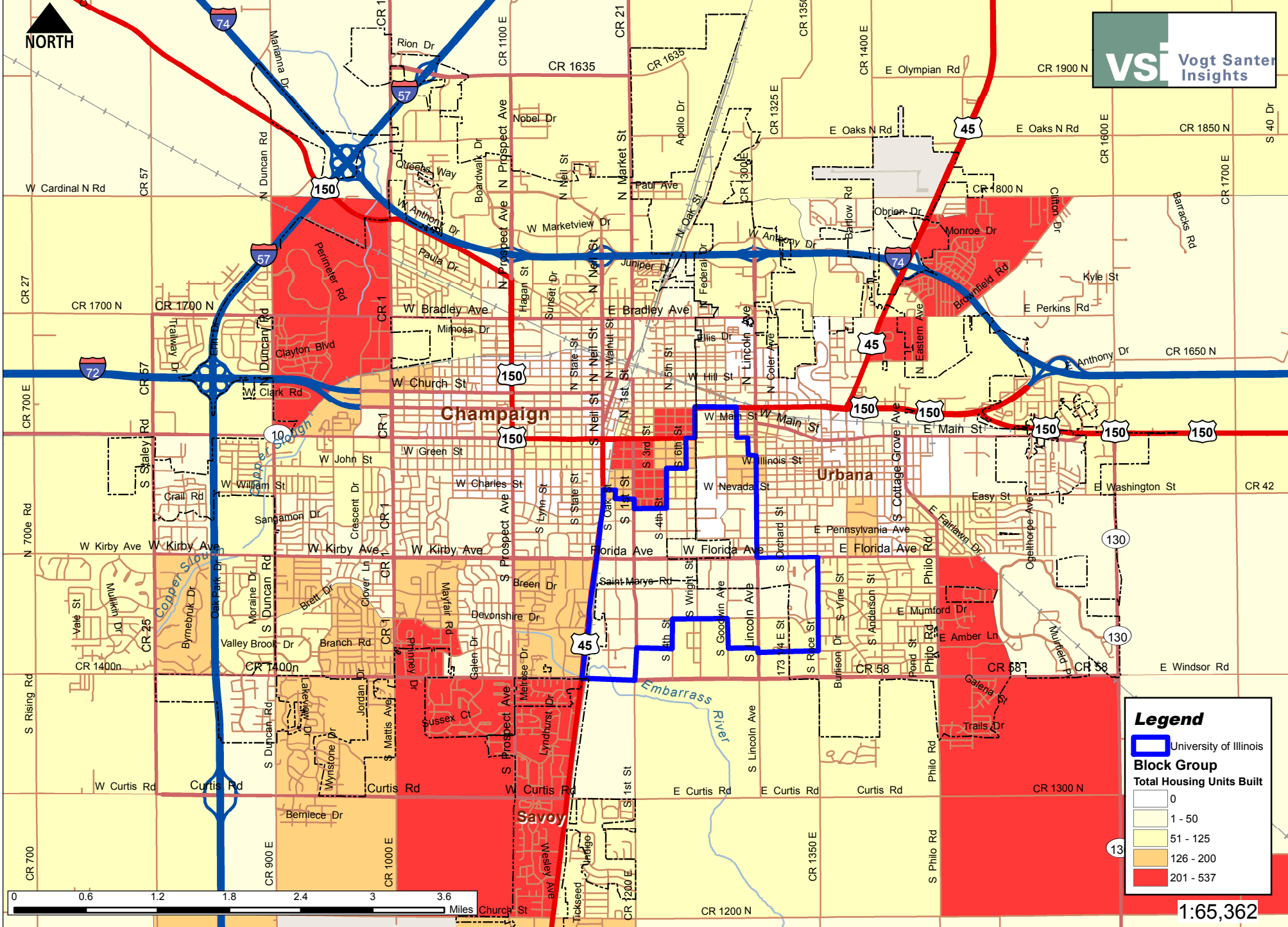


Champaign-Urbana, IL: Total Housing Units Built 1980 - 1989



Legend

University of Illinois

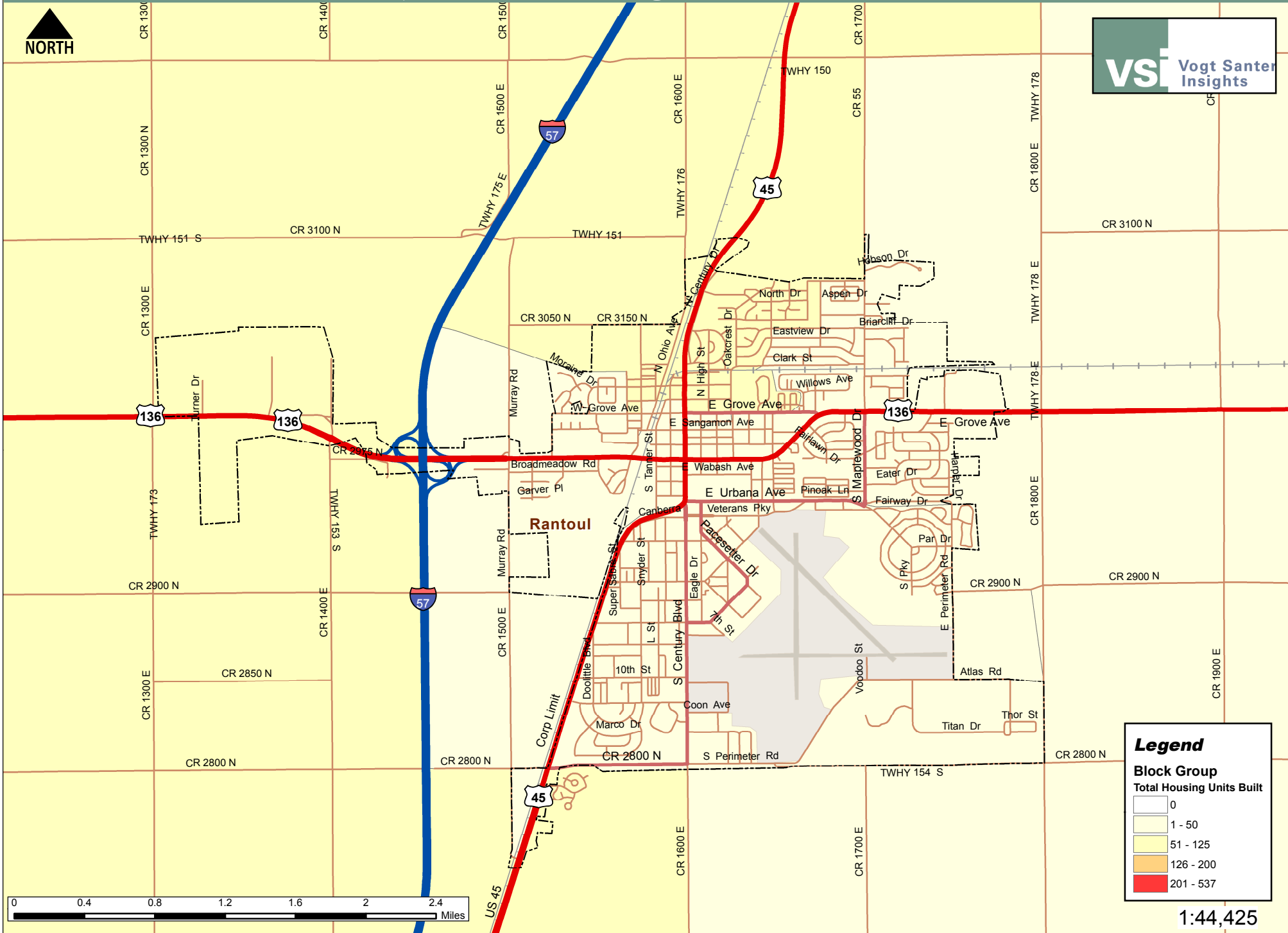
Block Group

Total Housing Units Built

	0
	1 - 50
	51 - 125
	126 - 200
	201 - 537

1:65,362

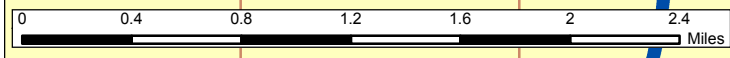
Rantoul, IL: Total Housing Units Built 1980 - 1989



Legend

Block Group
Total Housing Units Built

White	0
Light Yellow	1 - 50
Yellow	51 - 125
Orange	126 - 200
Red	201 - 537



1:44,425

Total Housing Units Built 1990-2010

From 1990 to 2010, there were five primary growth nodes in Champaign County. These areas were the City of Champaign, the City of Urbana, the Village of Savoy, the Village of Mahomet and the Village of St. Joseph. Housing growth continues its pattern of development outside the urban core – commonly referred to as suburban sprawl.

