

Population and Housing

Introduction:

Demographic analysis provides information on the community that the City provides services for. This provides a basis for making decisions that best accommodate the growth and change in the population over time. Champaign has a population profile that is unlike many other Midwestern communities of similar size because of the impact of the University of Illinois. This impact can be seen in the lower median age, increased racial and ethnic diversity and higher median level of education of the residents of Champaign.

To determine changes that can be expected in the future, national trends and historical local population profiles provide insight. Data from previous decennial census counts, studies by state agencies and other sources provide this information.

In response to new residential development that occurred after the 2000 decennial census, the City conducted a special census in 2007. A decennial census, which happens every ten years throughout the United States, counts every resident. The 2007 special census only counted residents living in areas that were constructed or annexed after 2000. Because the information in the special census does not account for changes in all parts of the City, the existing conditions report will use decennial census data for most analysis. This is done in an effort to more accurately assess long-term trends.

Note: Following the 2000 census, a correction was made to the total City of Champaign population, changing the total from 67,518 to 67,959. Demographic analysis, like age and education, will use the original total of 67,518 people.

Population Growth:

The population of Champaign has grown steadily since 1900. Between the years 1940 and 1950, population growth was nearly 70%, jumping from about 23,000 people to nearly 40,000 people, thanks to the “Baby Boom” following the end of World War II. Champaign has experienced positive population growth since the City was established. Since 1980, population has steadily increased at an average annual rate of approximately 0.85% growth.

The 2007 special census indicates more rapid growth occurred between 2000 and 2007. The 2007 population of 75,254 people exceeds the population projections found in the City’s 2002 Comprehensive Plan. Projections from 2002 show the 2010 population at 71,751 and the 2020 population at 75,732 people. The special census only includes residents in identified newly constructed or annexed areas. The 2010 decennial census will show changes that occurred throughout the City since 2000.

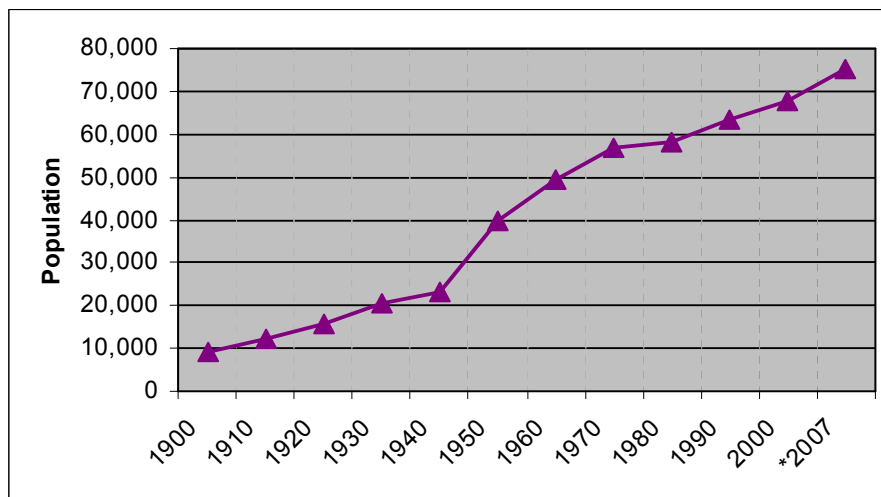
Table 2-1: Population Change for the City of Champaign, 1900-2007

Year	Population	Change	% Change
1900	9,098	n/a	n/a
1910	12,421	3,323	36.5%
1920	15,873	3,452	27.8%
1930	20,348	4,475	28.2%
1940	23,302	2,954	14.5%
1950	39,563	16,261	69.8%
1960	49,583	10,020	25.3%
1970	56,632	7,049	14.2%
1980	58,133	1,501	2.7%
1990	63,502	5,369	9.2%
2000	67,959	4,457	7.0%
*2007	75,254	7,295	10.7%

Source: U.S. Census Bureau Decennial Census, 1900-2000

*Source: U.S. Census Bureau Champaign Special Census 2007

Figure 2-1: Population Change for the City of Champaign, 1900-2007



Population Change in Surrounding Communities:

Between 1990 and 2000, the population of nearby communities in Champaign County changed significantly. Residential growth has continued in many communities since 2000, causing Champaign, Urbana and Savoy to conduct special census counts in recent years. Due to the closure of the Chanute Air Force Base in 1993, Rantoul lost over 4,000 people between 1990 and 2000, though the total population appears to have stabilized at this time. The effect of recent population growth and loss will not be fully understood until the results of the 2010 census are compiled.

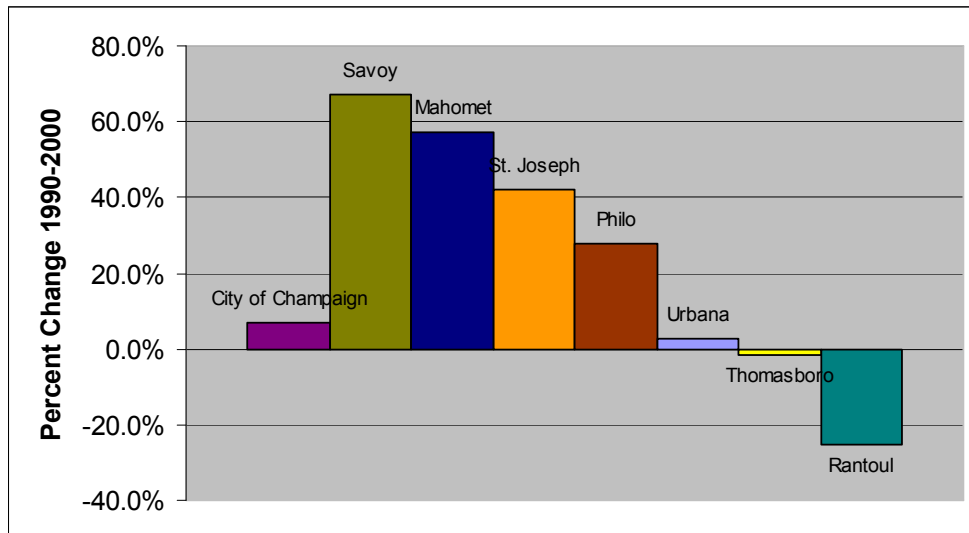
When looking at Figure 2-3 it is important to note that Savoy, Mahomet, St. Joseph and Philo all have populations under 5,000 people, while Champaign's population in 2000 was nearly 70,000. The total population growth of Champaign between 1990 and 2000 was 4,457 people or a 7.0% increase over 10 years.

