

PLANNING AND DEVELOPMENT IN CHAMPAIGN-URBANA

Housing Matters Conference - 2026



PRESENTERS

Rob Kowalski, City of Champaign

Drew Martin, Hope Village

Jim Roberts, Bristol Place Residences

Damita Parsley, Resident / Cunningham Township

Champaign Housing Needs Analysis and Strategy

Adopted August 2026

Key Findings

7,000

Additional housing units needed in Champaign in the next 10 years to keep up with growth and to increase the vacancy rate

2%

Current residential vacancy rate. Low vacancy contributes to higher demand and steeper rent prices. A healthier vacancy rate would be 5%-7%

1,255

Of the 7,000 units needed, this many affordable units is needed for low-income residents. Requires some subsidy such as LIHTC

Champaign Homelessness Prevention Blueprint

Adopted August 2026

Goals

- **Goal One: Prevent Homelessness Before it Occurs**
- **Goal Two: Strengthen Crisis Response & Emergency Services**
- **Goal Three: Expand Access to Safe, Affordable, & Permanent Housing**
- **Goal Four: Collaborate with Partners on Shared Solutions**



Hope Village

Permanent homes. Greater stability. Dignity for some of our community's most vulnerable neighbors.

Permanent supportive housing for medically fragile individuals experiencing homelessness in Champaign-Urbana.



Permanent Supportive Housing Community

-  24 small homes
-  Designed for medically fragile adults experiencing chronic homelessness
-  Community-oriented setting
-  Space for supportive services and resident connection

THE HOPE VILLAGE RESPONSE

Stability with Dignity

Hope Village provides permanent supportive housing designed around the realities medically fragile residents are facing.

A permanent home creates the foundation for greater safety, stability, and support — giving residents a better opportunity to manage their health, build trusted relationships, and live with dignity.



Hope Village resident, at home

This is not temporary shelter. **Hope Village is home.**

WHAT MAKES HOPE VILLAGE DIFFERENT

More Than Housing

Hope Village brings together four essential elements:

01

Permanent Housing

A safe, stable place to call home.

02

Human Support

Services and relationships built around the needs of each resident.

03

Healthcare Connection

Greater opportunity to access and engage with appropriate care.

04

Human-Centered Innovation

Technology and research used carefully to strengthen human support — never replace it.

Housing, health, community, and dignity come together at Hope Village.

BUILDING FOR LONG-TERM SUSTAINABILITY

Mission Requires a Sustainable Business Model

Hope Village is developing a diversified funding model designed to support resident services, operations, innovation, and responsible growth. Potential sources include:

Philanthropy

Support for operations, resident services, programming, and capital needs.

Healthcare-Supported Services

Opportunities connected to care coordination and other appropriate healthcare services.

Government & Housing Funding

Federal, state, and local resources supporting permanent supportive housing.

Research & Foundation Grants

Funding aligned with innovation, evaluation, healthcare, and community impact.

Corporate Support

Sponsorships, resources, expertise, and community investment.

Earned Revenue

Future education, training, or other mission-aligned opportunities.

Long-term sustainability means building a model that does not depend on a single source of funding.

1-Bedroom Home Design (Floor Plan)



Optimized Living Space

Efficient one-bedroom home with an open kitchen and living area designed for comfort and independence.

Accessibility-First Layout

Accessible bathroom, bedroom, and utility areas support residents with medical and mobility needs.

Welcoming Outdoor Spaces

Screened porch and front porch provide welcoming outdoor space for relaxation and connection.

