



HOUSING UPDATES IN MATTOON



WHERE WE ARE NOW

32.2% Built Before 1939

2% Built Since 2010

8,896 Total Housing Units

9.5% Housing Stock is Vacant

*855 Estimated Vacant Housing Units. Margin of Error ~ +/- 245 Units.

*US Census Data and American Community Survey 5-Year Data





CENTRAL ILLINOIS LAND BANK AUTHORITY

MATTOON

MATTOON, ILLINOIS: *Working Together to Build the Future*

Rehabilitation

1816 Grant Avenue

- Deceased owner / no heirs
- Constant squatting and vandalism
- One of two blighted properties on the block, but was the only unsecured property
- Constant first responder presence
- Acquired via Abandonment Process
- \$5,000 legal + \$6,500 clean up paid by city demolition funds



BEFORE

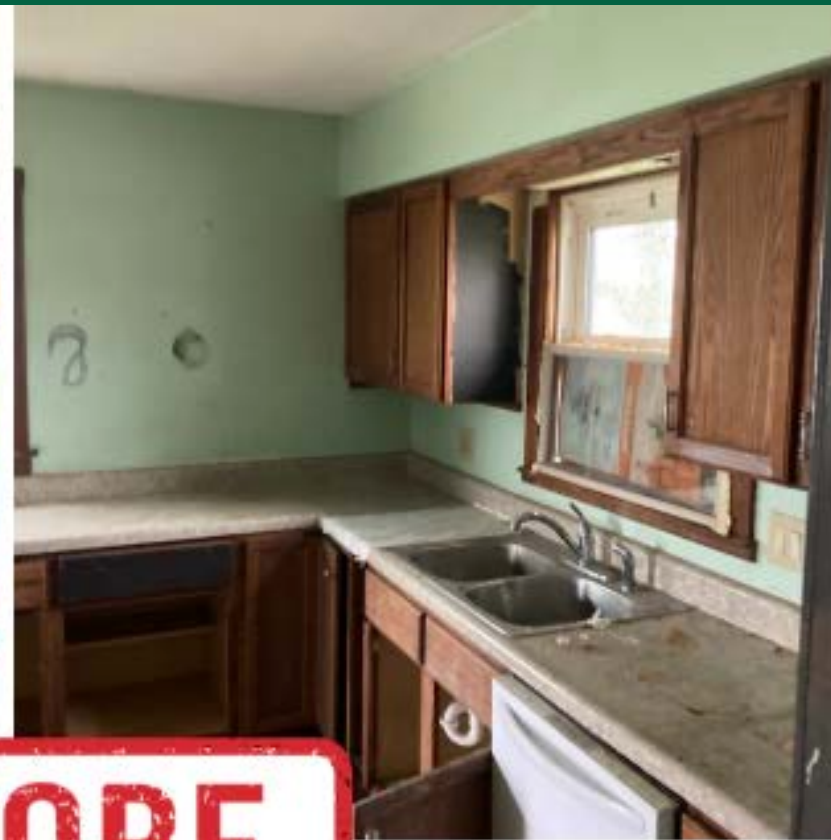


HUGE IMPROVEMENT!

Smells WAY better too.....



BEFORE



AFTER



1816 Grant Ave

Sold for ~\$150,000!

**FIRST ABANDONMENT CASE IN COLES
COUNTY HISTORY THAT WE ARE AWARE OF**



**WE WILL DO THIS
AGAIN WITH 3221
MOULTRIE!**

**JUST SOLD FOR
\$5,000 TO A
QUALIFIED YOUNG
CONTRACTOR.**

AND 1400 CHAMPAIGN AVE!



North 33rd Properties

For the past 10 years, these seven properties have sat vacant and were a significant source of community concern.

In partnership with CILBA, Mattoon was able to get a judicial deed via the abandonment process.



