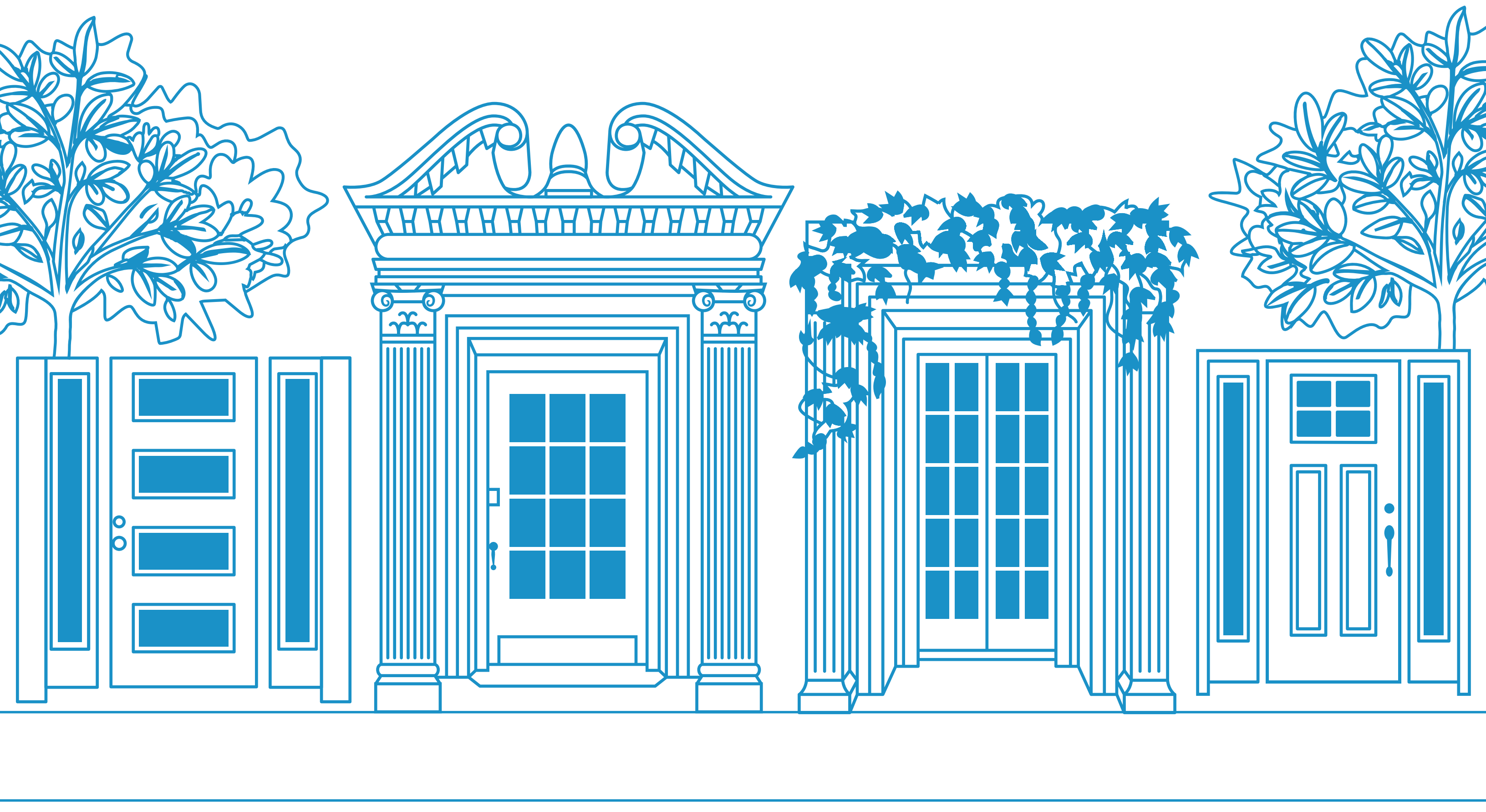
CITY OF CHAMPAIGN
HOUSING NEEDS ANALYSIS & STRATEGY

May 19, 2026



DRAFT

City of CHAMPAIGN

CONTENTS

ACKNOWLEDGMENTS

TECHNICAL TEAM

Collin Carlier
Royse + Brinkmeyer

Janet Cheney
Champaign County Association of Realtors

J.D. McClanahan
Champaign County Regional Planning Commission

Lily Walton
Housing Authority of Champaign County

Rob Kowalski
City of Champaign Neighborhood Services Department

Jennifer Carlson
City of Champaign Neighborhood Services Department

Sarah Tate
City of Champaign Neighborhood Services Department

Lauren Weber
City of Champaign Neighborhood Services Department

Eric Van Buskirk
City of Champaign Planning & Development Department

MAYOR & CITY COUNCIL

Mayor Deborah Frank Feinen

Davion Williams

Bob Pollett

Shauna Clayborn

Michael Foellmer

Vanna Pianfetti

Will Kyles

Matthew Gladney

Kathy Shannon

CONSULTANT

RDG Planning & Design

www.rdgusa.com

DRAFT

INTRODUCTION & SUMMARY

INTRODUCTION TO THE STUDY

Purpose of a Housing Study

The purpose of this Housing Study is to identify housing needs and develop strategies to increase the supply of safe and affordable housing for all residents.

Role of the Study

The housing study explores, evaluates, and identifies strategies to address housing issues in Champaign by combining community conversations and analyzing the demographic and market trends.

How to Use the Study

- **City.** Work closely with partners and decision-makers to determine policy, programs, and funding to support the identified housing needs. Follow through on the work to create the study and adopt policies that meet the goals and intentions of this study, considering the unique context of neighborhoods and other city goals.
- **County.** Listen to the recommendations and efforts. Work closely with the City to align efforts where possible to meet the goals and intentions of the study. Some strategies benefit both jurisdictions by having a coordinated front to lobby for state-level changes in housing policy.
- **Housing Study Technical Committee.** Empower local stakeholder action on the strategies that fit local contexts and have a sustaining plan for continuing efforts into the future. Lastly, advocate for residents and sectors of the housing market needed in Champaign.
- **Citizens and Other Stakeholders.** Seek to understand the housing needs and challenges of all different people and circumstances in Champaign. Advocate for housing that meets these needs. Get involved within community efforts.

DRAFT

What the Study Can and Cannot Do

The strategies identified in this study will not overcome all housing challenges but should be seen as a first step in a journey that is regularly re-evaluated. The City initiated the study but many others (state, developers, nonprofits, philanthropic community, etc.) play a role in implementation. It should be noted that macroeconomic situations at the state and national levels do influence the housing market and are often out of the control of local leaders and advocates.

What the Housing Study CAN do:

- Establish a blueprint for new public policy and programs geared toward the housing goals.
- Stimulate conversation on existing programs and level of funding.
- Show builders and developers the high demand for different products and the price points needed.
- Motivate other partners to get involved in solutions - whether through assisting staff, developing housing, or funding programs.
- Help organize policies and programs that decrease risk in lending, create gap financing methods, and offset material costs where appropriate.

What the Housing Study CANNOT do

- Force builders or developers to construct a certain product.
- Affect challenges at the national level, including interest rates, lending standards, raw material costs, and federal funding sources.
- Require redevelopment of any specific site or building.

DRAFT

Housing Types by Density


Large Multi-Family Apartment


Older Adult Community


Medium Multi-Family Apartment

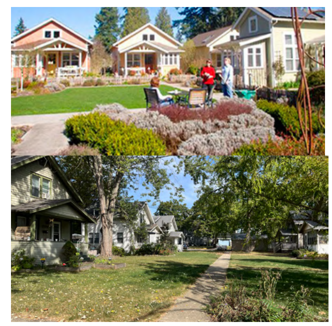

Mixed-Use

Highest Density


Small Multi-family Apartment


Townhouse/Townhome


Duplex


Cottage Cluster

Medium Density


Accessory Dwelling Unit


Tiny Home


Manufactured Home


Small Single-Family Detached Home

Medium Density


Large Single-Family Detached Home


Acreage

Find a full list of housing terminology and definitions in the Appendix of this report.

Lowest Density

SUMMARY OF FINDINGS

Takeaways from the Analysis:

- **Low Supply.** As of Fall of 2025, MLS data reported Champaign County has a 1.8-month housing supply, compared to a healthy 6-month supply.

- **Declining Inventory.** Since 2012, Champaign's month over month for-sale housing inventory has declined by half according to Redfin.

- **Low Vacancy.** Landlords and property owners reported rental vacancy rates below 2%.

- **Housing Costs.** According to the U.S. Census, contract rents have increased by 50% since 2010 while home values have increased by 33%.

- **Affordability Concerns.** 67% of survey respondents reported housing costs were their biggest concern about their housing situation.

- **Property Maintenance.** 25% of survey respondents reported costly repairs were their biggest concern about their housing situation. 30% reported upkeep by landlords.

- **Increasing Need.** Point-In-Time Counts, an annual measure of homelessness, show a growing need for housing and supportive services.

- **Fragmentation.** Throughout the planning process, both service providers and residents navigating housing resources described a fragmented system with limited coordination among programs.

The market in Champaign will need to add over 7,000 units by 2035 to support population growth and pent-up demand.

This is approximately 650 units annually of owner and rental options. Over the next several years, housing production should focus on pent-up ownership demand and the need to offer more rental options for Champaign's workforce.

GOALS & STRATEGIES

1 Increase housing supply by facilitating the building of 7,000 units by 2035

1.1 Update residential zoning/subdivision code to enable a broader range of housing types.

1.2 Amend and adopt the 2027 International Building Code and International Residential Code to support increased housing production.

1.3 To encourage increased rates of construction, explore funding opportunities for housing production that prioritizes affordability.

1.4 To make affordable housing construction more financially feasible, prioritize available land for housing production.

2 Preserve and improve housing affordability and conditions to ensure safe, affordable homes for residents.

2.1 Consider Municipal Code amendments that will result in better housing conditions and more protections for both tenants and landlords.

2.2 Improve interdepartmental collaboration for more efficient and effective code enforcement.

2.3 Maximize resources to facilitate the preservation of existing affordable housing.

3 Build housing partnerships and capacity to support work across the housing continuum.

3.1 Clarify roles and responsibilities across the housing continuum to achieve strengthened coordination.

3.2 Increase data sharing and transparency across housing goals and partners to ensure accountability throughout implementation.

3.3 Expand landlord and tenant engagement, resources, and education.

3.4 Continue building strong, productive partnerships with local institutions, state agencies, and federal agencies.

3.5 Grow Champaign's local housing development capacity to build an ecosystem of developers and builders.

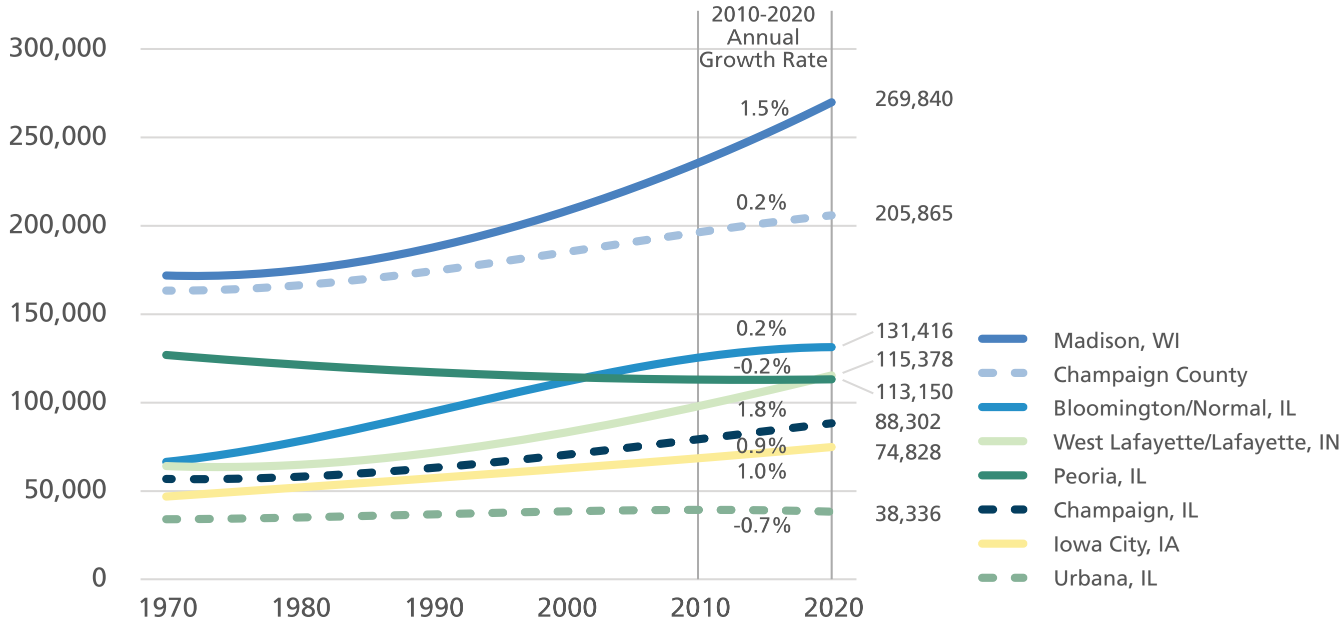
1

HOUSING CONTEXT

Chapter 1 examines the context of housing in Champaign. Many factors make up the quantitative analysis including population change, household characteristics, development patterns, and local economic dynamics that affect the housing market. Community preferences, organizational capacity, and existing policies and programs also influence a community's housing market. Qualitative data was gathered through conversations with stakeholders and community-wide surveys. While some influences stem from national trends, this chapter dives into regional and local factors that impact housing in Champaign today.