Table 2-2: Population Change in Surrounding Communities, 1990-2000

Place	1990	2000	Change	Percent Change
United States	248,709,873	281,421,906	32,712,033	13.2%
Illinois	11,430,602	12,419,293	988,691	8.6%
Champaign County	173,025	179,669	6,644	3.8%
City of Champaign	63,502	67,959	4,457	7.0%
Mahomet	3,103	4,877	1,774	57.2%
Philo	1,028	1,314	286	27.8%
Rantoul	17,212	12,857	-4,355	-25.3%
Savoy	2,674	4,476	1,802	67.4%
St. Joseph	2,052	2,912	860	41.9%
Thomasboro	1,250	1,233	-17	-1.4%
Urbana	36,344	37,362	1,018	2.8%

Source: U.S. Census Bureau, 1990 and 2000 Census of the Population

Figure 2-2: Percent Population Change in Surrounding Communities, 1990-2000



University of Illinois and Parkland College Enrollment:

Although the University of Illinois and Parkland College student population may not be permanent, they are an important segment of the Champaign population. Though the student population for each may be different, total enrollment at both institutions has increased since 1999.

University of Illinois: The University of Illinois is the state flagship institution of higher education. It offers undergraduate and graduate level degrees. Between 2000/01 – 2007/08, total on-campus student enrollment increased by over 4,100 people. This increase was not reflected in the recent special census. The ratio of undergraduates to graduates has remained steady over the study period, with approximately 75% undergraduates and 25% graduate students. Since 2000, the number of minority students has increased by just over one percent and the number of international students has increased by 3%.

Table 2-3: University of Illinois Enrollment, 1998-2008

	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
Total Enrolled Students	37,297	37,746	38,028	38,749	39,440	39,864	40,348	41,269	42,093	41,976
Enrolled undergrads	27,562	27,964	27,980	28,208	28,373	28,699	29,291	30,457	30,954	30,705
% Enrolled ugrad	74%	74%	74%	73%	72%	72%	73%	74%	74%	73%
Enrolled grad students	8,794	8,821	9,049	9,480	10,013	10,100	9,986	9,783	10,094	10,261
% Enrolled grad	24%	23%	24%	24%	25%	25%	25%	24%	24%	24%

Source: University of Illinois Campus Profile: <http://www.dmi.uiuc.edu/cp/>

Table 2-4: University of Illinois Student Characteristics, 1998-2008

Item Name	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
Students (on-campus majors)	36,303	36,690	36,936	37,684	38,263	38,747	39,626	40,670	41,342	41,135
Minority students	4,231	4,271	4,323	4,214	4,349	4,721	4,677	4,816	5,117	5,085
% Minority students	11.7%	11.6%	11.7%	11.2%	11.4%	12.2%	11.8%	11.8%	12.4%	12.4%
International students	3,240	3,415	3,777	4,283	4,552	4,755	4,753	4,809	5,081	5,202
% International	9%	9%	10%	11%	12%	12%	12%	12%	12%	13%
Women students	16,771	17,118	17,314	17,606	17,914	18,102	18,568	18,989	19,351	19,364
% Women students	46%	47%	47%	47%	47%	47%	47%	47%	47%	47%
*Nonresident ugrad	2,451	2,478	2,593	2,855	2,969	3,272	3,360	3,370	3,353	3,315
% Nonresident ugrad	8.9%	8.9%	9.3%	10.2%	10.5%	11.5%	11.5%	11.1%	10.8%	10.8%
*Nonresident grad	5,035	5,122	5,379	5,657	5,916	6,131	6,105	6,150	6,280	6,234
% Nonresident grad	63.7%	65%	66.8%	66.5%	66%	67.3%	65.9%	66.9%	67.1%	66.1%

* A Nonresident is a student who is from outside Illinois for tuition purposes

Source: University of Illinois Campus Profile: <http://www.dmi.uiuc.edu/cp/>

Parkland College: Parkland College is a community college that offers non-credit courses, certificate and two-year degrees and transfer programs. It serves Community College District 505, which stretches north to Piper City, east to Ogden, south to Arcola and west to LeRoy. Anyone can enroll at Parkland, but in-district residents receive lower tuition rates.

Table 2-5: Parkland College Enrollment and Student Characteristics, 1999-2007

	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
Total Students	8,143	8,026	8,482	9,539	9,245	9,536	9,752	9,336	9,407
Full Time	3,721	3,751	3,961	4,476	4,679	4,614	4,536	4,431	4,345
% Full Time	45.7%	46.7%	46.7%	46.9%	50.6%	48.4%	46.5%	47.5%	46.2%
Part Time	4,422	4,275	4,521	5,063	4,566	4,922	5,216	4,905	5,062
% Part Time	54.3%	53.3%	53.3%	53.1%	49.4%	51.6%	53.5%	52.5%	53.8%
Residency									
In-district	6,387	6,277	6,541	7,389	7,110	7,218	7,211	6,931	6,757
% In-district	78.4%	78.2%	77.1%	77.5%	76.9%	75.7%	73.9%	74.2%	71.8%
Out-of-district	1,350	1,340	1,490	1,592	1,606	1,921	2,103	2,010	2,221
% Out-of-district	16.6%	16.7%	17.6%	16.7%	17.4%	20.1%	21.6%	21.5%	23.6%
Out-of-state	82	85	100	119	117	110	105	85	121
% Out-of-state	1.0%	1.1%	1.2%	1.2%	1.3%	1.2%	1.1%	0.9%	1.3%
Foreign country	323	324	351	438	391	287	333	310	307
% Foreign country	4.0%	4.0%	4.1%	4.6%	4.2%	3.0%	3.4%	3.3%	3.3%

Source: Parkland College Office of Institutional Accountability and Research, <http://www.parkland.edu/oire/e1.htm>

Age:

The age distribution of the population is greatly affected by the University of Illinois student population. According to the City’s 2007 Analysis of Impediments to Fair Housing, 32% of the City’s total population is between 18 and 24 years of age. Of the total 21,409 people in that age bracket, approximately 73% of them lived in the University District.