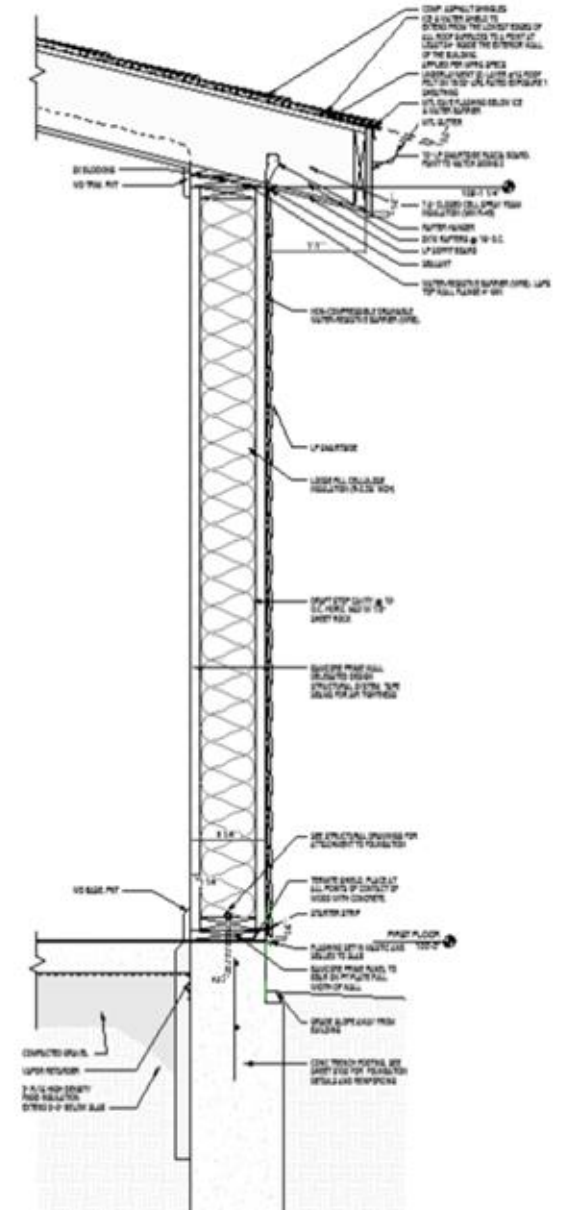
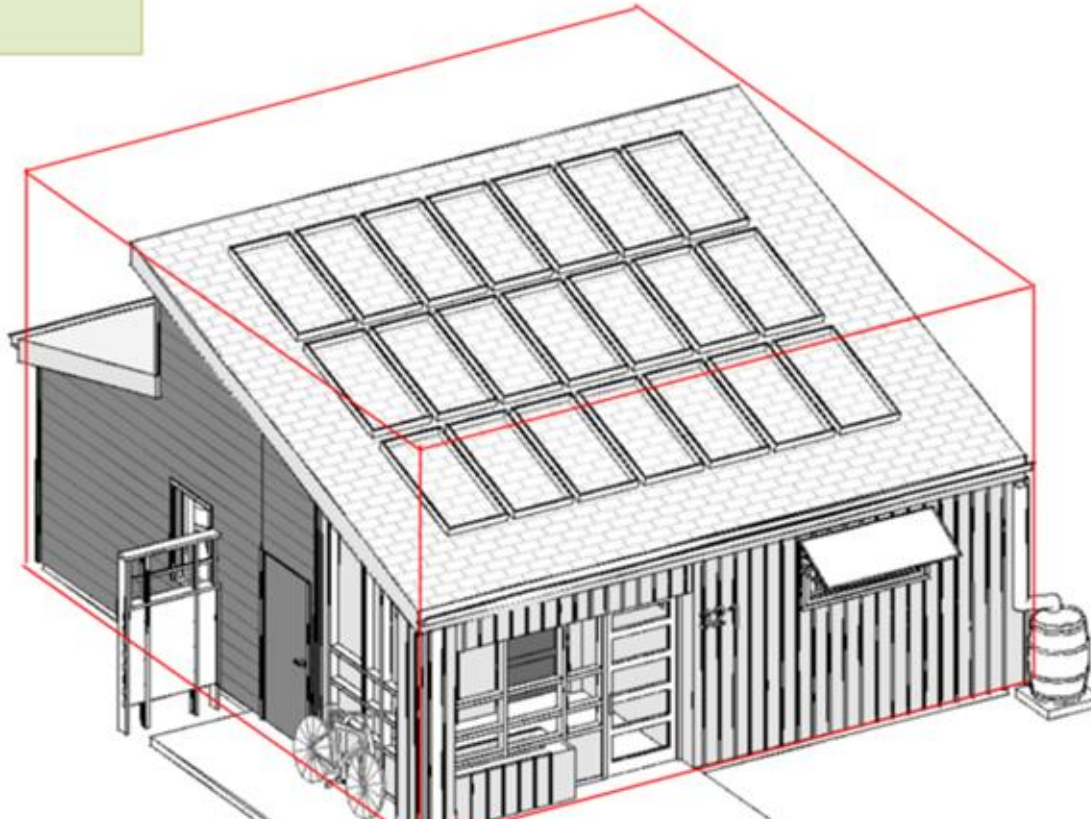
Sustainable Features

High windows, built-in storage, and rain barrels incorporate natural light, functionality, and sustainability.