POPULATION & GROWTH

FIGURE 1.1: HISTORIC POPULATION CHANGE, 1970-2020



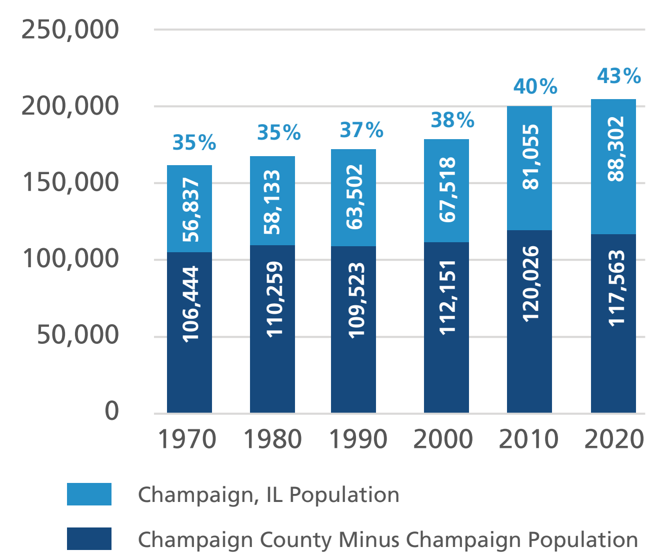
Source: U.S. Census

Historic Change

Champaign is growing in correlation with university enrollment.

- Champaign has grown from about 57,000 residents in 1970 to nearly 90,000 residents in 2024.
- Champaign's population as a proportion of the county's population continues to grow, making up 43% of its population today.
- Since 2010, Champaign has grown by about 7,200, primarily driven by increased University enrollment.
- Champaign's growth rate is typical compared to similar university towns in the Midwest.
- Of comparison communities, Champaign is one of the only cities in Illinois that continues to grow.
  - Comparison communities were selected based on region, population size, university presence, and twin city metros.

FIGURE 1.2: CHAMPAIGN AND CHAMPAIGN COUNTY POPULATION, 1970-2020



Source: U.S. Census

DRAFT

UNIVERSITY INFLUENCE

Student Population

University of Illinois has a large impact on the housing market and economy of Champaign.

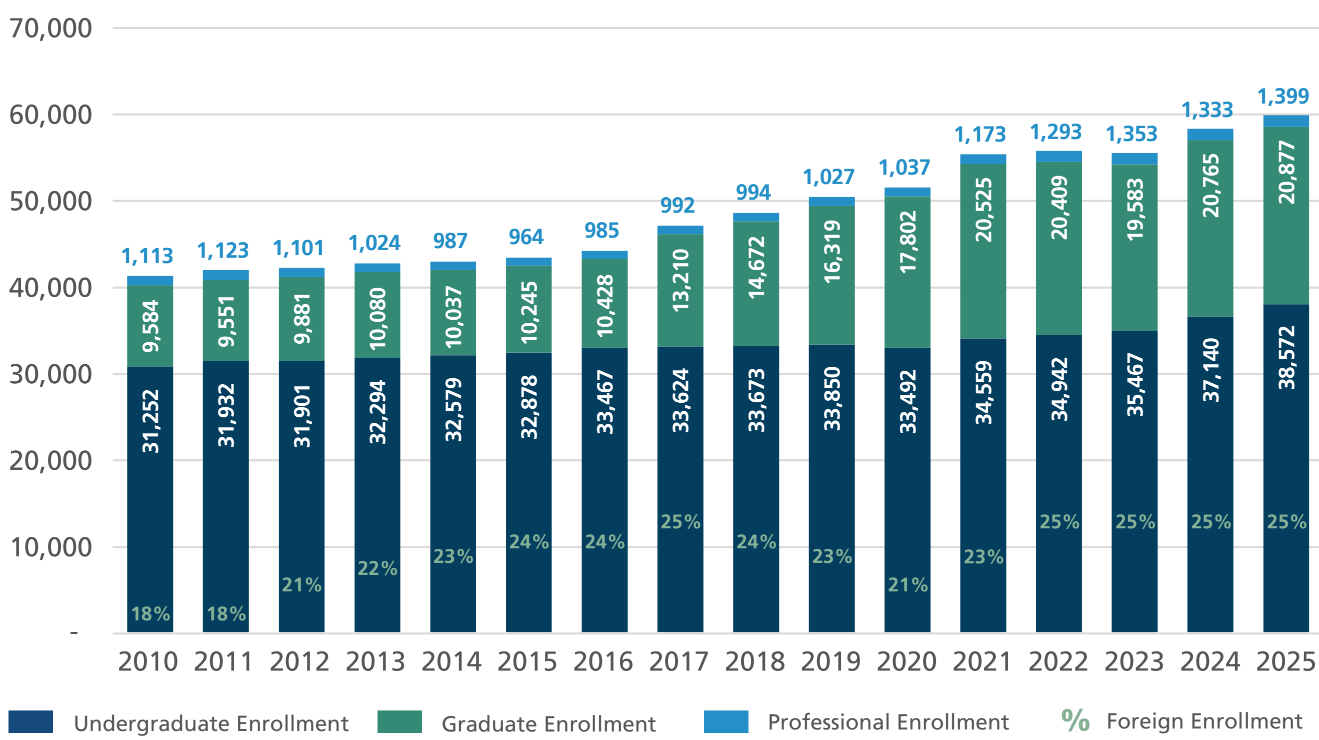
- Since 2010, student population has grown by 18,900, a 45% increase.
- In that same time, faculty population has increased from 2,629 to 3,184 reflecting a 21% increase.
- Foreign enrollment has remained relatively steady, increasing from 18% in 2010 to 25% in 2025.
  - This population often does not have cars and needs to live on or close to campus.

Why Student Housing Matters

Student housing functions as a distinct but essential segment of the broader housing market. Unlike non-student housing, demand in the student market is closely tied to university enrollment cycles, on-campus capacity, and proximity preferences of students. Faculty and staff housing needs add another layer, as university employees often seek stable, long-term housing within the same communities.

By meeting the housing needs of students, the market can prevent students from turning to the same pool of older, lower-cost rentals that many non-student households rely on. When students are not competing for these units, it helps stabilize rents, preserves affordability for local residents, and reduces displacement pressures in surrounding neighborhoods.

FIGURE 1.3: STUDENT ENROLLMENT, 2010-2025



Source: University of Illinois Division of Management Information

DRAFT

FIGURE 1.4: ON-CAMPUS HOUSING COMPARISON

Population Served	Total Enrollment	Monthly Room Rate	Current Occupancy	# of Beds	Bed Planned for Construction
University of Illinois*	59,977	$1,022	97%	15,008	1,241
University of Wisconsin	53,813	$1,376	96%	13,239	5,324
Purdue University	59,906	$1,068	92%	19,580	4,807
University of Iowa	30,619	$918	90%	6,218	-
Indiana University	49,857	$1,002	87%	14,737	1,492

Source: Cushman & Wakefield, College House, September 2025

*The University of Illinois reports a slight difference in occupancy, dormitory capacity, and planned bed construction compared to College House. The data is included for comparison across institutions.

- The University of Illinois reports having dormitory capacity of 15,977 and plans construction of 675 new beds by 2029.
- University Housing Residence Halls and Private Residence Halls have occupancy rates ranging from 94% - 99%, in line with College House estimates.

DRAFT

DEMOGRAPHICS

Age

The median age in both Champaign and Urbana has increased since 2010, mirroring national trends.

- Higher median age may also reflect the University's increased graduate student enrollment. The mean age of enrolled students has increased from 22.5 to 24 since 2010.
- A high proportion of students contribute to a younger population compared to Champaign County.

Between 2010 and 2020, Champaign experienced an out-migration of residents in their 40s and 50s and an in-migration of retirees ages 65 to 84.

- Figure 1.6 compares the predicted population in 2020 to what was actually reported in 2020 Census to show trends in migration.
- The predicted 2020 population was calculated by applying standard birth and death rates to the 2010 Census population by age cohort.
- The large positive difference in the 15-24 age cohorts and negative difference in the 25-44 cohorts is the result of students moving in and out of Champaign.
- While the actual population of people ages 35-44 shows an out-migration, Champaign had a more balanced migration of residents age 45-65. Outmigration could be the result of limited housing or employment opportunities
- Retiree aged cohorts grew more than expected, which could be reflective of the services and care available in Champaign County.
- The population over 85 did not increase as expected. This could be from higher rate of deaths than expected or an out-migration within this age cohort.

FIGURE 1.5: MEDIAN AGE

Place	2010 Median Age	2020 Median Age	2024 Median Age
Champaign County	28.6	30.4	30.7
Champaign, IL	25.1	27.3	26.6
Urbana, IL	24.2	25	26.1
Peoria, IL	34	35.4	35.5
Bloomington/ Normal, IL	28.6	30.35	30.6
Madison, WI	30.8	31.2	31.8
Iowa City, IA	25.1	26.3	26.2
West Lafayette/ Lafayette, IN	27.2	27.3	27.2

Source: U.S. Census

FIGURE 1.6: MIGRATION PATTERNS BY AGE GROUP 2010-2020

Age Range	Predicted 2020	Actual 2020	% Difference
0-14	34,849	16,993	-51.2%
15-19	5,126	15,257	197.7%
20-24	4,695	25,821	449.9%
25-34	43,737	21,794	-50.2%
35-44	20,228	12,698	-37.2%
45-54	10,872	10,108	-7.0%
55-64	10,465	10,490	0.2%
65-74	8,145	8,263	1.4%
75-84	3,237	3,559	9.9%
85+	1,792	1,655	-7.6%
Total	143,146	126,638	-11.5%

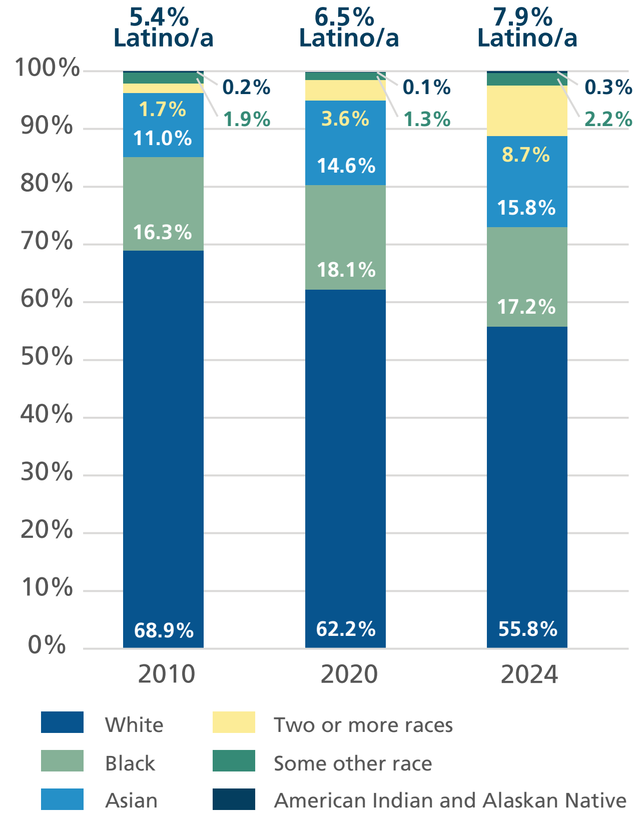
Source: U.S. Census, RDG Planning & Design

Race & Ethnicity

Champaign is gradually becoming a more diverse community.

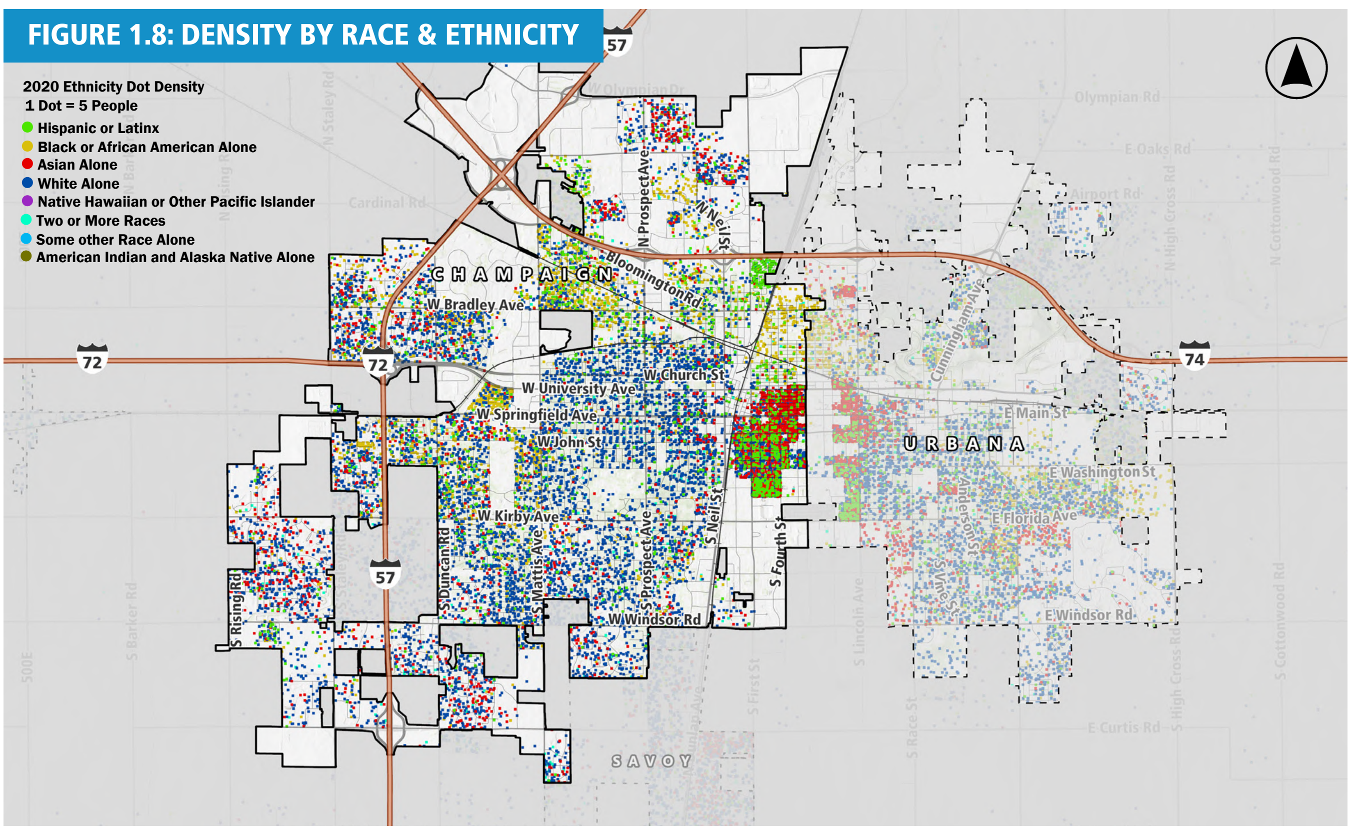
- Over the past decade, the share of residents identifying as White alone fell from 69% to 56%.
- During the same period, the share of residents identifying as Black, Indigenous and People of Color grew from 31% to 44%.
- Residents identifying as Hispanic or Latino/a grew from 5% to 8%.
- Champaign is most diverse in Kenwood and Holiday Park neighborhoods.
- The high density of Asian populations on campus is likely reflective of international student demand for on-campus housing and transportation access.

