

Addendum E - Housing Growth Over Time

The analysis of housing growth patterns over time can help provide insight into location preferences, possible replacement needs and potential future growth areas. The U.S. Census Bureau has kept housing records since 1870. Since that time, the Census has expanded its interest in housing issues; it now tracks thousands of housing variables and has dedicated a biannual data report, The American Housing Survey, for the sole purpose of maintaining accurate information for the Department of Housing and Urban Development (HUD).

For this analysis, we used past Census data and housing data provided by Environmental Systems Research Institute (ESRI). The housing data provided by ESRI is derived from data acquired by the American Housing Survey. The analysis is a look at housing growth patterns starting with housing built in 1939 or earlier. Each subsequent decade is examined at three levels of geography: Champaign County, the Village of Rantoul and the Cities of Champaign and Urbana. In addition, we use the data to illustrate the likely locations of housing growth in 2015 and beyond.

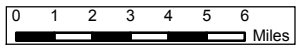
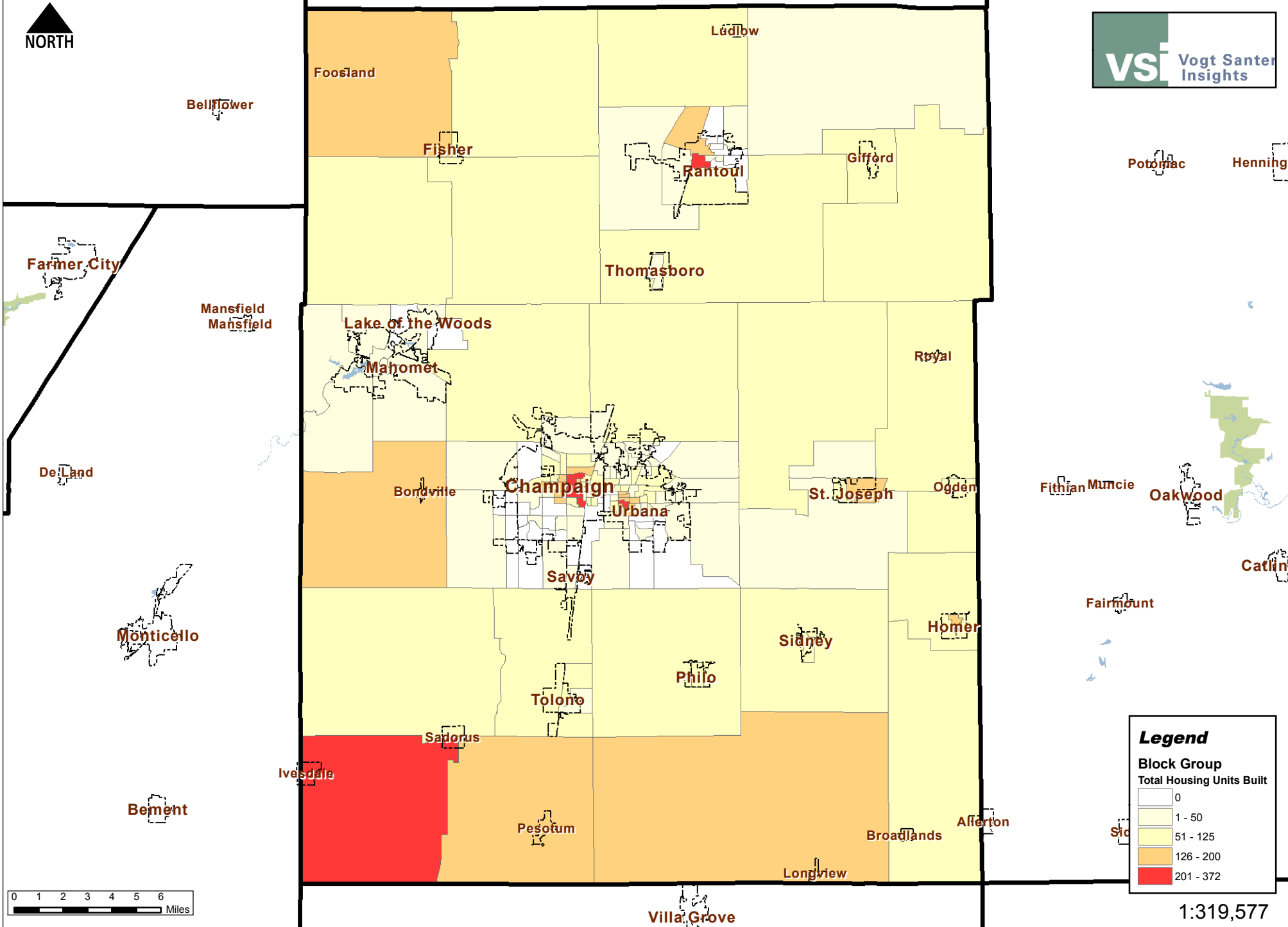
Total Housing Units Built 1939 or Earlier

An examination of housing data indicates that Champaign County had four primary growth nodes prior to 1940: the City of Champaign, the City of Urbana, the Village of Rantoul and the Village of Ivesdale in the southwest corner of the County. This is well illustrated on the map on page E-2.

There were more than 2,100 housing units in the urban core of the City of Champaign prior to 1940. This is the area around the intersection of Springfield Avenue and Prospect Avenue. The City of Urbana was also developing around an established urban core, but the size and pace of the growth were much less than its neighbor to the west. There were just over 1,000 housing units in Urbana's urban core, which can best be identified as the area surrounding the intersection of Washington Street and Orchard Street. Growth for both communities was occurring primarily in the north. The map on page E-3 shows the state of housing in the Champaign-Urbana area prior to 1940.

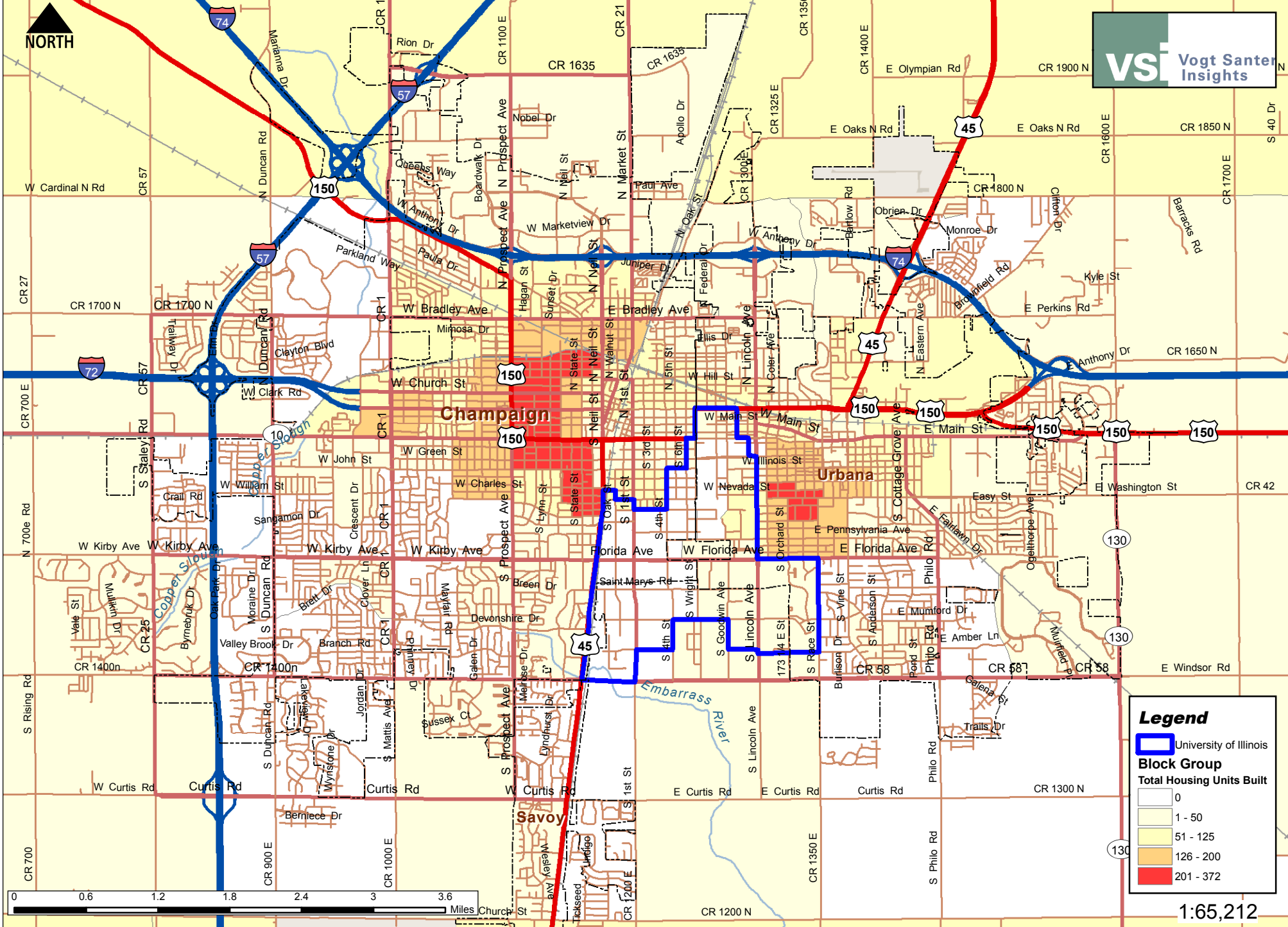
The Village of Rantoul had a relatively healthy housing center that was growing up around the intersection of Wabash Avenue and Century Boulevard. Prior to 1940, there were over 400 housing units in this area (see map on page E-4). Growth up until this point was heaviest on the north side of Rantoul. The Village of Ivesdale and its surroundings were the other active housing nodes prior to 1940. There were 222 housing units in this area at that time.

