

**Crawford County Housing:
A Community Building Together,
Building Stronger**

August 31, 2023

- Reisa Shaner – Executive Director, Crawford County Development Association
- Denis Jobe – Treasurer, City of Robinson
- Teresa Fielder – Mayor, Village of Oblong
- Bill Burke – Chairman, Crawford County Board

www.ILBusinessNavigators.com




1

**Business Navigator
Alliance of Southcentral
and Southeastern Illinois**

- Regional collaboration for the Community Navigator Program
- Purpose: provide professional outreach and technical assistance for local, state, and federal economic relief programs
- Mission: to ensure that small businesses in our region are competitive in applying for necessary resources
- Goal: position local businesses for success by acceleration business recovery and growth




2



Webinars
Outreach Events
Virtual Office Hours
Offer 1-on-1 Technical Assistance

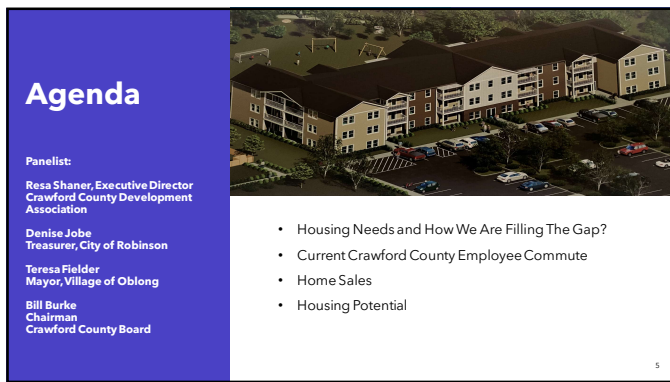
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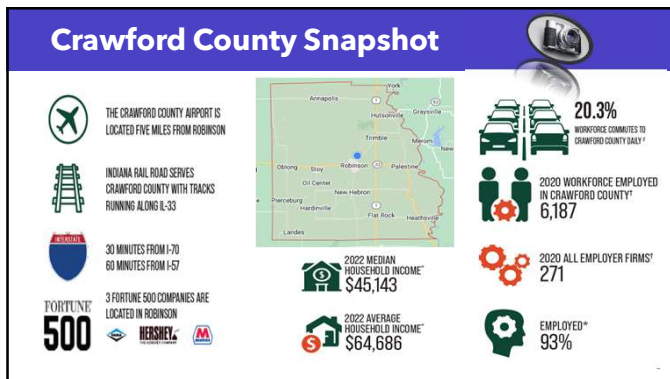
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Crawford County Family Activities Fun for Every Season

Crawford County Forest Preserve

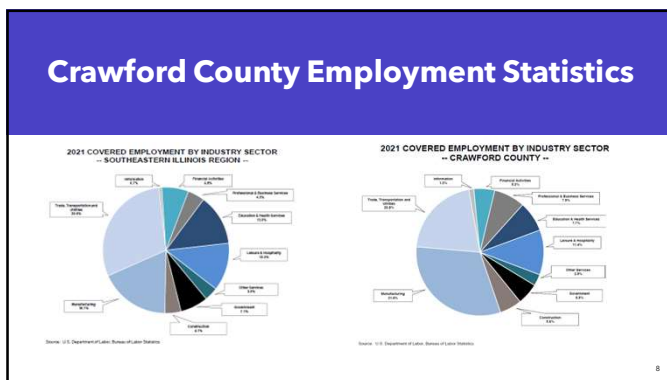
Olsong Lake Park - Olsong, IL

Heath Museum and Confectionery - Robinson, IL

Robinson Parks & Recreation

Pelican Cove Pool - Ball Parks - Nature Trails - Golf & More

7

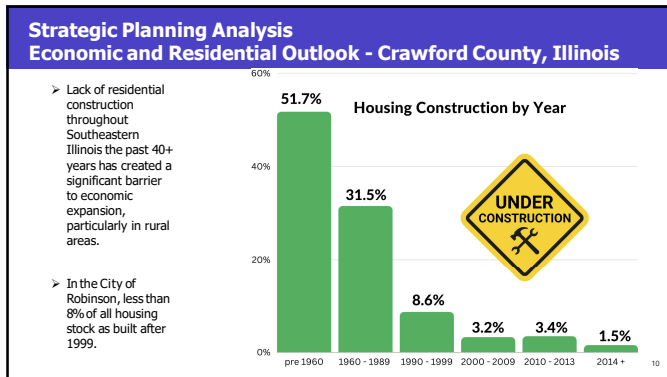


8

Why Crawford County Needs Housing

- Today 1,200 employees drive daily from surrounding counties to work in Robinson. Primary reason given is: "There are limited housing options available".
- **Where we are.** Currently, there are 30 homes for sale in Robinson with an average sales price of \$76,796. The two homes pictured are in that price range.
- **Where we are going.** The needs are great. We are building affordable housing to luxury homes, apartments to transitional housing.