SUSTAINABLE

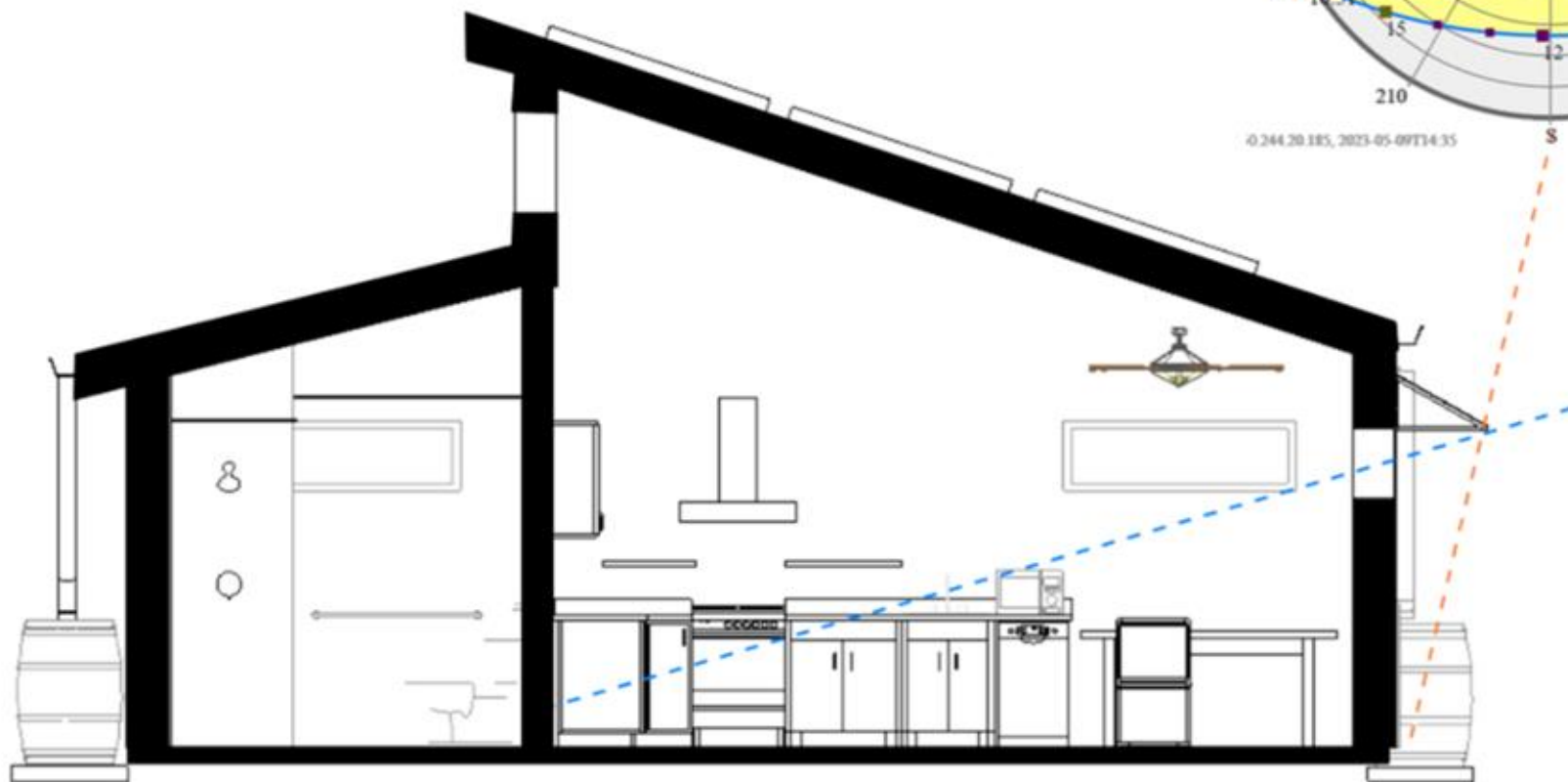
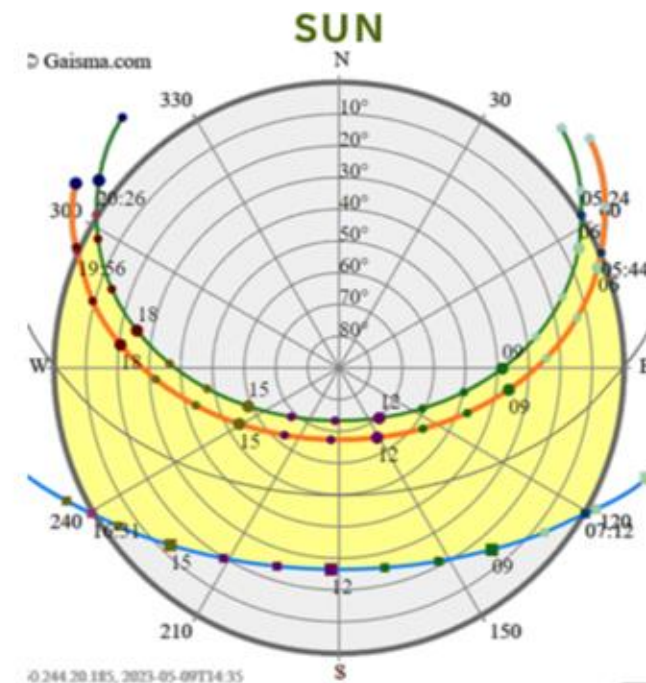
- Cube (same width, length and height)
- Limited/no windows on east/west
- Thicker walls and roof
- Passive design