Virtually all housing unit growth in the City of Champaign during the decade of the nineties took place on the edges of the community. Fewer than 5,000 housing units were built during this time, which is slightly more than the previous decade, but fewer than the number built during the seventies. It should be noted, this number includes housing units built outside of the official city limits because we are using Census block groups to aggregate these housing statistics and often the block groups include subdivisions that extend beyond the city limits. Almost 3,000 of these new housing units were built on the edges of Champaign. This is a byproduct of two things. First, the traditional core of the City is built out and new development must come in the form of demolition and rebuilding. Second, housing preferences are changing, and the existing housing stock does not have the amenities that new homes built on the edges of the City can provide. It is worth noting, however, that there were over 1,000 housing units added in and around the campus area during this time. The Village of Savoy and its surrounding area saw an increase of around 1,000 housing units during this time. The map on page E-26 illustrates the growth of housing in Champaign during the decade of the nineties.

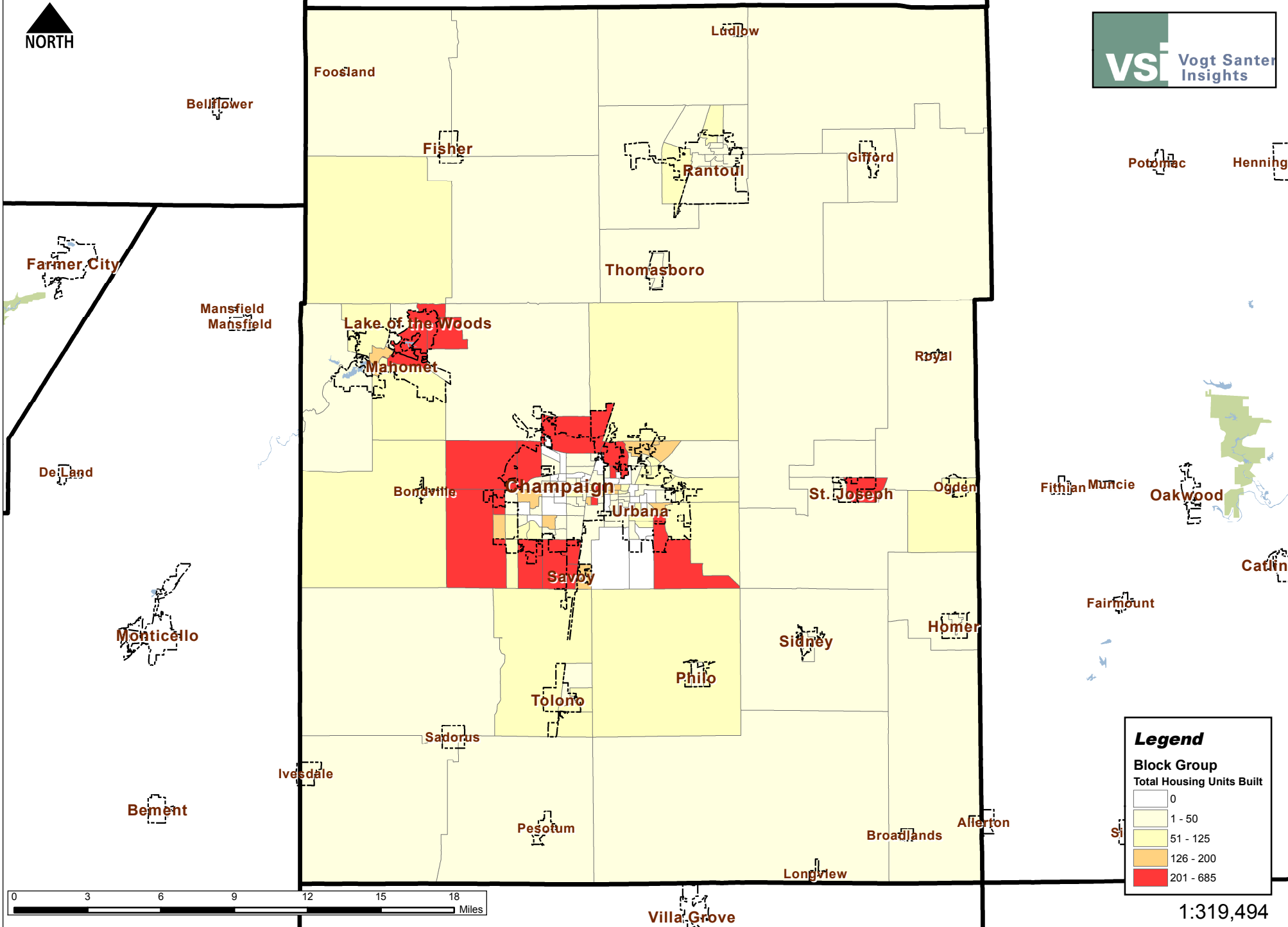
From 2000 to the present day, there have been well over 2,000 housing units added in and around the City of Champaign. This number is an estimate that was derived from data from the U.S. Census Bureau, the Department of Housing and Urban Development (HUD), the Champaign County Auditor's Office and Environmental Systems Research Institute (ESRI). Again, the vast majority of housing units are being built on the edges of the City. The map on page E-29 illustrates this point.

During the nineties, the City of Urbana added approximately 2,800 housing units. This continued the slowdown in housing growth that started two decades earlier. The growth continued to be primarily on the edges of the City with the largest pockets of growth located in the northwest and southeast corners. From 2000 to the present, approximately 1,400 housing units were added in and around the City of Urbana. This is approximately half of the number of units that were added in the previous decade. This period represents a significant slowdown in the pace of housing development in the City. The primary areas of growth continue to be concentrated in the northwest and southeast corners of the City. The map on page E-29 illustrates this fact.

The Village of Mahomet continued to grow throughout the decade of the nineties. For the third straight decade, over 1,000 housing units were developed in this burgeoning area. However, from 2000 to the present, approximately 600 housing units were constructed in and around this area. This marked the first time in thirty years that housing unit growth was not as ambitious as in the previous decade. Even with the slowdown, this area had more than quadrupled in size within a span of fewer than forty years.

The other significant growth node in the nineties materialized in the Village of St. Joseph where over 300 housing units were built on the east side of the Village. The pace of growth actually picked up in the last ten years with approximately 370 new housing units being added to the Village. The continued growth in the Villages of St. Joseph and Mahomet can be seen on the maps on pages E-25 and E-28.

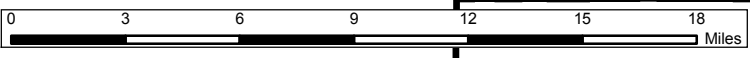
Champaign County, IL: Total Housing Units Built 1990 - 2000



