, rehabilitation skills training, small group activities, along with parent advocacy and support.

Both Rosecrance and the Pavilion Behavioral Health System provide various inpatient and outpatient treatment and education services for alcohol and drug addictions in their Champaign-Urbana based facilities. Rosecrance has provided individual and group counseling sessions for adults in Rantoul in the past as well. Both organizations provide services for both youth and adults.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the Champaign County Public Health District, 235 individuals with HIV/AIDS live in Champaign County. According to the Greater Community AIDS Project, which provides social services to individuals with HIV/AIDS, all are at or below the poverty line and all are permanently housed. Three of the households have a female head-of-household.

Like other special needs populations, a decent quality of life is difficult to achieve because of such things as low-income, poor credit, and housing related issues. Although none currently have housing needs, if one arises, it may be addressed through funding categories used to meet multiple needs. For example, the Village of Rantoul's Emergency Housing Repair Program not only makes needed housing repairs, but also assists lower-income disabled and senior individuals by removing architectural barriers to their home. CDBG public service dollars may be used to provide services to individuals and families with HIV/AIDS.

The Greater Community AIDS Project (GCAP) provides various social services to individuals/families with HIV/AIDS. GCAP currently serves individuals in Rantoul. Medical and supportive services are also provided by the Champaign County Public Health District through the HIV Care Connect program which receives funding from the Ryan White Foundation and Housing Opportunity for Persons with AIDS (HOPWA) program.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

N/A

**Discussion:**

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

There will always be a continuing need within the Village of Rantoul for public facilities to serve Rantoul’s population in special-needs areas or to rehabilitate aging facilities. Many low- and moderate-income areas in the Village are within older neighborhoods that either do not have proper facilities or their existing facilities suffer from heavy use and deferred maintenance leading to disrepair.

### **How were these needs determined?**

The Rantoul Community Development consulted with other departments; reviewed the Village's Capital Plan; and sought input from the public and elected officials on public facility needs.

### **Describe the jurisdiction’s need for Public Improvements:**

Several of the older neighborhoods in Rantoul were built without adequate sidewalks, curb/gutter, proper drainage, street lighting, etc., or they suffer from old age, heavy use, and deferred maintenance which makes the existing improvements inefficient and unreliable. The downtown business district, the former air force base, and the South Maplewood Drive corridor are located in low-mod income areas. Any public improvements made in these commercial areas could lead to job growth and economic improvement.

The Village of Rantoul also sees “clearance and demolition” activities as a public improvement. After the Chanute Air Force Base closed in 1993, numerous structures on the base did not receive proper maintenance and therefore deteriorated. The same problem occurred with the “off-base” housing units. Since the supply of housing units was far greater than demand, the rents received by the property owner decreased and therefore less money was available for maintenance of the property. The deferred maintenance of the housing units also caused the deterioration of numerous properties throughout Rantoul.

### **How were these needs determined?**

The Rantoul Community Development Department consulted with other village departments; reviewed the Village’s Capital Plan; and sought input from the public and elected officials on public improvement needs. One of the main obstacles to meeting the underserved community development needs is unpredictable funding from the state and federal governments levels. Over the past several years, appropriations for the CDBG program have stagnated, leading to reduced support for local community development programs. Therefore, the CDBG Program as part of this Consolidated Plan has been targeted to specific activities designated to create better efficiency, more leveraging opportunities, and

concentration in specific areas to maximize impacts, thereby creating the best opportunity to generate the desired outcomes in the community.

In general, the public improvements most thought to be of higher importance to the community are:

- Sidewalk improvements
- Accessibility improvements
- Clearance and Demolition
- Storm Water Improvements
- Street Improvements
- Water System Improvements
- Lighting Improvements

### **Describe the jurisdiction's need for Public Services:**

Rantoul is like the remainder of Champaign County in that there can be some difficulty in accessing the services provided across most categories of special need. This includes the elderly and frail seniors; at-risk youth; working parents; persons with HIV/AIDS and their families; the disabled; individuals with drug, alcohol and chronic illnesses; and persons with other conditions affecting their ability to function independently and productively.

In addition, there is a need to better link access to supportive services to affordable and appropriate housing for individuals throughout Champaign County. Although the Continuum of Care has had success with this through programs like the Shelter + Care program, more coordination and collaboration is needed.