Conversely, only 8.5% of the population is over 65 years of age. The portion of the population between ages 30 and 39 decreased while the population between 40 and 59 increased since 1990. This follows the national trend of the aging Baby-Boom population, born between 1946 and 1964. In 2000, a person born in 1946 would be 54 years of age, while a person born in 1964 would be 36 years of age. In 2010, they will be 64 and 46 respectively.

Total City population growth is not evenly distributed amongst age groups. The population 5 years and under shows a slight decline since 1990 by 1.0%, while the City’s total population grew by 7.0%.

Figure 2-3: Population by Age Cohort, 1990 and 2000

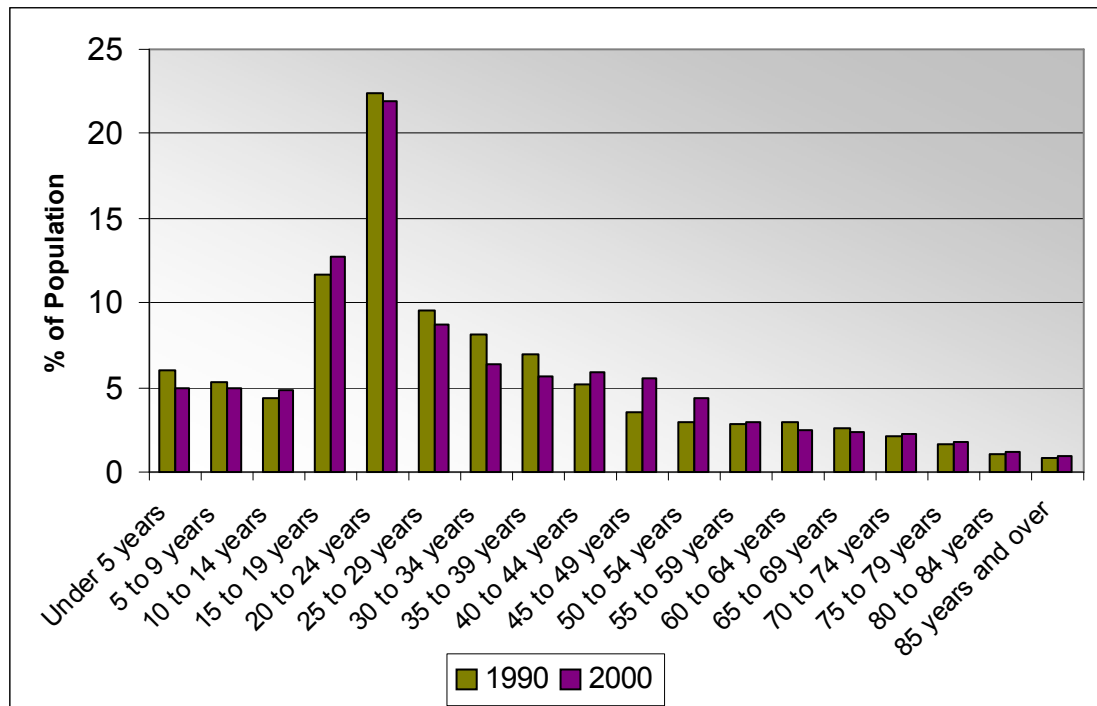


Table 2-6: Population by Age Cohort and Gender, 1990

Age	Number			Percent		
	Both sexes	Male	Female	Both sexes	Male	Female
Total population	63,502	32,871	30,631	100	100	100
Under 5 years	3,790	1,931	1,859	6	5.9	6.1
5 to 9 years	3,395	1,775	1,620	5.3	5.4	5.3
10 to 14 years	2,811	1,448	1,363	4.4	4.4	4.4
15 to 19 years	7,431	4,334	3,097	11.7	13.2	10.1
20 to 24 years	14,205	8,044	6,161	22.4	24.5	20.1
25 to 29 years	6,085	3,210	2,875	9.6	9.8	9.4
30 to 34 years	5,124	2,609	2,515	8.1	7.9	8.2
35 to 39 years	4,450	2,230	2,220	7	6.8	7.2
40 to 44 years	3,329	1,639	1,690	5.2	5	5.5
45 to 49 years	2,249	1,070	1,179	3.5	3.3	3.8
50 to 54 years	1,878	915	963	3	2.8	3.1
55 to 59 years	1,762	831	931	2.8	2.5	3
60 to 64 years	1,811	853	958	2.9	2.6	3.1
65 to 69 years	1,639	714	925	2.6	2.2	3
70 to 74 years	1,346	551	795	2.1	1.7	2.6
75 to 79 years	1,006	386	620	1.6	1.2	2
80 to 84 years	674	195	479	1.1	0.6	1.6
85 years and over	517	136	381	0.8	0.4	1.2
19 years and under	17,427	9,488	7,939	27.4	28.9	25.9
65 years and over	5,182	1,982	3,200	8.2	6	10.4