Champaign County, IL: Total Housing Units Built 1939 or earlier



1:319,577

Champaign-Urbana, IL: Total Housing Units Built 1939 or earlier



Legend

University of Illinois

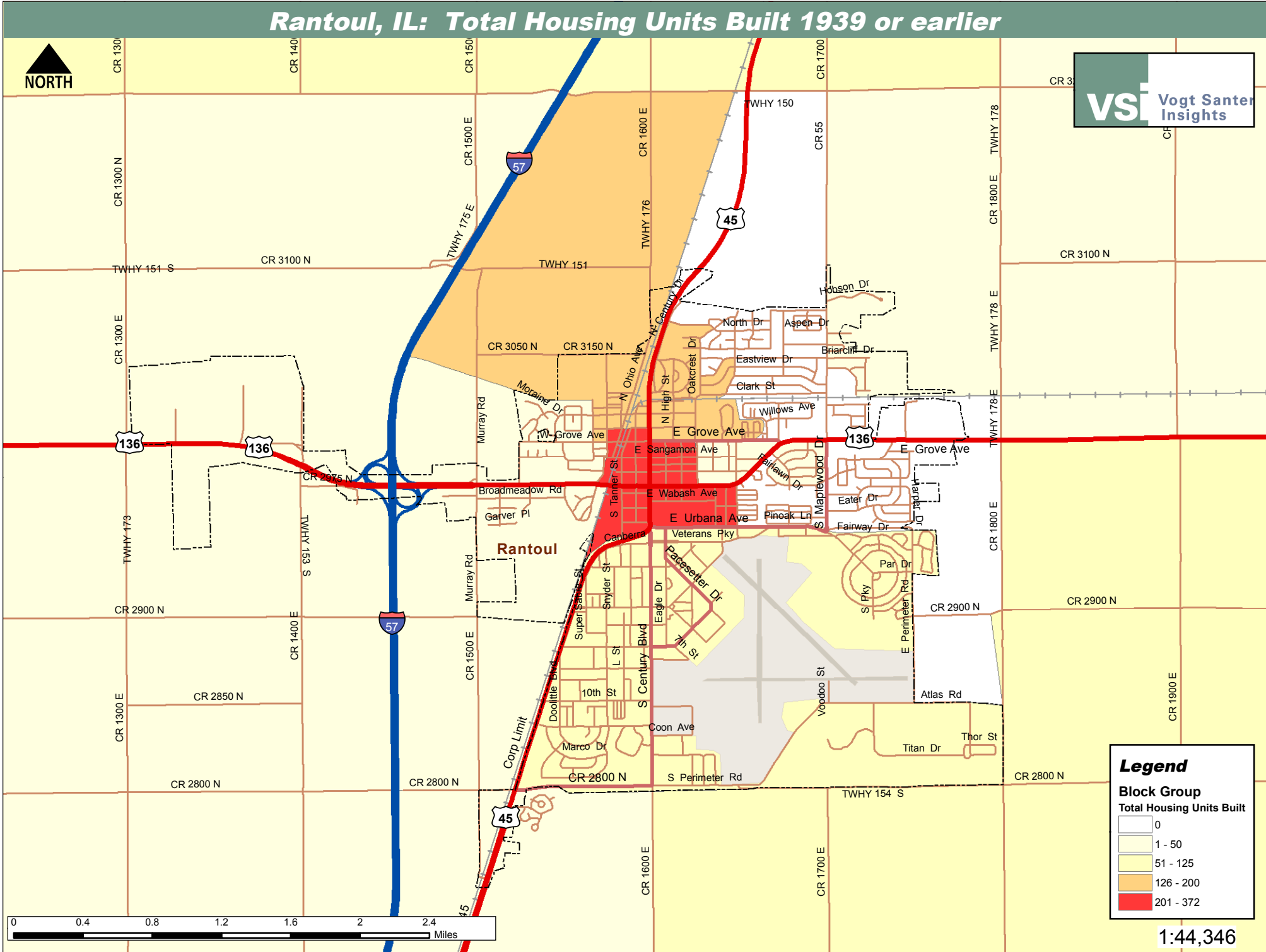
Block Group

Total Housing Units Built

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	51 - 125
	126 - 200
	201 - 372

1:65,212

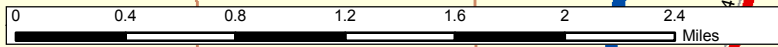
Rantoul, IL: Total Housing Units Built 1939 or earlier



Legend

Block Group
Total Housing Units Built

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Light Yellow	1 - 50
Yellow	51 - 125
Orange	126 - 200
Red	201 - 372



1:44,346

Total Housing Units Built 1940-1969

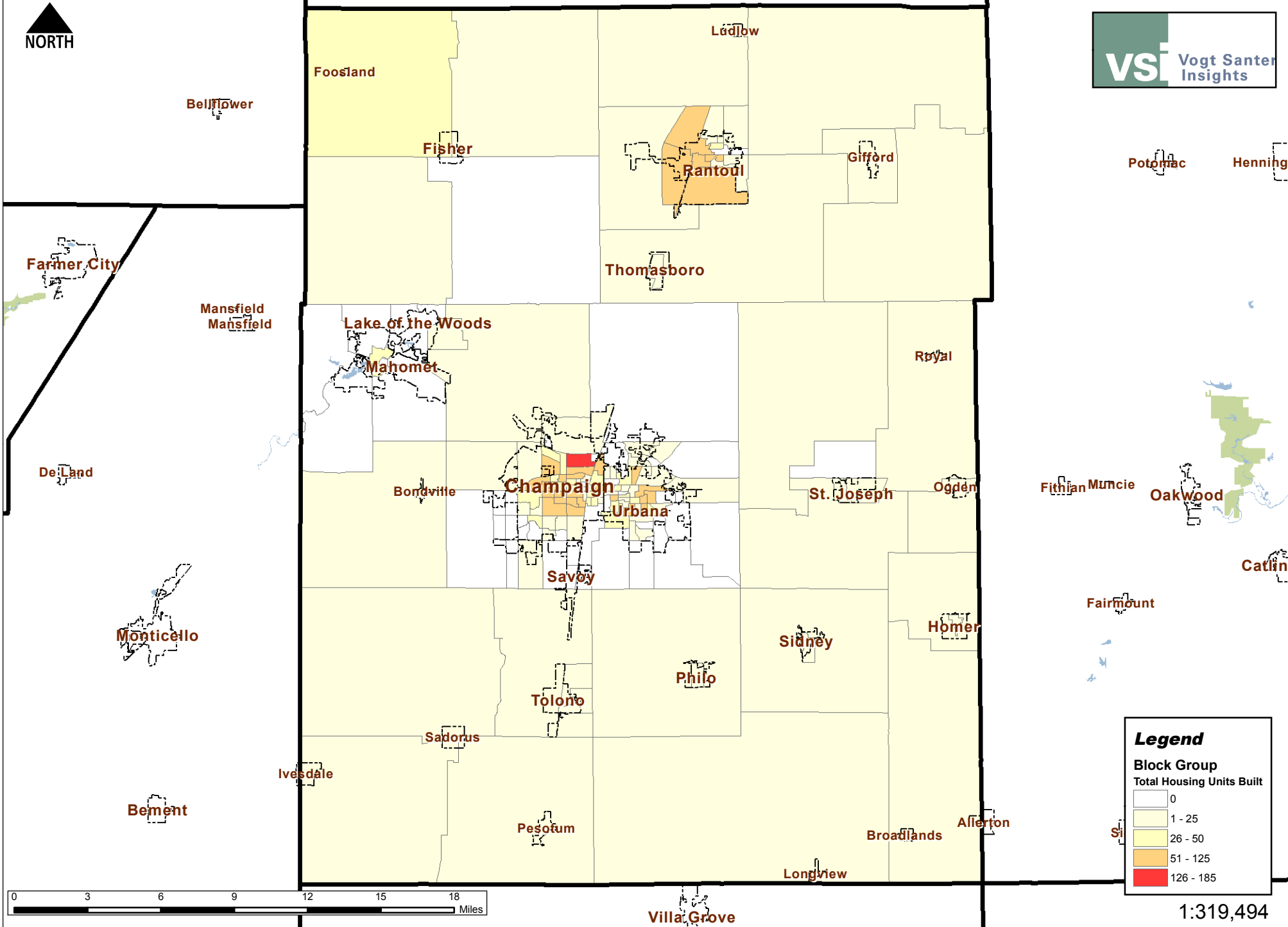
Housing growth in Champaign County for the years 1940 to 1969 was greatest in three primary areas: the City of Champaign, the City of Urbana and the Village of Rantoul. Growth in rural areas was slow as housing development became concentrated around traditional urban centers. The chronology of housing development during this time is illustrated in the maps on pages E-6 to E-14.