SUN

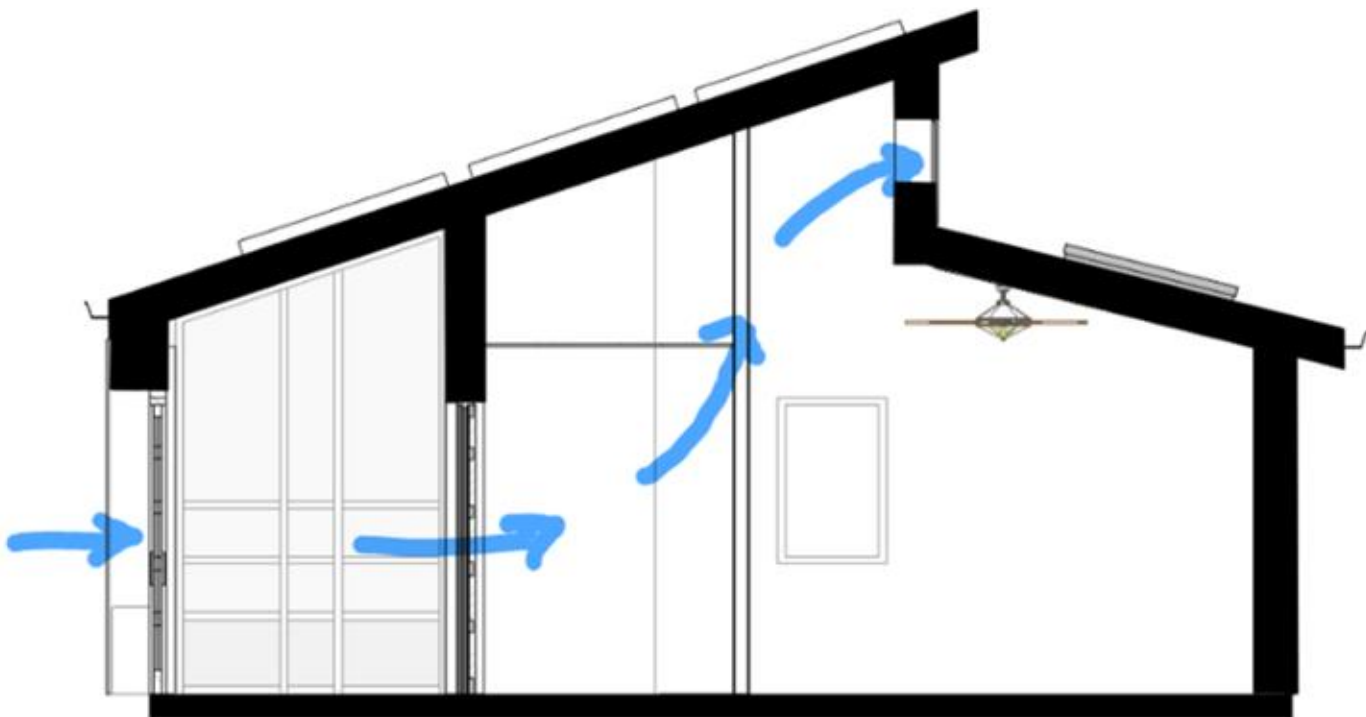
- Daylighting always
- Heating in winter, blocked in summer
- Connection to sky/stars
- If using passive solar, pair with thermal massing





PASSIVE

- 12% of floor area = window area (60 sf total, 40sf on South)
- Majority of windows on south
- Capture winds in summer
- Expel heat high in summer



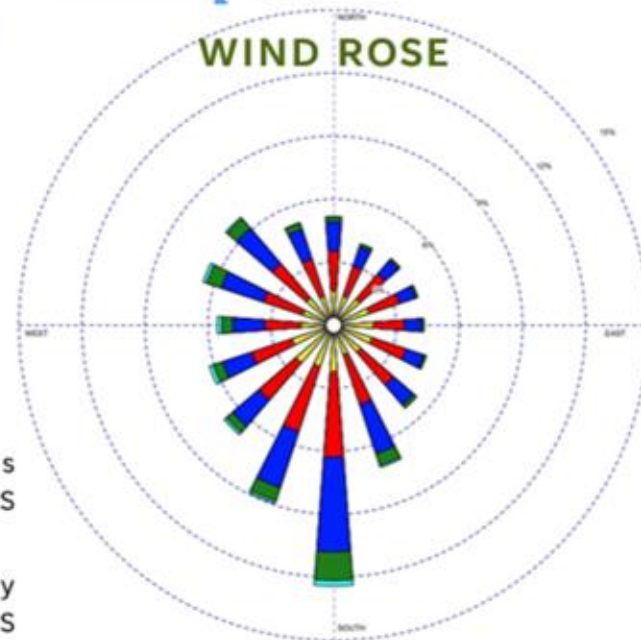
Wind Speed (Knots)



