Overview

- Population Comparison
- Affordable Housing
- Commuter Patterns by County
Columbia, MO and Champaign-Urbana, IL

- Home to land grant institutions
- Midwest location
- Similar student population
- Similar percent of population in workforce
- Similar percent of families below poverty level

Population Comparison

<table>
<thead>
<tr>
<th></th>
<th>Columbia, MO</th>
<th>Champaign-Urbana, IL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>84,780</td>
<td>104,069</td>
</tr>
<tr>
<td>Total Square Miles</td>
<td>53.1</td>
<td>27.5</td>
</tr>
<tr>
<td>Population per Square Mile</td>
<td>1,597</td>
<td>3,783</td>
</tr>
<tr>
<td>Student Population</td>
<td>32,028*</td>
<td>36,936**</td>
</tr>
</tbody>
</table>

Information based on year 2000 Census Data

*Total Year 2000 enrollment for University of Missouri, Stephens College, and Columbia College
**Total Year 2000 enrollment for University of Illinois at Champaign-Urbana
Population Density

Columbia, MO

53.1 Square miles
1,598 people per square mile

Champaign-Urbana, IL

27.5 Square miles
3,787 people per square mile

Legend

1 Dot = 100 People

Population by Race

Columbia, MO

- White: 82%
- Black or African American: 6%
- Other: 2%
- Two or more races: 11%

Champaign-Urbana, IL

- White: 71%
- Black or African American: 15%
- Other: 12%
- Two or more races: 2%

Legend

- White
- Black or African American
- Other
- Two or more races
Affordable Housing

- Definition of Affordability
  - For a household to pay no more than 30 percent of its annual income on housing

U.S. Department of Housing and Urban Development, 2005

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Housing Units

- Bar chart showing the number of housing units for Total, Occupied, and Vacant in Columbia, MO and Champaign-Urbana, IL.
Rent as Percentage of Household Income

<table>
<thead>
<tr>
<th>Percent of Income</th>
<th>Columbia, MO</th>
<th>Champaign-Urbana, IL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 10 %</td>
<td><strong>2000</strong></td>
<td></td>
</tr>
<tr>
<td>10 to 14 %</td>
<td><strong>2500</strong></td>
<td></td>
</tr>
<tr>
<td>15 to 19 %</td>
<td><strong>2000</strong></td>
<td></td>
</tr>
<tr>
<td>20 to 24 %</td>
<td><strong>1500</strong></td>
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<td><strong>1000</strong></td>
<td></td>
</tr>
<tr>
<td>30 to 34 %</td>
<td><strong>500</strong></td>
<td></td>
</tr>
<tr>
<td>35 to 39 %</td>
<td><strong>250</strong></td>
<td></td>
</tr>
<tr>
<td>40 to 49 %</td>
<td><strong>100</strong></td>
<td></td>
</tr>
<tr>
<td>50 % or more</td>
<td><strong>50</strong></td>
<td></td>
</tr>
</tbody>
</table>

Mortgage as Percent of Household Income

<table>
<thead>
<tr>
<th>Percent of Income</th>
<th>Columbia, MO</th>
<th>Champaign-Urbana, IL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 10 %</td>
<td><strong>1500</strong></td>
<td></td>
</tr>
<tr>
<td>10 to 14 %</td>
<td><strong>2000</strong></td>
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<tr>
<td>40 to 49 %</td>
<td><strong>50</strong></td>
<td></td>
</tr>
<tr>
<td>50 % or more</td>
<td><strong>25</strong></td>
<td></td>
</tr>
</tbody>
</table>
Number of Unaffordable Housing Units – Owner Occupied

- Range of Household Income:
  - Less than $10K
  - $10K to $19,999
  - $20K to $34,999
  - $35K to $49,999
  - $50K to $74,999
  - $75K to $99,999
  - $100K to $149,999
  - $150K or more

- Number of Households:
  - Columbia, MO
  - Champaign-Urbana, IL

Percentage of Unaffordable Housing Units – Owner Occupied

- Range of Household Income:
  - Less than $10K
  - $10K to $19,999
  - $20K to $34,999
  - $35K to $49,999
  - $50K to $74,999
  - $75K to $99,999
  - $100K to $149,999
  - $150K or more

- Percentage of Unaffordable Units:
  - Columbia, MO
  - Champaign-Urbana, IL
## Commuting

- National average commute 26 minutes
- Illinois ranked 5th
  - 28.0 minute commute time
- Missouri ranked 28th
  - 23.8 minute commute time

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**Population Reference Bureau Going to Work: Americans’ Commuting Patterns in 2000**

### In Commuting Patterns

<table>
<thead>
<tr>
<th></th>
<th>Boone</th>
<th>Champaign</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of people who live and work in county</td>
<td>65,352</td>
<td>86,425</td>
</tr>
<tr>
<td>Number of commuters into county</td>
<td>11,893</td>
<td>14,312</td>
</tr>
<tr>
<td>Commuters from in-state counties</td>
<td>11,425</td>
<td>13,663</td>
</tr>
<tr>
<td>Commuters from out-of-state counties</td>
<td>468</td>
<td>649</td>
</tr>
</tbody>
</table>
In Commuting Patterns

Out Commuting Patterns

<table>
<thead>
<tr>
<th></th>
<th>Boone</th>
<th>Champaign</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of commuters</td>
<td>6,615</td>
<td>4,943</td>
</tr>
<tr>
<td>out of county</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commuters to in-state</td>
<td>6,246</td>
<td>4,521</td>
</tr>
<tr>
<td>counties</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commuters to out-of-</td>
<td>369</td>
<td>422</td>
</tr>
<tr>
<td>state counties</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Out Commuting Patterns

Conclusions

- Threshold for affordable housing:
  - Rental housing
    - A household income of $35,000 and $49,999 in both cities
  - Owner occupied housing
    - A household income between $50,000 and $74,999 in both cities

- There are a large number of commuters into both Boone and Champaign counties
Conclusions – Columbia, MO

- There are too few affordable housing units given current income categories, both rental and owner occupied.

- The large number of commuters into Boone indicates a demand for housing units.

Housing and Commuter Patterns: Columbia, MO and Champaign-Urbana, IL

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