The decade of the forties saw the City of Champaign add just over 1,700 housing units, which amounts to an annual increase of approximately 170 housing units per year. That is a good rate of development, but it pales in comparison to the decade of the fifties. From 1950 to 1959, the City of Champaign added over 3,200 housing units – which equates to 320 housing units added per year. Growth during these years was evenly divided between the north and the south. The maps on pages E-7 and E-10 show the growth in the City of Champaign during this time. The decade of the sixties was even more robust than the previous decade. Approximately 4,300 housing units were added during this time. Housing units were being added north and south of Champaign, but this decade saw housing unit growth start to push out toward the west because the location of the City of Urbana was prohibiting further growth on the east side. This can be seen on the map on page E-13. For the period from 1940 to 1969, the City of Champaign added almost 10,000 housing units.

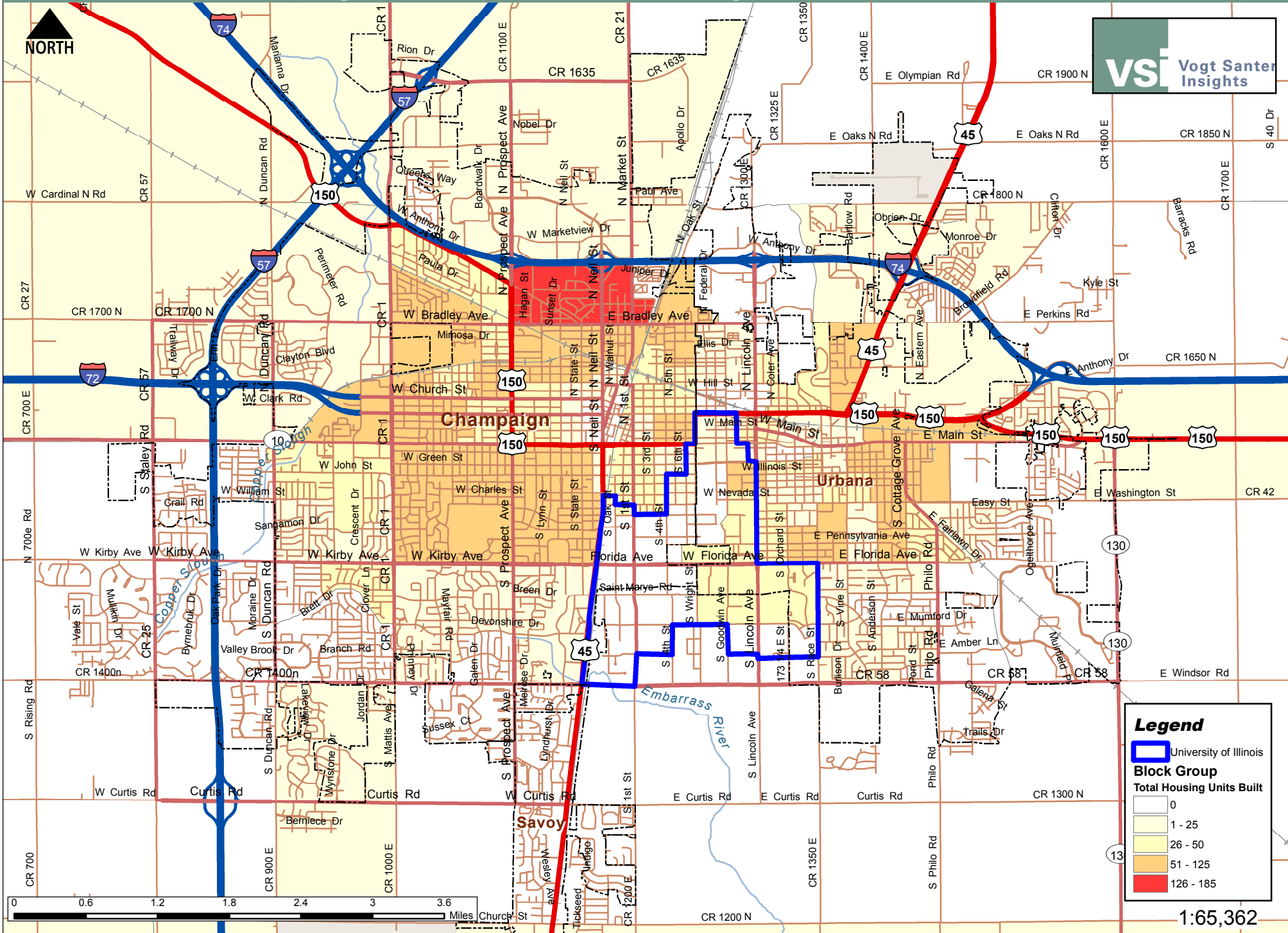
The City of Urbana experienced a healthy amount of growth from 1940 to 1969, but not nearly as much as Champaign. The decade of the forties saw the City of Urbana add approximately 1,000 housing units. The City experienced a higher rate of growth in the fifties – adding over 1,800 housing units during this time. This is approximately 1,400 housing units less than Champaign added during this same time. Geographically, housing was being developed fairly uniformly around the core of the city with a slightly higher rate of growth occurring on the southeast corner. The decade of the sixties saw an explosion of growth similar to that seen in Champaign. The City of Urbana added almost 3,300 housing units during this time. It is also during this time that housing development was primarily taking place on the south side. The evolution of housing in Urbana for the period of 1940 to 1969 can be seen on the maps on pages E-7, E-10 and E-13.

The Village of Rantoul experienced very modest housing growth during the decade of the forties. There were only 421 housing units built during this time. However, the decade of the fifties would be much more prosperous. During this time, over 1,700 housing units were built in Rantoul – much of them around the existing Chanute Air Force Base. The following decade of the sixties continued Rantoul's pattern of steady growth. There were almost 1,900 housing units added during this time. Rantoul's housing development from 1940 to 1969 is documented on the maps on pages E-8, E-11 and E-14.