FIGURE 1.7: RACIAL & ETHNIC COMPOSITION



Source: U.S. Census

FIGURE 1.8: DENSITY BY RACE & ETHNICITY



Source: U.S. Census

DRAFT

HOUSEHOLDS

Household Types

Champaign has a high proportion of non-family households due to the student population. Percent of non-family households has increased since 2010.

- A household that has at least one member related to the householder by birth, marriage, or adoption is a "Family household." "Non-family households" consist of people living alone and households which do not have any members related to the householder.
- The percentage of non-family households indicates influence of student population and associated housing preferences.

Household size in Champaign has remained steady since 2010.

- Household size in Champaign has remained consistent, and therefore has not been a major factor in housing demand.

FIGURE 1.9: HOUSEHOLDS BY TYPE

Type	2010	2020	2024
Family Households	48.3%	40.2%	39.1%
Non-family Households	51.7%	59.8%	60.9%
Average Household Size	2.28	2.30	2.21

Source: U.S. Census

DRAFT

Housing Tenure

In Champaign, 60% of housing is renter occupied.

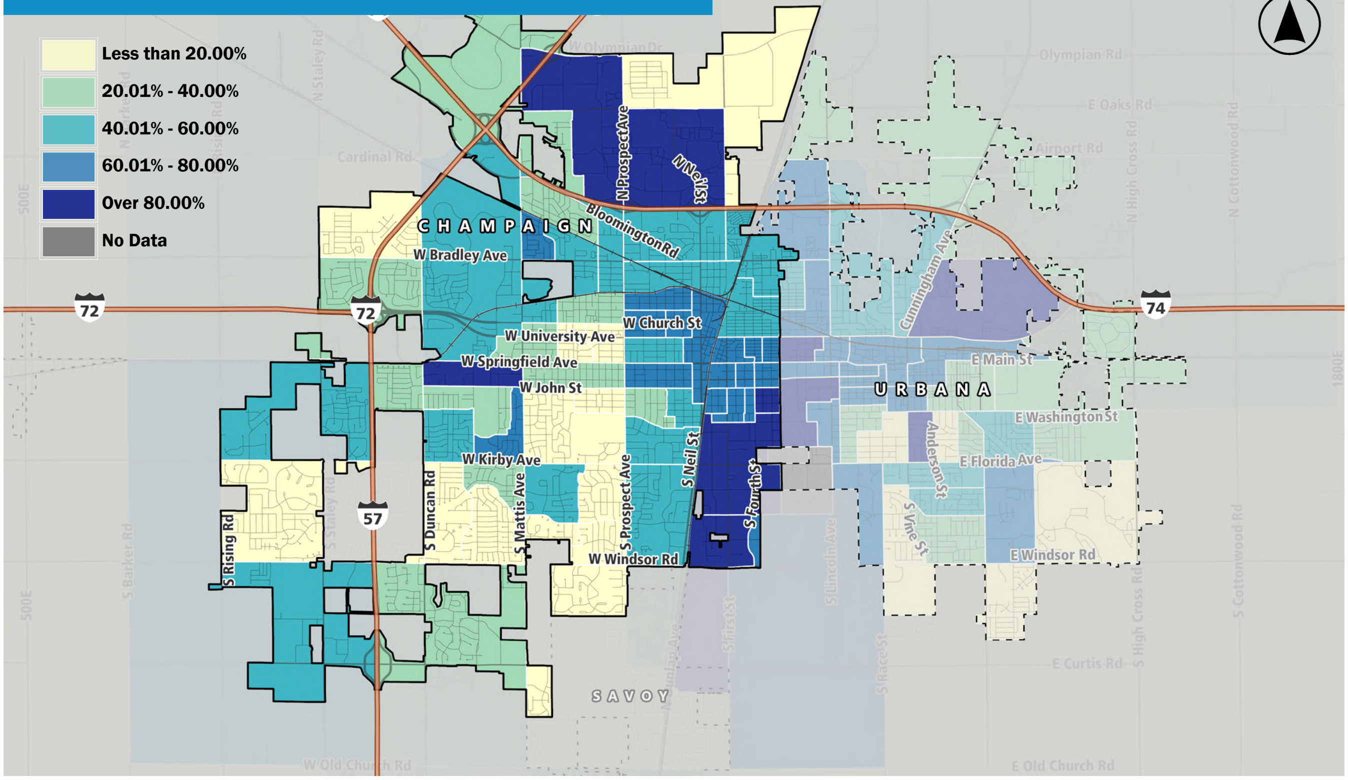
- University settings tend to have higher renter occupancies. This ratio is consistent across university cities in the region.
- Over 65% of renters are ages 15 to 34, reinforcing the influence of student populations on rental housing.
- More than half of all owner-occupied homes are held by householders age 55 and older, indicating that a significant share of the community's housing is concentrated among older adults who may be approaching life-stage transitions such as downsizing or aging in place.

FIGURE 1.10: HOUSING TENURE, 2010-2020

Tenure 2010-2020	2010	2020	Change
	34,434 housing units	40,314 housing units	+5,880 housing units
Owner Occupied	**14,722** 45.7%	**14,676** 40.2%	**-46**
Renter Occupied	**17,485** 54.3%	**21,869** 59.8%	**+4,384**
Vacant	**2,227** 6.5%	**3,769** 9.3%	**+1,542**

Source: U.S. Census

FIGURE 1.11: PERCENT RENTER-OCCUPIED HOUSING



Source: U.S. Census

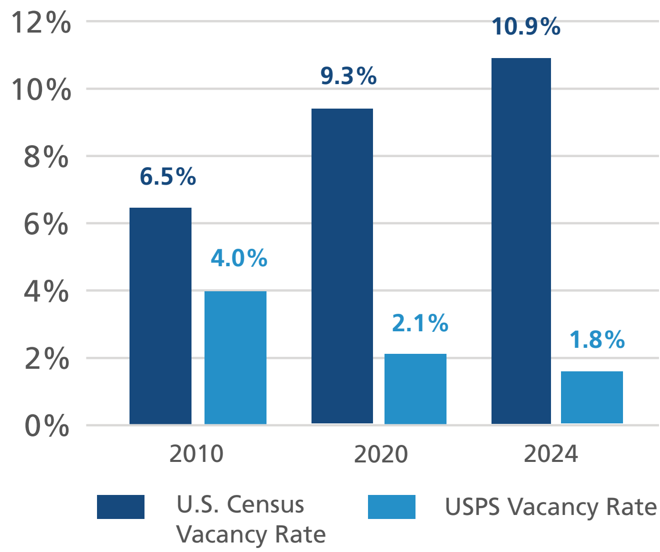
DRAFT

Housing Occupancy

Champaign's vacancy rate is very low, which means supply is not keeping up with demand.

- Vacancy rates provide insight into how much housing is available in a community. A healthy vacancy rate ranges from 5-7%. Communities with vacancy rates below 5% generally experience steeper rent increases and a lack of housing choices on the market.
- The Census reports the vacancy rate in Champaign is about 6%.
- Vacancy rate reported by U.S. Census is in conflict with local USPS vacancy data and community engagement findings.
  - USPS vacancy statistics show the residential vacancy rate is 1.8%.
  - Results from the landlord survey show a rental vacancy of 1.5%. This was reiterated throughout focus group conversations.
- Between 2010 and 2020, the percent of rented, but unoccupied vacancy grew by nearly 7% which may account for some discrepancy in reported vacancy.
  - Vacancy categorized as "other vacant" also grew. These vacancies can include homes that are abandoned, condemned, or used as storage.
- As a result of these discrepancies, a vacancy rate closer to community and USPS reporting is used for projection purposes.

FIGURE 1.12: CHAMPAIGN VACANCY RATE OVER TIME



Source: U.S. Census, USPS

FIGURE 1.13: TYPES OF VACANCY 2010-2020

Vacancy Type	2010	2020	% Difference
Total vacant	2,227	3,769	1,542
For rent	56.4%	61.1%	4.7%
Rented, not occupied	2.2%	8.9%	6.7%
For sale only	17.3%	8.2%	-9.1%
Sold, not occupied	4.6%	2.7%	-1.9%
Seasonal, recreational, or occasional use	5.7%	4.5%	-1.2%
All other vacancies	13.9%	14.7%	0.8%

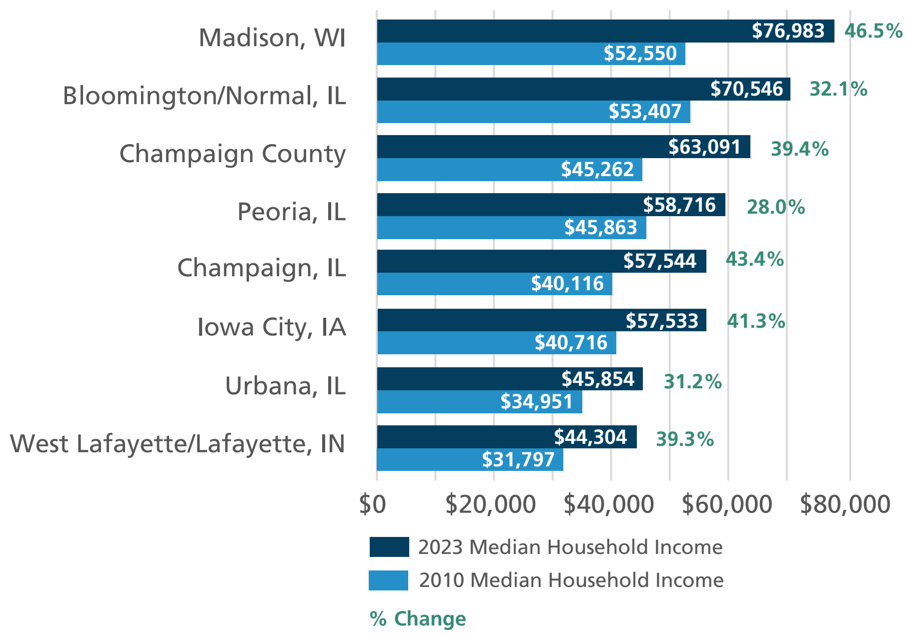
Source: U.S. Census

Household Income

Based on the 2023 American Community Survey, Champaign's median household income is $57,544, comparable to regional university cities.

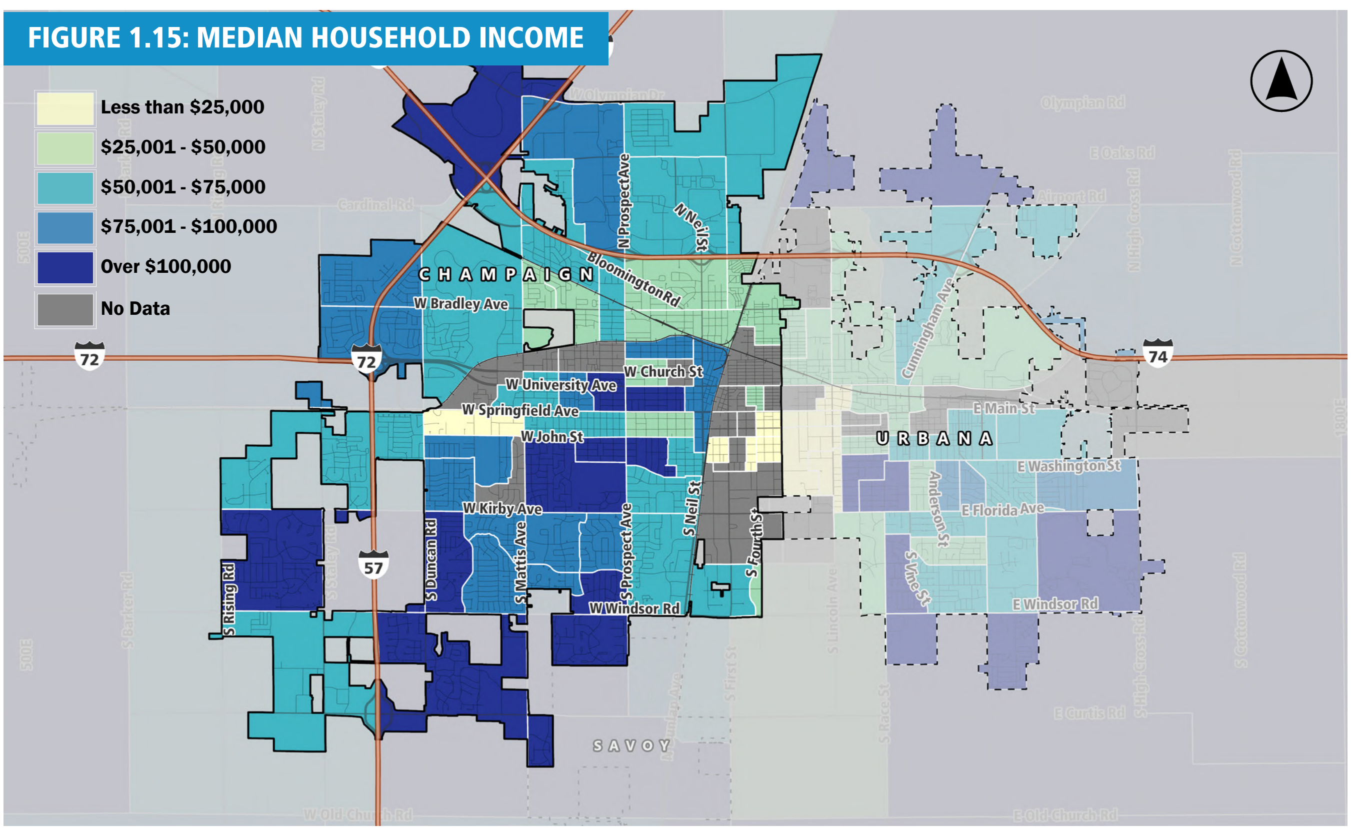
- Income strongly influences the range of housing options available to a household because it determines how much they can afford while sustaining other living costs.
- Since 2010, median household incomes rose more than inflation. However, inflation has had a more dramatic impact since 2020.
- Median household incomes are higher on the west side of Champaign, while median incomes are lower in Northeast and Garden Hills.