Summer winds primarily from SW to S

Winter winds primarily from NW to S

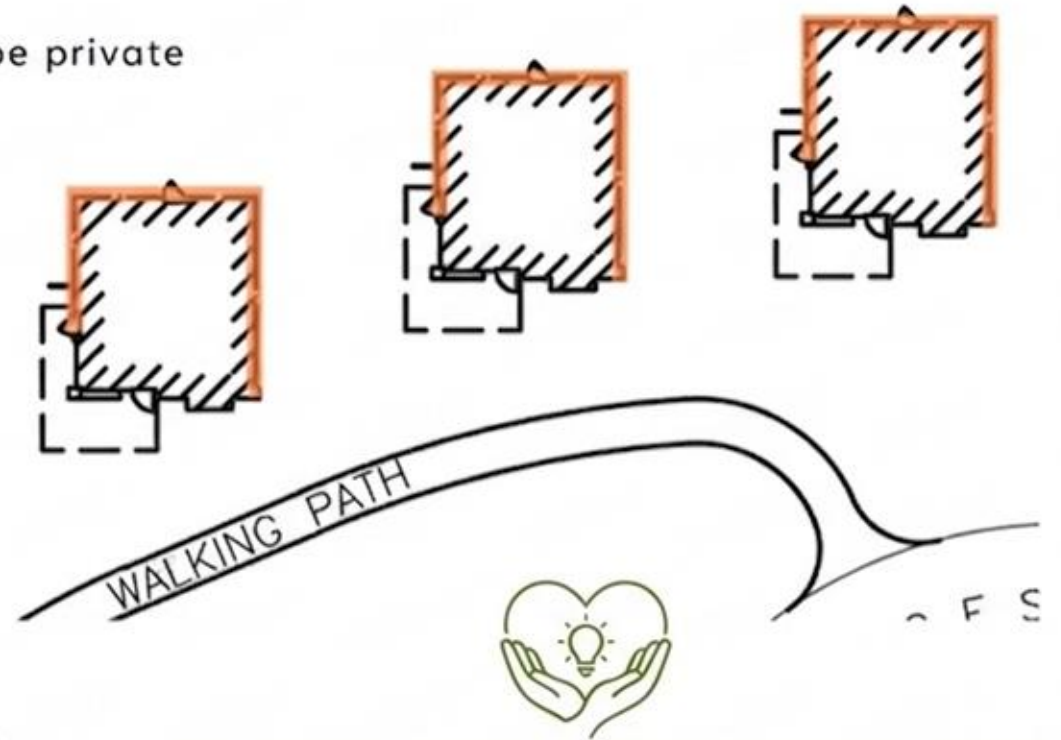
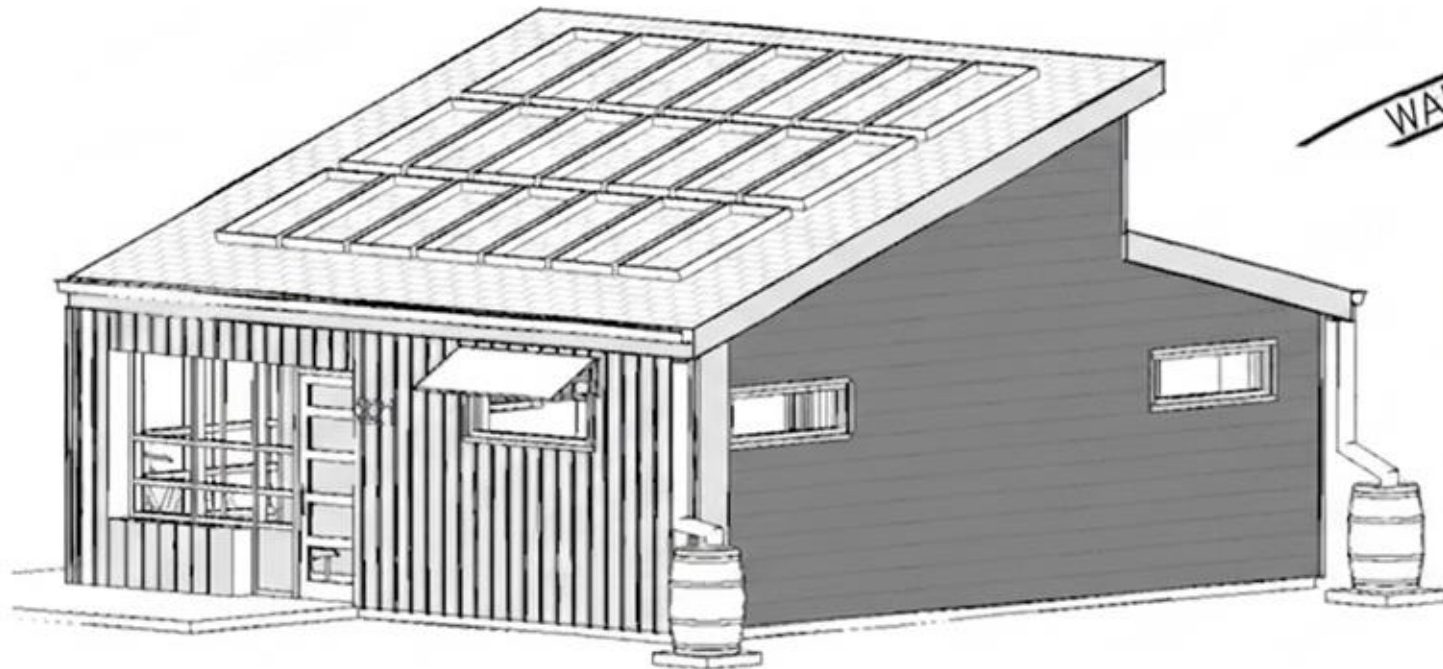
WIND ROSE