### **How were these needs determined?**

The Rantoul Community Development Department consulted with the various agencies/organizations providing such services as well as other community members and sought input from the public and elected officials on the public service needs of the community. The department also consulted with the Urbana-Champaign Continuum of Care.

In general, the identified social service types that are most utilized in Rantoul are:

- Youth Services
- Senior Services
- Education/Employment Training

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

According to the 2016-2020 American Community Survey data provided the Village of Rantoul has 6,155 housing units. 52% of those units are 1-unit detached structures. Another 19% are in the 2-4-unit range. The other two percentages worth mentioning are for 5-19 units which is at 13% and 20 or more unit structures which make up 2% of the housing stock.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

There are 6,155 units of housing in the Village of Rantoul as indicated by the most recent ACS data. The greatest percentage (52%) of these housing units are one-unit detached structures. Units in the Village of Rantoul are predominately of lower-density, single family detached units on individual lots but the Village contains a good mix of housing types thanks largely to the former air force base housing that was converted to private use after the base closed.

There are some efforts taking place and discussions ongoing in the Village focused towards increasing the supply of affordable housing units.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	3,210	52%
1-unit, attached structure	500	8%
2-4 units	1,145	19%
5-19 units	780	13%
20 or more units	110	2%
Mobile Home, boat, RV, van, etc	410	7%
<b>Total</b>	<b>6,155</b>	<b>100%</b>

Table 26 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom		0%		
1 bedroom		0%		
2 bedrooms		0%		
3 or more bedrooms		0%		
<b>Total</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

Table 27 – Unit Size by Tenure

Data Source Comments:

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Under the Consolidated Plan and program parameters, CDBG funds can be used to develop affordable housing units and repair existing housing units. As discussed in the Needs Assessment (NA-10), the

Village of Rantoul's ability to respond to increasingly difficult housing issues is currently resource constrained by the reductions to the CDBG entitlement, the varying demands on local tax dollars, along with reductions to other funding sources.

The Village's Full-Home Rehabilitation Program provides up to \$25,000 in rehabilitation work to repair any building code violations in the home and address any required lead-based paint issues as well as radon testing and mitigation.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

According to the data provided by HUD's Office of Multi-Family Housing, there are two multi-family housing complexes assisted by HUD in the Village of Rantoul. The first complex is Abbott Acres Apartments which has 20 of its 151 units assisted by HUD and classified as "affordable." The former Mental Health Center of Champaign County (now Community Elements) operates a group home for persons with mental disabilities. All 13 of those units were assisted through HUD and are classified as affordable. None of the units in either of these complexes is expected to be lost during this consolidated planning period.

**Does the availability of housing units meet the needs of the population?**

As shown in the following Housing Market Analysis section, extremely-low and low income households generally cannot afford to own homes in Rantoul and must seek decent and affordable housing in the rental market; although less than 5 percent of rental housing is affordable to extremely low-income households.

Though the percentage of households experiencing a disproportionate housing need represents only 5.5 percent of the total population covered by this consolidated plan, proportionally the percentage of households impacted within the population increases as income decreases (See NA-15).

Approximately 17.6 percent of the population of the village has a disability, many of whom wish to pursue independent living. A safe affordable place to rent or own is essential to achieving such independence and enables people with disabilities to be fully integrated participants in the community. However, most persons with disabilities live on fixed incomes and affordable decent housing is limited. As demonstrated by the Housing Authority of Champaign County's waiting lists, special needs groups such as the elderly and disabled continue to need access to affordable, handicapped accessible housing units.

The Urbana-Champaign Continuum of Care’s funding applications continually focus on permanent housing for persons with disabilities and transitional housing for intact families with children, two groups of people that continue to have an ongoing unmet housing need (See NA-40). The Continuum of Care also annually requests funding for transitional housing for single males and transitional housing for single females and females with children.

**Describe the need for specific types of housing:**

- Affordable rental and owner housing for families with children.
- Security and utility deposits along with temporary rental assistance for homeless households or households at risk of becoming homeless.
- Affordable special needs housing, which may include supportive services.
- Home rehabilitation and neighborhood revitalization in the village’s lower-income neighborhoods.