FIGURE 1.14: MEDIAN HOUSEHOLD INCOME, 2010-2023



Source: U.S. Census

FIGURE 1.15: MEDIAN HOUSEHOLD INCOME



Source: U.S. Census

DRAFT

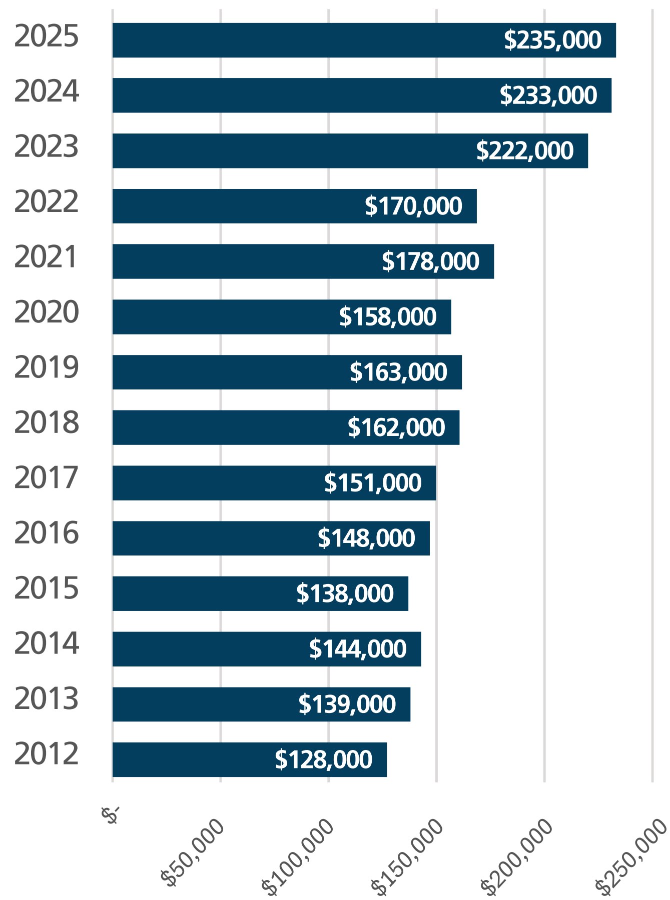
HOUSING COSTS

Home Value

According to American Community Survey, median home value increased by 33.2% since 2010, slightly lower than its regional peers.

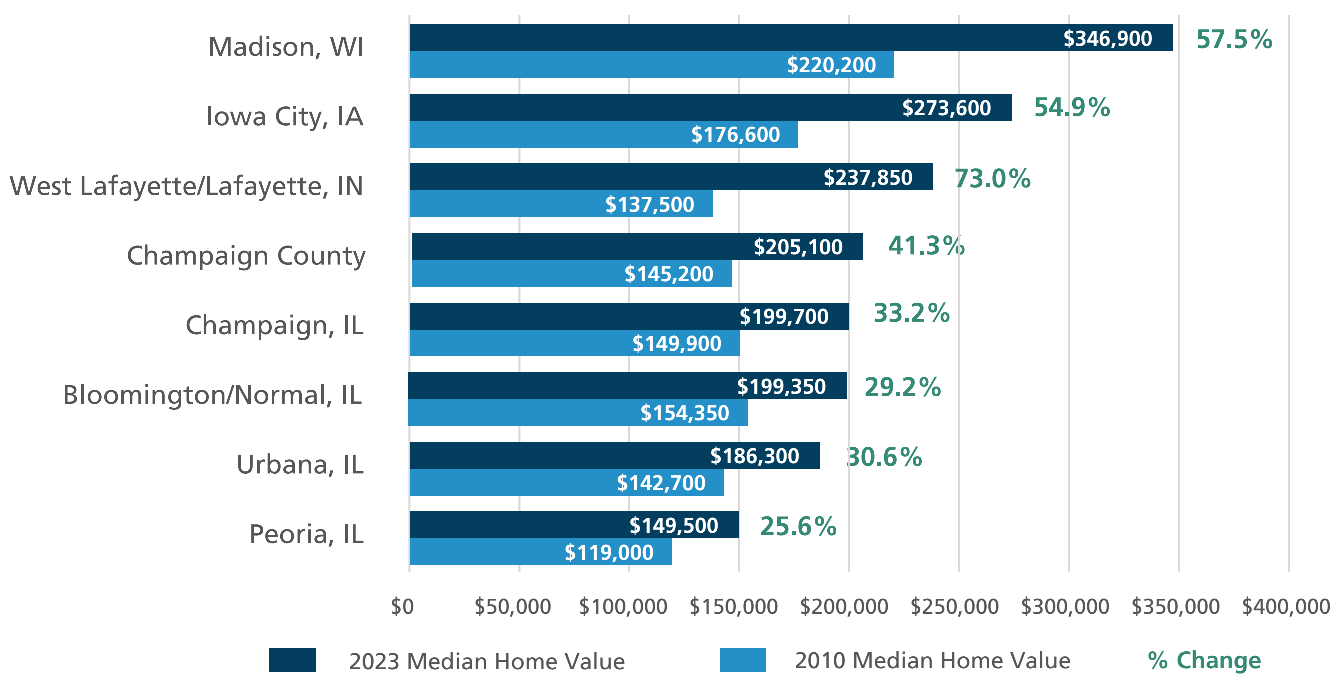
- This report analyzes a variety of home value, appraisal, and sales data sources to understand housing cost trends.
- Housing value as tracked by the Census offers a broad benchmark of resident-reported values, while local appraisal values show how local taxing authorities estimate property values.
- These sources differ from the market rate sales price of homes. Value typically trails median sale prices because it includes all owner-occupied units in the area of study. Older units that may not have been on the market in many years will drive the value lower compared to sales data.

FIGURE 1.16: YEAR OVER YEAR MEDIAN SALES PRICE 2012-2025



Source: Redfin, Champaign, September

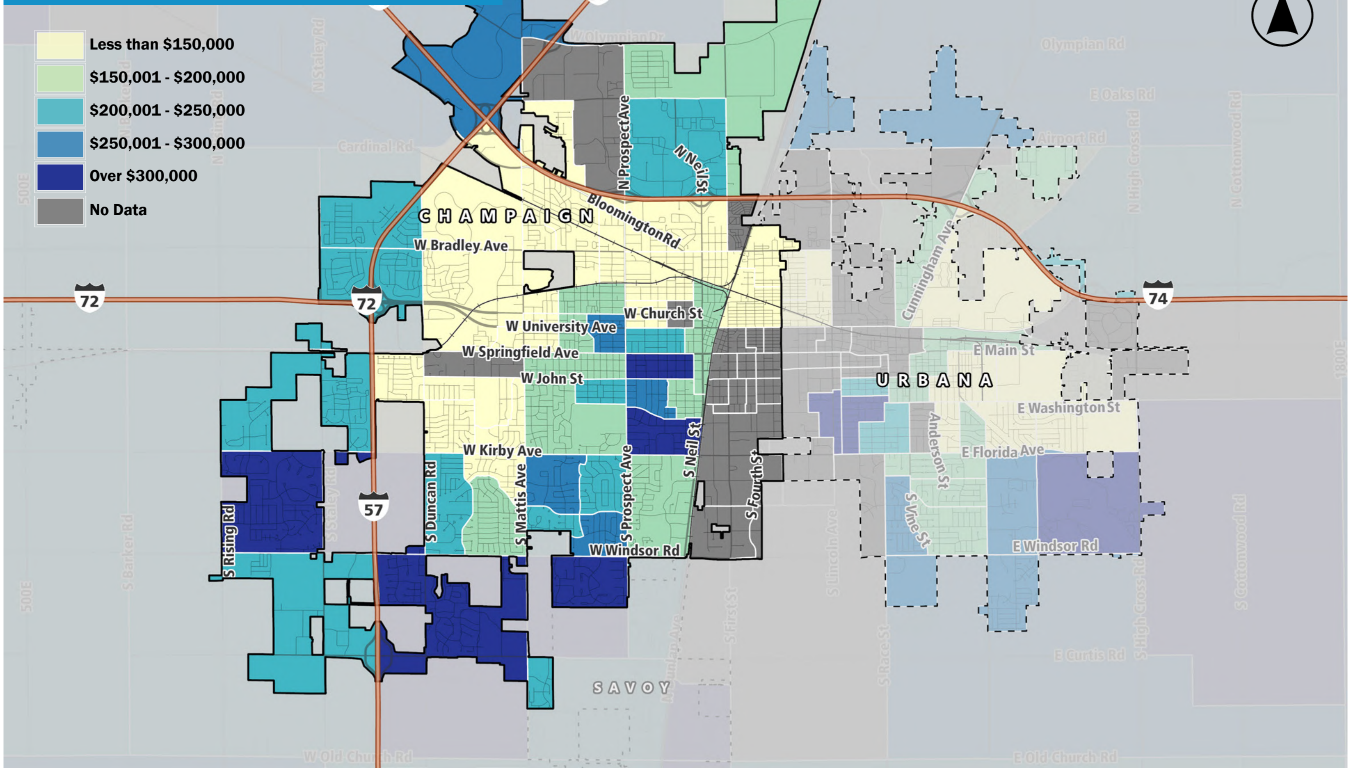
FIGURE 1.17: MEDIAN HOME VALUE 2010-2023



Source: U.S. Census

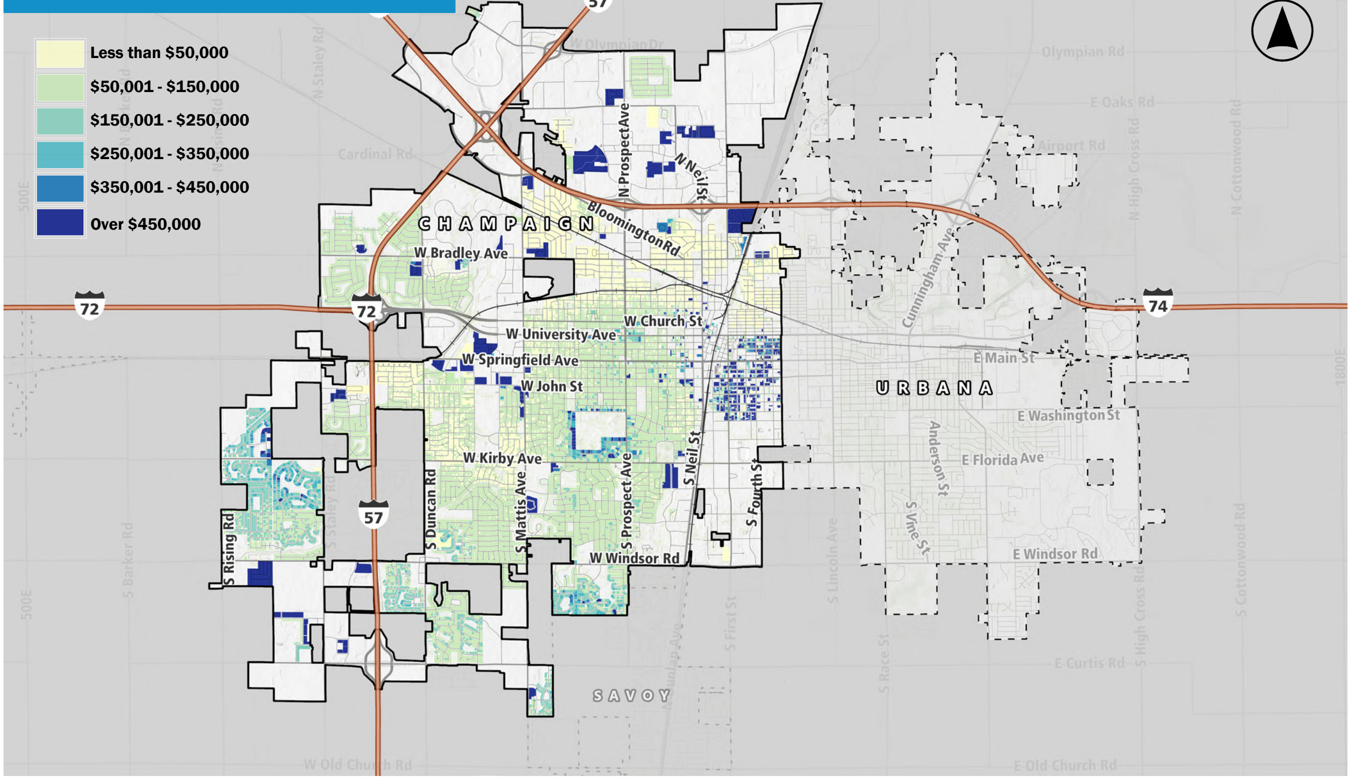
DRAFT

FIGURE 1.18: MEDIAN HOME VALUE



Source: U.S. Census

FIGURE 1.19: APPRAISED VALUE



Source: Champaign County Assessor

DRAFT

Value Per Acre

Value per acre concentrated near the University of Illinois campus demonstrates the value of high-density multi-family in this area.