North 33rd Properties

Acquired for \$5,000 Per-Property thanks to City Demolition Fund

KEY

✓ = Now Owned by
City / Land Bank

✗ = Waiting on
Sale In Error

■ = Problem Area
Blighted for
10 years



Our Vision: Cottage Clusters



Past Local Solutions

Every Year, ~\$130,000 or 20% of video gaming funds are allocated for Demolitions

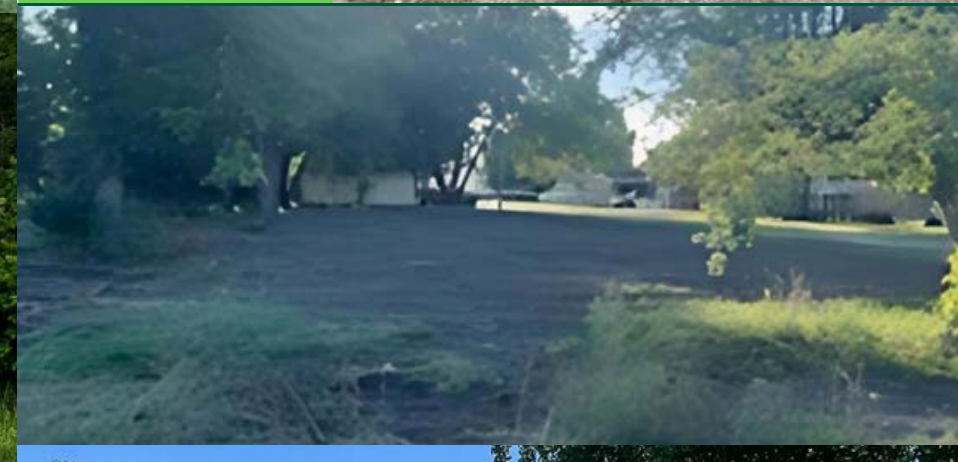
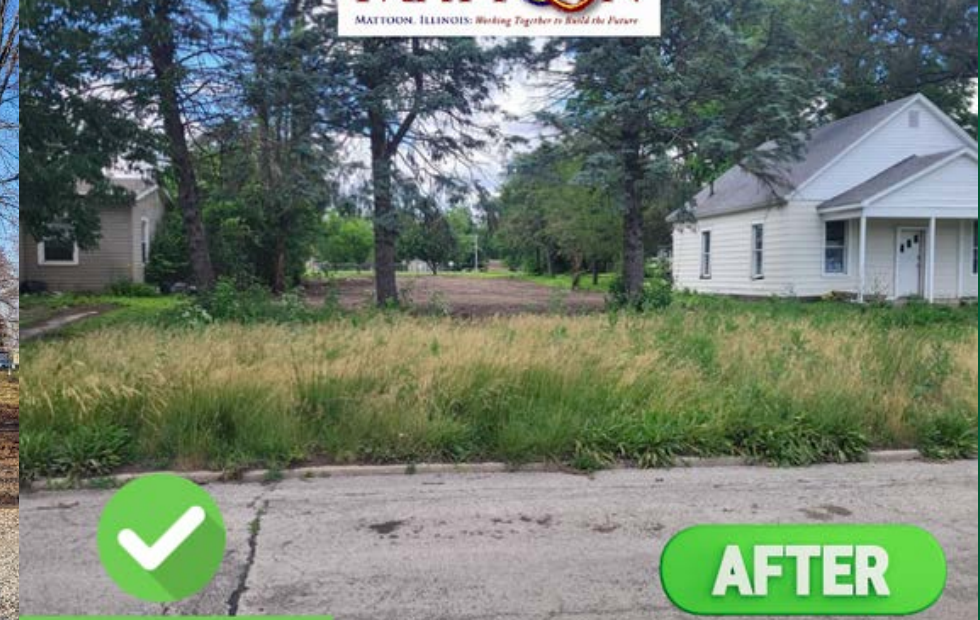
Thanks to our utilization of the Fast Track Demolition statute, we can skip long drawn-out court processes, and get things done for our community to address abandoned blighted properties.

However, like all of the other projects we mentioned previously, we cannot complete these without dedicated funding.