**Discussion**

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Compared to other communities in Champaign County, and to the nation as a whole, the housing costs in Rantoul are somewhat lower but they have been on the rise in recent years. The median home value of housing units in Rantoul in 2020 was \$89,300. The cost of living in the Rantoul area is also less than for the nation as a whole which suggests that housing costs are very affordable.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	0	0	0%
Median Contract Rent	453	532	17%

Table 28 – Cost of Housing

Data Source Comments:

Rent Paid	Number	%
Less than \$500	0	0.0%
\$500-999	0	0.0%
\$1,000-1,499	0	0.0%
\$1,500-1,999	0	0.0%
\$2,000 or more	0	0.0%
<b>Total</b>	<b>0</b>	<b>0.0%</b>

Table 29 - Rent Paid

Data Source Comments:

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	425	No Data
50% HAMFI	1,775	739
80% HAMFI	2,650	1,187
100% HAMFI	No Data	1,567
<b>Total</b>	<b>4,850</b>	<b>3,493</b>

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	0	0	0	0	0

**Table 31 – Monthly Rent**

Data Source Comments:

**Is there sufficient housing for households at all income levels?**

There is an adequate supply of housing for all household income levels. The availability/accessibility of housing to sufficiently support households at all income levels in Rantoul could still be diversified further in order to meet the needs of lower-income households.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Home values and rents have been increasing over the past few years. The national housing market has been on the upswing with housing values and housing costs both rising. On the other hand, incomes are not increasing significantly. It is likely that affordability will stay the same or get worse over the next several years until such time that housing values level off and household incomes increase to a level that changes the current market dynamics.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The HOME and FMR are listed as high for Rantoul due to the higher cost of housing in the cities of Champaign and Urbana. Their higher cost is mainly due to the higher demand for housing for University of Illinois and Parkland College students. Because Rantoul’s average rent is lower than Champaign or Urbana’s, more moderate income households that can’t afford housing there, have moved to Rantoul; shrinking the supply of housing and making it more difficult for lower-income Rantoul families to find affordable housing. The rent average is calculated by examining the rents for 1-4 bedroom housing units in Rantoul. The data comes from housing listings found on various internet listings, and websites of real estate firms and rental complexes.

**Discussion**

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Standard condition is housing that meets all state and local codes.

Substandard condition is housing that fails to meet the adopted Housing Codes (International Property Maintenance Code).

Substandard condition but suitable for rehabilitation is housing that fails to meet the adopted Housing Codes (International Property Maintenance Code) but is structurally sound and economically feasible to repair.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	0	0%	0	0%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	0	0%	0	0%
<b>Total</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	130	5%	375	14%
1980-1999	440	17%	175	7%
1950-1979	1,445	57%	1,535	59%
Before 1950	525	21%	515	20%
<b>Total</b>	<b>2,540</b>	<b>100%</b>	<b>2,600</b>	<b>100%</b>

Table 33 – Year Unit Built

Data Source: 2016-2020 CHAS

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	1,970	78%	2,050	79%
Housing Units build before 1980 with children present	130	5%	50	2%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 35 - Vacant Units**

Data Source: 2005-2009 CHAS

**Need for Owner and Rental Rehabilitation**

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**Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

According to the U. S. Environmental Protection Agency (EPA), research suggests that two of the primary sources of lead exposure for children are deteriorating lead based paint and lead contaminated dust. In general, the older your home, the more likely it is to have paint that contains lead. Many houses and apartments built before 1978 have lead based paint. Lead from paint chips and dust can pose serious health hazards if not taken care of properly. Children 6 years old and under are most at risk of health hazards caused by lead poisoning, because their bodies are growing quickly.

Based on the data, the Village has 4,020 housing units (80% of the housing stock) that was built before 1980. Homes built before 1979 are assumed to have lead based paint. It is projected that 50% of the housing units contain active lead based paint hazards and that 40% of these units are occupied by low or moderate income households.

As shown in the tables above, an estimated 130 owner-occupied and 50 renter-occupied housing units in Rantoul were constructed before 1980 and have children under the age of 18 living in them.

## Discussion

In 2020, the Village of Rantoul undertook a survey of the condition of residential structures in the Village. Village staff went into the field and data was collected on three principal criteria pertaining to the condition of a structure, as well as the number of dwelling units present, and vacancy. The three principal criteria were: foundation, exterior (walls), and roof. Each residential structure in the Village was assigned a rating for each of these principal criteria. The ratings in these three criteria were then summed to produce a total rating for each structure. The lower the numeric value of the rating the better the condition of the structure and vice versa. These ratings were then classified into three groups. The lowest scoring structures were rated "good" and represented structures of standard condition with no visible housing code violations or substantial maintenance needs. Those structures rated as "fair" represent housing that is substandard but suitable for rehabilitation. Those structures rated as "poor" represented housing that was substandard and not suitable for rehabilitation. These structures are either not structurally sound and unfit for occupancy or not economically feasible candidates for future rehabilitation.