- The appraised value per acre reveals which areas are most economically productive relative to their land footprint.
- Downtowns and mixed-use districts typically generate higher value per acre than low-density areas. Increased value is closely tied with increased density which improves efficiency of services such as roads, utilities, transportation and emergency response.
- Although Champaign should prioritize adding housing variety in the coming years, understanding value per acre can clarify trade-offs and support the fiscal health of Champaign.

FIGURE 1.20: APPRAISED VALUE PER ACRE

Source: Champaign County Assessor

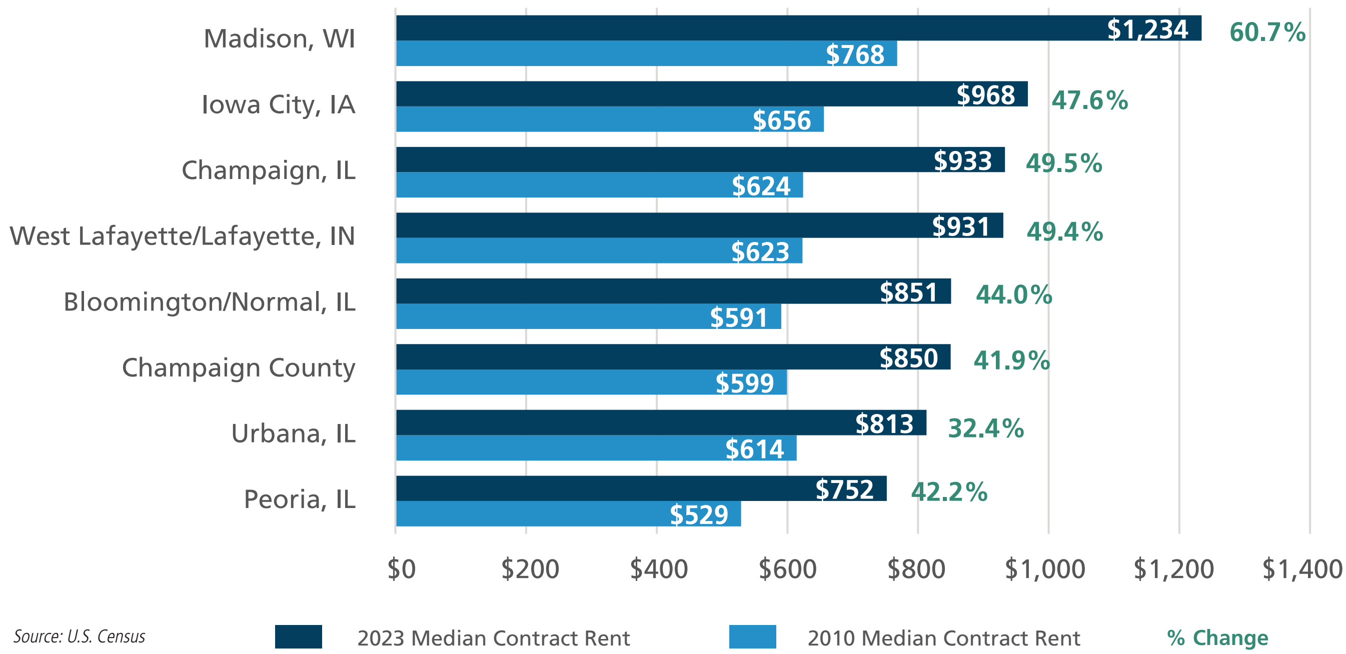
DRAFT

Rent Costs

Since 2010, Champaign's rents have increased by nearly 50%, higher than most regional peers.

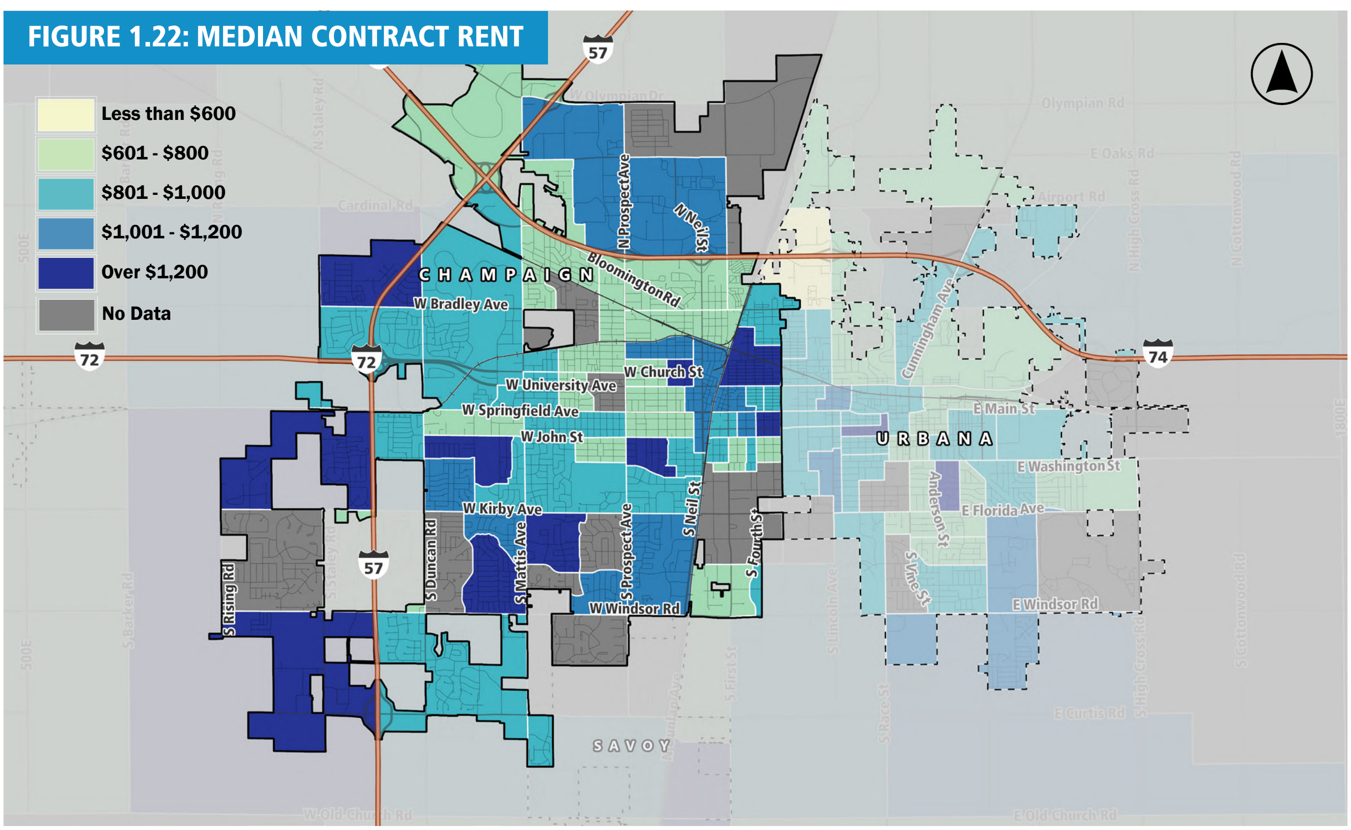
- Contract rent is the base rent excluding monthly costs of utilities or other fees.
- Rents are rising at a much higher rate than inflation. This is likely driven by many factors including a large number of new units that naturally require higher rents and greater competition due to low vacancy rates.
- Champaign rents may be higher compared to Urbana due to recent construction of student-housing near campus.

FIGURE 1.21: MEDIAN CONTRACT RENT, 2010-2023



Source: U.S. Census

FIGURE 1.22: MEDIAN CONTRACT RENT



Source: U.S. Census

Housing Affordability

Champaign's value to income ratio sits at 3.5, highlighting affordability challenges. This number is likely lower compared to Urbana and its regional peers due to fewer single-family owner-occupied homes being built.

- Household income to home value ratios provide a metric to evaluate the current capacity of incomes to afford homes.
- In most instances, an affordable, self-sustaining housing market has a value-to-income ratio between 2.0 to 3.0.
- Ratios above 3.0 indicate affordability issues, while ratios below 2.0 are significantly undervalued relative to income. Undervaluation can be just as challenging as an unaffordable market.
- Other factors that can result in higher ratios include high student populations or retiree populations. Both groups have lower incomes but may otherwise have adequate housing, such as family members helping to pay rent or retirees who may own their homes out-right.

Cost Burden

While percent of cost burdened residents has declined slightly since 2010, a high value to income ratio and nearly 50% increase in rental costs indicates significant affordability challenges.

- Another important metric in housing affordability is the percent of income that residents spend on their housing needs.
- According to the U.S. Department of Housing and Urban Development (HUD), families who pay more than 30% of their income for housing are considered cost burdened and have difficulty affording necessities such as food, clothing, transportation, and medical care.
- Those burdened by housing costs are less financially resilient to other changes that may occur including job loss, rising fuel costs, and medical expenses.
- Campustown, Garden Hills, Center Champaign, Turnberry, Windsor West and South neighborhoods have a higher proportion of cost-burdened renters while Garden Hills and Northeast have a high proportion of cost-burdened owners. See Figure 1.24 and 1.25 for cost-burdened household maps.

FIGURE 1.23: HOUSING AFFORDABILITY MEASURES, 2010-2023

	2010	2023	% Change
Median Household Income	$40,116	$57,544	43.4%
Median Home Value	$149,900	$199,700	33.2%
Value to Income Ratio	3.7	3.6	-
Median Contract Rent	$624	$933	49.5%
Median Rent as % of Median Income	1.5%	1.6%	-
% Cost Burdened Households	Owner: 22.4% Renter: 61.4%	Owner: 16.8% Renter:55.1%	-