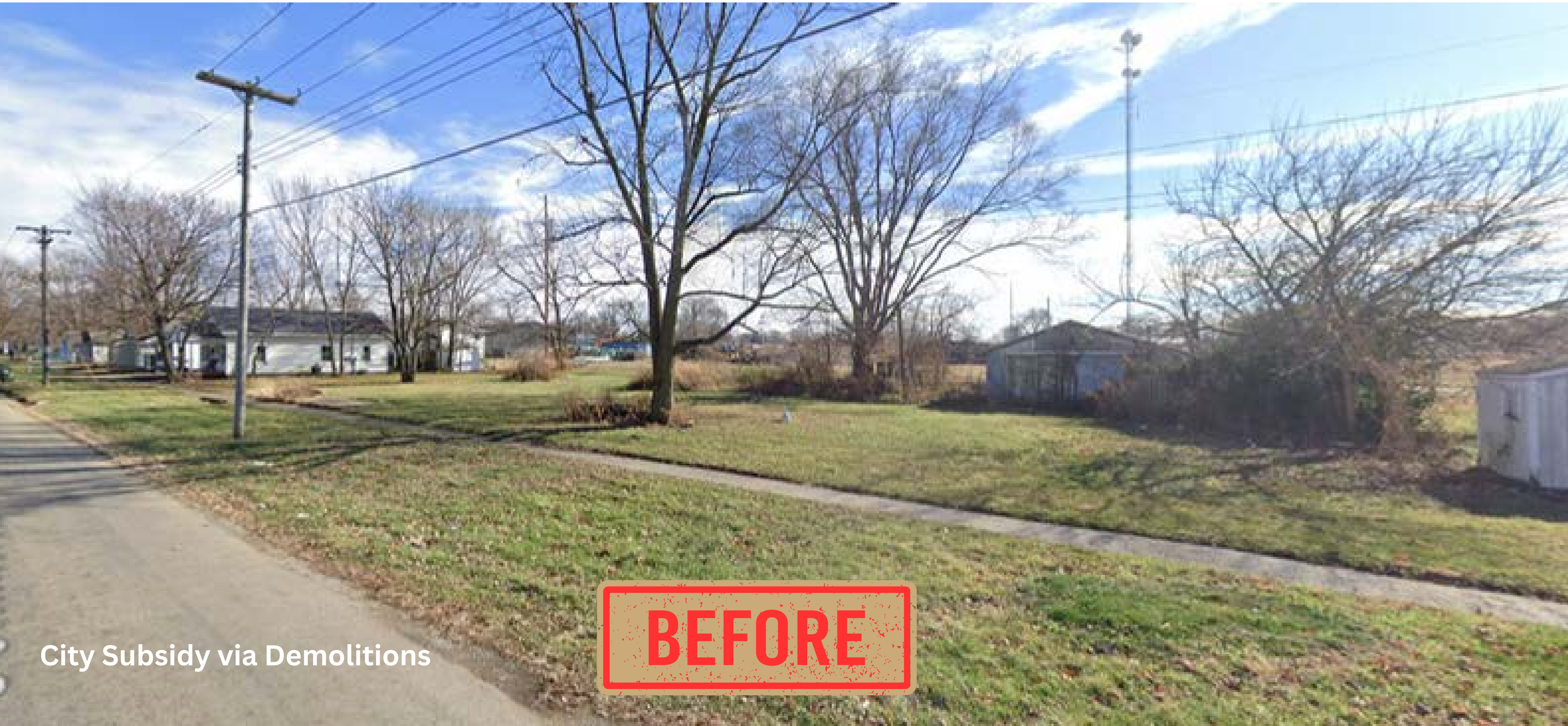
In the past two years we've demolished 40 blighted properties.

These represent over 40 lots we could take possession of to help support the CILBA Vacant Lots to New Homes Initiative.....