For the entire Village as a whole there ended up being 2,295 residential structures (60.8%) that were rated as good in 2020. In addition, there were 1,350 (35.8%) that were rated as fair. 128 (3.4%) were rated as "poor". According to these results the 35.8% of fair structures are in need of some form of rehabilitation and are suitable for rehabilitation.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

### Totals Number of Units

	Program Type						
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher Family Unification Program Disabled *
				Project-based	Tenant-based	Veterans Affairs Supportive Housing	
Total							
# of units vouchers available	0	12	451	0	1,722	0	0
# of accessible units							
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition							

Data Source: PIC (PIH Information Center)

Table 36 – Total Number of Units by Program Type

### Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Applicable Federal Law and HUD regulations require that each Housing Authority develop and adopt a PHA Plan and update it on an annual basis. The PHA Plan provides details about the Housing Authority programs, services, and general operations. In addition, the Plan focuses on implementation strategies designed to address resident's needs and issues, as well as outlining ways to improve operational efficiencies for the upcoming fiscal year. This planning mechanism requires that the Housing Authority examine its existing operational needs and design short and long-term strategies to address those needs.

The Housing Authority of Champaign County (HACC) is a “Moving to Work” Public Housing Agency, which gives it more flexibility in its operations than traditional housing authorities.

The table above identifies the HACC as having 12 Mod-Rehab units, 451 public housing units, and 1,722 vouchers in their inventory. HACC only has Youman Place in Rantoul, which contains 20, 1-bedroom units that are all for seniors. Per the HACC, on average, between 80 and 90 vouchers are being used in Rantoul every month.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
Youman Place	93

**Table 37 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

There are no planned single capital expenditures in excess of 30% of HACC’s total annual Capital Fund Grant. During this consolidated planning period, HACC plans to utilize its Capital Fund grants on several smaller projects.

In the Physical Needs Assessment Report and 20-Year Physical Needs Improvement Plan for Youman Place, the following improvements are planned during this consolidated planning period:

- Installation of clothesline poles,
- Replacement of storm/screen doors,
- Replacement of refrigerators and air conditioners, and
- Standard unit and site maintenance.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

Specific improvements are identified in the five year capital funds list of work items.

**Discussion:**

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The priorities for ending homelessness are based on the recognition that homelessness results from more than just a lack of affordable housing. Furthermore, homelessness is a regional issue; therefore, data presented in this section is based on statistics for all of Champaign County rather than for the Village of Rantoul alone. There are no homeless shelters or transitional housing units located within the Village.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	114	38	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	4	0	0	0	0
Unaccompanied Youth	0	0	172	50	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Complementary supportive services cover three major areas of need: economic support, housing, and supportive services. This is not a comprehensive list of all services; however, it is representative of key programs. Some of the key programs and services in place to provide support to families are:

1. **Center for Women in Transition:** Provides transitional housing and case management services to single females and females with children.
2. **Champaign County Regional Planning Commission:** Funds are available to lower-income families to provide rent and utility payments; provides minor and major home repairs; and provides case management services to assist households to become self-sufficient.
3. **City of Urbana Transitional Housing Program:** Provides transitional housing and case management services for up to five families.
4. **Community Elements:** Formerly the Mental Health Center of Champaign County; provides a range of wellness and recovery services for the community including but not limited to prevention, behavioral health, prevention, treatment, housing, and human services.
5. **Francis Nelson Community Health Services:** Provides primary medical services, prenatal program, immunizations, health education, and social services to medically under-served and uninsured adults and children of Champaign County. Priority is given to pregnant women, infants, children, adults and children with chronic health conditions.
6. **Housing Authority of Champaign County:** Provides housing for low-income families and individuals. Families and individuals who meet income requirements are selected in accordance with the HACC's Admissions and Continued Occupancy Policy and the Housing Act of 1939.
7. **Illinois Department of Human Services:** Provides cash, medical and food stamp benefits to qualifying individuals with low incomes.
8. **Illinois Work Net:** Provides job search assistance and career training sponsorship for low-income youth, adults and laid-off (dislocated) workers.
9. **Land of Lincoln Legal Assistance Foundation:** Provides legal assistance to low-income individuals as well as to seniors age 60 and older. Services include advice, brief service, and negotiation and litigation on selected civil matters and selected family problems.
10. **Rosecrance:** Provides drug and alcohol abuse counseling. A limited supply of housing is provided through the Shelter Plus Care Program.
11. **Roundhouse:** Temporary homeless shelter serving community referred youth who are runaway, homeless, or at-risk for runaway or homelessness. Providing counseling and supportive services in a community integrated home type setting. Also provides outreach case management services working with homeless/at risk of homeless adolescents who may or may not be pregnant or parenting in order to develop self-sufficiency abilities.
12. **TIMES Center Transitional Housing:** The center operates two transitional programs for homeless men and also runs a soup kitchen where residents of the programs receive three meals a day; and the lunch and evening meals are additionally open to anyone in