Source: U.S. Bureau of the Census, 1990 Summary File 1

Table 2-7: Population by Age Cohort and Gender, 2000

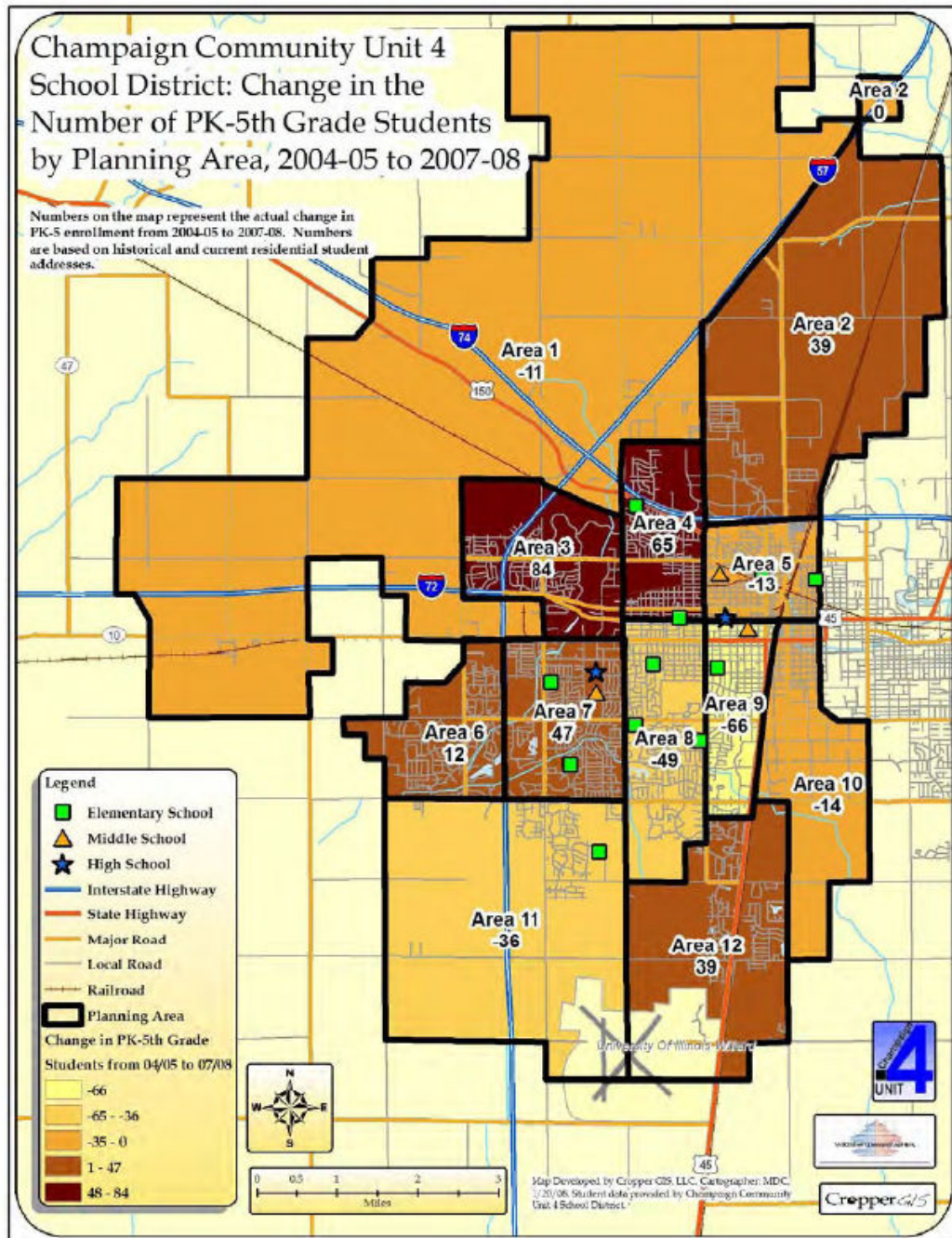
Age	Number			Percent		
	Both sexes	Male	Female	Both sexes	Male	Female
Total population	67,518	34,206	33,312	100	100	100
Under 5 years	3,374	1,762	1,612	5	5.2	4.8
5 to 9 years	3,374	1,752	1,622	5	5.1	4.9
10 to 14 years	3,265	1,666	1,599	4.8	4.9	4.8
15 to 19 years	8,595	4,329	4,266	12.7	12.7	12.8
20 to 24 years	14,812	8,053	6,759	21.9	23.5	20.3
25 to 29 years	5,883	3,221	2,662	8.7	9.4	8
30 to 34 years	4,312	2,311	2,001	6.4	6.8	6
35 to 39 years	3,839	1,878	1,961	5.7	5.5	5.9
40 to 44 years	3,996	1,936	2,060	5.9	5.7	6.2
45 to 49 years	3,759	1,812	1,947	5.6	5.3	5.8
50 to 54 years	2,965	1,444	1,521	4.4	4.2	4.6
55 to 59 years	2,010	949	1,061	3	2.8	3.2
60 to 64 years	1,656	770	886	2.5	2.3	2.7
65 to 69 years	1,523	695	828	2.3	2	2.5
70 to 74 years	1,489	675	814	2.2	2	2.4
75 to 79 years	1,183	471	712	1.8	1.4	2.1
80 to 84 years	821	295	526	1.2	0.9	1.6
85 years and over	662	187	475	1	0.5	1.4
19 years and under	18,608	9,509	9,099	27.5	27.9	27.3
65 years and over	5,678	2,323	3,355	8.5	6.8	10

Source: U.S. Bureau of the Census, 2000 Summary File 1

Grade School Population Change:

The Unit 4 public school district, which includes Champaign, Savoy, Bondville and surrounding areas, completed a demographic study of their student population in April 2008. The analysis of change in the pre-kindergarten through fifth grade (PK-5th Grade) population indicates that the number of students has increased in Areas 3 and 4, which includes Boulder Ridge, Sawgrass and Garden Hills neighborhoods. The established neighborhoods have lost grade school enrollment in Unit 4 schools.

