

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

Columbia Chamber of Commerce
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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

	Columbia, MO	Champaign-Urbana, IL
Total Population	84,780	104,069
Total Square Miles	53.1	27.5
Population per Square Mile	1,597	3,783
Student Population	32,028*	36,936**

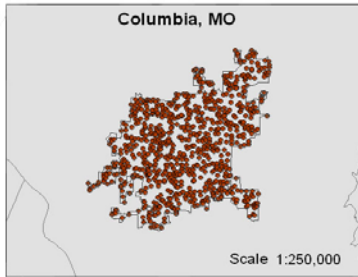
Information based on year 2000 Census Data

*Total Year 2000 enrollment for University of Missouri, Stephens College, and Columbia College

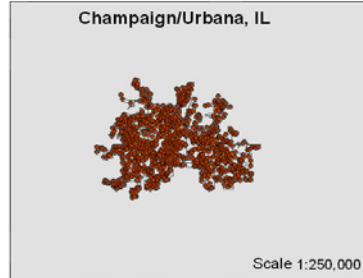
**Total Year 2000 enrollment for University of Illinois at Champaign-Urbana



Population Density



53.1 Square miles
1,598 people per square mile



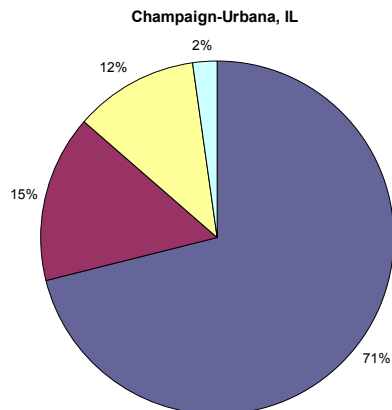
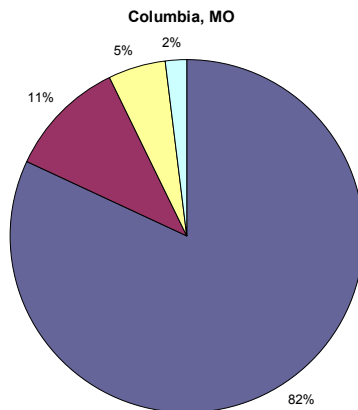
27.5 Square miles
3,787 people per square mile

Legend

1 Dot = 100 People



Population by Race



White
Black or African American
Other
Two or more races

Affordable Housing

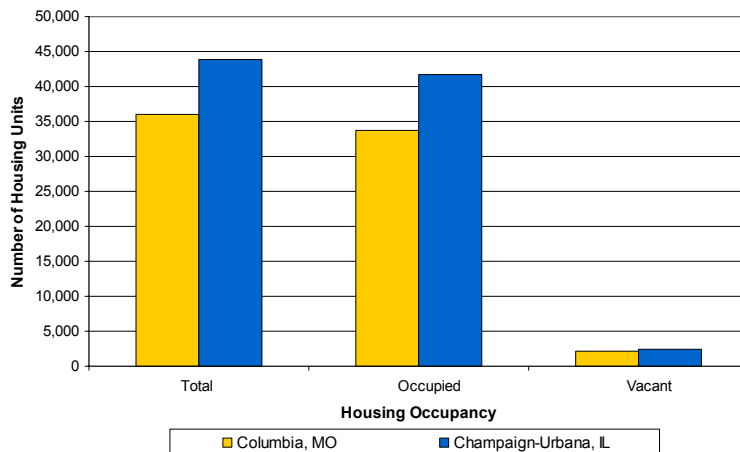
■ Definition of Affordability

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

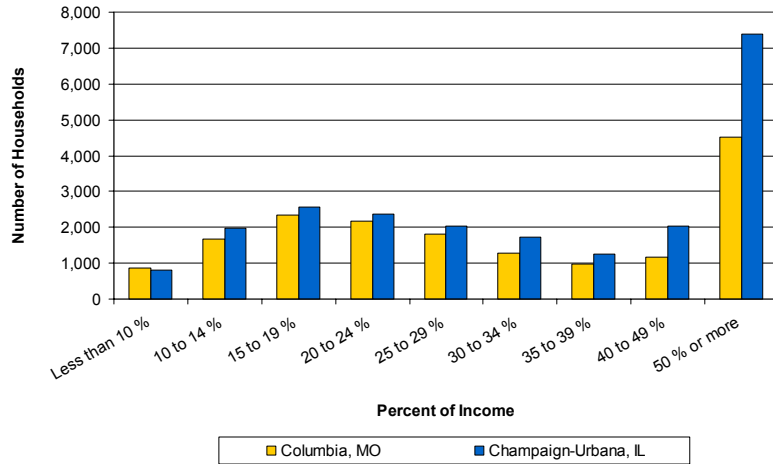
U.S. Department of Housing and Urban Development, 2005