need. Restricted non-residential services for homeless women and their children are also provided.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Emergency Shelters: As of 2024, two emergency shelter facilities with a total of 0 family units, 4 year-round beds for unaccompanied youth; and 8 single-female overflow winter beds. Both of these facilities are located within the City of Champaign.

Transitional Housing: As of 2024, six transitional housing facilities with a total of 38 family units, 172 individual beds, and 114 family beds were located in Champaign County. Of this total, 13 individual beds are located in Rantoul and operated by Community Elements for persons with developmental disabilities.

Permanent Supportive Housing: As of 2024, three permanent supportive housing facilities with 15 family units, 50 individual beds, and 38 family beds are located in Champaign County. Of this amount, 31 family beds and 35 individual beds are funded through the Shelter Plus Care Program.

Crisis Nursery in Urbana can provide 12 beds for up to 3 families with children.

Cunningham Children's Home in Urbana provides 3 individual beds to children aging out of the foster care system.

Homestead Apartments is a single-room occupancy facility located in Urbana and provides 25 non-supportive services housing units to formerly homeless individuals without children.

Jesus is the Way Prison Ministries, located in Rantoul provides 24 individual beds to individuals being released from correctional facilities.

St. Jude's Catholic Worker House in Champaign, provides 1 individual bed and 7 family beds that can accommodate 2 families.

Combined, both Rosecrance and Canaan Development Foundation provide 46 individual beds for person recovering from substance abuse. Both facilities are located within the cities of Champaign and Urbana.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

This area describes housing needs for “special needs” persons, which, for the purposes of this plan means those who require supportive service, accommodations, or devices not commonly found in most housing. Special needs persons considered here include the elderly, persons with mental, physical and/or developmental disabilities, persons with mobility or sensory impairments, persons with chronic medical conditions that limit their fundamental capacities, and persons diagnosed with HIV/AIDS. Persons in non-traditional familial arrangements that present unique housing challenges such as grandparents parenting and foster parents also are considered special needs for our purposes.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The elderly, including the frail elderly, need access to facilities or programs that ensure safe, decent, affordable housing. Many elderly are on a fixed-income which impacts their ability to retrofit housing as the need for better accessibility increases. Likewise, when the elderly are no longer able to care for themselves the need for in-home care or residential facilities for them becomes crucial. Over the next several years the "Baby Boomers" will continue to retire and their incomes will level since they will be past the peak earning years as a generation. Health care and supportive services will gradually become a larger concern as they get older, which will impact the system in a more dramatic fashion since they are the largest cohort to reach retirement age in US history. As with the elderly, persons with mental, physical, and developmental disabilities also need access to facilities or programs that ensure safe, decent, affordable housing. The impacts for this group are different than those of the elderly because children and young adults are represented in this population. The length of time that they need supportive housing is generally much longer. The HIV/AIDS populations and their families must deal with the limited availability of affordable housing. Many individual receive less than \$1,000 of monthly income and the average rent (not including utilities) is \$440 per month within Rantoul. Given the high medical costs associated with HIV/AIDS it remains critical that facilities, rental and mortgage assistance remain available for residents. Public housing, primarily through the Veterans Assistance and Supportive Housing (VASH) Program offers housing vouchers with wrap around supportive services in conjunction with the Veterans Administration (VA) for former members of the armed services that need assistance. Former Service members are unfortunately more likely to become homeless than the population as a whole and suffer from very specific service-related disabilities and as such have very specific special needs. As documented in the previous sections, alcohol or drug addiction supportive services are needed to provide a safe environment for those afflicted in order for them to become sober and clean.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