Source: U.S. Census

DRAFT

FIGURE 1.24: PERCENT COST-BURDENED RENTERS

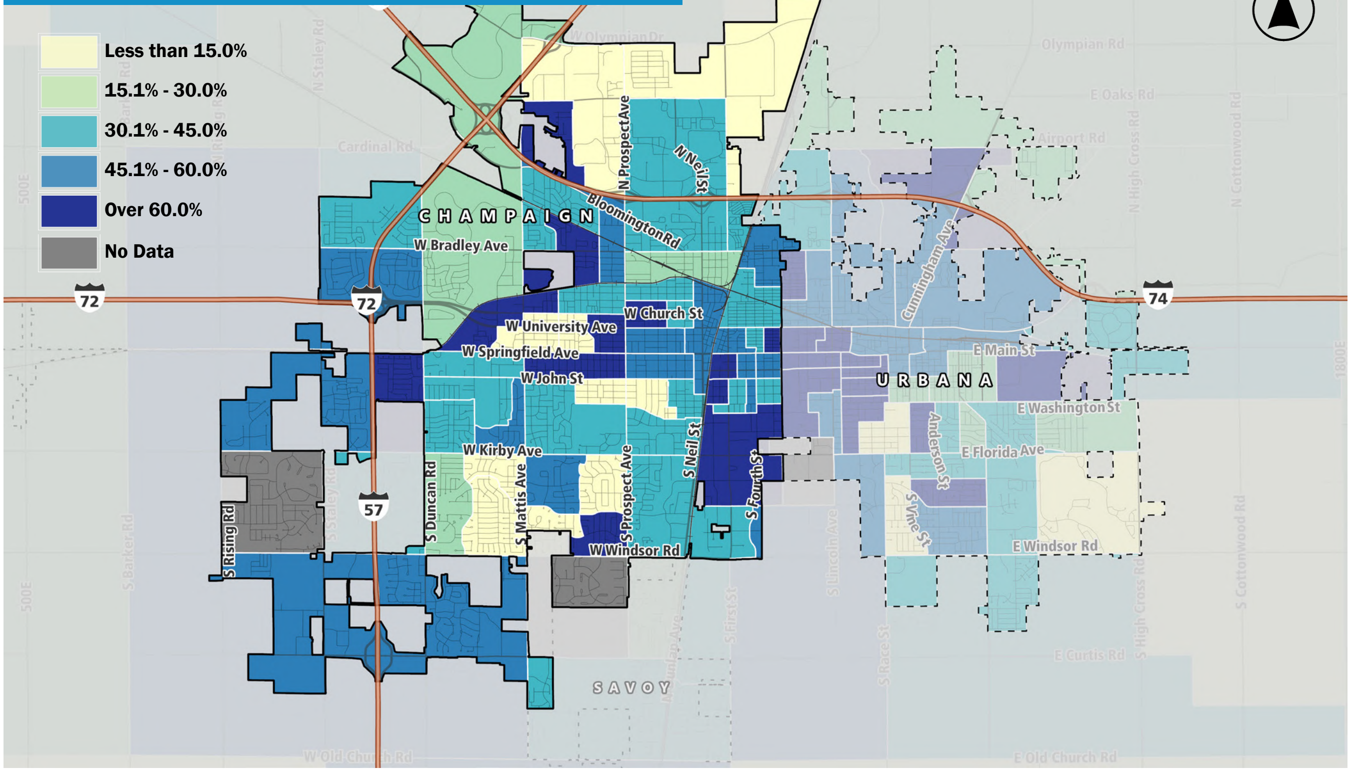
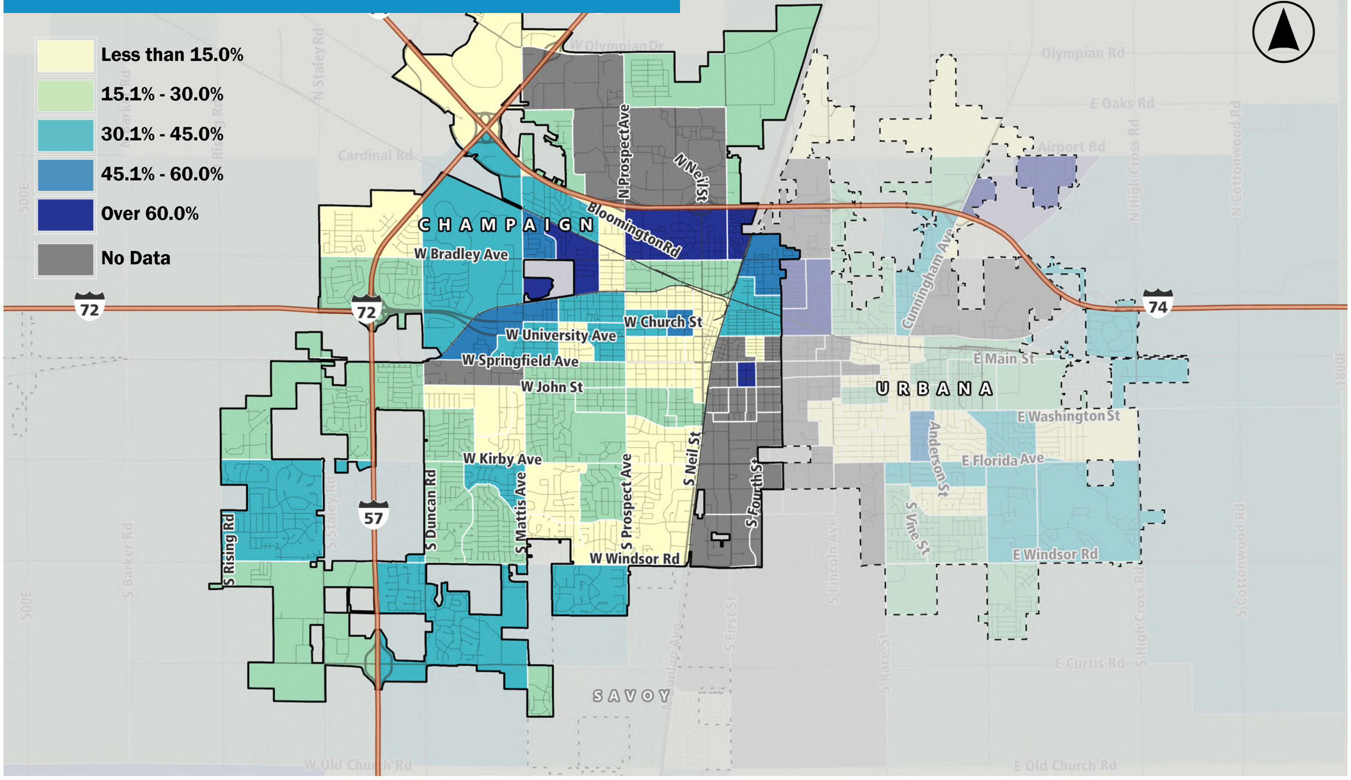


FIGURE 1.25: PERCENT COST-BURDENED OWNERS



Source: U.S. Census

DRAFT

Affordability Gaps

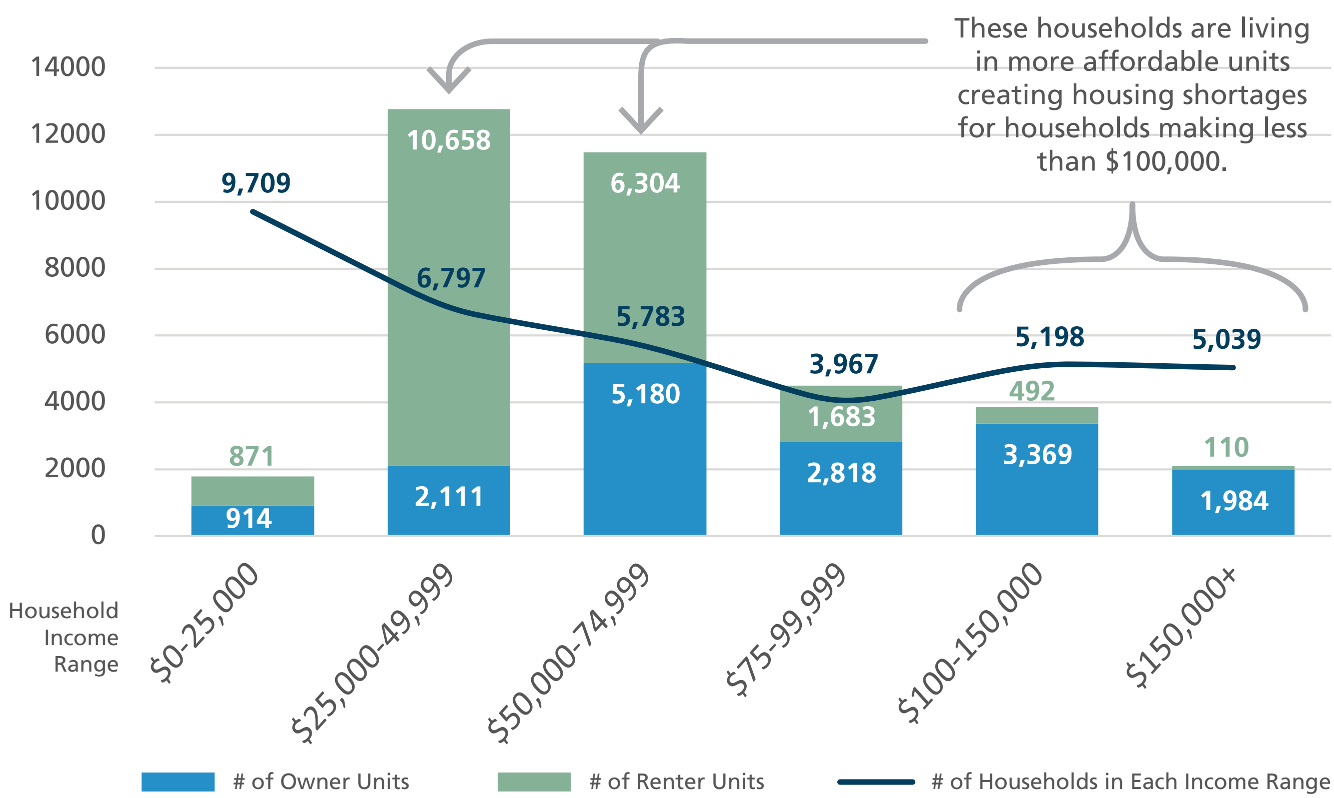
Households living at the lowest and highest income ranges are competing for existing housing serving middle-income households due to supply gaps.

- The gap analysis evaluates the availability of affordable housing for different household income ranges and the quantity of homes required to balance the need.
- The following outlines a scenario using the income range of less than $25,000
  - Approximately 9,709 households earn less than $25,000
  - There is an estimated 914 owner-occupied units and an estimated 871 rental units in this affordability range.
  - By subtracting the supply of affordable units (1,785) from the number of households in that income range (9,709), there is a gap of 7,924 units showing that many households are finding housing in other affordability ranges.

INTERPRETATION GUIDE:

- There are a number of ways to interpret this data:
  - When households outnumber units in an income range, some households must seek housing outside their means
  - When units outnumber households, it does not mean an oversupply; it means those units are occupied by households from other income groups.
- A few notes of caution when interpreting this data:
  - This analysis highlights broad occupancy trends, not precise demand by price. It reflects a single Census snapshot of housing and median income.
  - Affordability varies by income, meaning what is affordable for one group may not be for another.
  - Older housing stock make up much of the lower-cost options available.

FIGURE 1.26: HOUSING GAP ANALYSIS



Source: U.S. Census

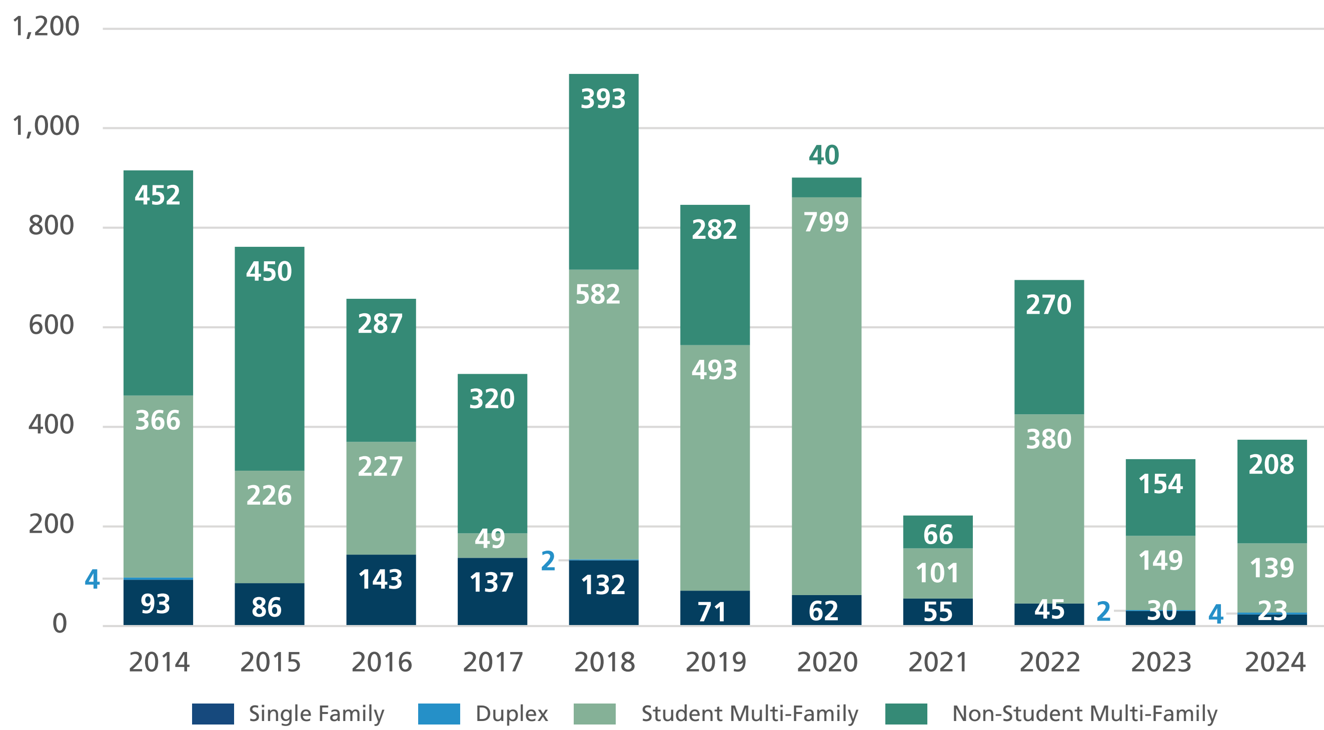
HOUSING SUPPLY

Housing Construction

Champaign accounts for 84% of development permitted in Champaign-Urbana. 75% of this is multi-family.

- The construction of residential units is one of the most direct indicators of market demand. Private market developers will not construct housing unless the price is adequate for profit.
- Champaign has averaged 505 units permitted since 2020, declining slightly in the last few years.

FIGURE 1.27: CHAMPAIGN BUILDING PERMITS, 2014-2024



Source: City of Champaign

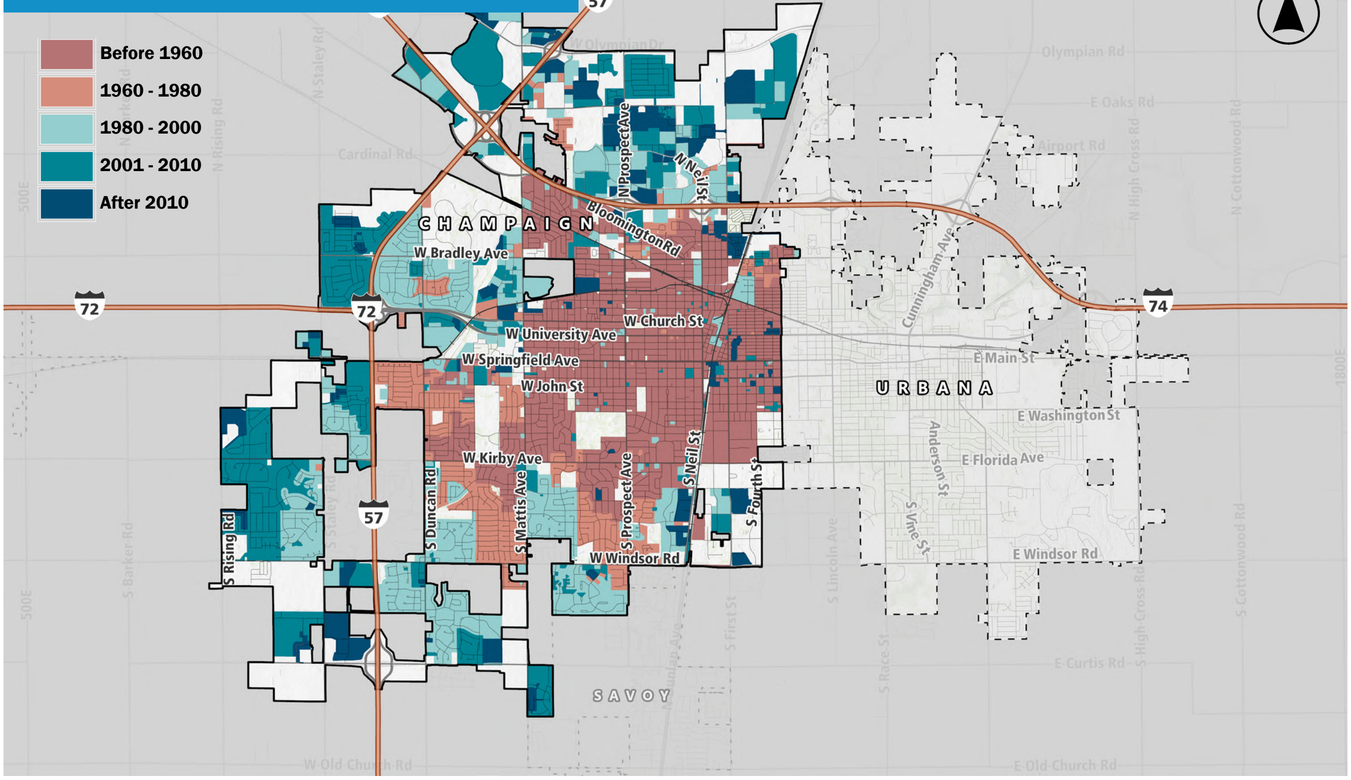
DRAFT

Housing Age

About 17% of homes were built after 2010. 44% of homes are more than 50 years old.