Some Infill Success in Mattoon



City Subsidy via Demolitions

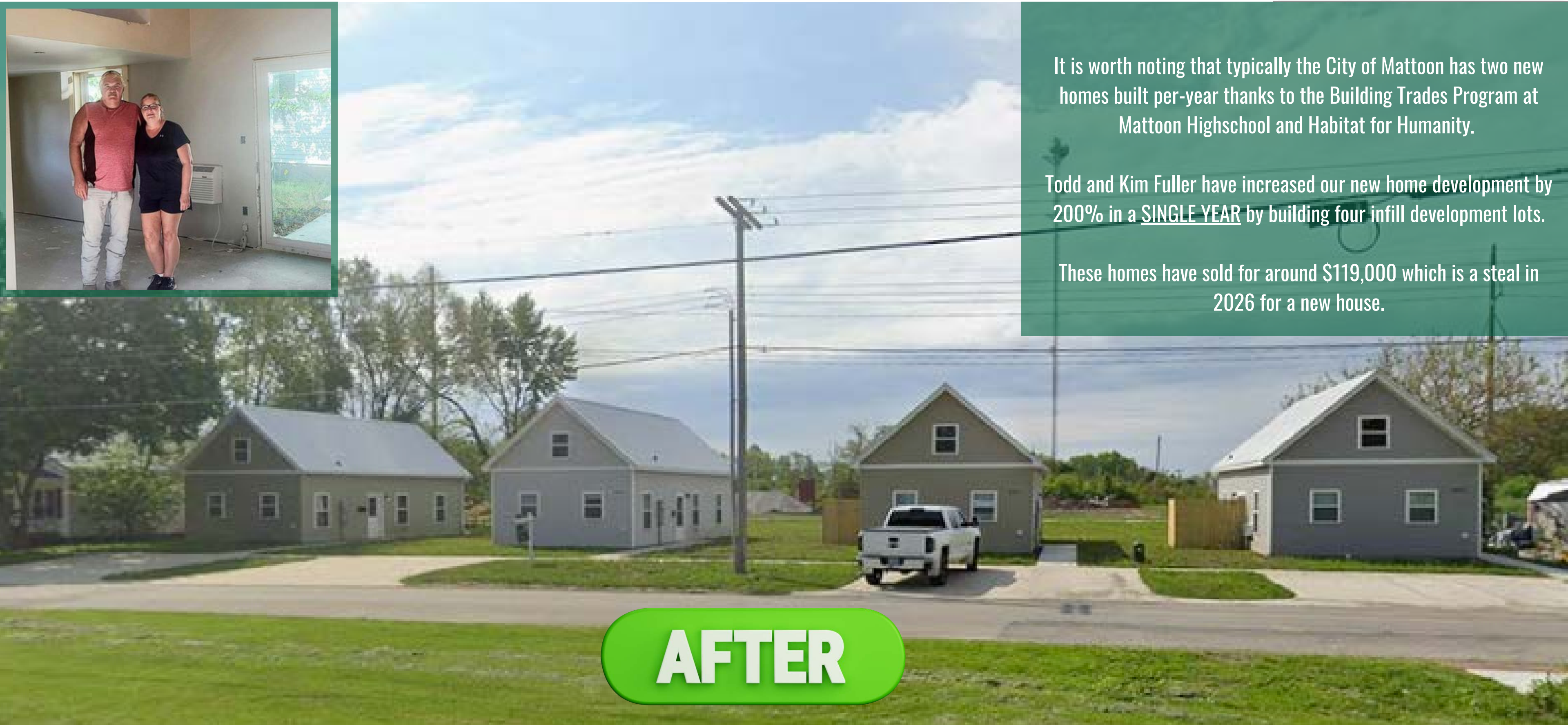
Some Infill Success in Mattoon



It is worth noting that typically the City of Mattoon has two new homes built per-year thanks to the Building Trades Program at Mattoon Highschool and Habitat for Humanity.

Todd and Kim Fuller have increased our new home development by 200% in a SINGLE YEAR by building four infill development lots.

These homes have sold for around \$119,000 which is a steal in 2026 for a new house.