Champaign County, IL: Total Housing Units Built 1940 - 1949



Champaign-Urbana, IL: Total Housing Units Built 1940 - 1949



Legend

University of Illinois

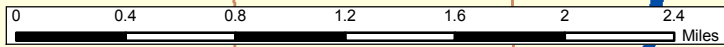
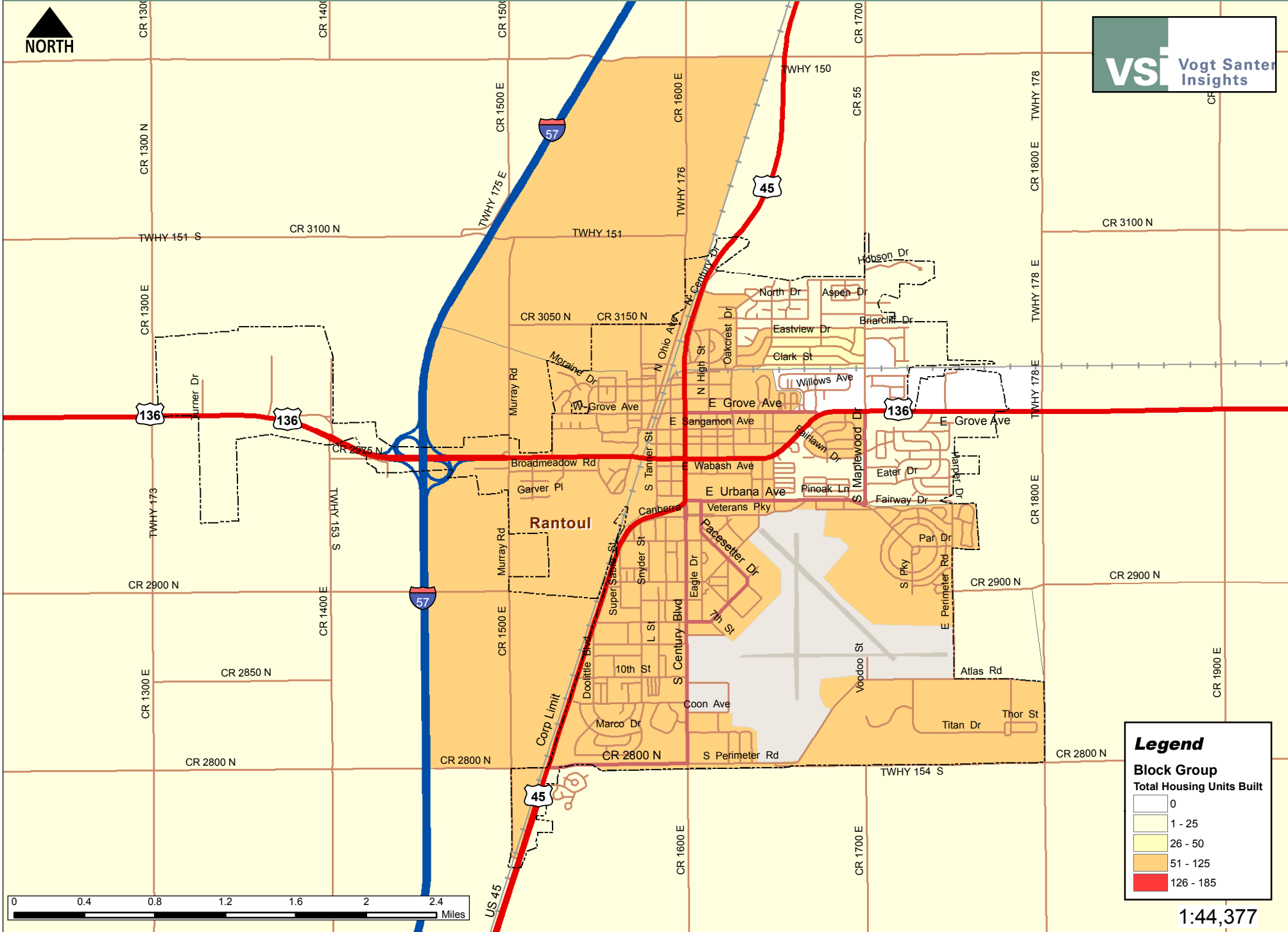
Block Group

Total Housing Units Built

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- 26 - 50
- 51 - 125
- 126 - 185

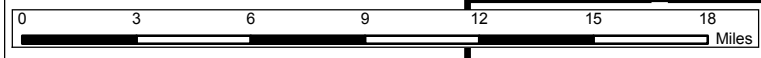
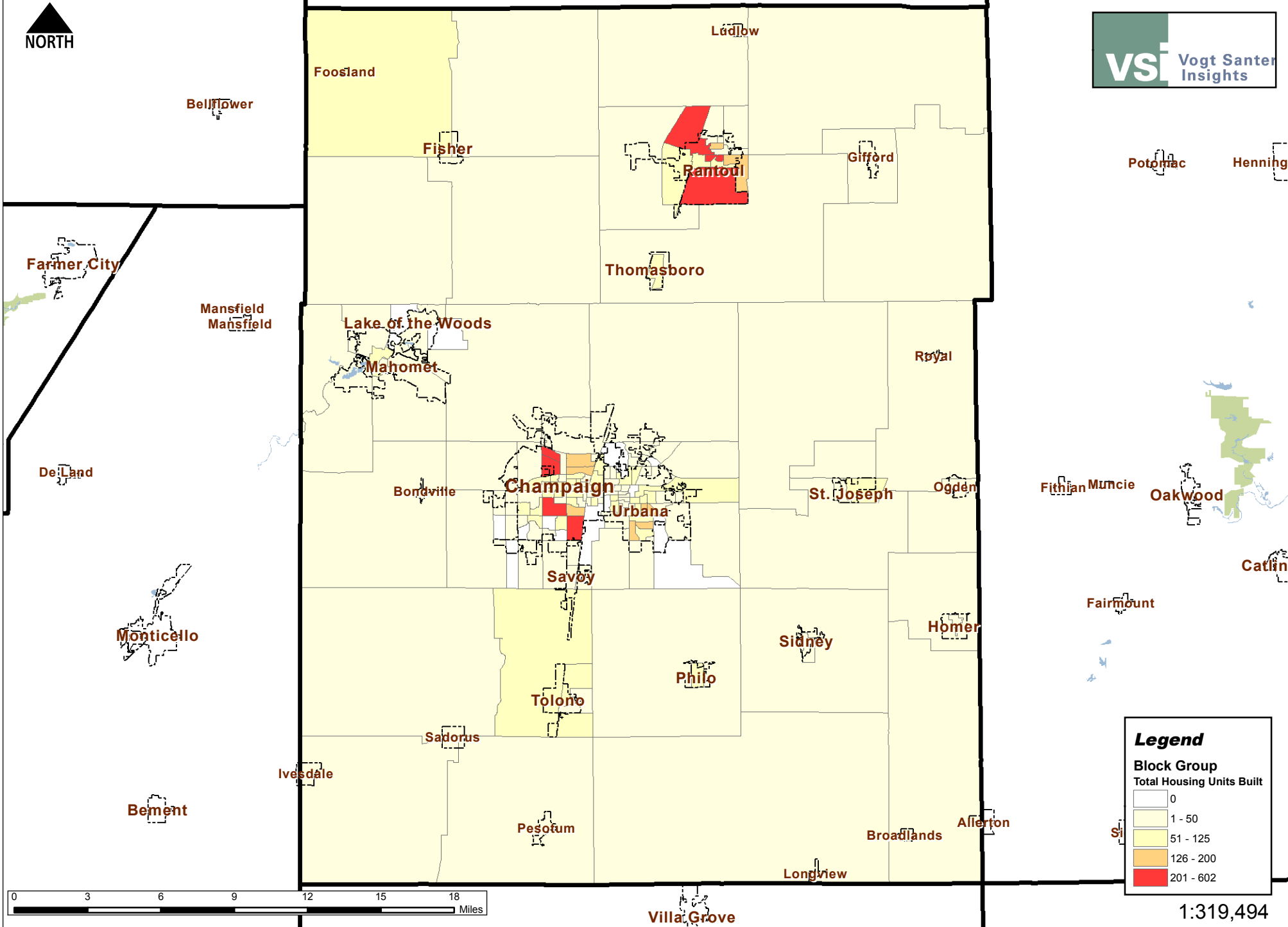
1:65,362