Legend

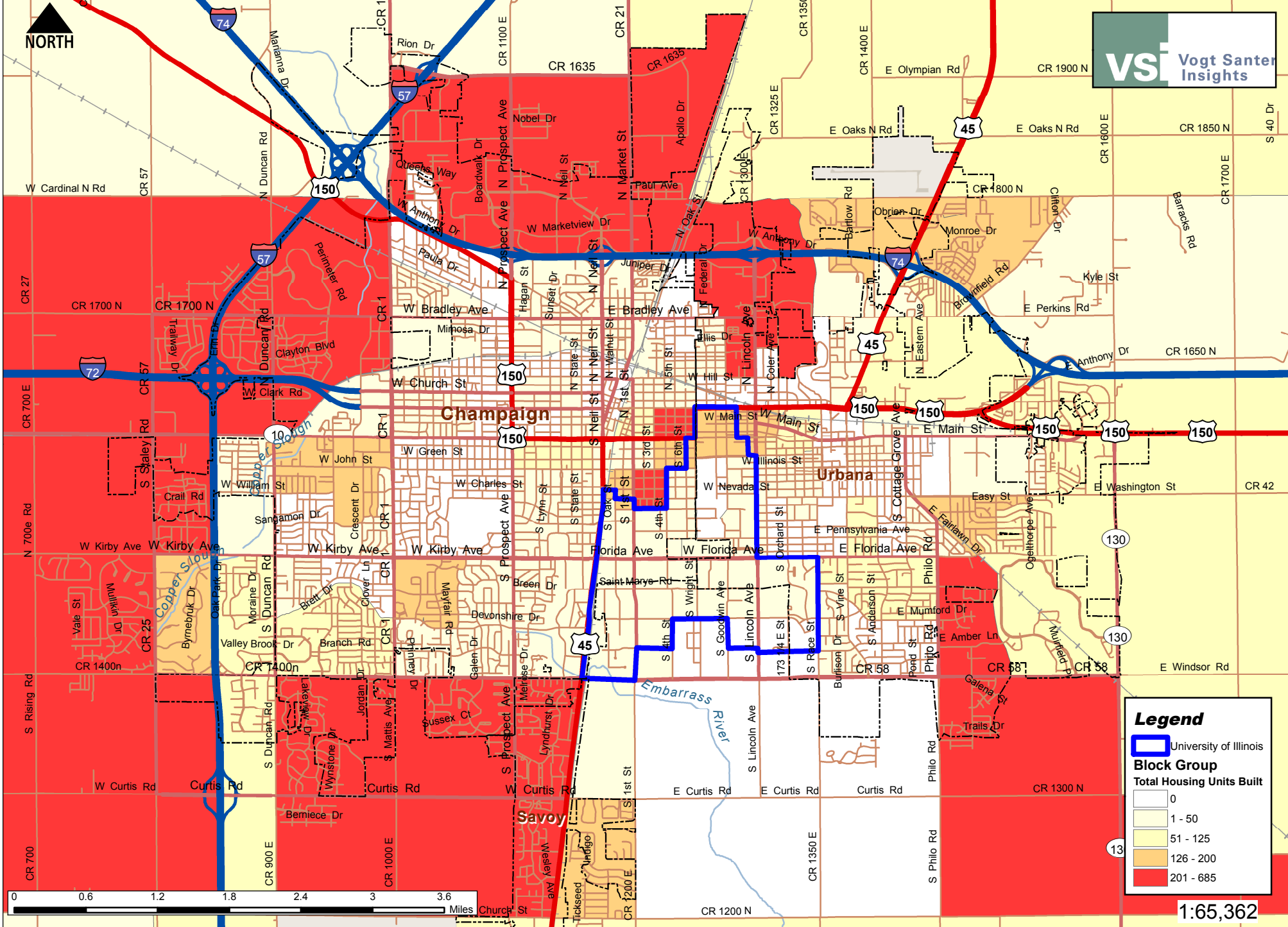
Block Group
Total Housing Units Built

White	0
Light Yellow	1 - 50
Yellow	51 - 125
Orange	126 - 200
Red	201 - 685



1:319,494

Champaign-Urbana, IL: Total Housing Units Built 1990 - 2000



Legend

University of Illinois

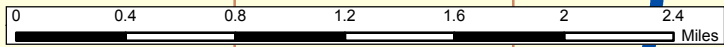
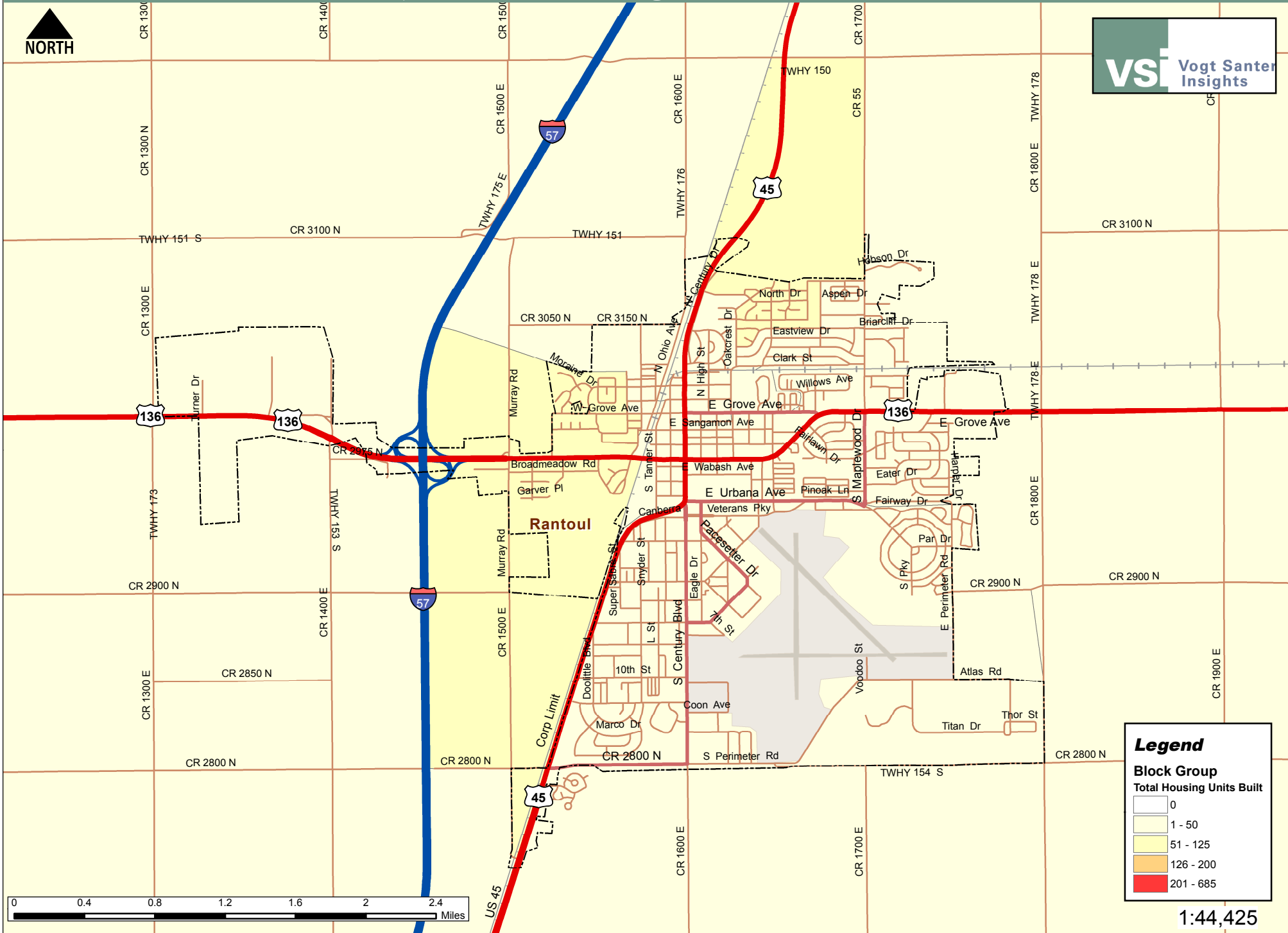
Block Group