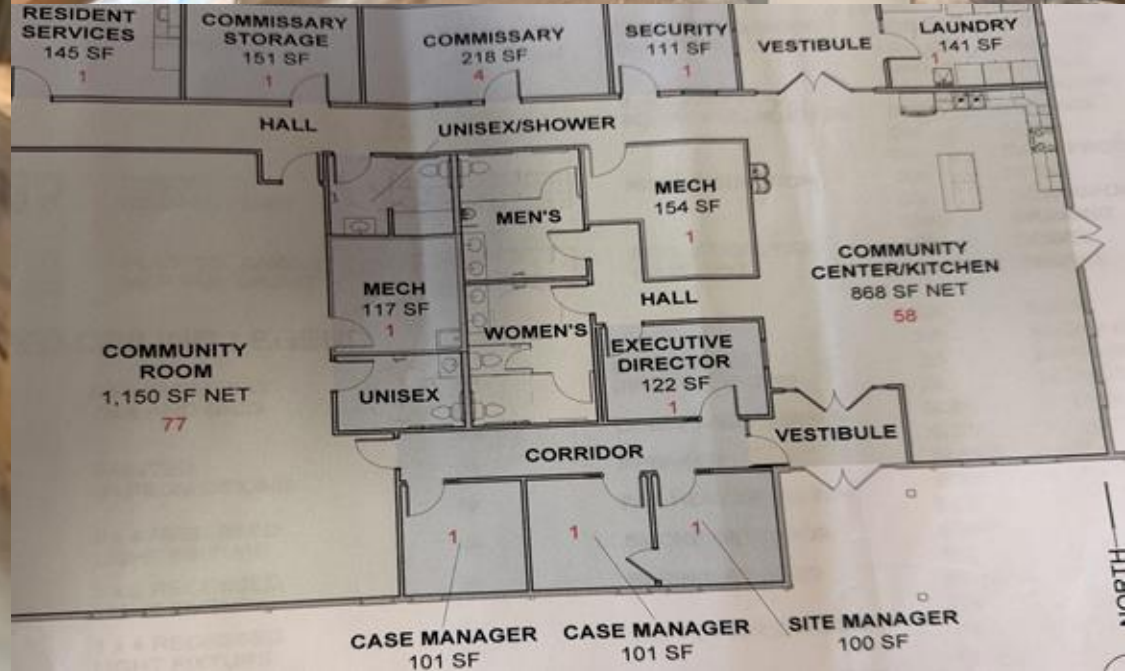
NEIGHBORS & PERSONALIZATION

- Small house and porch should be private
- Only small windows
- Equality
- Privacy