Rantoul, IL: Total Housing Units Built 1940 - 1949



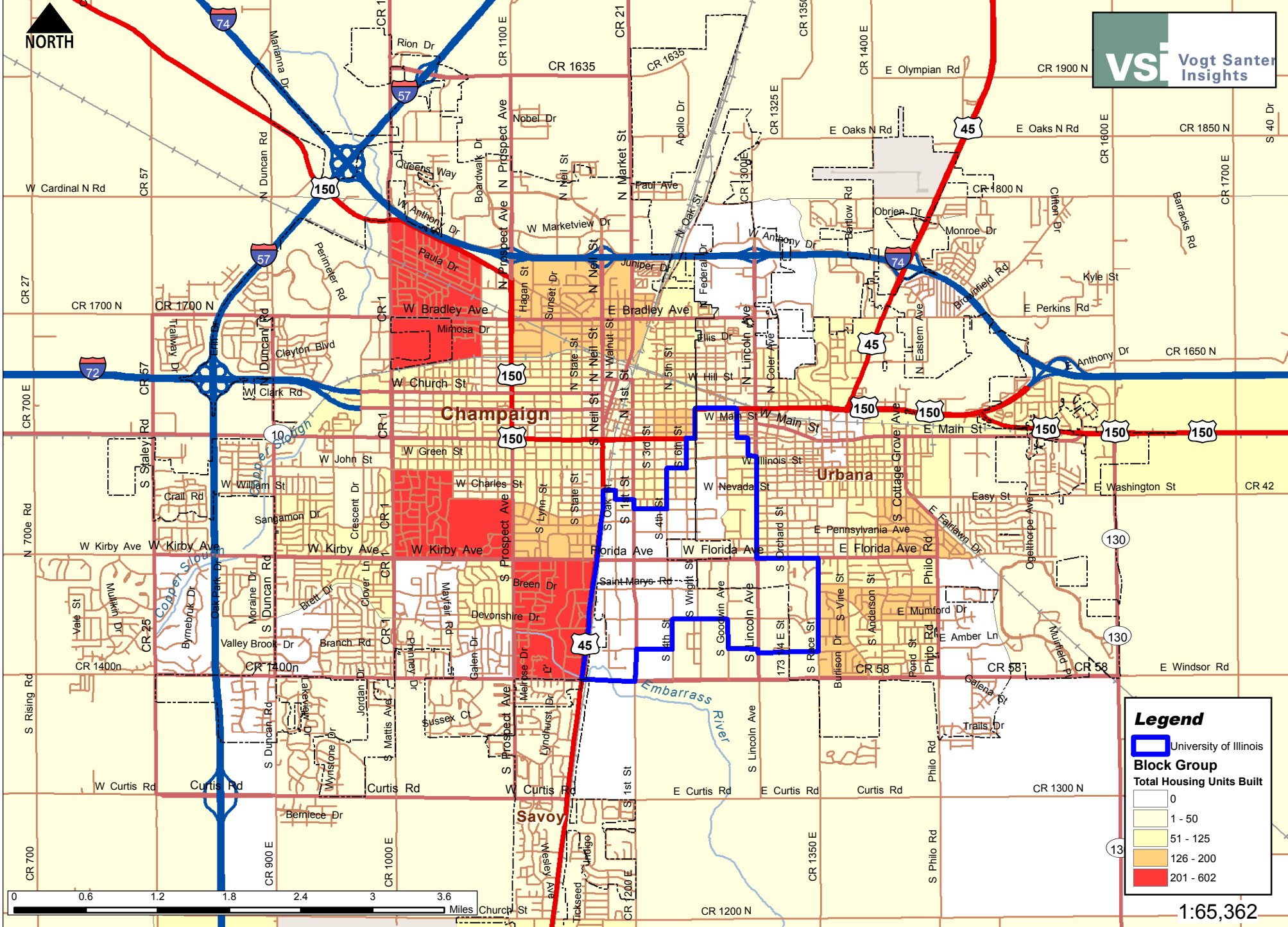
1:44,377

Champaign County, IL: Total Housing Units Built 1950 - 1959



1:319,494

Champaign-Urbana, IL: Total Housing Units Built 1950 - 1959



Legend

University of Illinois

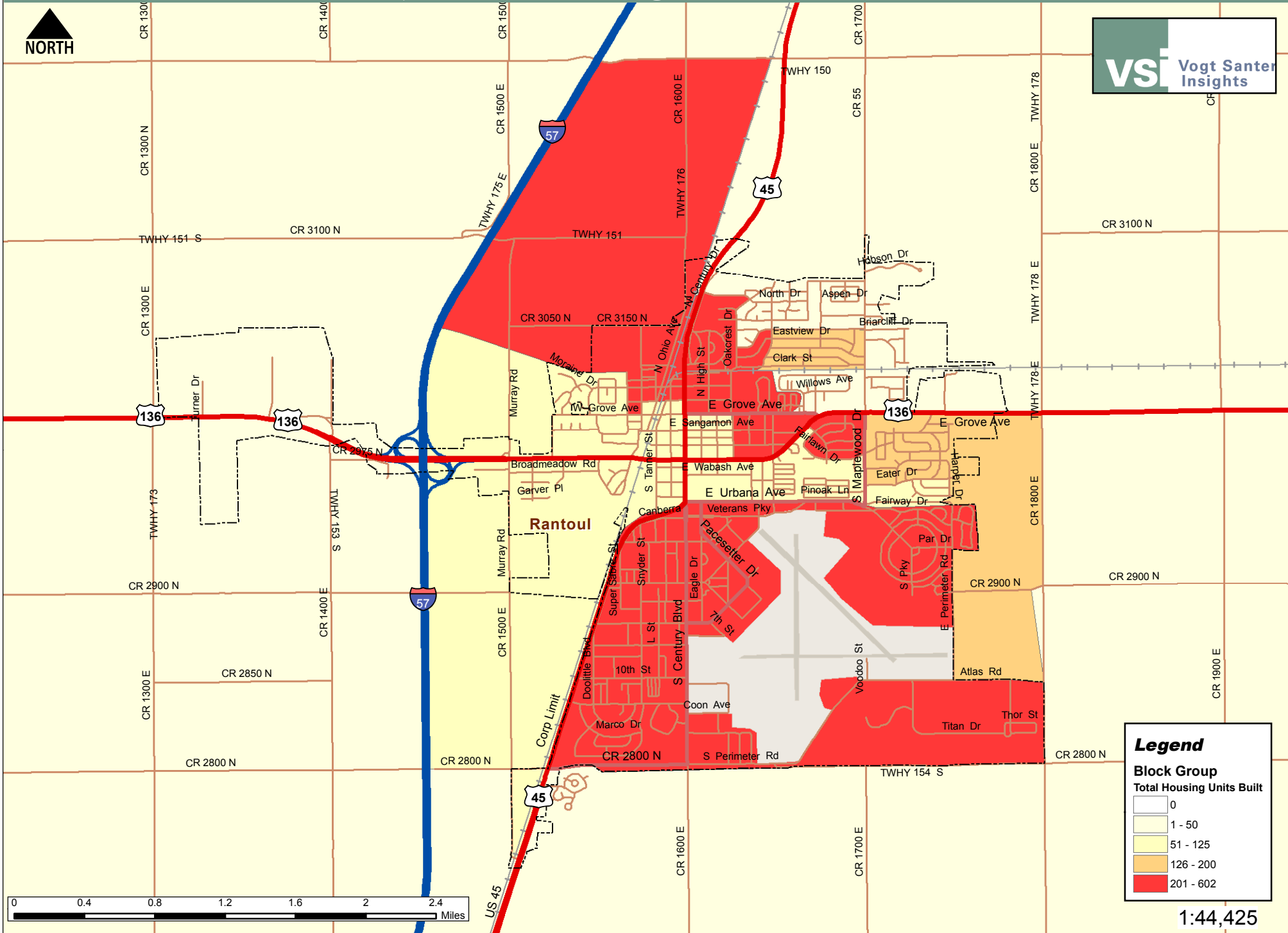
Block Group

Total Housing Units Built

- 0
- 1 - 50
- 51 - 125
- 126 - 200
- 201 - 602

1:65,362

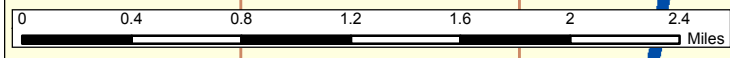
Rantoul, IL: Total Housing Units Built 1950 - 1959