Total Housing Units Built

	0
	1 - 50
	51 - 125
	126 - 200
	201 - 685

1:65,362

Rantoul, IL: Total Housing Units Built 1990 - 2000



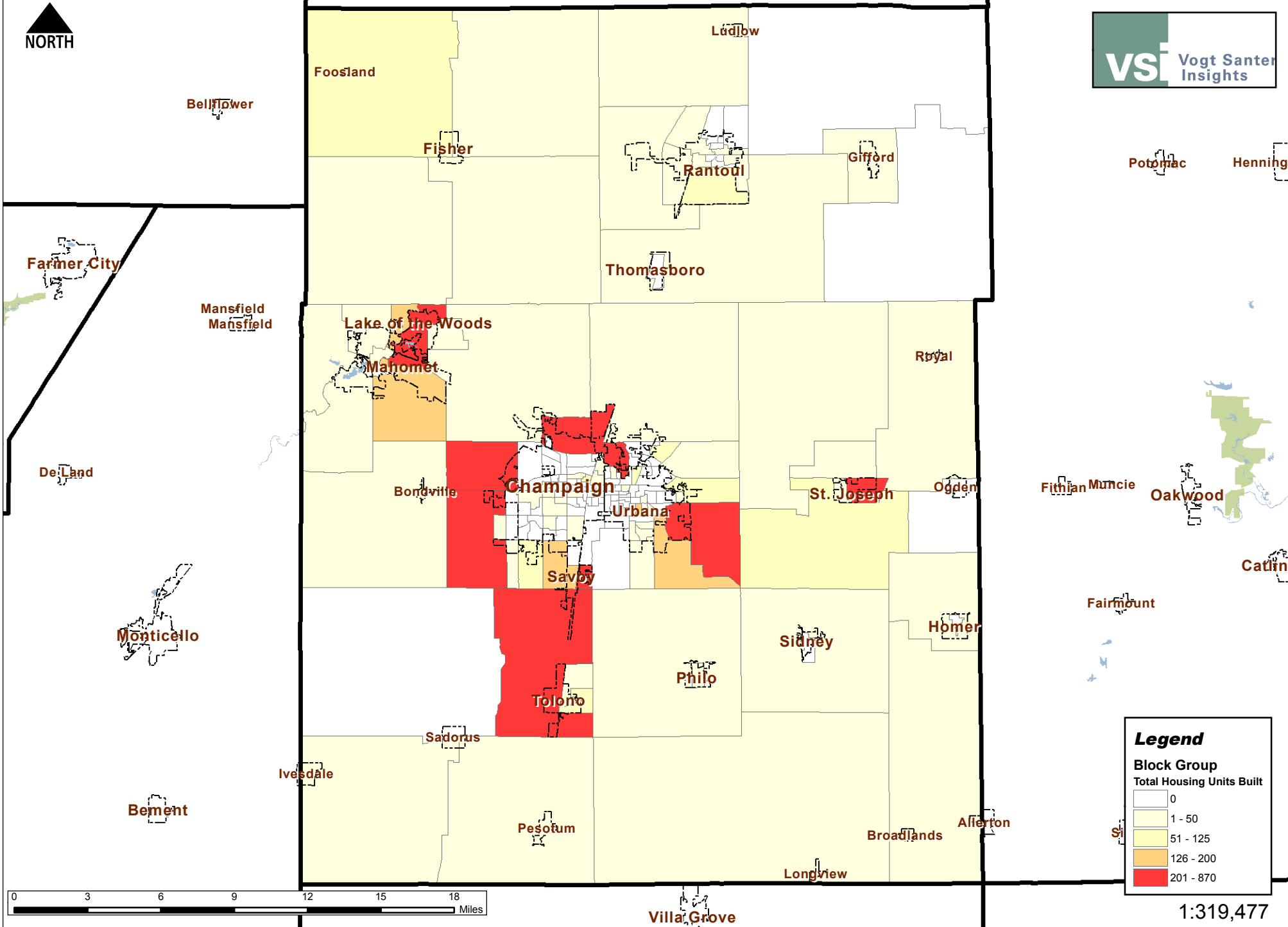
Legend

Block Group
Total Housing Units Built

0
1 - 50
51 - 125
126 - 200
201 - 685

1:44,425

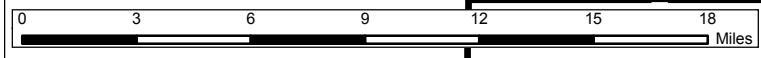
Champaign County: Total Housing Units Built 2001-Present