AFTER

Some Infill Success in Mattoon



Bart Owen, who is also a Mattoon firefighter, said he got the idea for his project after the Mattoon City Council voted in 2024 to add a zoning category for construction of homes as small as 500 square feet on a 3,750sqft lot, with a special-use permit for “compact homes”.



18 Lots and Counting!
~900sqft @ \$160,000
ADA Compliant / Zero Entry

**NONE OF THIS WORK IS POSSIBLE
WITHOUT SOME FORM OF LOCAL
OR STATE SUBSIDY**

AND

LOCAL SITE CONTROL

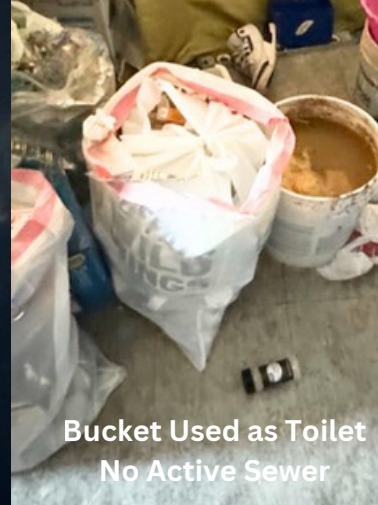
The Vacant Lot Situation



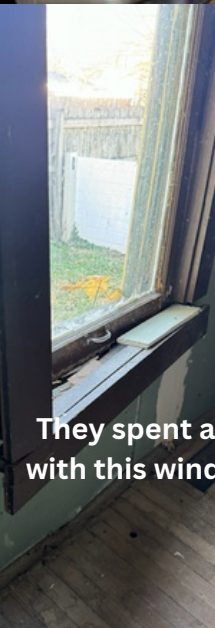
Legal Systems & Grant Programs Need to be Updated to Better Address Blight so We can Build New Homes.