TRAUMA-INFORMED DESIGN

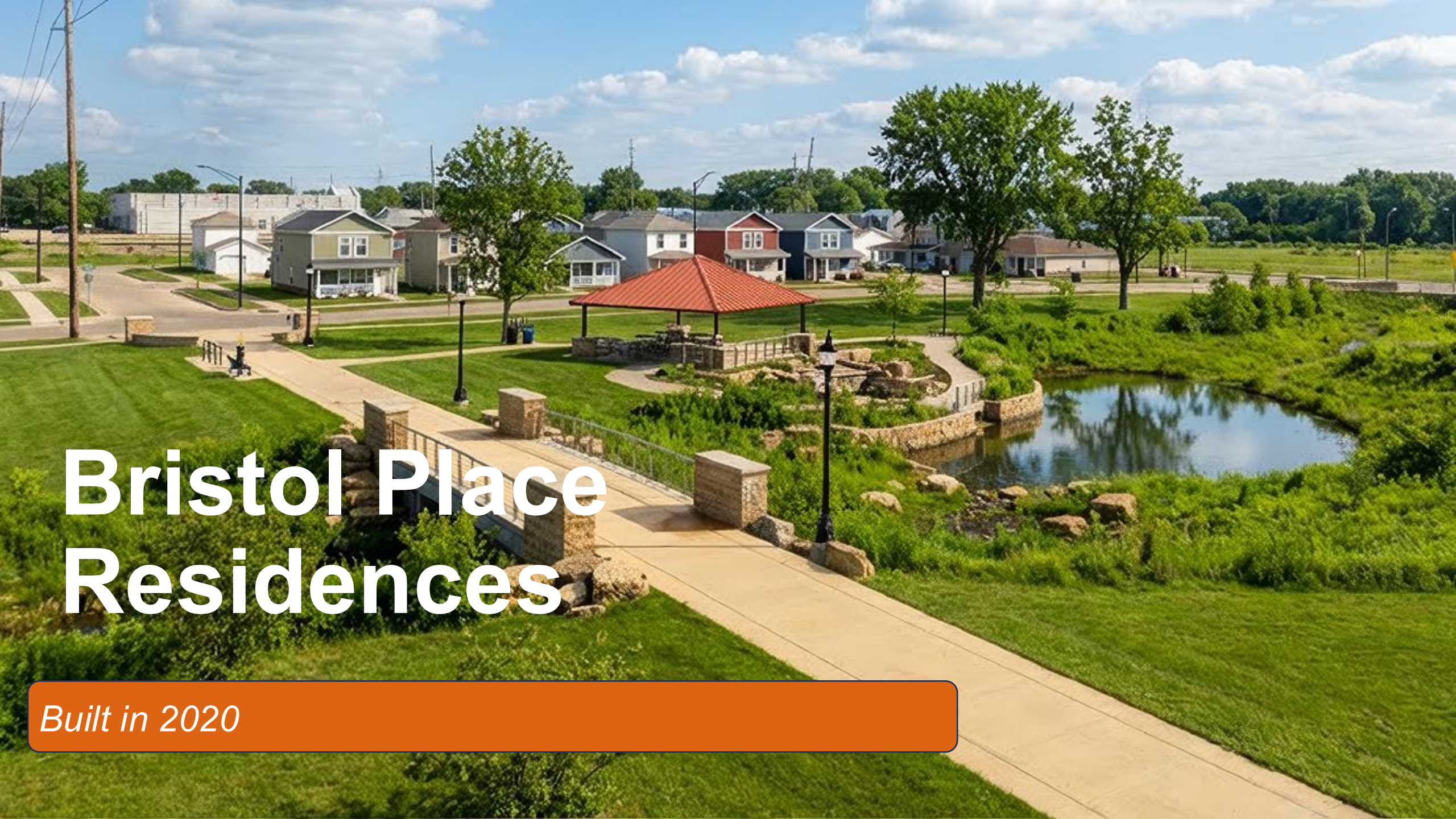
- Create a sense of physical and emotional safety
- Maximize visual clarity and minimize physical clutter
- Offer places for solitude and self-soothing
- Incorporate natural elements and textures
- Ensure ease of spatial orientation and clear wayfinding
- Incorporate adjustable, soft, warm-toned lighting systems





THANK YOU

T

An aerial photograph of a residential development. In the foreground, a wide, light-colored paved walkway curves along a grassy area. To the right of the walkway is a small, calm pond surrounded by lush green vegetation and rocks. A stone gazebo with a red roof stands in the middle ground. In the background, several houses with various colored roofs (green, red, blue) are visible, along with utility poles and a clear blue sky with scattered white clouds.

Bristol Place Residences

Built in 2020

Summary



Bristol Place Residences is 90-unit, sustainable, affordable residential development located in **Champaign, Illinois**. As part of the City of Champaign's Bristol Park Neighborhood Revitalization Plan, the city reclaimed the old Bristol Place Neighborhood. This involved an \$8 million investment in relocating residents and demolishing 82 functionally obsolete homes. Furthermore, a \$4 million investment was made through the Boneyard Creek reclamation project and Bristol Park Improvements.

To transform the neighborhood, AHDVS developed **Bristol Place Residences by the city of Champaign in partnership with the housing authority of Champaign County** for working families. This development adds value to the quality and diversity of housing options for Bristol Park residents. The "Community of Choice" reached 100% occupancy in October 2020, offering a fresh start for Champaign's working families. Construction of Bristol Place Residences involved over 30% participation from minority and women-owned businesses and created 40 new employment opportunities in the area.

How to begin?

- Start with the selection of a qualified developer who shares your vision.
- Must build consensus among key stakeholders before launching the project.
- Must build a sound financial plan rooted in a good understanding of tax credit financing tools.
- Must build a capable team representing sponsorship, finance, design build, legal, accounting and property management.

Sustainability

- The key to sustainability is **Management**.
- Bristol Place is managed by Lamoine Property Management (LPM), a woman-owned related enterprise that specialises in tax credit compliance and property management.
- Experience, industry certification, and teamwork are the building blocks of a successful asset.

Lessons Learned

Essentials:

- Expertise in compliance.
- Building relationships with your asset manager.

Management:

- Team building is necessary for maintaining competent property management.

Development:

- Do not make a mountain out of a molehill.

A collection of colorful geometric shapes including a blue circle, a green triangle, a yellow dashed line, an orange semi-circle, a blue circle, a green square, and a large orange circle with yellow dashed lines, all scattered on the left side of the slide.