Legend

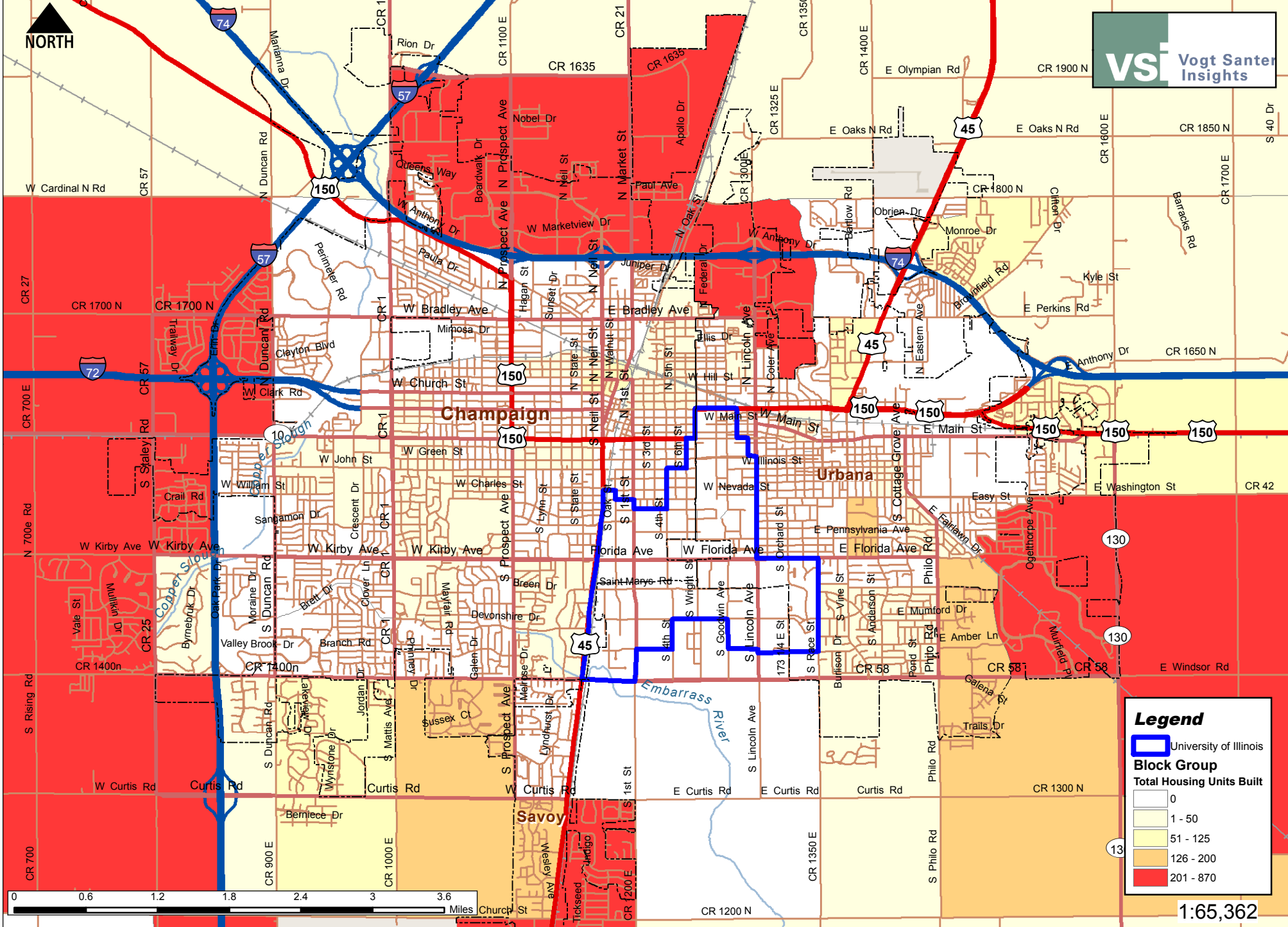
Block Group
Total Housing Units Built

White	0
Light Yellow	1 - 50
Yellow	51 - 125
Orange	126 - 200
Red	201 - 870



1:319,477

Champaign-Urbana, IL: Total Housing Units Built 2001-Present



Legend

University of Illinois

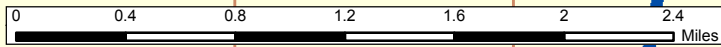
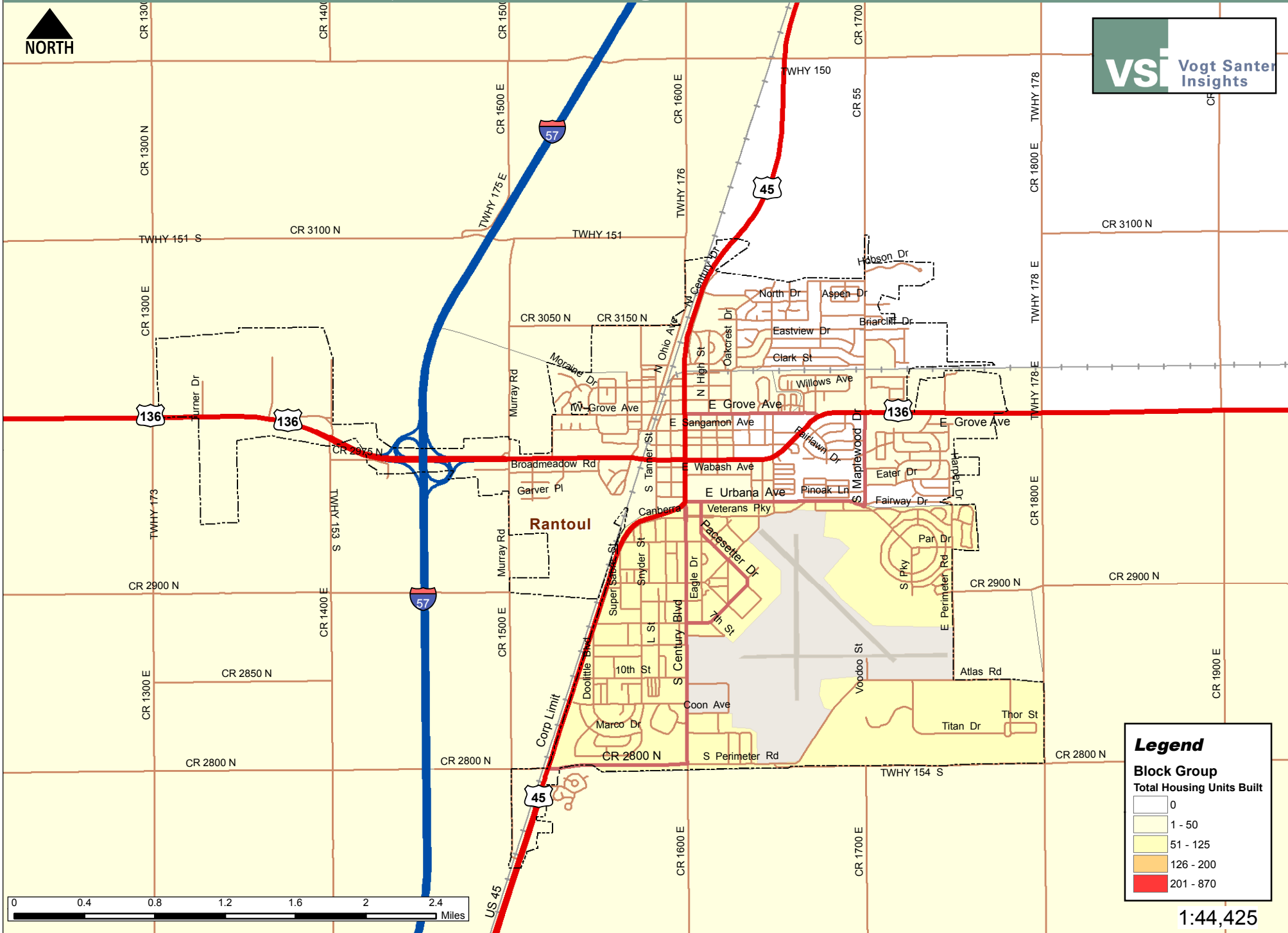
Block Group

Total Housing Units Built

	0
	1 - 50
	51 - 125
	126 - 200
	201 - 870

1:65,362

Rantoul, IL: Total Housing Units Built 2001-Present



Legend

Block Group
Total Housing Units Built

0
1 - 50
51 - 125
126 - 200
201 - 870

1:44,425

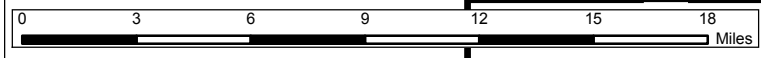
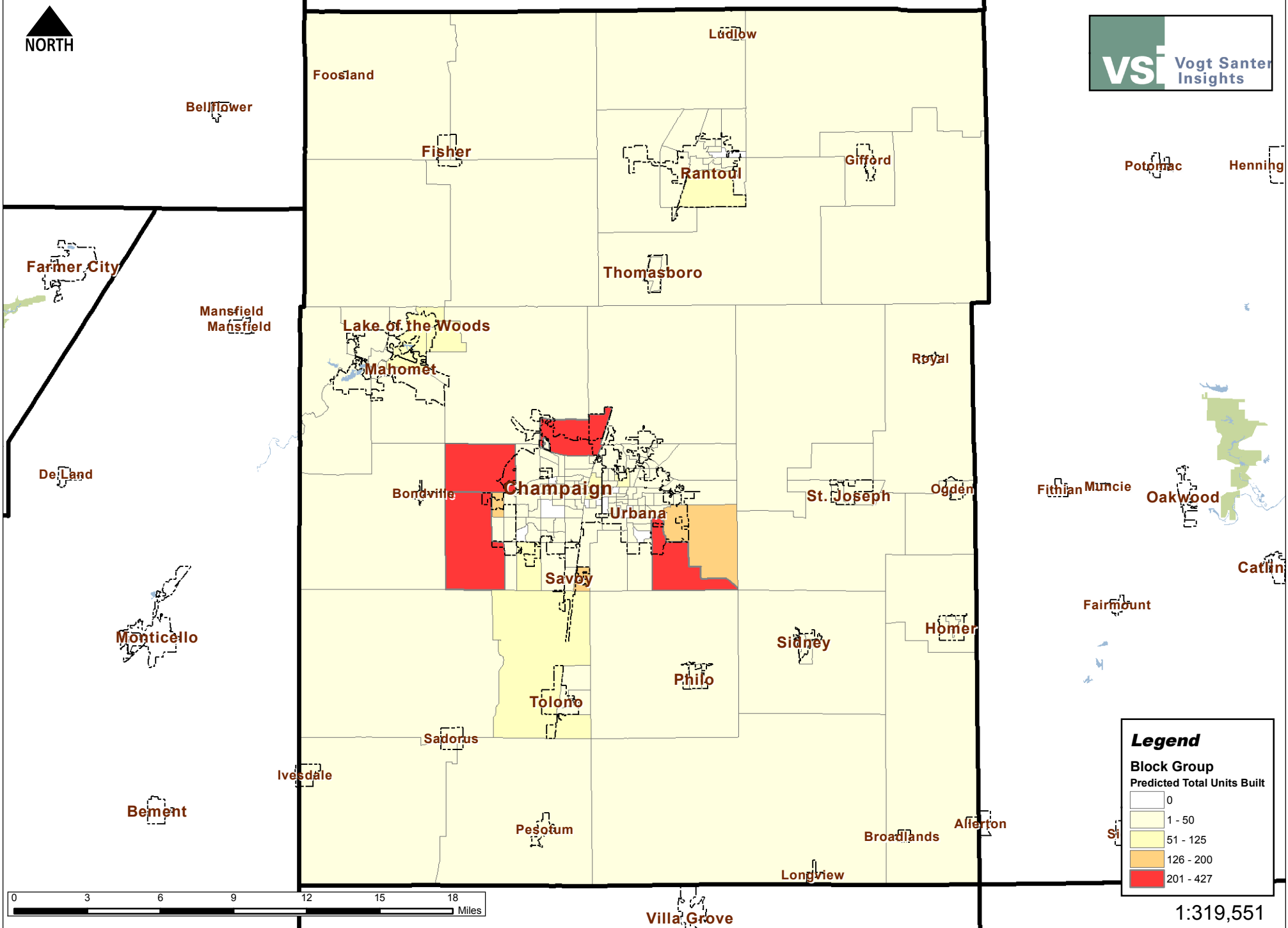
Projected Housing Unit Growth 2015 and into the Future

Projecting the location and the degree to which housing growth will occur is generally more art than science. There are many dependent and independent variables that contribute to the field of predictive housing analytics. A stable job market and a manageable supply of for-sale housing are two important factors to consider when projecting the demand for new housing. Existing land value and proximity to desirable jobs and services are examples of factors that influence the location of new housing in the future. For this analysis, we utilized data projections provided by Environmental Systems Research Institute (ESRI) in conjunction with data collected by Vogt Santer Insights. ESRI employs predictive modeling that considers variables such as past building trends and household migration patterns. This data was adjusted appropriately by utilizing multipliers that represent knowledge gained as a result of field work.