9



10

Strategic Planning Analysis
Tracy Cross & Associates

Discovery Phase

- Hershey Chocolate announces 2024 expansion; 200 new jobs in Crawford County
- IDOT data exposed about 20.3% of the workforce commutes daily to work.
- In 2022, Crawford County engaged with Tracy Cross and Associates to evaluate the market potential for residential development.
- The report concludes the Crawford County market could support the construction of 210 new residential units annually during the initial 2023 - 2027 forecast period **if supply were made available and market consistent rents/sales prices are maintained.**

11

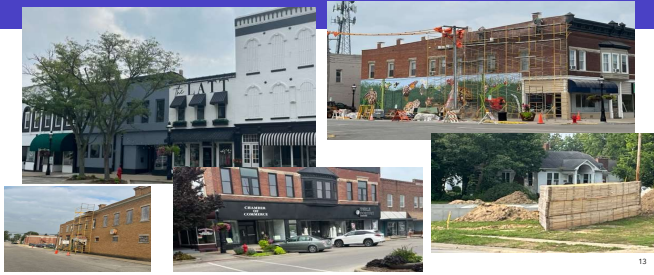
Community Engagement

Development Phase

- The City of Robinson has established Tax Increment Financing districts for industrial and downtown areas and is expanding and adding additional TIF and Enterprise Zone coverage to encourage new housing construction.
- Under the current administration, the City of Robinson has begun partnering with developers to assist in construction in the form of new infrastructure and below-market sales on city-owned property for new housing.
- The Village of Oblong has aggressively pursued purchasing real estate and establishing infrastructure for new housing, with construction of the first house underway.
- A residential TIF3 has been established.

12

Robinson - TIFS in Action Residential TIFs and Enterprise Zone



13

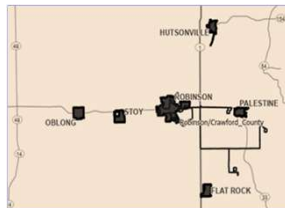
Village of Oblong TIFs & Home Development Strategies



14

Crawford County Community Building Together

- Robinson and Crawford County Enterprise Zone history and location overview
- 2023 legislation to expand benefit County-wide approach for the county
- Promotes EDGE program for industry located within the Enterprise zone; tax abatements, sales tax advantage for new home buyers, contractors, and business
- County & City of Robinson Co-Administrator
- Focus on Blighted areas
- Promote local sales and home improvements in the county
- Other Crawford County benefits



15

Housing Timeline

• Oblong City Park (40 lots)	Housing (under construction)	Immediate
• 605 South Cross	4 Duplexes (under construction)	Immediate
• Vacant Lots	Compact Cottages/Habitat Homes	Immediate
• Prairie View Estates	43 Entry Level Houses	Immediate
• 1513 South Willow	House	September 2023
• North Howard	9 Compact Cottages	Oct 2023
• Douglas Place	140 unit Apartment Complex	Spring 2024
• Quail Creek	Executive Homes/condos	Summer 2024
• Robinson Airport	Young Professional Housing	Fall 2024

Presentation title

16

16

Additional Opportunities

Downsizing

- We believe there will be movement to smaller homes or condos from individuals looking for less upkeep and maintenance. The present market does not have luxury housing for sale or rent at this time. We anticipate this will free up inventory as well.

New Housing

- For several years we have not provided an adequate supply of housing options for professional employees looking to relocate. We have included opportunities to attract and maintain this sector.

17

17

Community Bank Support Additional Loan Program Options



- Fannie Mae 3% down
- USDA/RD 100% financing
- VA 100% financing
- Grant can be on Fixed Rate, USDA/RD, VA, and Portfolio first mortgages
- Construction Loans
- Lot Loans

(individual eligibility reviewed for each program)

18

18

Anticipated Housing Costs

New Home Construction

- The Prairie View Estate homes are expected to be in the \$200,000-\$250,000 range.
- We are actively working with contractors to build subdivisions priced from \$300,000+.
- Potential airport housing targeting young professionals.

Apartments

- Current rents range between \$450 to \$1,000 and include some utilities (but not gas, water or cable).
- New apartment complex will be in the \$850 to \$1,200 range.

Duplexes/Condos

- Lease payments will range between \$800 to \$1,200, excluding all utilities.
- We believe there will be a movement to smaller, more efficient homes requiring less maintenance and upkeep and free up current inventory for new home buyers.

19

19

Summary

The Hershey expansion has already brought a renewed optimism to our county. We have seen new retail outlets, job opportunities and a resurgence of new housing growth locally.

We look forward to supporting your commitment and investment in our community.



20

20

The way to get started is to quit talking and begin doing.

Walt Disney

21

21




Thank you

Crawford County:

A Community
Building Together,
Building Stronger

Q & A
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22

Thank you!

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CCDA
Crawford County Development Association

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CHAMBER OF COMMERCE

PEDCO

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for growing your business

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23