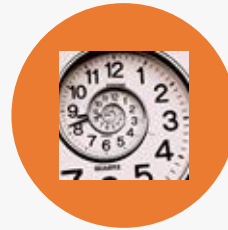
TAKEAWAYS

PATIENCE, PERSEVERANCE, AND PARTNERSHIP

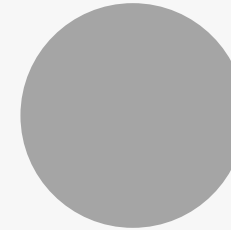
SUCCESS REQUIRES

“patience, perseverance and partnership”

These projects take time to put together so



TAKE YOUR TIME



**BLOCK OUT
DISTRACTIONS**



**UNDERSTAND
YOUR CHALLENGES**

VISION

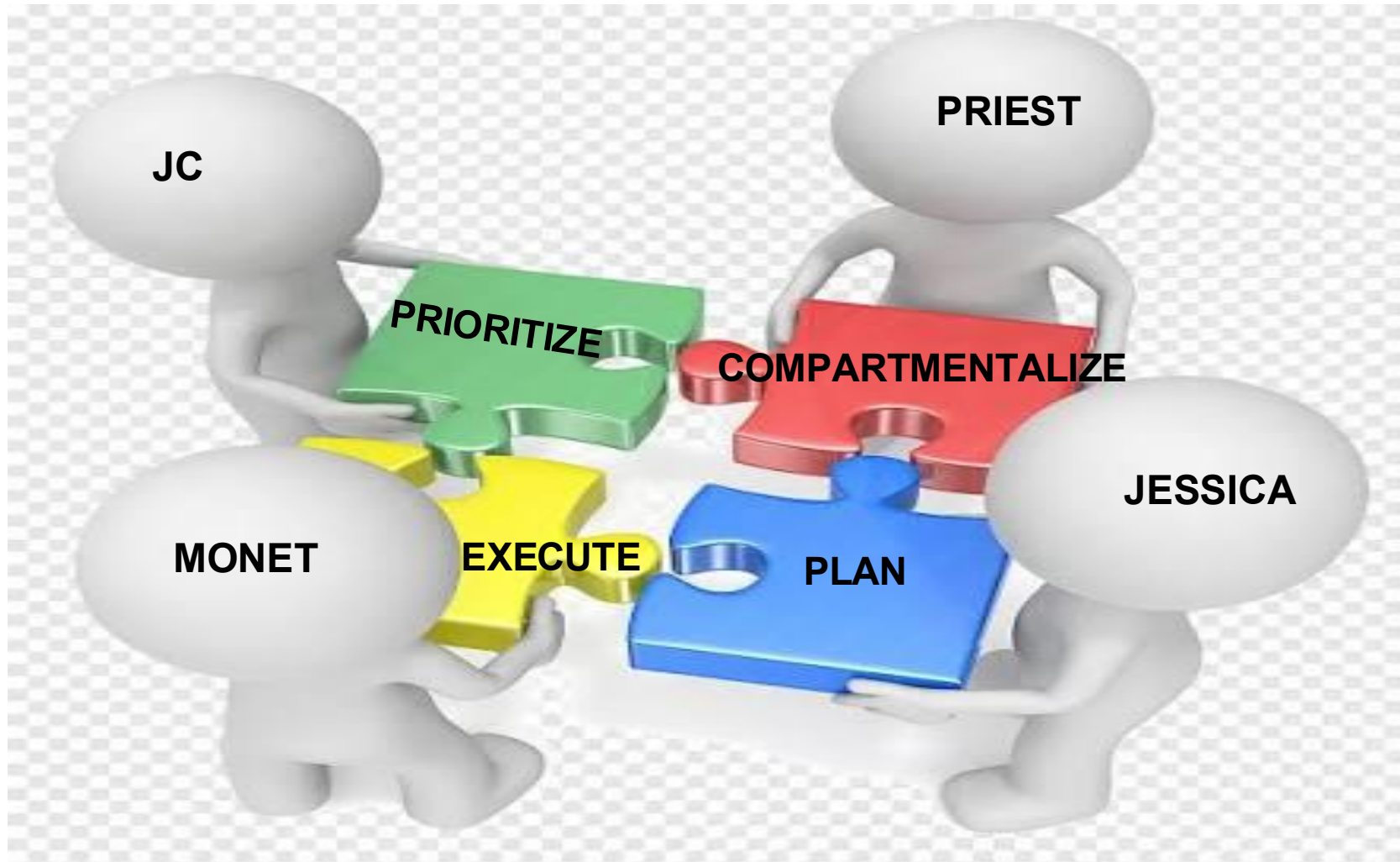
MUST MATCH

PRACTICAL

APPLICATION



AT THE END OF DAY ALWAYS REMEMBER TO



FINALLY
THIS IS NOT
ABOUT
ME OR YOU
THIS IS ABOUT
US