- Age and condition of houses are often reflected in the cost of housing.
- In Urbana, homes are slightly older. 10% of homes were built after 2010 and about 51% are more than 50 years old.
- Champaign's subdivision records show the radial pattern of development, with older homes located in the central city and newer development occurring on the fringe.
- Some parts of the central city have recent development, reflecting the demand for newer housing options closer to downtown and campus.

FIGURE 1.28: SUBDIVISION RECORD DATE



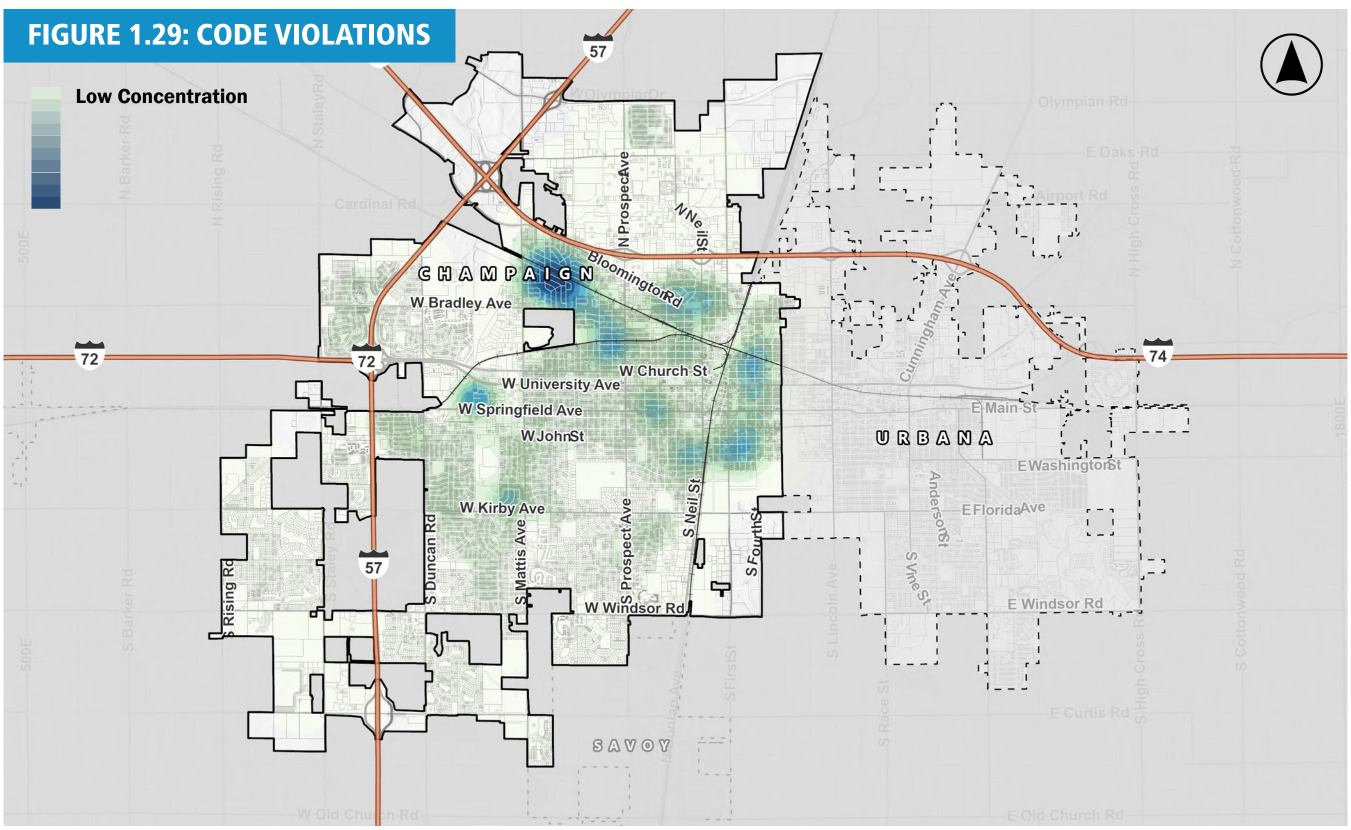
Source: City of Champaign

Housing Condition

Clusters of repeated code violations indicate substandard housing conditions, aging buildings, deferred maintenance, and potential safety or health risks.

- Violation patterns highlight inequities in the housing market, especially in renter-heavy or lower-income neighborhoods where disinvestment and absentee ownership are more common.
- Code violations are concentrated in areas around campus and in northwest Champaign.
- Community engagement revealed concerns about declining housing quality. The mismatch between high demand and limited supply means housing rents or sells quickly even if its in poor condition, contributing to declining housing quality.

FIGURE 1.29: CODE VIOLATIONS



Source: City of Champaign

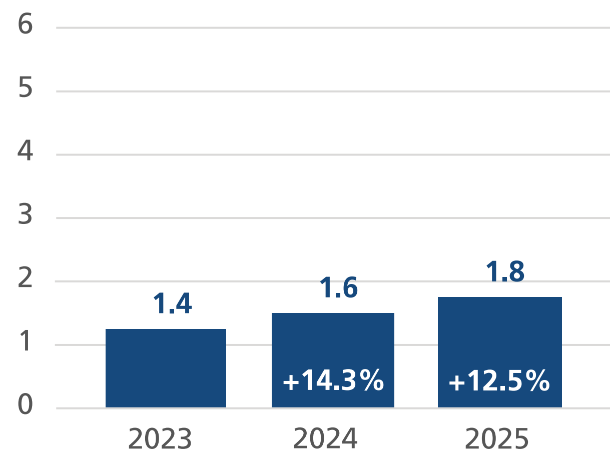
DRAFT

For Sale Market

Since 2012, Champaign has experienced a decline in months supply of inventory, resulting in housing market inflation.

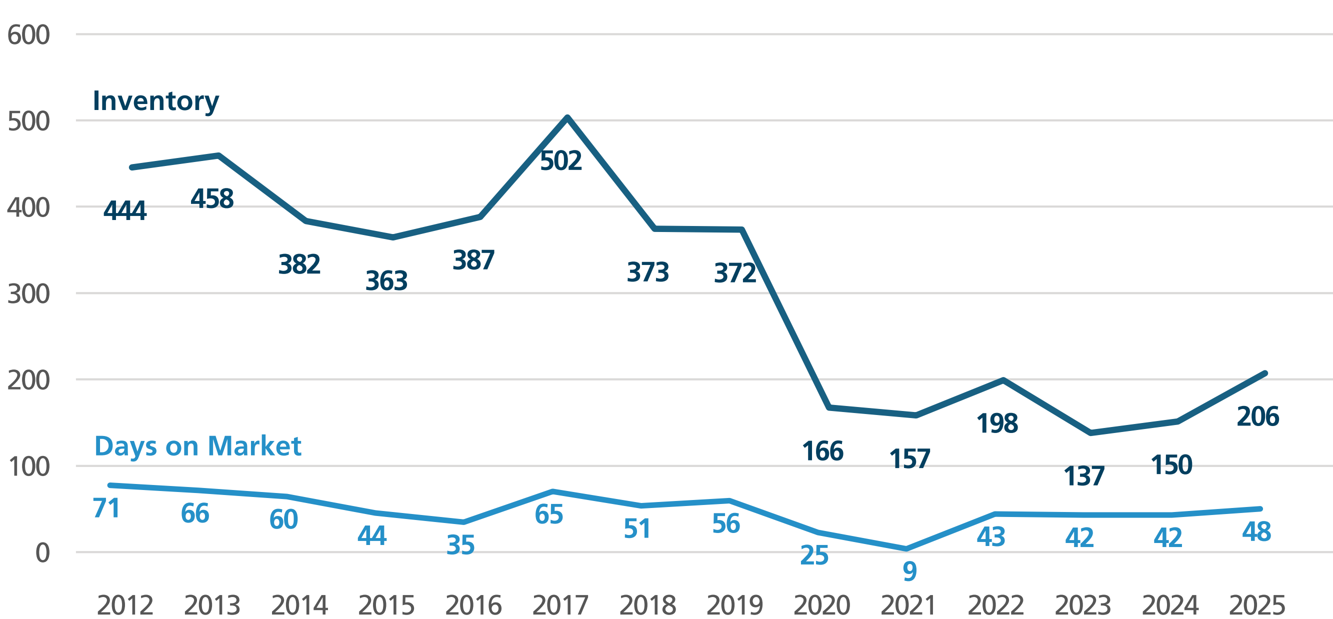
- Months supply of inventory is the inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.
- For-sale data reflects all types of homes for sale, not just single-family homes.
- The National Association of Realtors notes that a six-month supply is generally associated with moderate price appreciation and a lower supply tends to result in rapid price inflation. Champaign County hasn't had a 6-month supply since 2013. As of Fall of 2025, that months supply is closer to 1.8.
- Local data confirms this finding, showing a steady decline of monthly inventory over the last decade.
- Average days on market has also declined since 2012, showing demand is rising relative to available supply.

FIGURE 1.30: MONTHS SUPPLY OF INVENTORY YEAR OVER YEAR, 2023-2025



Source: Champaign County MLS, September

FIGURE 1.31: YEAR OVER YEAR INVENTORY AND DAYS ON MARKET 2012-2025



Source: Redfin, Champaign, September

DRAFT

Short Term Rentals

Short-term rentals have grown rapidly in recent years but may have reached a saturation point, with declining investment appeal.

- Short-term rentals in Champaign primarily serve university-related visitors, veterinary and medical visitors, new residents in transition, and seasonal workers, with demand peaking during the fall academic term.
- The market has expanded rapidly, with about 540 active listings—up 4% from last year and roughly 50% since December 2022.
- Growth appears to be leveling off, and operators report market over saturation.
- There is unmet local demand for mid-term rentals (1 to 6 months), but current short-term rental platforms and operator practices are not well suited to this market.
- Overall, short-term rentals remain a small share of the housing stock, comprising an estimated 0.6% of total housing units in the Champaign-Urbana area.

FIGURE 1.32: SHORT-TERM RENTAL LISTING GROWTH, 2023-2025

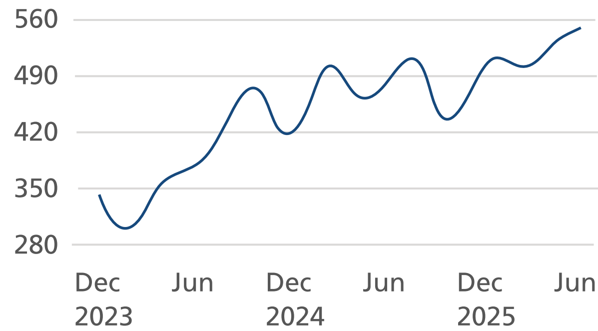


FIGURE 1.33: LISTINGS BY ANNUAL AVAILABILITY

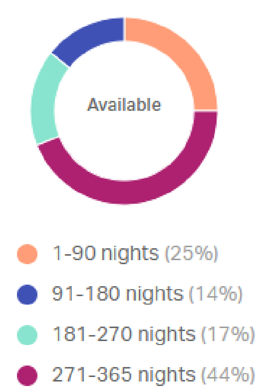
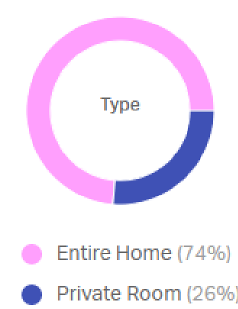


FIGURE 1.34: LISTINGS BY RENTAL TYPE



Source: AirDNA

SPECIALIZED HOUSING

Specialized housing in Champaign plays a critical role in meeting the needs of low-income residents, older adults, and individuals experiencing homelessness or living with disabilities. A network of local providers administer a range of specialized housing programs.

Subsidized Housing

Affordable housing is supported through local public housing, vouchers, and state funded development programs.