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PLAN\_SECTION\_ID=[1350402000]>

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

- Community Elements, Inc. operates a 13-unit group home in Rantoul for persons with mental illnesses.
- Developmental Services Center operates a training facility in Rantoul for persons with physical and/or developmental disabilities.
- Family Service of Champaign County provides non-medical homecare for seniors.
- Twin Lakes Senior Villas, which is located in Rantoul offers 42-units of housing for seniors.
- Department of Veteran's Affairs offers the VASH Program in Champaign County.
- Urbana-Champaign Continuum of Care obtains funds for housing and supportive services through the Shelter Plus Care Program
- Champaign County Public Health Department and the Greater Community AIDS Project provide supportive services to individuals and families with HIV/AIDS.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

- Village of Rantoul Emergency Housing and Full-Home Rehabilitation Programs correct building code deficiencies in owner-occupied homes that create a health and safety hazard to household occupants.
- Supportive needs to various populations may be addressed with public services funding.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Housing affordability is a key component to the quality of life for Rantoul residents. A number of factors create barriers to affordable housing, which is generally accepted to mean that no more than 30% of a household's gross annual income is spent on housing costs, including utilities. The Rantoul Community Development Department conducted an Analysis of Impediments to Fair Housing in April 1997 which was updated in November 2020 that found nine problem areas related to fair housing.

1. There is a waitlist for Section 8 housing voucher subsidies in Champaign County which includes Rantoul.
2. A lack of funds (both for housing programs and individual families) restricts housing choices and options for owners and potential homeowners.
3. First-time homebuyer subsidies are needed and should be continued through down payment assistance programs and building incentives offered through the village.
4. Housing rehabilitation programs are necessary to preserve the housing stock and to allow families to live in standard and safe housing.
5. There is a need for transportation services for low-income employment purposes.
6. There is a need to periodically review the CRA reports of the local lending institutions along with insurance and real estate firms in Rantoul.
7. The Rantoul Community Development Department and the Housing Authority of Champaign County should work to support each other's policies.
8. The Village should work to ensure that the Village's Boards and Commissions represent the diversity of the community's population as closely as possible.
9. The Village's Human Relations Committee and Village Staff should enhance its outreach program for fair housing choice education.

The impediments have been addressed through the following actions and will continue to be addressed during this consolidated planning period:

1. The Housing Authority of Champaign County and Habitat for Humanity are acquiring vacant land in Rantoul to construct additional affordable housing units during this consolidated plan period;
2. Village of Rantoul offers owner-occupied home rehabilitation services to lower-income households in order to maintain the existing housing stock;
3. Village of Rantoul has ceded its annual bond cap allocation to create first-time homeowners programs;
4. Community Development staff review local lender's CRA reports;
5. Housing Authority of Champaign County publishes their policies and reports on their website for public review;
6. A rural mass transit system is operating in Rantoul that is partially funded by the Village;

7. Community Development staff have attended local housing fairs and job/employment fairs to promote the department's programs;
8. Community Development staff continually review the Housing Rehabilitation Manual; Citizen Participation Plan; and the Anti-Displacement, Replacement Housing, and Relocation Assistance Plan;
9. Community Development staff recognizes that the Impediments to Fair Housing report needs to be updated again in the near future.

# MA-45 Non-Housing Community Development Assets – 91.215 (f)

## Introduction

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	35	9	1	0	-1
Arts, Entertainment, Accommodations	603	290	15	11	-4
Construction	147	78	4	3	-1
Education and Health Care Services	762	241	19	9	-10
Finance, Insurance, and Real Estate	253	386	6	15	9
Information	72	90	2	3	1
Manufacturing	1,005	767	25	30	5
Other Services	108	80	3	3	0
Professional, Scientific, Management Services	139	26	3	1	-2
Public Administration	0	0	0	0	0
Retail Trade	581	570	14	22	8
Transportation and Warehousing	183	23	5	1	-4
Wholesale Trade	163	22	4	1	-3
Total	4,051	2,582	--	--	--