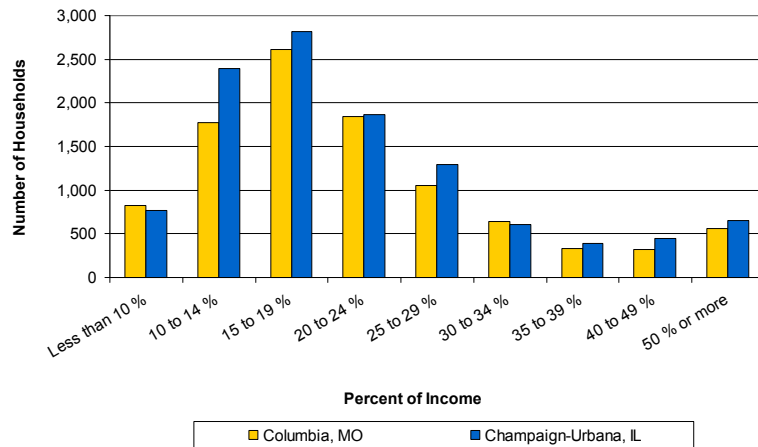
Housing Units



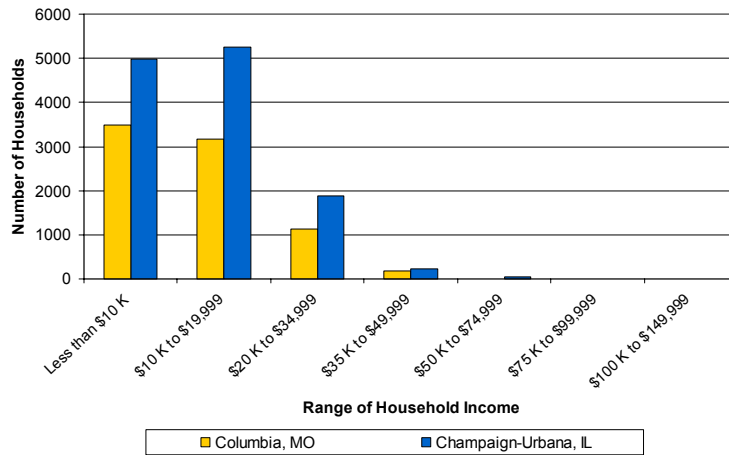
Rent as Percentage of Household Income



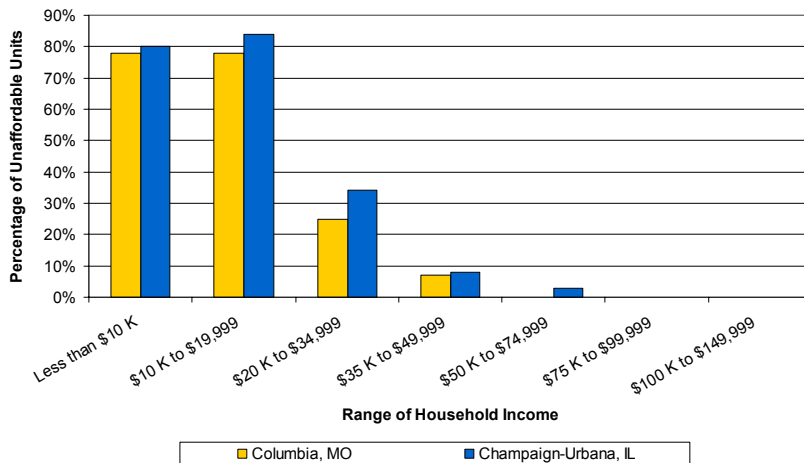
Mortgage as Percent of Household Income



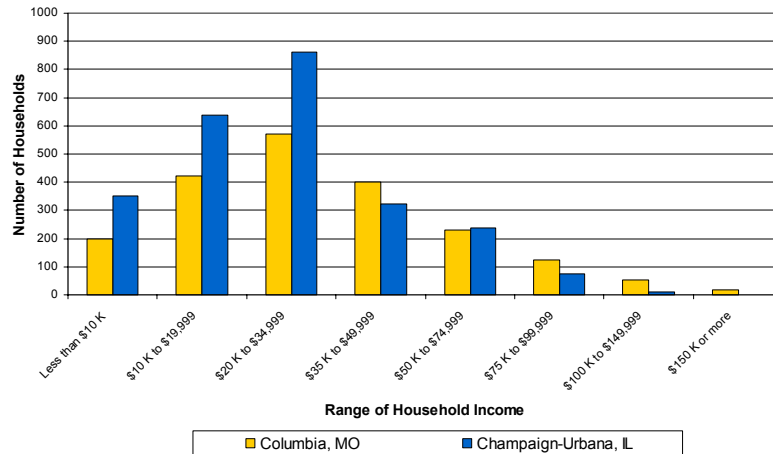
Number of Unaffordable Housing Units – Renter Occupied