Legend

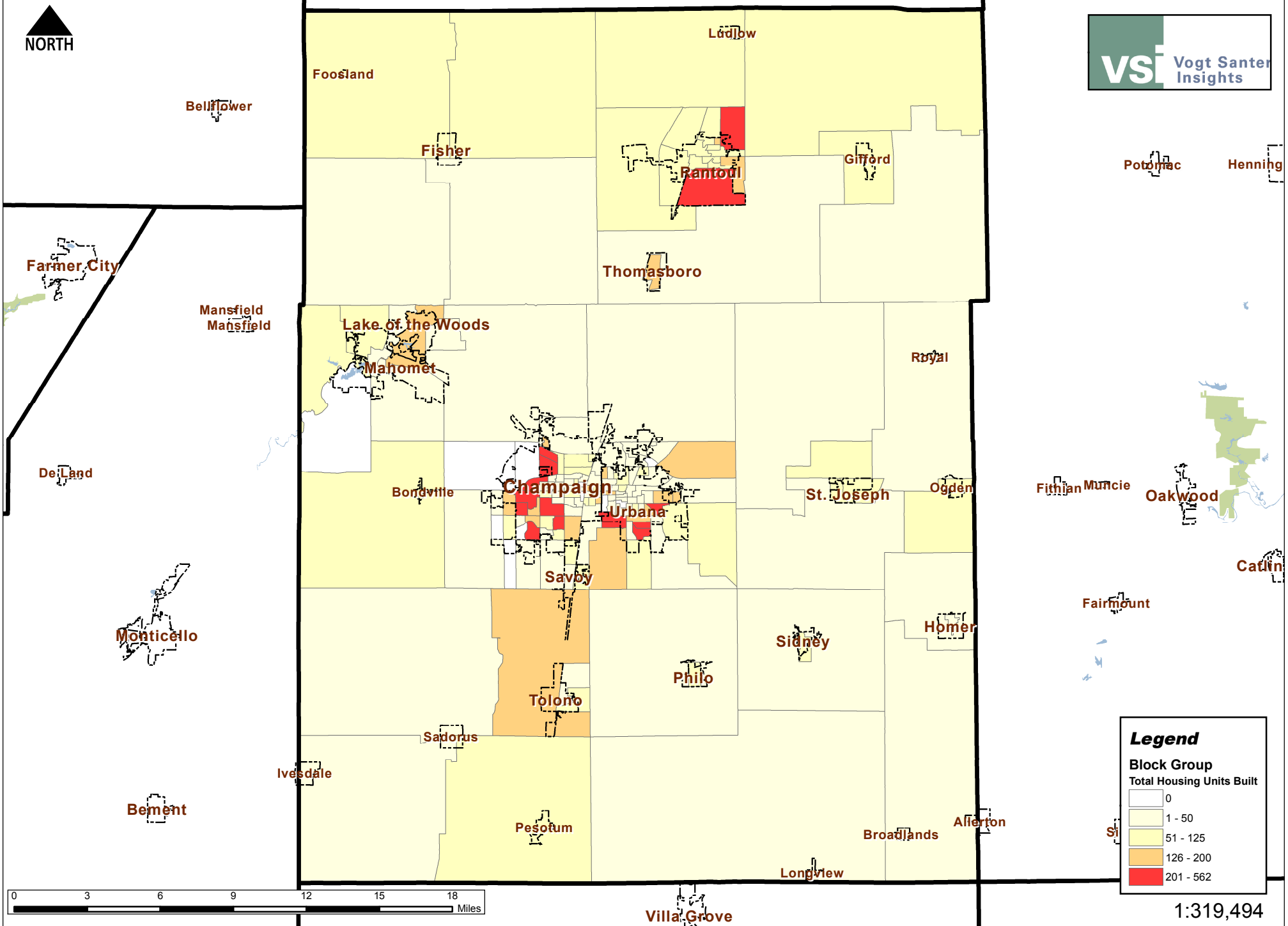
Block Group
Total Housing Units Built

White	0
Light Yellow	1 - 50
Yellow	51 - 125
Orange	126 - 200
Red	201 - 602



1:44,425

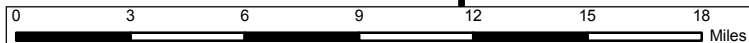
Champaign County, IL: Total Housing Units Built 1960 - 1969



Legend

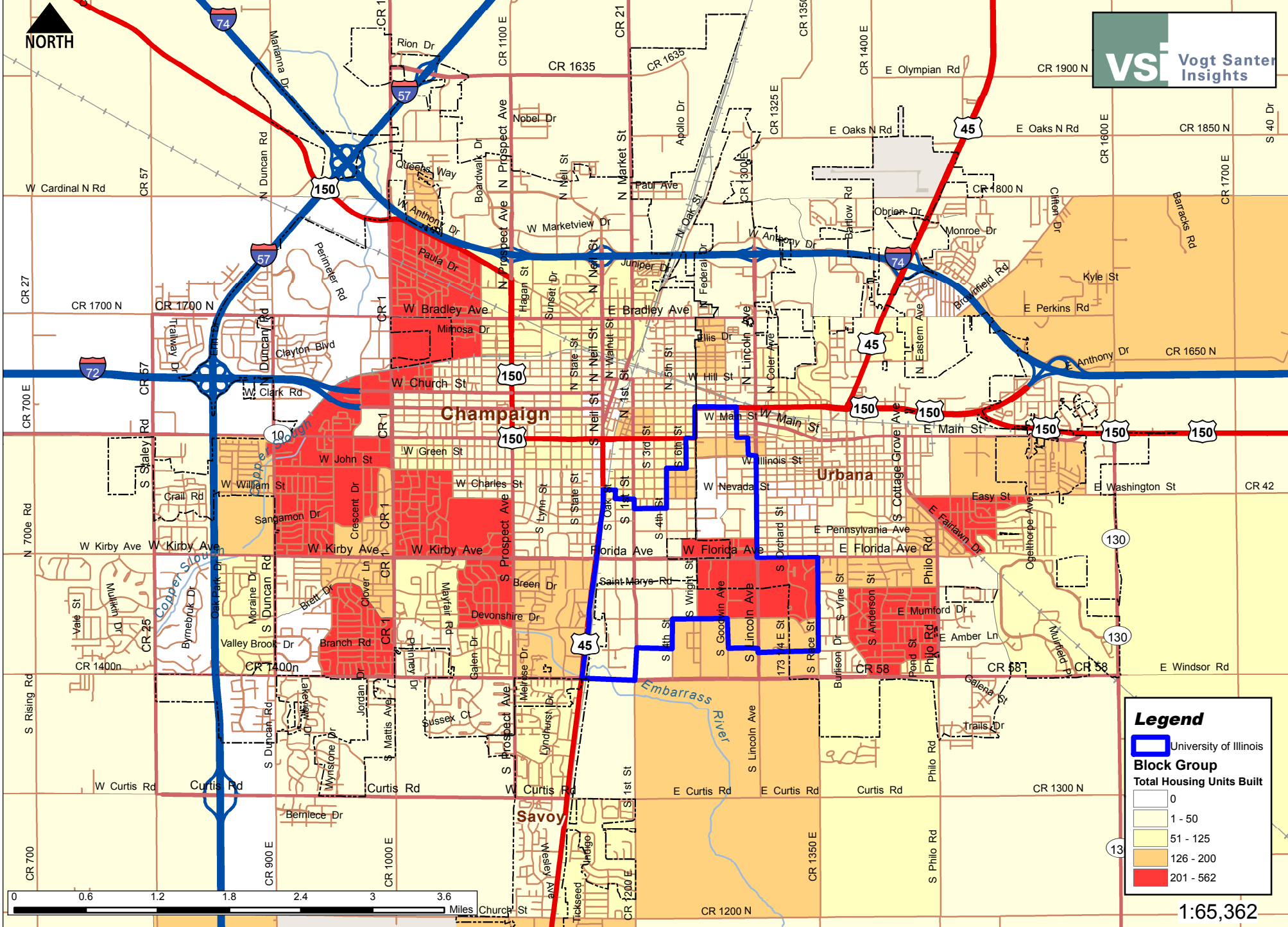
Block Group
Total Housing Units Built

White	0
Light Yellow	1 - 50
Yellow	51 - 125
Orange	126 - 200
Red	201 - 562



1:319,494

Champaign-Urbana, IL: Total Housing Units Built 1960 - 1969



Legend

University of Illinois

Block Group

Total Housing Units Built

- 0
- 1 - 50
- 51 - 125
- 126 - 200
- 201 - 562

1:65,362

Total Housing Units Built 1970-1989

From 1970 to 1989, there were five primary housing growth nodes: the City of Champaign, the City of Urbana, the Village of Rantoul, the Village of Mahomet and the Village of Savoy. Development in traditionally rural areas begins to pick up and households move out of the urban core, a pattern that is occurring nationally during this same time.

The City of Champaign witnessed its greatest period of growth during the decade of the seventies. During this time, approximately 6,900 housing units were added to the existing supply. There were several pockets of growth within Champaign during this time. There were over 1,400 housing units added around the University of Illinois alone. Over 300 units were built along West Bradley Avenue, east of North McKinley Avenue. There were almost 600 housing units constructed in the area south of West Springfield Avenue, between South Mattis Avenue and South Duncan Road. However, the bulk of the development took place south of West Kirby Avenue where almost 2,400 housing units were built. It is also at this time that the Village of Savoy experienced a growth spurt. Almost 800 housing units were constructed in Savoy from 1970 to 1979. The map on page E-17 illustrates the growth that occurred in this area during the seventies.

The decade of the eighties marked the beginning of a period of slowing growth in the City of Champaign. There were over 4,700 housing units added during this period. This is still a very healthy number of new housing units, but it marks the first time since 1940 that Champaign failed to add more housing units than in the previous decade. The campus area added another 1,400 housing units which matches the amount added in the previous decade. Again, growth tended to be on the periphery of Champaign, with most housing units being added on the south side. The map on page E-21 displays the housing growth in Champaign during the eighties.

