



**Residential Market Analysis, Executive Summary
Kankakee County**

2022

Prepared by:



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The need for additional and affordable housing in Kankakee County is critical to the population, growth, and economic development of the community. Results from a residential housing analysis administered by Tracy Cross & Associates, Inc. found the opportunity for new residential development over the next several years in Kankakee County is viewed as *STRONG*.

Future residential development potentials throughout Kankakee County, and areas in and around Kankakee, Bradley, Bourbonnais, and Manteno in particular, are *well suited* for new market rate residential development over the next 5+ years, including rental apartments and various forms of conventional for-sale housing.

This is supported by current demand for new construction housing options, supply-side constraints, ample base of existing households, tightness in rental and for-sale sectors, and key factors already existing in Kankakee County.

Foundational factors in place in Kankakee County include:

- Necessary base of infrastructure and ancillary support to serve future residents
- Ample developable/re-developable land available
- Aligned to greater Chicago/Northwest Indiana region along heavily traveled Interstate 57
- Economic activity aggressively promoted: new business, expansions, riverwalk development
- Household growth in Kankakee County is expected over next five years, with 222 new households forecast annually through 2027.

Kankakee County has a population of 109,729 distributed among 39,645 households as of November 2022. Household additions in Kankakee County were positive during 2000-2010, however showed negative growth between 2010 and 2022. At the same time nearly 5,000 net new workers were added to the 40,000+ Kankakee County workforce.

In addition, 96.5% of the housing stock in Kankakee County was built prior to 2010, and almost 65% of that was built prior to 1980. The current composition of area households includes 60% of one- and two-person occupied housing units. Additionally, the average income for households is 5.3% below the national median.

Conventional Housing Demand

During the 2022-2027 timeframe, construction **requirements** for new housing in Kankakee County will average 440 units annually.

This 440-unit forecast can be tied to household growth levels estimated at 222 yearly through 2027, along with 200+/- units representing the replacement of residences lost to demolition and abandonment and the need to provide a vacancy allowance for filtering or movement from one residence to another.

Of the 440 units expected to be constructed annually in the county during the 2022-2027 forecast period, 230 will/could occur among for sale housing forms with 210 represented in the rental apartment sector.

“Given supply-side constraints throughout the county, while also considering the limited amount of pipeline activity market-wide, it is highly likely the demand will exceed supply near terms.”

Rental / Apartment Units

In Kankakee County, and specifically the communities of Kankakee, Bradley, Bourbonnais and Manteno, there are no new/newer market rate apartment communities *of scale*, yet more than 12,000 renter households represented county-wide. With the exception of several scattered-site apartment buildings constructed and/or smaller developments, nothing of any significant size has been introduced in 30 years.

In Kankakee County there is 100% occupancy, with waiting lists, in apartment complexes with at least 30 total units. Typical vacancy is 5-6%. Rates have increased by 15.4% over 18 months and average \$1.07 sq/ft.

Kankakee

Urban Apartment Rentals

Mid- to higher-density rental apartments in downtown Kankakee such as a multi-floor building with structured parking. Range from small studio units (450 sq. ft.), one-, two-, and three-bedroom units (1,350 sq. ft.)

Bradley / Bourbonnais / Manteno

Suburban Rental Idioms

Two-story garden apartment walkup (private entry) with attached garage. (ie: 8-unit buildings with 8 direct-access garages or 16-unit with 8 direct-access garages) consisting of one-, two-, and three-bedrooms (600-1,250 sq. ft.). *With optional detached garages.

Ranch villa apartments aimed at 55+ - direct-entry, single-level ranch-type townhouse with one-car attached garage. (ie: 3-, 4-, and 5-unit buildings) consisting of one-, two- and three-bedroom units (725-1,275 sq. ft.)

For Sale:

Townhomes / Rowhomes

Three separate three-story plan types, each with two main living areas, 2-car attached rear garage and finished lower level. (1,200-1,550 sq. ft.). *12-14 units per acre.

Ranch villas

Maintenance-free and geared to 55+ with 3-, 4- or 5-unit buildings; single-level ranch with front-load two-car garage and small backyard/patio area. (1,350-1,650 sq. ft.)

Small Lot for Sale / Single Family

Two single-level ranch options, two traditional two-story units with second floor master bedroom and one two-story with first floor master, and optional basements. Ranging from 1,500-1,900 sq. ft. with rear load garages.

Traditional For Sale Single Family

Front-access, two-car garage, optional basements with options of two single-level ranch plans and four traditional two-story units ranging from 1,750-2,400 sq. ft.

The various housing products can be developed individually throughout Kankakee County – in smaller to moderate-size parcels, or combined in larger master-planned communities that can accommodate multiple product lines (and amenities).

Outside of two multifamily projects proposed in downtown Kankakee by J. Jeffers & Company, along with two or three new for sale developments (or new phases) by Curwick Homes in the Bradley and Bourbonnais areas, there are virtually no other developments of significant scale in planning throughout the county.

“However, one element currently lacking in most existing construction for sale developments in Kankakee County is *true community orientation.*”

Moreover, not only is ‘derived demand’ likely to outstrip supply near term, but the base of residential requirements could actually be much higher based on pent-up demand, possible increases in household growth; spillover potentials from areas outside the county.