Figure 2-4: Change in Pre-Kindergarten Through Fifth Grade Students, 2004-05 to 2007-08



Please note: The area boundaries described on the following maps do not correspond to the City's neighborhood wellness planning area boundaries.

Race and Ethnicity:

Since 1990, the City’s population has continued to diversify, with growth in all minority populations. Although the White population is the largest group, the portion of the population has declined somewhat over the last decades. As reported by the U. S. Census Bureau, the City’s 2000 population was as follows: 73% White, 16% Black or African-American, 7% Asian and 2% selecting other. The population of Asian race experienced growth from 1990 to 2000, representing 4.1% of the total population in 1990 and 6.8% of the total population in 2000. This growth occurred throughout the City.

The Hispanic or Latino population also grew, representing 1.9% of the City’s population in 1990 and 4.0% of the population in 2000. The Census Bureau defines the Hispanic or Latino classification as an ethnicity, not a race. A person of Hispanic or Latino ethnicity may be of any race, meaning that an individual has both a racial and ethnic classification. Most growth occurred in the area near the University of Illinois campus and the area north of Bradley Avenue and east of Prospect Avenue.

Figure 2-5: Population by Race, 1990 and 2000

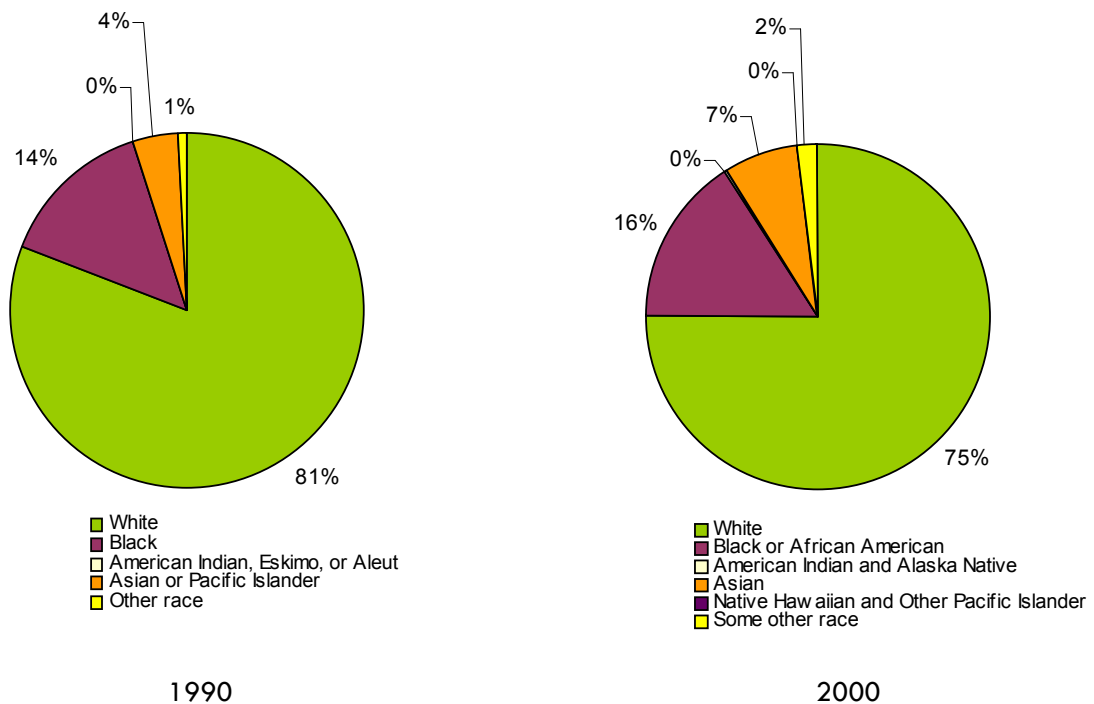


Table 2-8: Population by Race and Ethnicity, 1990

Subject	Number	Percent
RACE		
Total Population	63502	100.0%
White	51254	80.7%
Black	9006	14.2%
American Indian, Eskimo, or Aleut	113	0.2%
Asian or Pacific Islander	2608	4.1%
Other race	521	0.8%
HISPANIC OR LATINO		
Total Population	63,502	100.00%
Hispanic or Latino (of any race)	1,238	1.90%
Not Hispanic or Latino	62,264	98.10%

Source: U.S. Census Bureau, 1990 Census

Table 2-9: Population by Race and Ethnicity, 2000

RACE	Number	Percent
Total population	67,518	100.0%
One race	66,041	97.8%
White	49,398	73.2%
Black or African American	10,543	15.6%
American Indian and Alaska Native	159	0.2%
Asian	4,611	6.8%
Native Hawaiian and Other Pacific Islander	23	0.0%
Some other race	1,307	1.9%
Two or more races	1,477	2.2%
HISPANIC OR LATINO		
Total population	67,518	100.0%
Hispanic or Latino (of any race)	2,724	4.0%
Not Hispanic or Latino	64,794	96.0%

Source: U.S. Census Bureau, 2000 Census

Education:

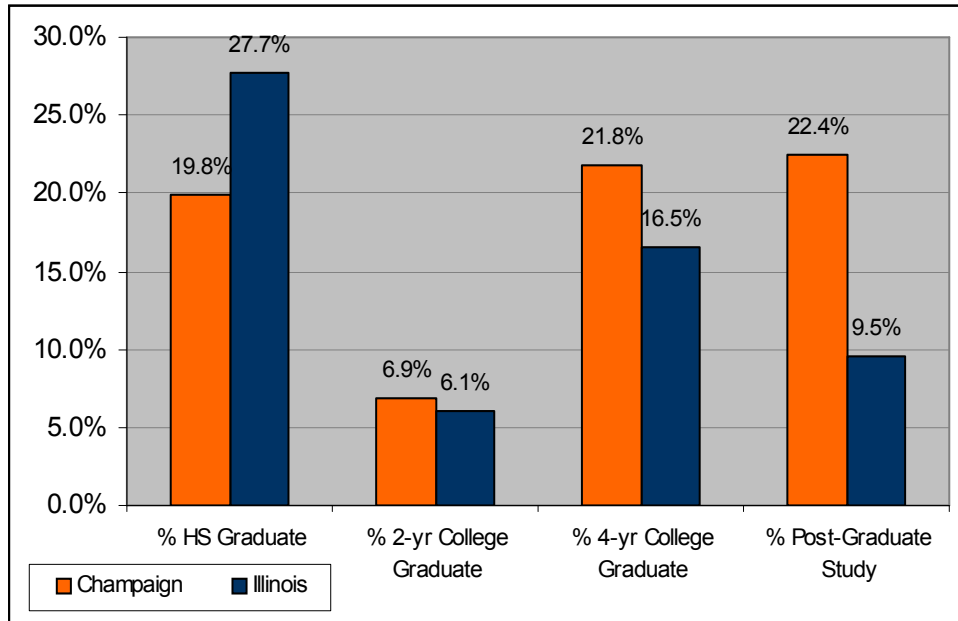
Education is an important factor in the lives of Champaign residents. The population of Champaign is more highly educated than the comparable state population. The area’s major employers are the University of Illinois, Parkland College, Champaign Unit #4 schools and the healthcare industry, all of which have many positions that require post-graduate study.

Table 2-10: Change in Educational Attainment in Champaign and the State of Illinois, 1990 and 2000

Education, 25 years and older:	Champaign		Illinois	
	1990	2000	1990	2000
Total Population 25 years and over:	31,868	34,354	7,293,930	7,973,671
Less than 9th grade	1,456	1,033	750,932	597,684
9th to 12th grade, no diploma	2,302	1,860	984,857	882,759
High school graduate (includes equivalency)	6,948	6,819	2,187,342	2,212,291
Some college, no degree	6,256	7,046	1,414,555	1,720,386
Associate degree	2,161	2,379	421,248	482,502
Bachelor's degree	6,305	7,505	989,808	1,317,182
Graduate or professional degree	6,440	7,712	545,188	760,867
% HS Graduate	21.8%	19.8%	30.0%	27.7%
% 2-yr College Graduate	6.8%	6.9%	5.8%	6.1%
% 4-yr College Graduate	19.8%	21.8%	13.6%	16.5%
% Post-Graduate Study	20.2%	22.4%	7.5%	9.5%

Source: U.S. Census Bureau, 1990 Census, 2000 Census Summary File 3

Figure 2-6: Educational Attainment in Champaign and the State of Illinois, 2000



Housing Units and Occupancy:

The total number of housing units has increased steadily since 1980. The vacancy rate increased to 7.0% in 1990, but fell back to 5.2% in 2000.

Table 2-11: Housing Units and Occupancy, 1980-2000

Year	Total Units	Occupied	Vacant	Vacancy Rate
1980	22,540	21,238	1,302	5.80%
1990	25,996	24,173	1,823	7.00%
2000	28,556	27,071	1,485	5.20%

Source: U.S. Census Bureau, 1980 Census, 1990 Census, 2000 Census

According to the Census Bureau, the total number of vacant housing units was greater in 1990 than in 2000. In 1990, there were more vacant rental properties and properties for sale than in 2000. Approximately 47% of units are owner-occupied. This figure has remained constant over the last three decades. It is lower than the national home ownership rate of 66.2% and the state home ownership rate of 67.3%. The large number of student rental units associated with the University of Illinois contributes to this.

The Census Bureau also tracks the reasons housing units are vacant. Properties that are for seasonal or recreational use but are not the current permanent residence are counted as vacant properties. Most vacant housing units in Champaign are available rental units.

Table 2-12: Owner Occupied and Rental Housing Units, 1980-2000

Year	Total Occupied Units	Owner	Rental
1980	21,238	10,224	11,014
1990	24,173	11,408	12,765
2000	27,071	12,833	14,238

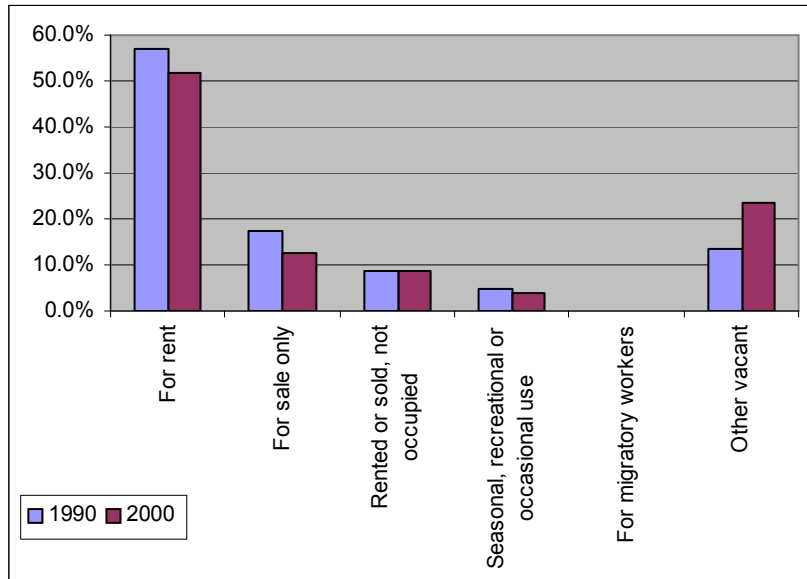
Source: U.S. Census Bureau, 1980 Census, 1990 Census, 2000 Census