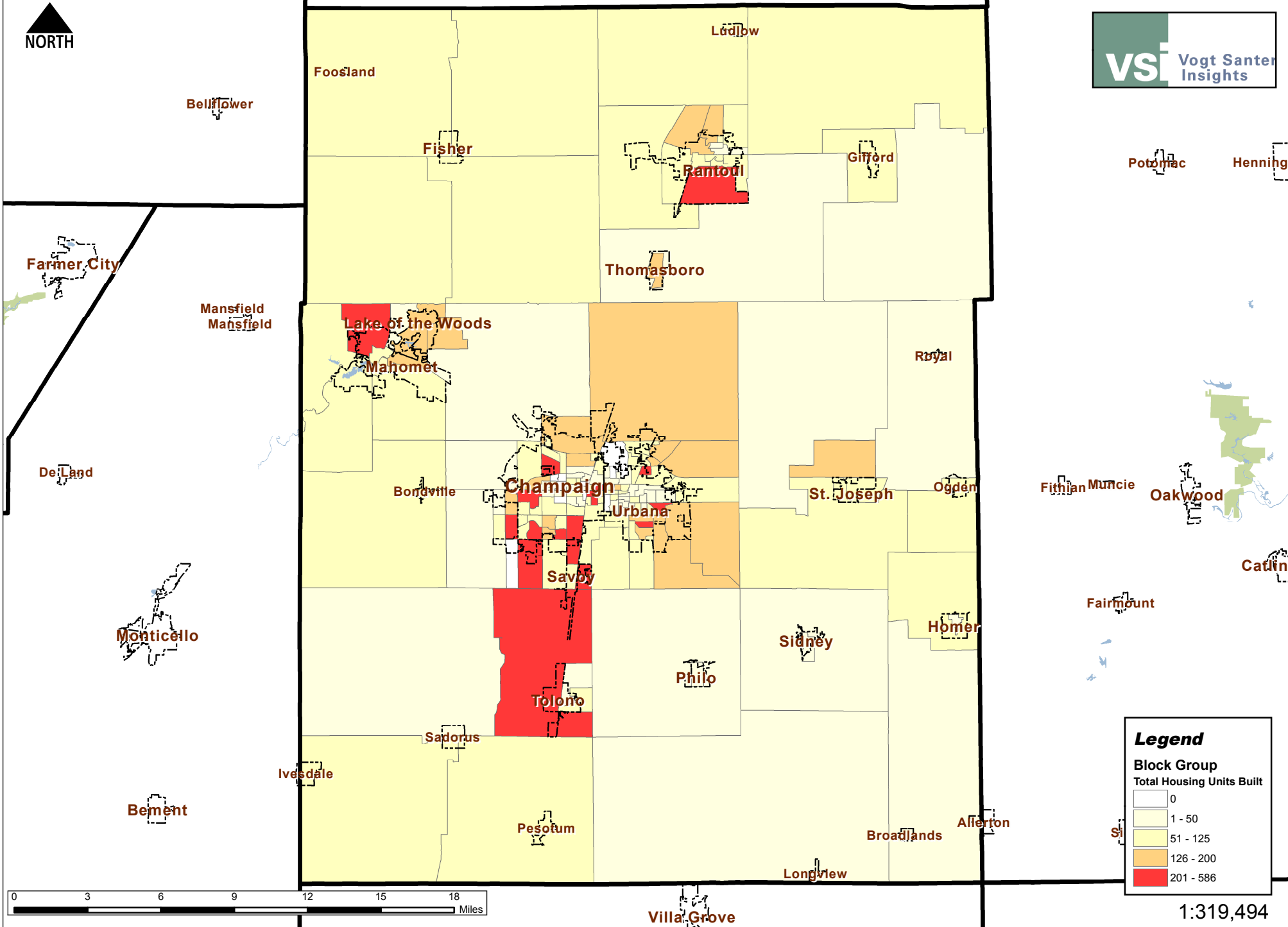
Much like the City of Champaign, the City of Urbana saw its greatest housing growth during the decade of the seventies. During this time, Urbana added almost 4,000 housing units. The highest growth occurred on the north and south sides of the community. There were three areas in Urbana where most of the growth occurred. There were over 200 units added in the area east of U.S. 45 (North Cunningham Avenue) and west of North Eastern Avenue. Approximately 340 housing units were added in the area bound by East Washington Avenue and Philo Road\Norfolk and Western Railroad tracks. There were 350 housing units added in the area bound by East Colorado Avenue on the north, East Mumford Drive on the west and south and Philo Road on the west.

The City of Urbana also experienced a period of slowed growth in the decade of the eighties. During this decade, there were just under 3,000 housing units added in Urbana. This is the first time since 1940 Urbana failed to add more housing units than in the previous decade. The most significant pockets of growth occurred to the north and south. There were over 600 housing units added in the area east of Cunningham Avenue and north and south of Interstate 74. There was also a pocket of modest growth (over 200 housing units) in the area near the intersection of Philo Road and East Windsor Road. This can be seen on the map on page E-21.

The Village of Rantoul continued to grow throughout the decade of the seventies. During this time, there were over 1,200 housing units built – most of them in the area around Chanute Air Force Base where there were around 300 housing units built. This is the first time that Rantoul did not add more housing units than in the previous decade.

The Village of Mahomet experienced a growth spurt in the decade of the seventies. There were over 1,000 housing units added in this area during this time period. This is significant because, up until this time, the U.S. Census Bureau had only recorded a total of approximately 700 housing units within the same area. The decade of the eighties was just as incredible as the previous decade. There were almost 1,000 housing units added in the Mahomet area. Between the years of 1970 and 1989, the area that includes the Village of Mahomet tripled in size. Households that would have otherwise built homes in and around the Champaign-Urbana area were instead choosing to build 6.0 miles to the northwest. This growth pattern is illustrated on the maps on pages E-17 and E-20.

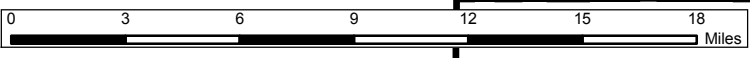
Champaign County, IL: Total Housing Units Built 1970 - 1979