Live Exposed Electrical Service
Children in Home



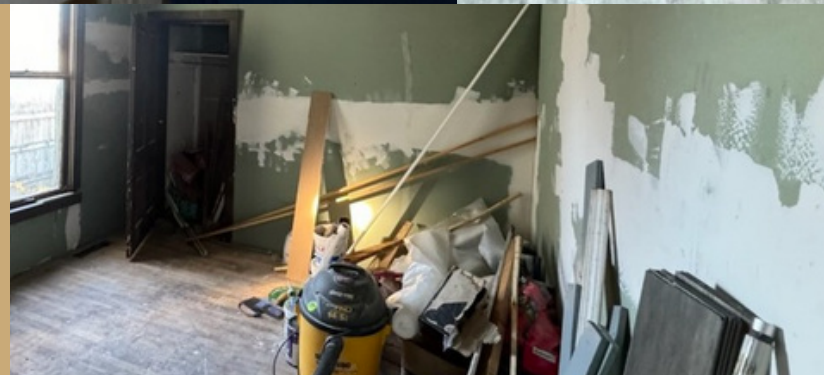
Bucket Used as Toilet
No Active Sewer



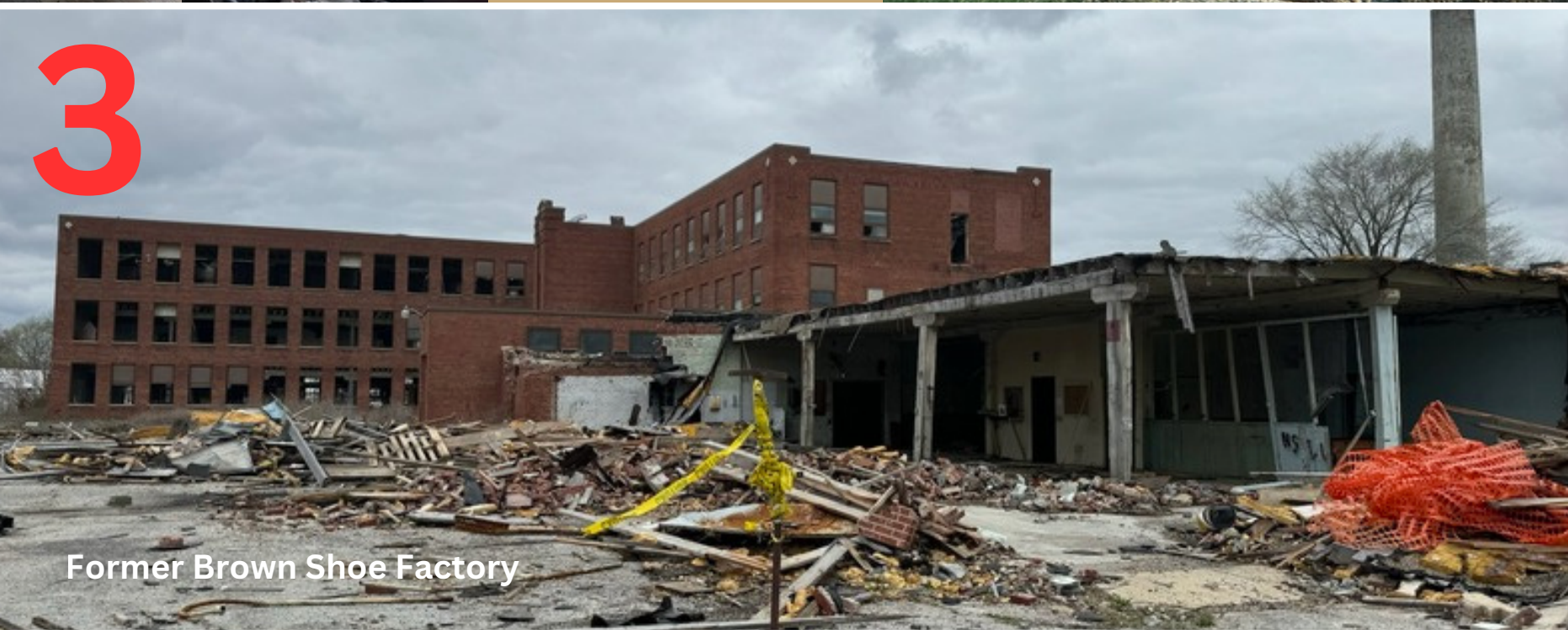
They spent all winter
with this window open



- Local Slumlord
- Sells “on contract” for “repairs”
- 13 properties in town in court system
- No site control, thus not worth using grant funds to address
- Pays his taxes
- In 2 years, this is the only property he fixed out of 13
- Current State law & grant programs can’t help us solve this problem



Two and a half city blocks of hoarding



Former Brown Shoe Factory

BOTH IN COURT FOR THE PAST EIGHT YEARS!!!
Two different properties / owners!

Strong Communities Program

The City of Mattoon hopes to receive funding through IHDA's Strong Communities Program (SCP) to support the acquisition of distressed properties.

SCP is a valuable program, and we strongly support continued and increased investment in it. We also believe a few targeted changes could make it more effective for smaller communities (ex: use it to acquire vacant lots).

At the same time, grants in general require having dedicated staff members to administer, something many of our smaller communities are not able to access.

The Central Illinois Land Bank Authority is asking the State for flexible funding that can be used for acquisition, site assembly, infrastructure, and housing development based on local conditions.

Smaller and rural communities need both: specific statewide programs like SCP, and more flexible tools that allow local communities to solve the housing challenges directly in front of them.