**Table 39 - Business Activity**

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force**

Total Population in the Civilian Labor Force	5,798
Civilian Employed Population 16 years and over	5,525
Unemployment Rate	4.79
Unemployment Rate for Ages 16-24	7.56
Unemployment Rate for Ages 25-65	3.29

**Table 40 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	800
Farming, fisheries and forestry occupations	175
Service	535
Sales and office	1,020
Construction, extraction, maintenance and repair	410
Production, transportation and material moving	600

**Table 41 – Occupations by Sector**

Data Source: 2016-2020 ACS

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	3,792	75%
30-59 Minutes	1,176	23%
60 or More Minutes	84	2%
<b>Total</b>	<b>5,052</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2016-2020 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	290	4	255

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	1,625	110	755
Some college or Associate's degree	1,840	95	685
Bachelor's degree or higher	765	0	55

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	10	4	35	20	64
9th to 12th grade, no diploma	140	160	44	290	130
High school graduate, GED, or alternative	380	545	525	1,415	595
Some college, no degree	270	635	695	635	345
Associate's degree	120	185	235	240	185
Bachelor's degree	54	130	75	230	215
Graduate or professional degree	0	100	115	180	125

**Table 44 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	58,779
High school graduate (includes equivalency)	58,129
Some college or Associate's degree	68,507
Bachelor's degree	79,418
Graduate or professional degree	123,728

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2016-2020 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The Business Activity data shows that manufacturing is the largest local employment sector comprising 25% of workers, followed in order by Education & Health Care services at 19%; Arts, Entertainment and Accommodations at 15%; and Retail trade at 14%.

**Describe the workforce and infrastructure needs of the business community:**

The business community in Rantoul, including small and large businesses in all sectors and subsectors need:

1. A large and continuously replenished pool of educated, highly-skilled and well-trained potential employees seeking career opportunities at a pay scale commensurate with their skill levels enabling them to raise families effectively and enjoy the quality of life that Rantoul provides.
2. Access to adequate business capital from a variety of sources ranging from conventional funding to subsidized, below-market loans for business startup, growth and expansion and based on the borrowing power and mortgage eligibility of the businesses and their respective ability to remit payments without recourse to default.
3. Available, reasonable-priced property sites, both developed and undeveloped in Rantoul for everything from office space to manufacturing/distribution, for existing businesses to expand and for new businesses to locate to in the near future.
4. A business climate that encourages and assists existing and in-migrating businesses to grow and expand and thereby create jobs; generate new tax revenues; and contribute positively to Rantoul's schools, libraries, social services, recreational opportunities, and overall quality of life, and;
5. Appropriate improvements in utility, electronic, energy, transportation and governmental infrastructure that support the infrastructure requirements of the business community to grow and expand without encountering restrictive regulation, excessive operating costs, and add-on expenses because the existing infrastructure is substandard or neglected.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Over the past few years, the Covid pandemic and subsequent volatility has aggravated local economic conditions creating the loss of some jobs in the community. At the same time, there has been some promising growth as well with several new business openings and expansions.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

There has been considerable erosion in the traditional labor market in Rantoul and many of the former jobs in manufacturing, transportation and warehousing, are gone and may not return. There are two

issues that prevent many job seekers from obtaining employment. First, there is a disconnection between the skills of the existing labor pool and the skills required to compete for the remaining jobs or the new jobs that will emerge at some point. Second, according to the Human Resources Departments of several of Rantoul's manufacturing firms is that a lot of job seekers are unable to pass a pre-employment drug screening.

To compete successfully, workers will need to update their education and job skills in order to make themselves more skilled and flexible in order to successfully compete for the available jobs. Workers must also refrain from using illegal substances. Analysis of the Rantoul data indicates that in almost every sector of the economy, there are more workers than jobs. In the sectors that lack an adequate workforce, it may be because of lack of skills and/or substance abuse.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Having a well trained workforce will allow existing employees to increase their individual earnings and also encourage other businesses and industries to locate in Rantoul, thereby creating more employment opportunities.