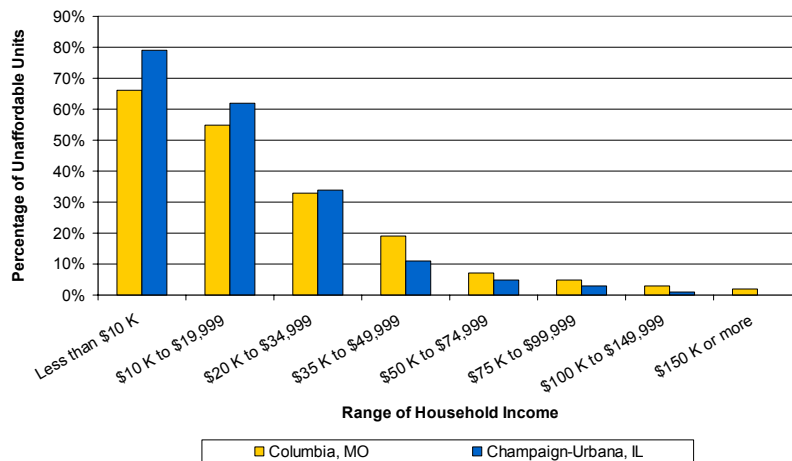
Percentage of Unaffordable Housing Units – Renter Occupied



Number of Unaffordable Housing Units – Owner Occupied



Percentage of Unaffordable Housing Units – Owner Occupied



Commuting

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

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

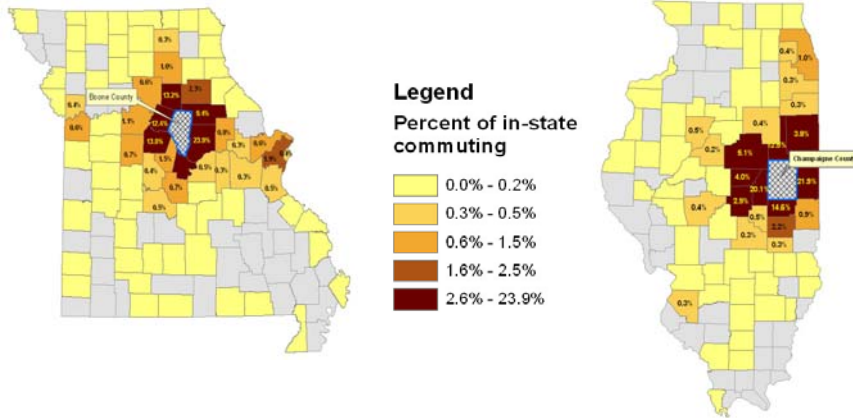


In Commuting Patterns

	Boone	Champaign
Number of people who live and work in county	65,352	86,425
Number of commuters into county	11,893	14,312
Commuters from in-state counties	11,425	13,663
Commuters from out-of-state counties	468	649



In Commuting Patterns



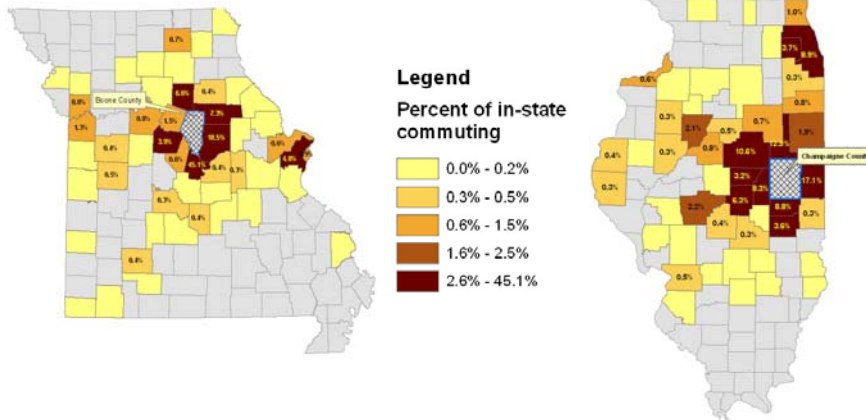
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Out Commuting Patterns

	Boone	Champaign
Number of commuters out of county	6,615	4,943
Commuters to in-state counties	6,246	4,521
Commuters to out-of-state counties	369	422

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Out Commuting Patterns



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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

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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



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