The models suggest Champaign County will add almost 3,000 housing units in the next five years. Approximately one third of these housing units will be built in and around the City of Champaign. The City of Urbana is projected to add as many as 600 housing units. The Village of Mahomet is projected to see a significant slowdown in the pace at which new housing units are built. The models project up to 200 housing units being added in the next five years. Growth in Rantoul will remain relatively low. Rantoul is projected to add around 60 housing units in the next five years. The maps on pages E-32 to E-34 display the projected housing unit growth in the County, Champaign, Urbana and Rantoul.

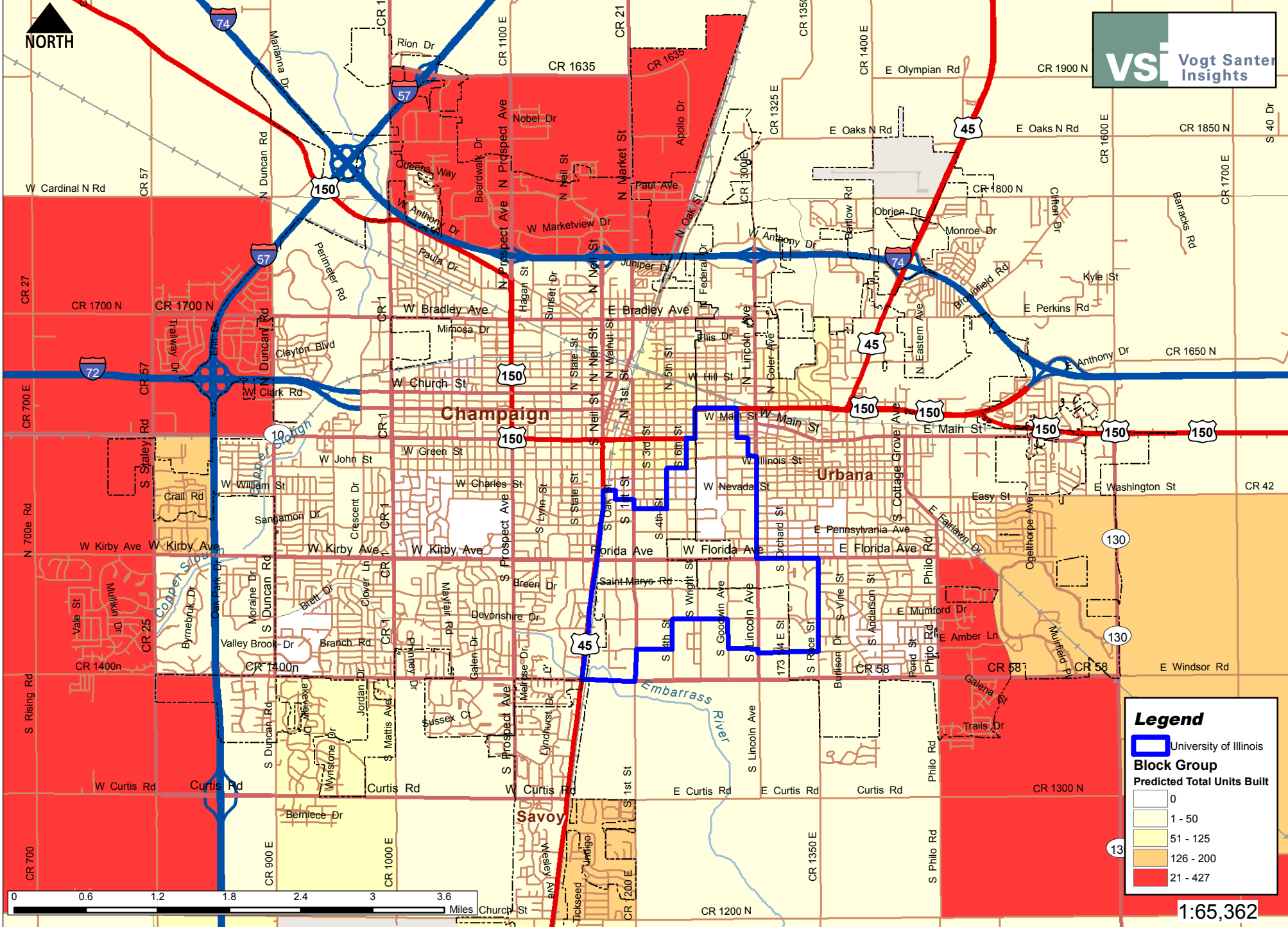
We have provided a series of aerial maps that rank several areas within the Cities of Champaign and Urbana in terms of housing unit growth potential. These are the areas where the models project that growth will most likely occur into the year 2015 and beyond. One of the primary assumptions being made is growth will continue to occur in the areas in which it has recently been occurring and in the areas that have the greatest five-year projected growth. These maps can be found on pages E-35 to E-39.

Champaign County, IL: Location of Predicted Housing Unit Growth by 2015



1:319,551

Champaign-Urbana, IL: Location of Predicted Housing Unit Growth by 2015



Legend

University of Illinois

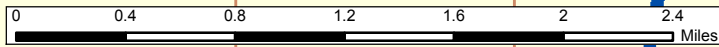
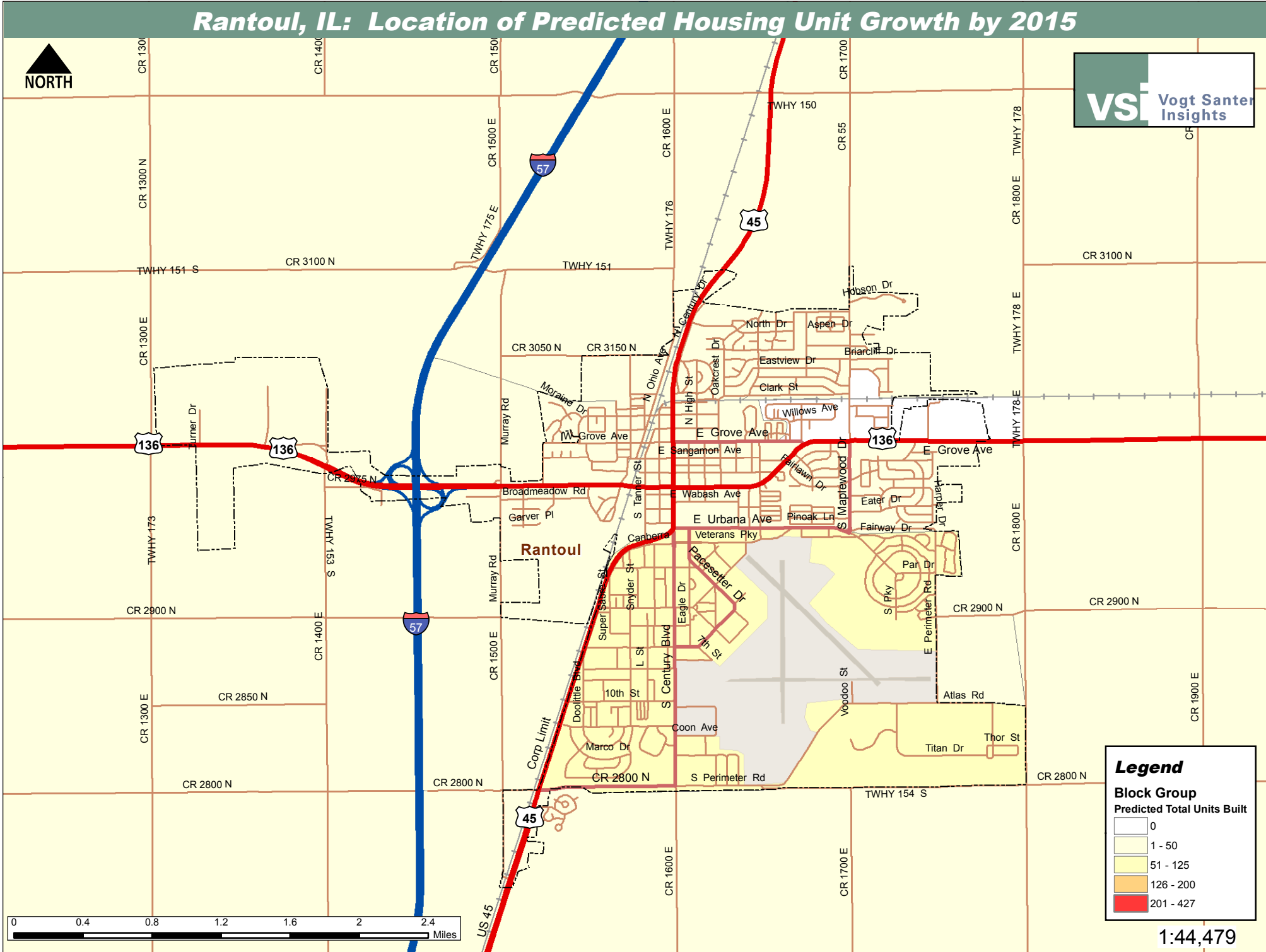
Block Group