Table 2-13: Reasons for Vacancy, 1990-2000

Reason	1990		2000	
	Total	%	Total	%
Total vacant units	1,823	100.0%	1,485	100.0%
For rent	1,038	56.9%	768	51.7%
For sale only	321	17.6%	187	12.6%
Rented or sold, not occupied	157	8.6%	128	8.6%
Seasonal, recreational or occasional use	59	4.7%	55	3.7%
For migratory workers	0	0.0%	1	0.1%
Other vacant	248	13.6%	346	23.3%

Source: U.S. Census Bureau 2000 Census Summary File 1

Figure 2-7: Reasons for Vacancy, 1990-2000



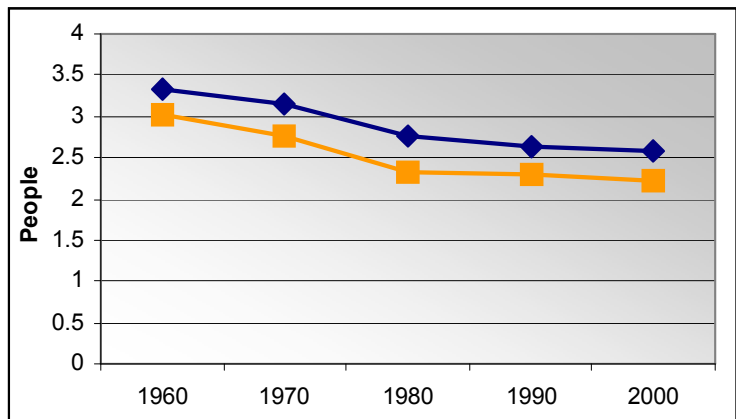
Average Household Size:

Following national trends, the City’s average household size has fallen since 1960. Historically, the City’s average household size has been below the national average household size by approximately .35 people.

Table 2-14/Figure 2-8: Average Household Size, 1960-2000

Year	Champaign (people)	U.S. (people)
1960	3.03	3.34
1970	2.77	3.14
1980	2.31	2.76
1990	2.29	2.63
2000	2.23	2.59

Source: U.S. Census Bureau, 2000 Census



Household Type and Relationship:

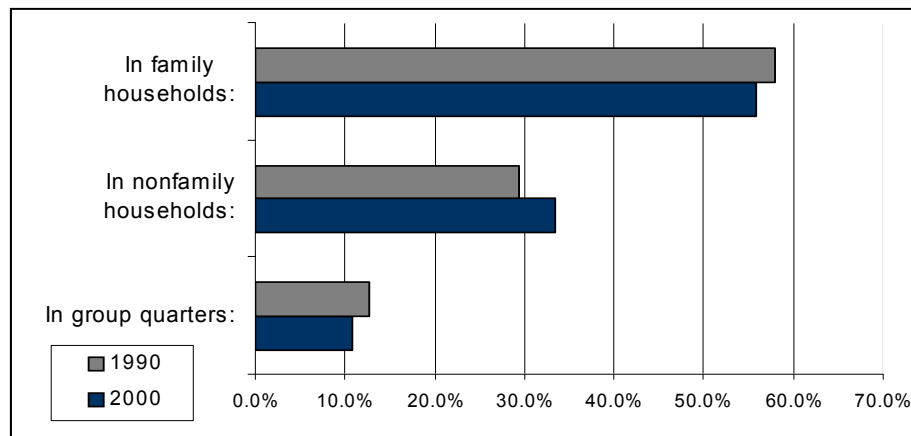
A “household” is defined by the U.S. Census Bureau as the people who live in a single housing unit as their usual residence. The U.S. Census Bureau defines a “family” as a group of two or more people who share a residence and who are related by birth, marriage or adoption. The number of family households dropped slightly from nearly 58% in 1990 to 56% in 2000. The number of persons in group quarters also fell approximately 2% in that time. The group quarters classification includes individuals who live in university dormitories, fraternity and sorority houses, nursing homes and long-term medical care facilities.

Table 2-15: Population by Household Type and Relationship, 1990-2000

Household Type	1990		2000	
	Total	%	Total	%
Total Population:	63,502	100%	67,518	100%
<i>In family households:</i>				
Householder	12,033	18.9%	12,450	18.4%
Spouse	9,357	14.7%	9,313	13.8%
Child	13,023	20.5%	12,977	19.2%
Other relatives	1,021	1.6%	512	0.7%
Grandchild	578	0.9%	699	1.0%
Nonrelatives	783	1.2%	1,004	1.5%
<i>In nonfamily households:</i>				
Householder living alone	8,268	13.0%	9,895	14.7%
Householder not living alone	3,872	6.1%	4,726	7.0%
Nonrelatives	783	1.2%	7,911	11.7%
<i>In group quarters:</i>				
Institutionalized persons	321	0.5%	307	0.5%
Other persons in group quarters	7,688	12.1%	6,932	10.3%

Source: U.S. Census Bureau, 1990 Census, 2000 Census

Figure 2-9: Population by Household Type and Relationship, 1990-2000



Household Income:

In Champaign, median household and median family incomes are almost the same in 1989 and 1999, when calculated with inflation. The same is true for the State of Illinois income levels. Because of the university population, the median household income is well below the state median in both 1989 and 1999. Median family income is approximately \$3,000 below the state levels in both years.