Mattoon is Growing



Mattoon is Growing



WANDTV.com

Rural King breaks ground on \$75M expansion in Mattoon

Rural King is investing \$75 million to build a new Store Support Center Campus in Mattoon, creating 100 new jobs and retaining 719 existing jobs

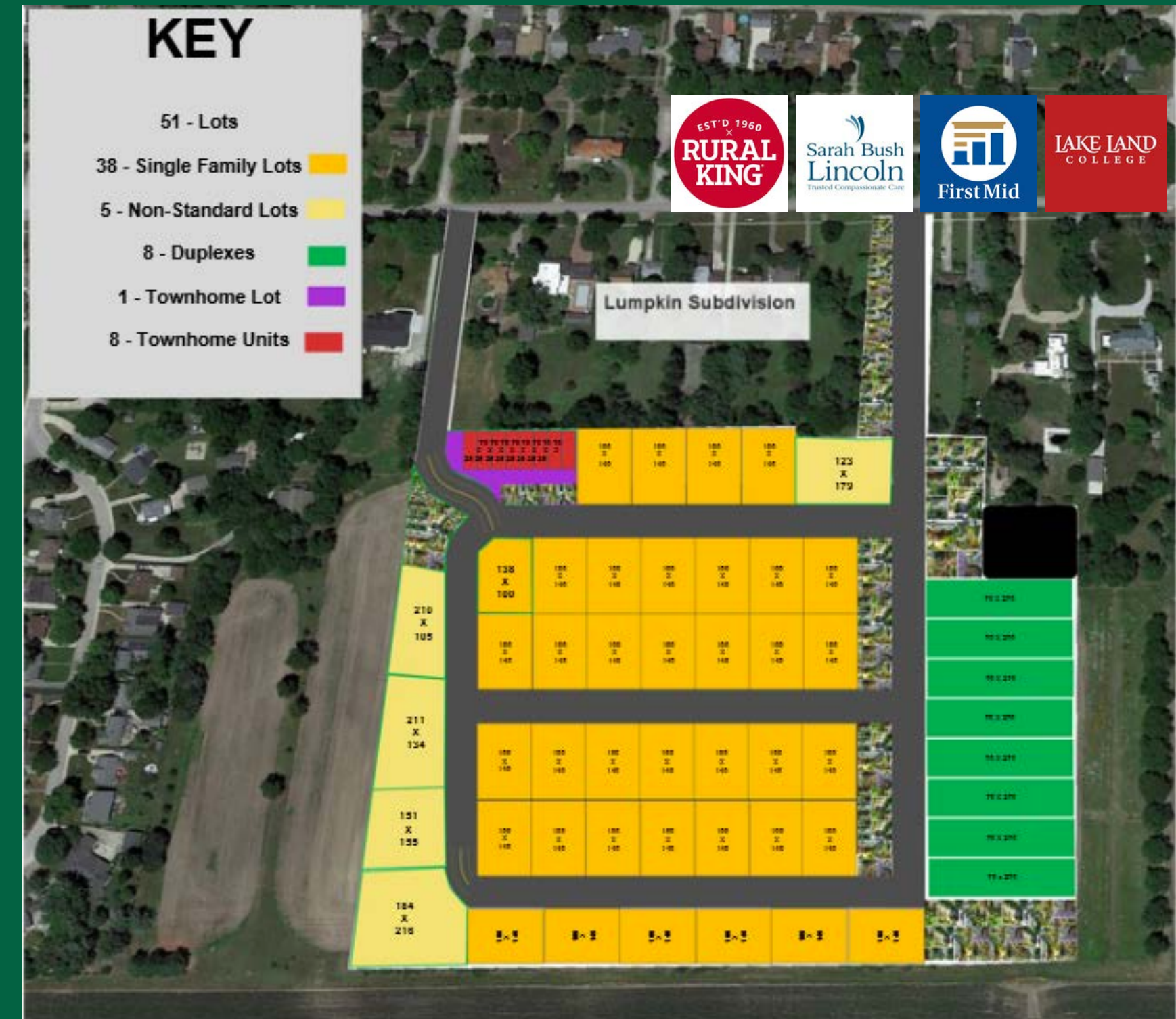
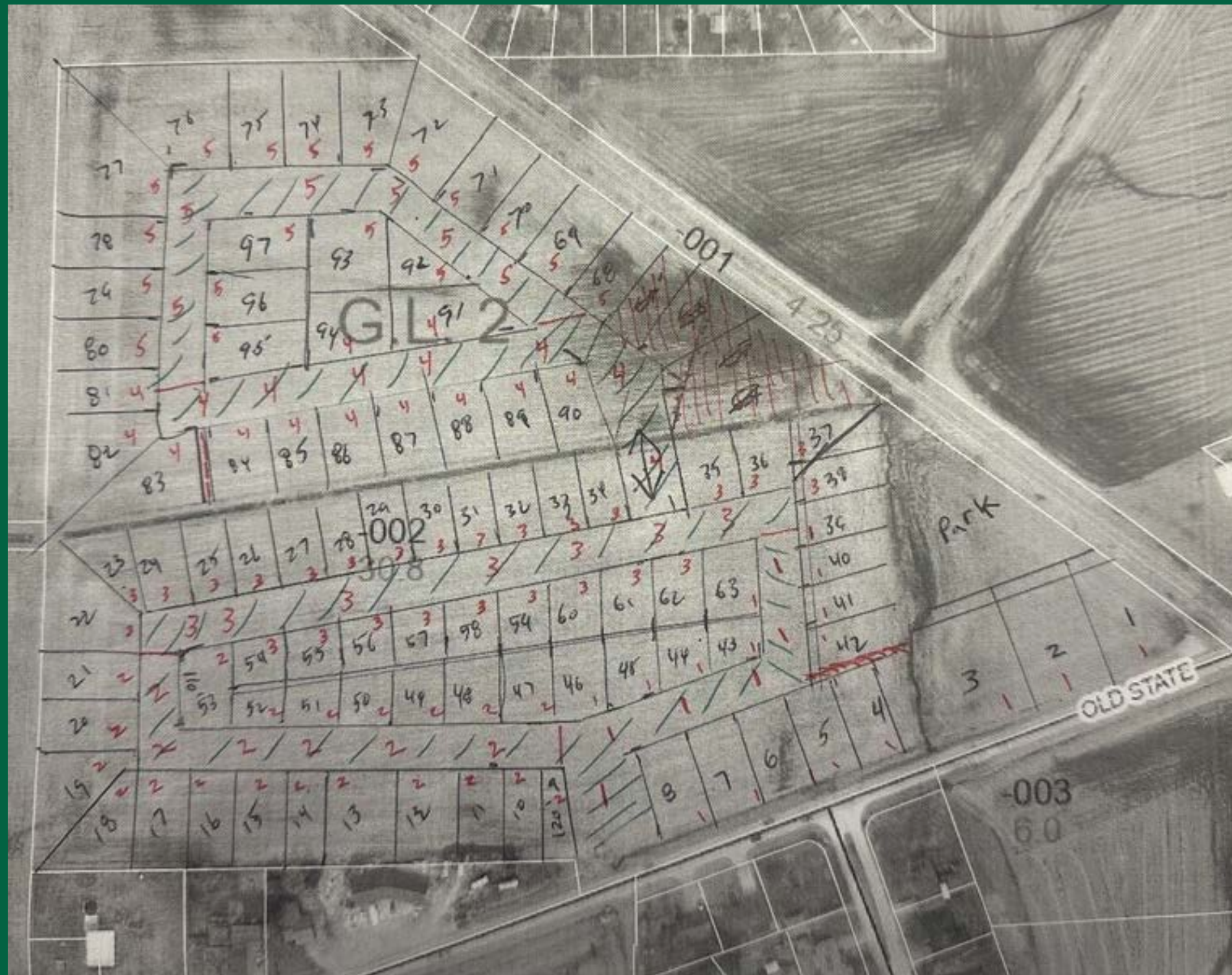


141 Lot Subdivision Developments & New TIF Creation

\$1,100 per-linear-foot cost (road + utilities) = \$4M - \$7M Needed

70 to 90 Starter Home Lots
\$150,000 - \$200,000 Homes

51 Executive Employer lots
\$300,000 - \$500,000+ Homes





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MATTOON

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THANK YOU