Predicted Total Units Built

	0
	1 - 50
	51 - 125
	126 - 200
	21 - 427

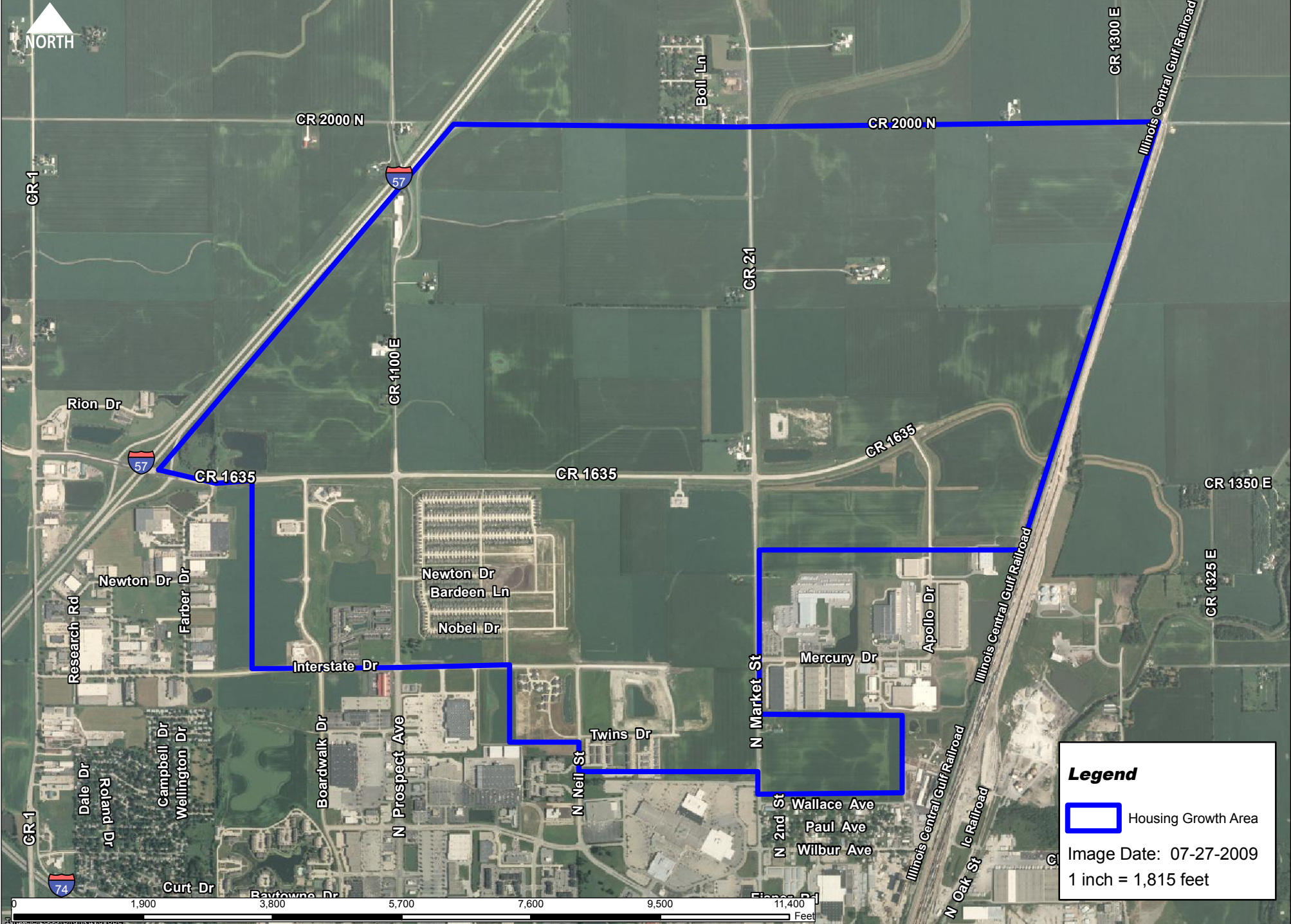
1:65,362

Rantoul, IL: Location of Predicted Housing Unit Growth by 2015

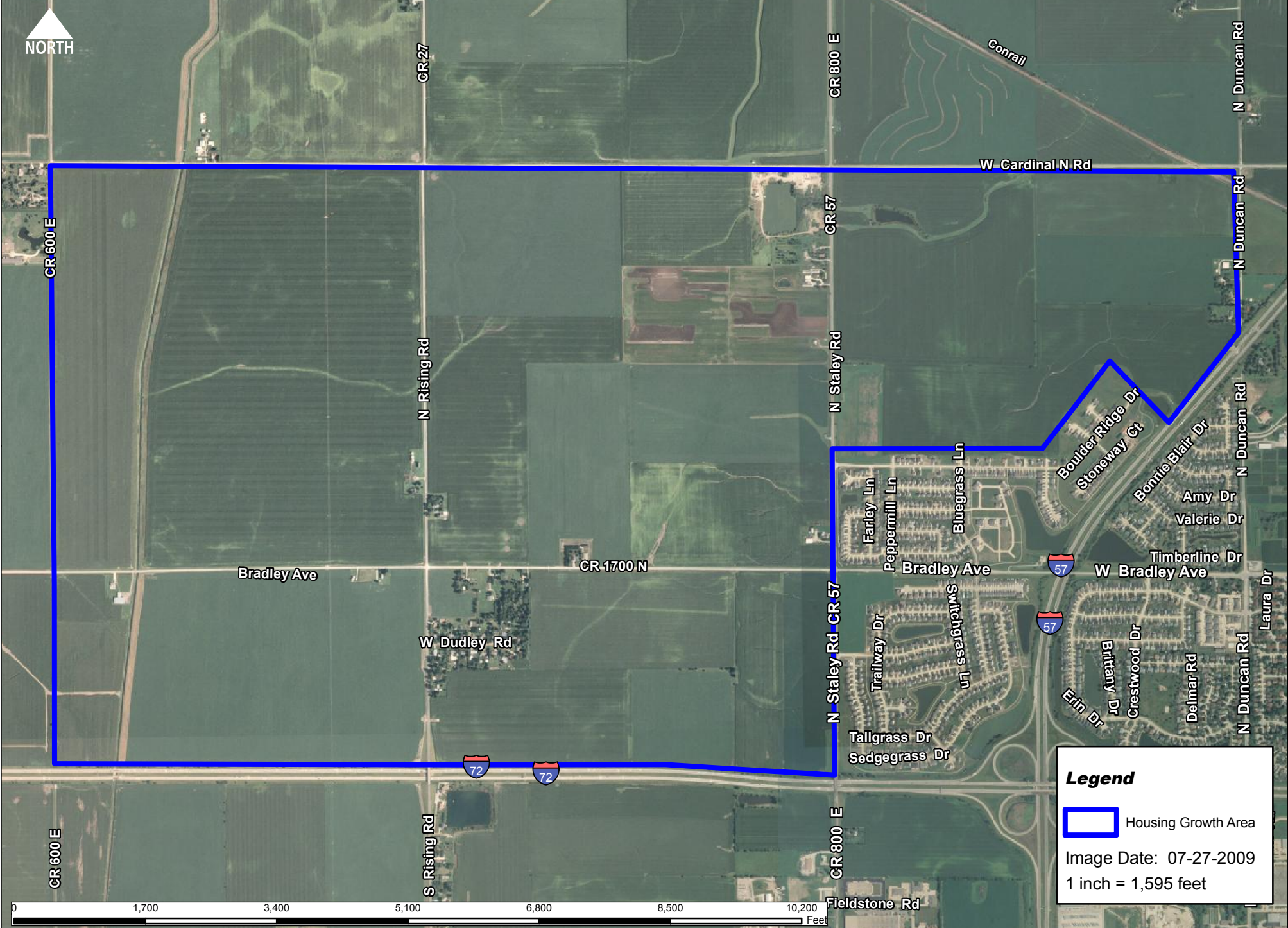


1:44,479

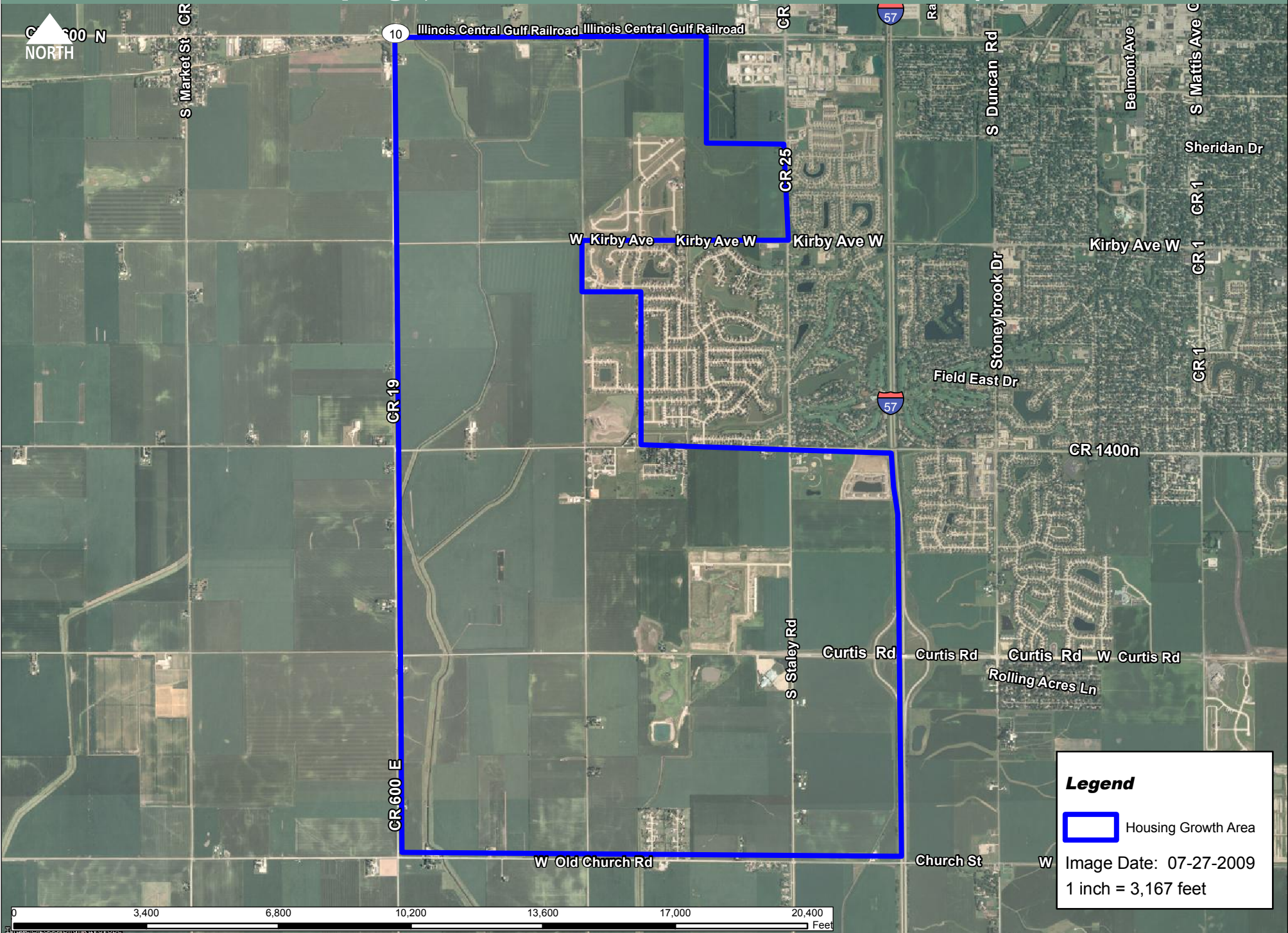