Key workforce investment priorities for the Village of Rantoul are identified below:

- Support re-employment of displaced workers by providing training opportunities to rebuild their connection to the labor force and increase opportunities to re-enter the workforce;
- Provide existing workers access to training that increases their workforce skills;
- Further engage employer and employee accessibility to existing Economic Opportunity services and to communicate heightened cooperation and information sharing with relevant partners;
- Leverage relationships with partners to further align education, job training, postsecondary education, registered apprenticeships, career advancement and supportive services with economic and community development strategies;
- Help prepare individuals for job opportunities in new industries or occupations;
- Support proactive advancement of local workforce development initiatives by carrying out strategies aimed at identifying and supporting businesses with significant workforce development needs, especially for occupations in high growth fields;
- Maintain and expand On-the-Job training programs; and
- Connect the workforce with green industry employers by broadening partnerships with industries and employers that are focused on developing renewable and sustainable energy sources.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

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### **Discussion**

The Village of Rantoul has two loan programs to assist businesses in developing. The first is the “Small Business Revolving Loan Fund” which was initially funded after the closure of the Chanute Air Force Base from a grant from the U.S. Economic Development Administration. Borrowers of these funds must create 1 full-time employee (FTE) for \$30,000 borrowed. The second is the “Micro-Loan Program” which loans up to \$100,000 to small businesses; generally, to make improvements to their facilities.

The Village of Rantoul maintains links with other economic development stakeholders of the community and county by maintaining memberships in the Rantoul Area Chamber of Commerce, the Champaign County Regional Planning Commission, Champaign County Chamber of Commerce, and the Champaign County Economic Development Corporation.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

- Housing in both block groups of Census Tract 103 (former Chanute Air Force Base) has a higher percentage of higher cost burdens for lower-income households; and has a higher percentage of substandard housing.
- There is more overcrowding in the area approximately bounded by Illinois Drive, Grove Street, Penfield Street, and Cemetery Road/Briarcliff Drive.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

All of Rantoul that lies east of the Canadian National Railroad line, along with a few square blocks in north-central Rantoul that are west of the railroad are in low-moderate income census tracts. There are no areas in Rantoul that can be described as an area of minority concentration. The minority populations are also located in the areas described above but they are not heavily concentrated in any one area.

The definition of “area of low-income concentration” or “minority concentration” is defined as areas with low-income population or minority concentration above 51 percent of the total population for a particular census tract. HUD defines the low-income census tracts in partnership with the Census Bureau. Maps illustrating the low-mod income census tracts and the “white (alone) population percentage” are illustrated.

### **What are the characteristics of the market in these areas/neighborhoods?**

Since Rantoul is a small community, the characteristics of the market as discussed in Sections MA-05 through MA-25 are the same discussions as described in these areas.

### **Are there any community assets in these areas/neighborhoods?**

Community assets generally include facilities such as schools, libraries, community centers, parks, and access to commercial establishments such as grocery stores, general merchandise stores, pharmacies, among others. Elementary schools and neighborhood parks are spread fairly evenly throughout the Village; while there is only a single junior high school and a single high school, which are both fairly centrally located. There are three main commercial areas in Rantoul: East Grove Avenue (single grocery store and one general merchandise store), the Central Business District (one general merchandise store), and the interstate area (Wal-Mart).

### **Are there other strategic opportunities in any of these areas?**

CDBG priorities encourage: economic development through public facility and infrastructure investments in lower-income areas; revitalizing existing commercial areas by investing in infrastructure and public amenities that will draw private investors into the area to develop and remove blighting influences and ultimately increase jobs; traditional programs that rehabilitate existing substandard housing for income-qualified owners or owners who rent to income-qualified tenants; affordable housing opportunities for renters and first-time homebuyers, including seniors and the disabled; development of new affordable housing units that include handicap accessibility for seniors or the disabled; neighborhood parks and amenities, including those in conjunction with affordable housing projects; and comprehensive homeless and homeless prevention programs in eligible neighborhoods.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Broadband connections are generally available throughout the majority of the community, though some areas are served with higher speeds and better quality than others. Additional fiber lines have been added in recent years that will provide the bandwidth to help with future growth.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There are already multiple provider options in the community, but more would still be welcome.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The community is mildly impacted by an increase in natural hazard risks due to climate change. The primary increased risk that is already being seen is increased rainfall events and thus increased flooding/flash floods. There are many more large rain events occurring in recent years than were occurring previously. The drainage infrastructure in place was not originally designed for such large events and thus flooding is more of a problem than it had previously been.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The housing occupied by low and moderate income households is not disproportionately impacted by these increased flooding risks. The problem is universal and is being seen in all neighborhoods and areas of the community. All of the drainage infrastructure is going to need to be further evaluated and likely upsized/modified in order to alleviate some of the increased risk that is being experienced.