Legend

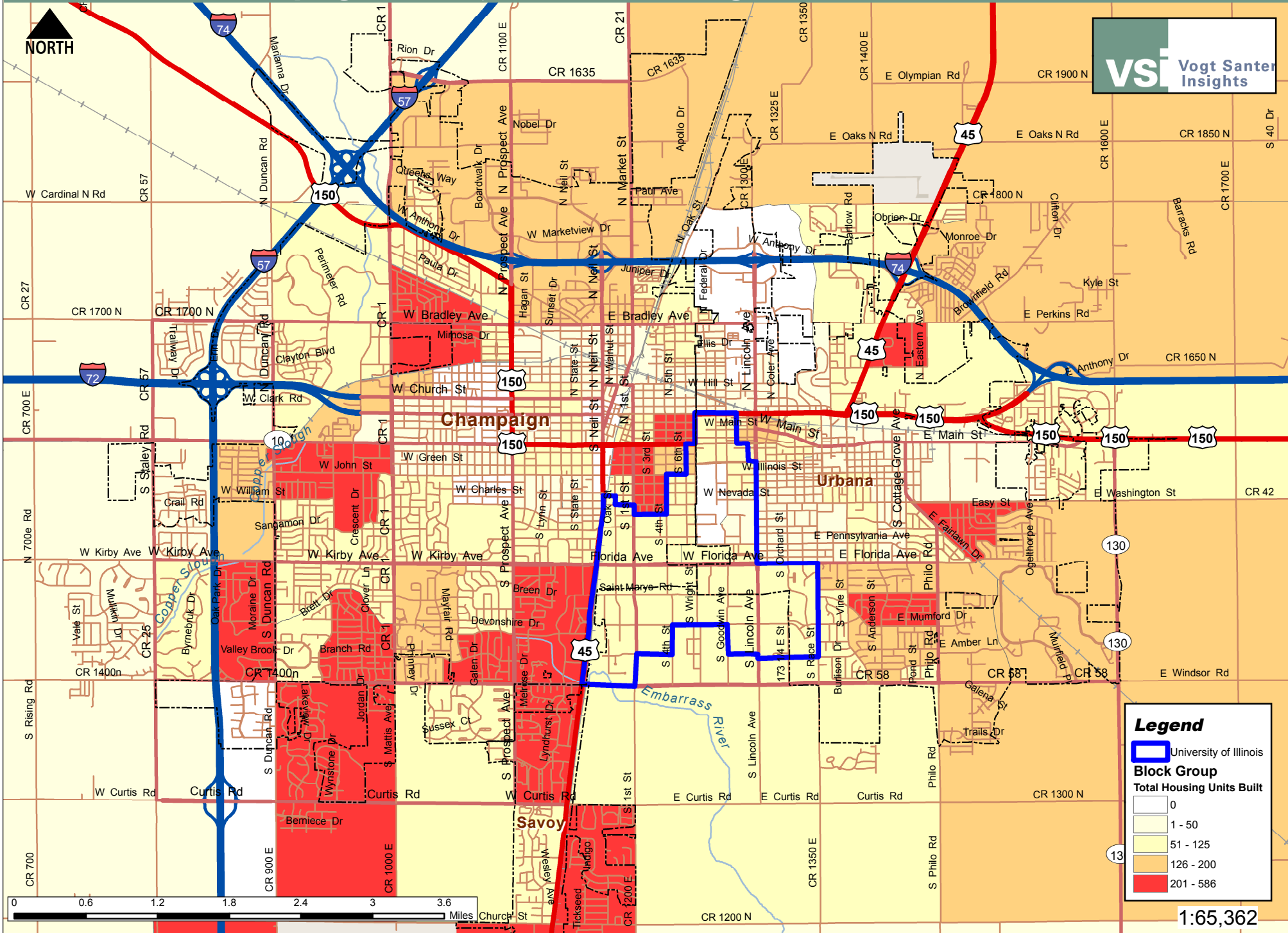
Block Group
Total Housing Units Built

White	0
Light Yellow	1 - 50
Yellow	51 - 125
Orange	126 - 200
Red	201 - 586



1:319,494

Champaign-Urbana, IL: Total Housing Units Built 1970 - 1979



Legend

University of Illinois

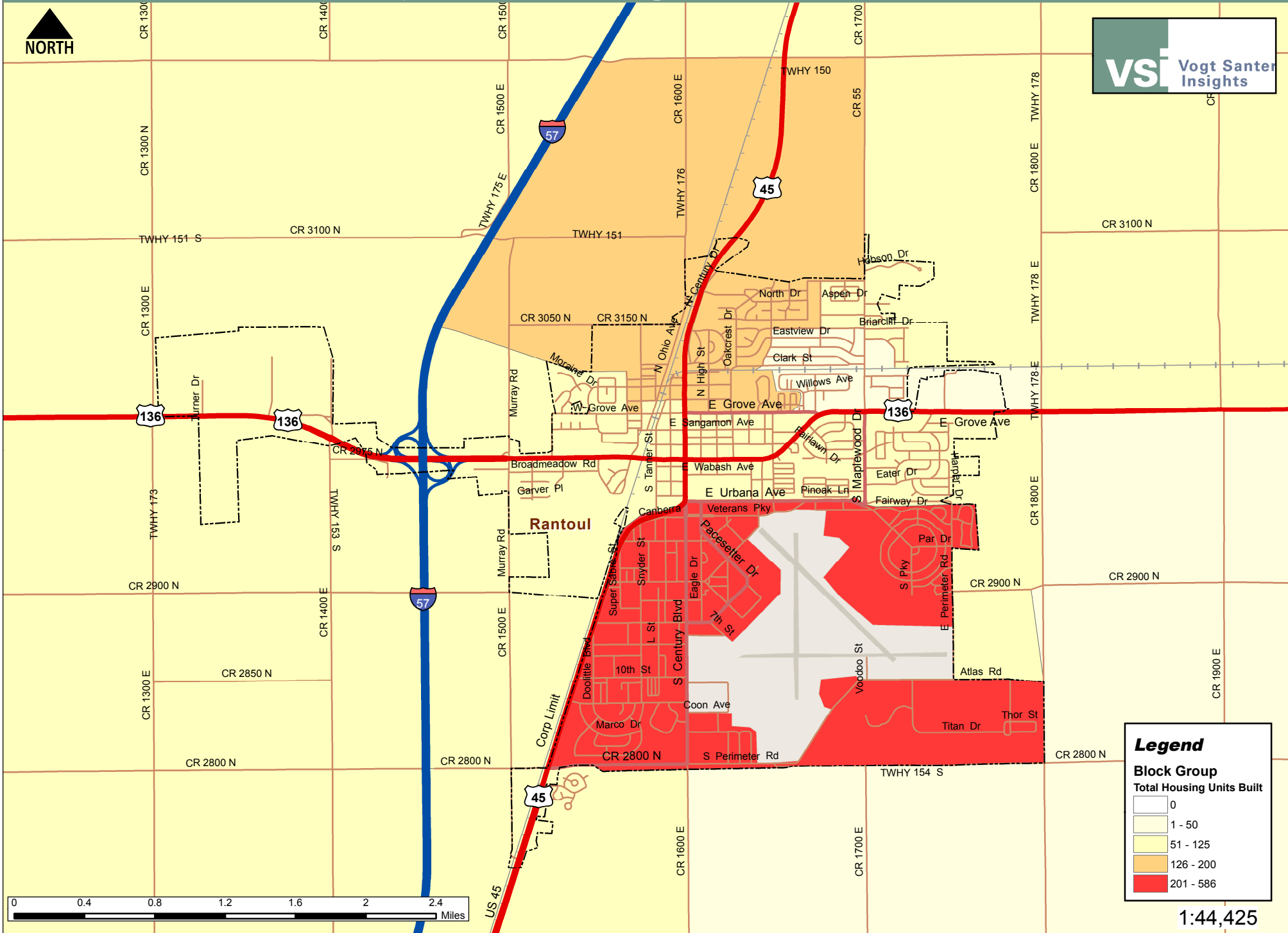
Block Group

Total Housing Units Built

	0
	1 - 50
	51 - 125
	126 - 200
	201 - 586

1:65,362

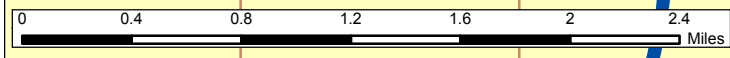
Rantoul, IL: Total Housing Units Built 1970 - 1979



Legend

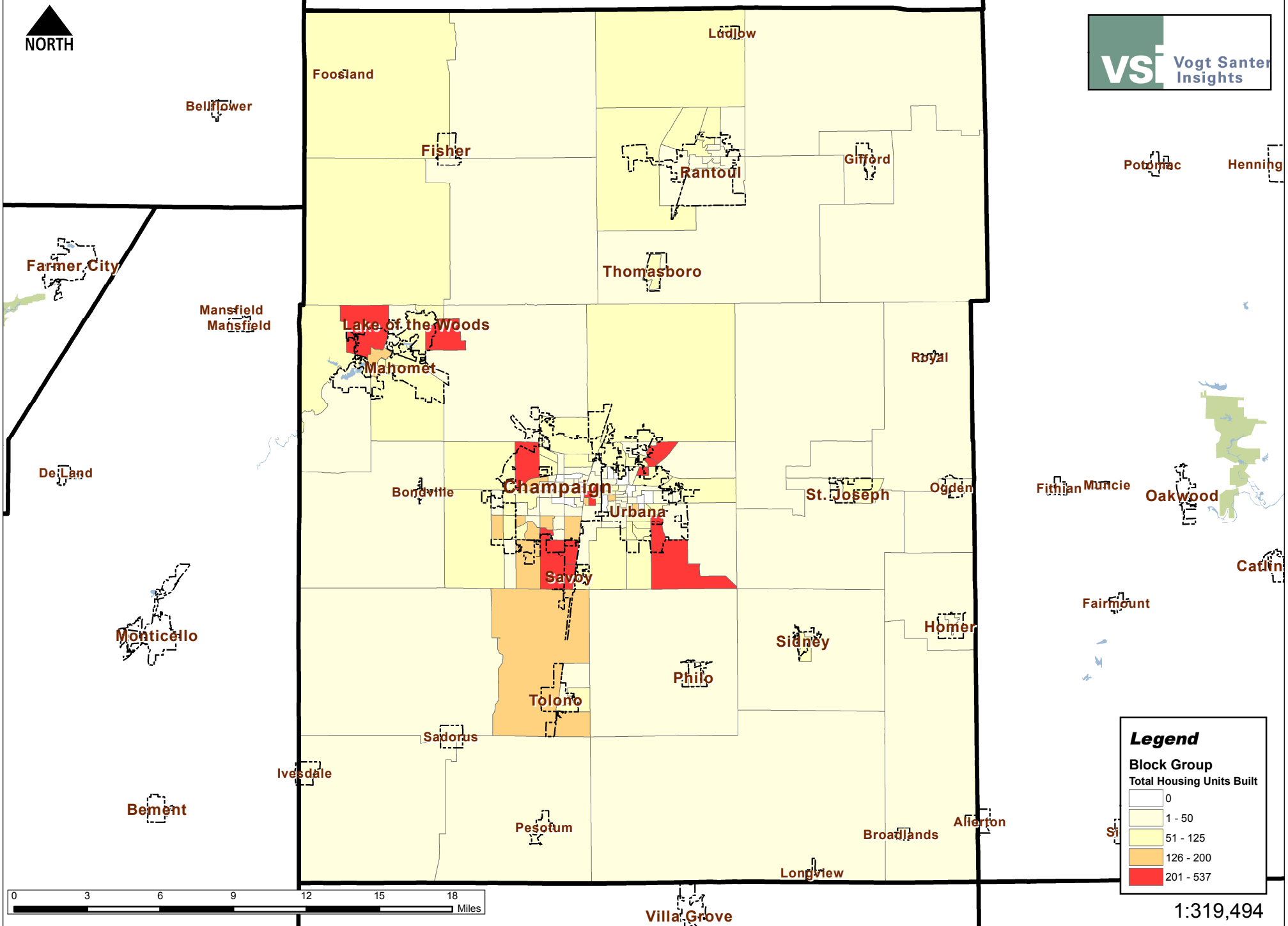
Block Group
Total Housing Units Built

White	0
Light Yellow	1 - 50
Yellow	51 - 125
Orange	126 - 200
Red	201 - 586



1:44,425

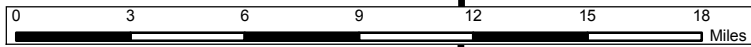
Champaign County, IL: Total Housing Units Built 1980 - 1989



Legend

Block Group
Total Housing Units Built

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



1:319,494