Champaign, IL: Potential Housing Growth Area (1)



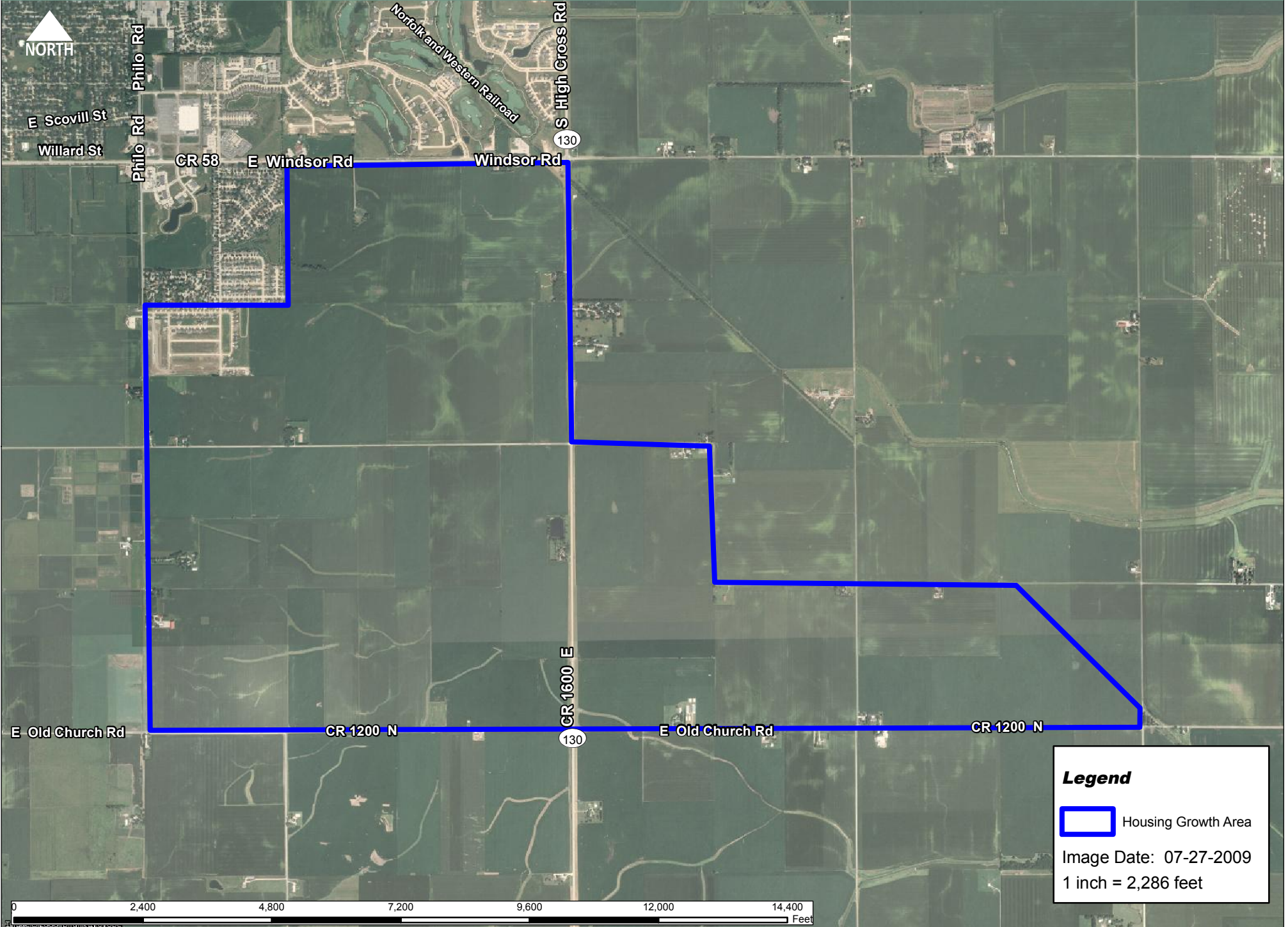
Champaign, IL: Potential Housing Growth Area (2)



Champaign, IL: Potential Housing Growth Area (3)



Urbana, IL: Potential Housing Growth Area (1)



Legend
[Blue Outline] Housing Growth Area
Image Date: 07-27-2009
1 inch = 2,286 feet