Table 2-16: Median Household Income in Champaign and Illinois in 1999 Dollars, 1989 and 1999

Median Income	1989 (In 1999 \$)		1999	
	Champaign	Illinois	Champaign	Illinois
Median Household Income	\$ 32,236	\$ 45,268	\$ 32,795	\$ 46,590
Median Family Income	\$ 51,605	\$ 54,268	\$ 52,628	\$ 55,545

Source: U.S. Census Bureau, 1990 Census, 2000 Census Summary File 3

Table 2-17: Household Income in Champaign, 1999

Income	Total	%
Total Households:	27,187	100.0%
Less than \$10,000	4,224	15.5%
\$10,000 to \$14,999	2,393	8.8%
\$15,000 to \$24,999	4,223	15.5%
\$25,000 to \$34,999	3,416	12.6%
\$35,000 to \$49,999	3,905	14.4%
\$50,000 to \$74,999	4,681	17.2%
\$75,000 to \$99,999	2,126	7.8%
\$100,000 to \$149,999	1,379	5.1%
\$150,000 to \$199,999	437	1.6%
\$200,000 or more	403	1.5%
Median household income (dollars)	32,795	(X)

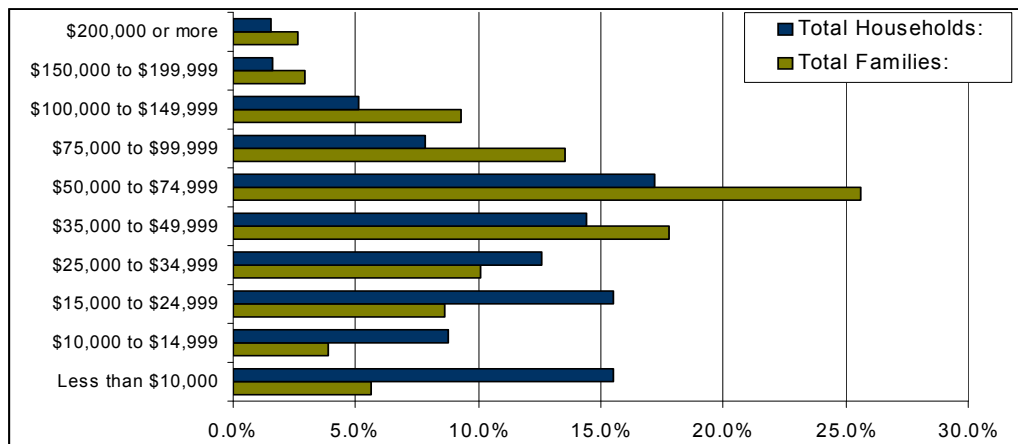
Source: U.S. Census Bureau, 2000 Census

Table 2-18: Family Income in Champaign, 1999

Income	Total	%
Total Families:	12,639	100.0%
Less than \$10,000	713	5.6%
\$10,000 to \$14,999	491	3.9%
\$15,000 to \$24,999	1,092	8.6%
\$25,000 to \$34,999	1,279	10.1%
\$35,000 to \$49,999	2,254	17.8%
\$50,000 to \$74,999	3,237	25.6%
\$75,000 to \$99,999	1,710	13.5%
\$100,000 to \$149,999	1,174	9.3%
\$150,000 to \$199,999	365	2.9%
\$200,000 or more	324	2.6%
Median family income (dollars)	52,628	(X)

Source: U.S. Census Bureau, 2000 Census

Figure 2-10: Household and Family Income in Champaign, 1999



House Value and Rent:

The change in median house value and rent can give an indication of the change in affordability of a location. Between 1989 and 1999, the median rent, when adjusted for inflation, remained relatively stable. During the same period, median house value increased 5%, growing from \$86,692 in 1989 to \$91,300 in 1999. Considerable residential construction has occurred since the 2000 Census was conducted, both in single family and multi-family rental units. Also, changes in the real estate market during that same time may influence rent and house values. The change in these values will be an important indicator for affordability following the 2010 Census.

Table 2-19: Median House Value and Rent, 1989 and 1999 in 1999 Dollars

Value	1989	In 1999 \$	1999	% Change
Median Contract Rent	\$345	\$454	\$467	2.8%
Median House Value	\$65,800	\$86,692	\$91,300	5.0%

Source: U.S. Census Bureau, 1990 Census, 2000 Census Summary File 3

* Figures for 1990 and 2000 are reported for the previous year

Findings and Issues to Consider

Findings:

- The 2007 population exceeds population projections from the 2002 Comprehensive Plan. This growth can be explained by the increase in homes built between 2004 and 2006. Since 1990, population growth in surrounding communities has also occurred at a faster pace in smaller communities surrounding Champaign-Urbana.
- The number of grade school aged children in established neighborhoods decreased between 2004 and 2007. In the neighborhoods surrounding Hessel Park, the number declined as much as 66 children over the three year period.
- Residents of Champaign are highly educated. The percent of residents with bachelor's and graduate or professional degrees is 40%, compared to 26% nationally.
- Following the national trend, average household size has steadily become smaller since 1960, falling from 3.03 people to 2.23 people over the 40 year period.
- The University of Illinois has added over 4,000 students to the total on-campus enrollment since 2000. These people were not accounted for in the special census. International student enrollment has increased from 10% to 13% over the same time period.
- In 2000, median household income in Champaign is well below the national median. The presence of the University of Illinois influences this figure, as full-time students typically have limited income or parental support. Median family income in Champaign is better, falling just below the national median family income, approximately \$52,000 locally compared to \$55,000 nationally. Family income is the total income of the members of a related or married dwelling unit.
- The City's total minority population increased from 19% in 1990 to 25% in 2000. Growth was primarily in the Asian and Black or African American categories.

Issues to Consider:

- Although the average household size is shrinking, the physical size of the City continues to grow. What implications will this have on quality of life and the City's ability to provide services?
- Smaller surrounding communities have seen population growth at a greater pace than Champaign-Urbana since 1990. How does this affect the development of the City of Champaign? What impact does this have on our transportation system as the City accommodates users from surrounding communities? Does this have an impact on local schools?
- The Baby Boomer population is moving towards retirement age. What type of development patterns do we need to accommodate an aging population?

- In established neighborhoods, the grade school population has declined. How do we ensure that established neighborhoods remain viable? How do we address shifting neighborhood populations?
- University of Illinois students are an important segment of the City's population. How can we retain these individuals after graduation?
- Consistent with national trends, Champaign is becoming more diverse. What kind of policies are needed to best promote keeping our existing and new neighborhoods diverse?
- Average rent and cost of purchasing a home has been rising. How do we keep our City an affordable place to live?