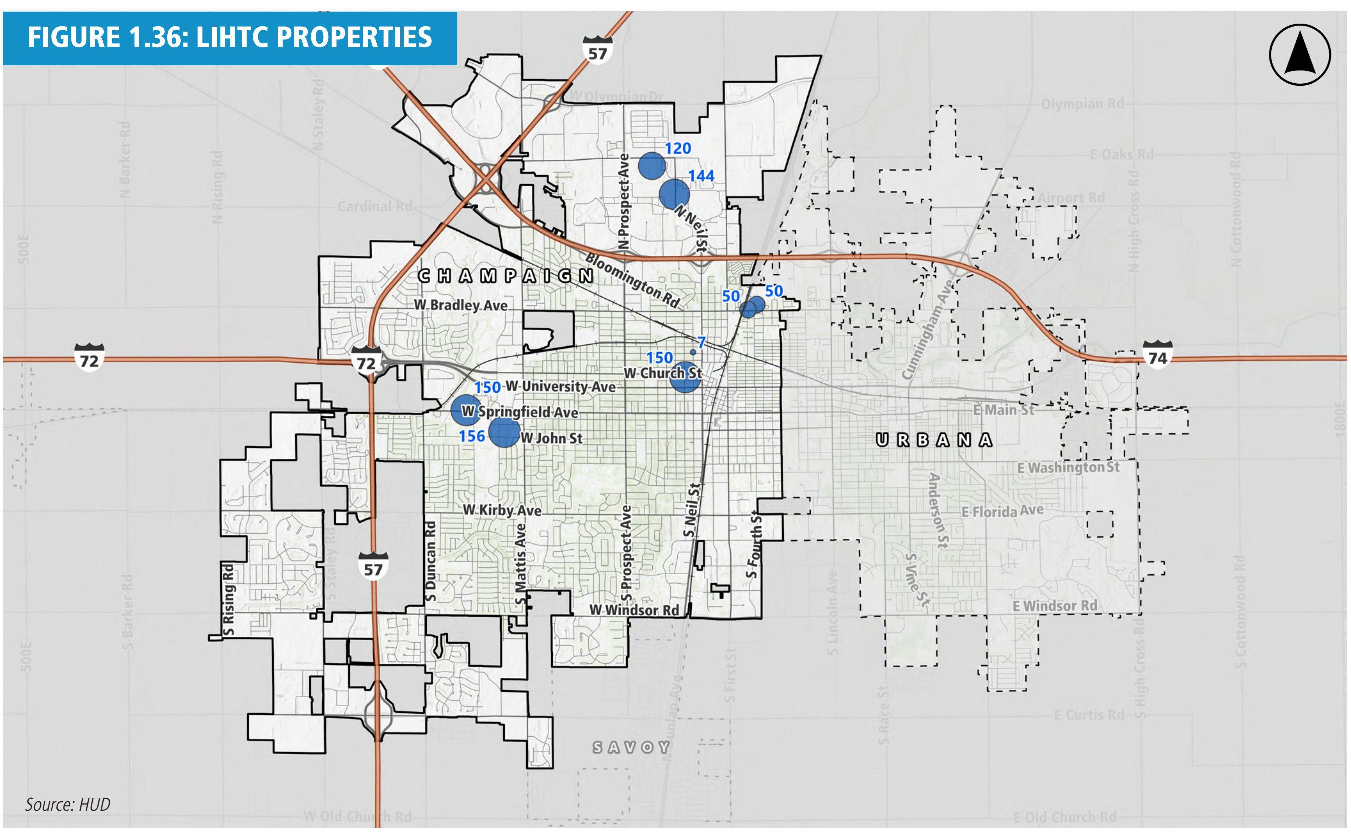
- The Housing Authority of Champaign County (HACC) provides affordable communities and mixed-income developments,through Low Income Housing Tax Credits (LIHTC), Project-Based and Tenant-Based Vouchers for low- and moderate-income households throughout Champaign County.
- As shown in Figure 1.35, the tenant-based voucher program delivers nearly 2,000 vouchers. About 1,000 units target the needs of seniors and families.

FIGURE 1.35: SUBSIDIZED HOUSING BY POPULATION SERVED

Population Served	# of Units
General - Tenant Based Voucher	1871
General - Project Based Vouchers	70
Seniors	452
Families	508
Veteran Families	34
Seniors with Special Needs	120
Individuals with Special Needs	24
Justice Involved Individ-uals	4
Permanent Supportive Housing	57
Total Units	**3,140**

Source: Housing Authority of Champaign County (HACC)

FIGURE 1.36: LIHTC PROPERTIES



Source: HUD

DRAFT

"Having been homeless until 2 years ago and still working with the homeless, it is becoming harder and harder to find housing for individuals, families, and the elderly, either due to a lack of housing availability and/ or cost for those on a lower or fixed income. Wait lists are at 2-5 months, even for those with disabilities and children."

- Survey Respondent

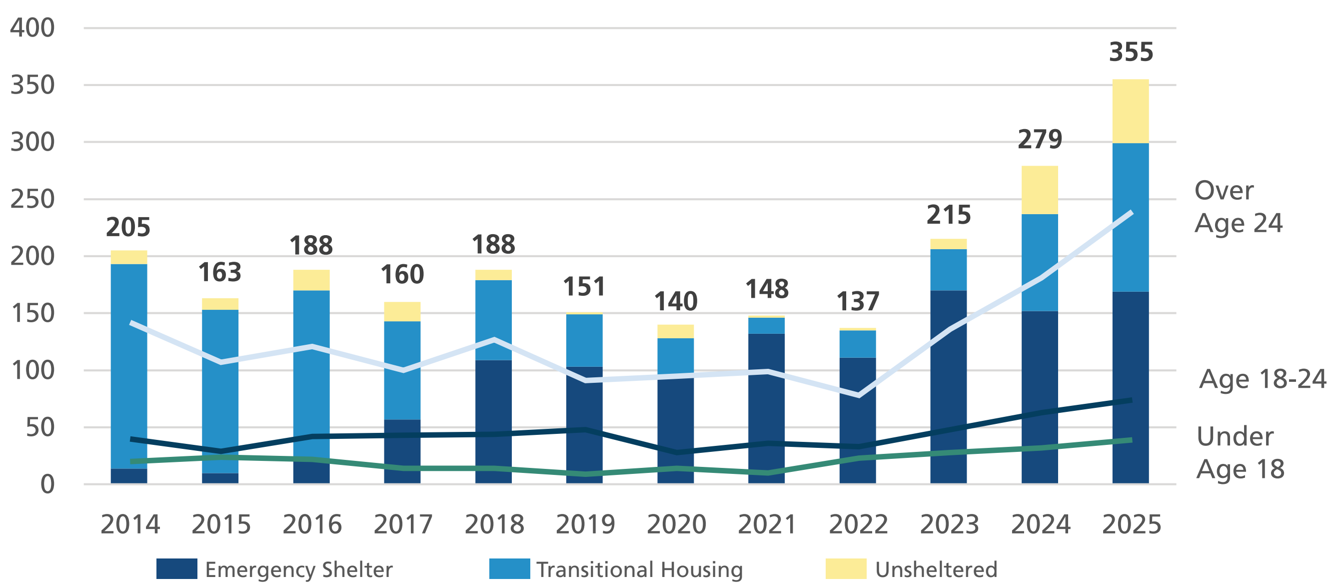
Emergency Sheltering and Supportive Housing

Point-In-Time Counts, an annual measure of homelessness, show a growing need for supportive housing services.

- Since 2020 there has been a 153% increase in the number of individuals struggling to maintain housing.
- Adults over the age of 24 have see the biggest increase in housing insecurity.
- The Continuum of Service Providers to the Homeless (CSPH) collaborates to provide a range of emergency and transitional sheltering options.
- The City of Champaign Township operates the only emergency low-barrier shelter in Strides.

The City of Champaign has developed a Homelessness Prevention Blueprint which outlines specific strategies for addressing homelessness in the City. The Blueprint recognizes the data and strategies from this Housing Needs Analysis and Strategy.

FIGURE 1.37: UNHOUSED INDIVIDUALS BY SUPPORT TYPE AND AGE, 2014-2025



Source: City of Champaign, Point in Time Counts

DRAFT

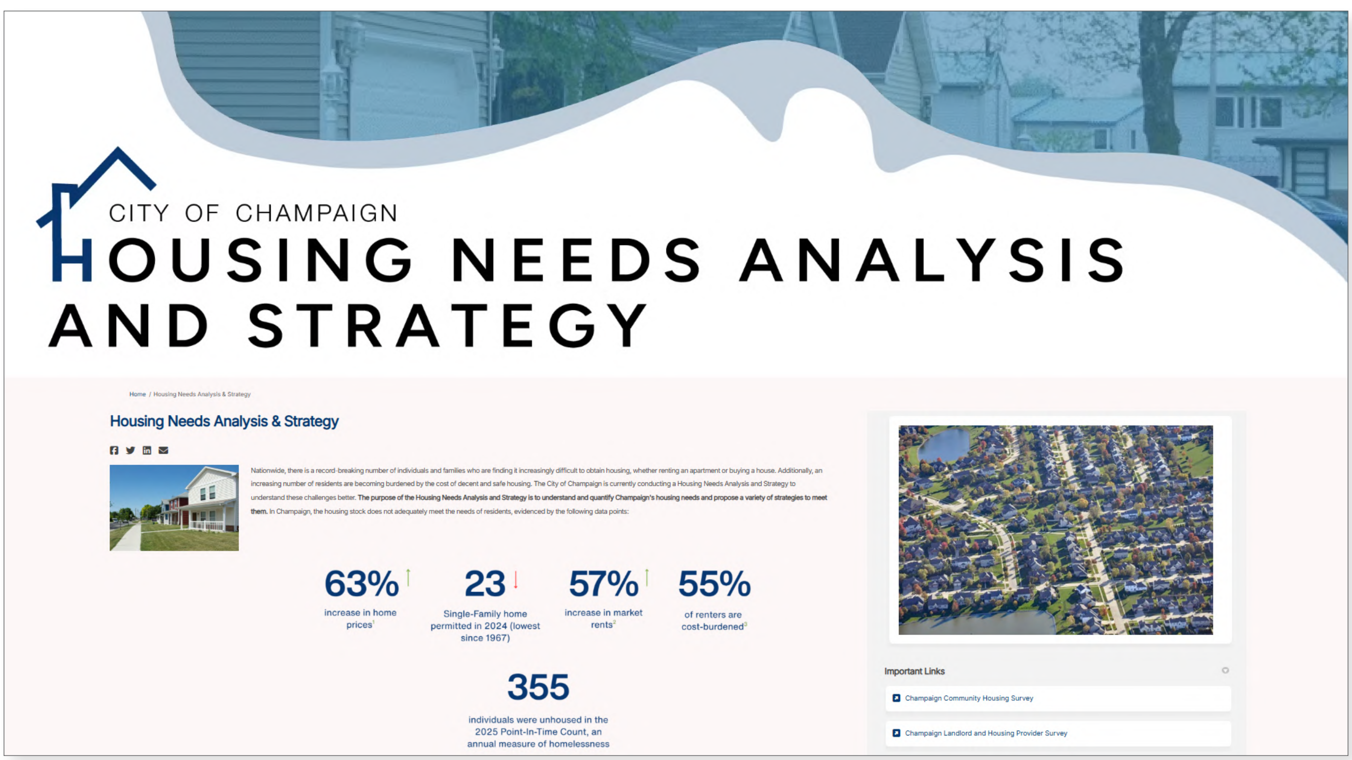
COMMUNITY ENGAGEMENT

The housing analysis and forecast were informed by perspectives across the housing system from residents and service providers to property owners, developers, and institutional partners.

Engagement activities included:

- **Stakeholders Listening Sessions.** These discussions provided qualitative insight into local housing pressures, market dynamics, regulatory challenges, and unmet needs across income levels and housing types. Listening sessions involved participation from 50 individuals across 42 different organizations. For more details on listening session findings, see the Appendix.
- **Community Housing Survey.** The survey gathered resident-level input on housing affordability, quality, stability, and preferences in order to complement market data with lived experience. There were 655 responses to the community housing survey.
- **Landlord and Housing Provider Survey.** The survey built supply-side understanding by capturing information on operating costs, rent trends, maintenance practices, vacancy, and investment decision-making among property owners. There were 42 responses to the landlord survey, representing over 8,000 rental units in Champaign.

Project updates were available on engagechampaign.org, including survey links. For full survey results and demographics, see the Appendix.



DRAFT

KEY ENGAGEMENT OUTCOMES

Vacancy rates.

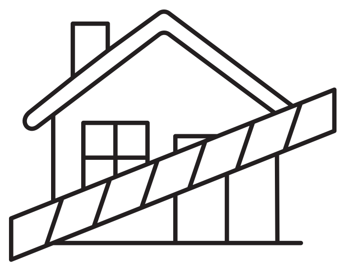
Functional vacancy in Champaign is significantly lower than census estimates, with stakeholder input and market data indicating vacancy closer to 2%, reflecting a very tight housing market.

Rising housing costs.

Strong market demand combined with sharply increasing operating costs is driving rent increases, with nearly 80 percent of surveyed landlords reporting rent hikes in the past 12 months, most often citing higher insurance premiums, increased maintenance and repair costs, and prevailing market conditions.

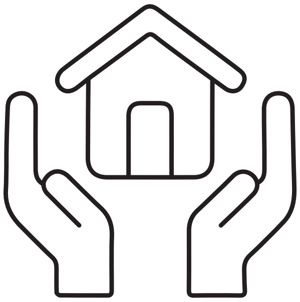
Resident housing concerns and preferences.

Residents identified housing affordability as their primary concern, followed by utility costs, landlord upkeep, and property taxes, while affordability, housing type, number of bedrooms, and neighborhood character were the most important factors shaping housing decisions.



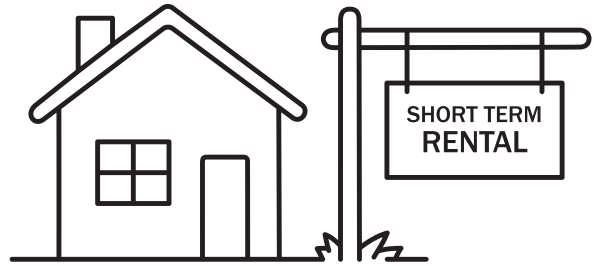
Housing quality and market power.

High demand and low unit turnover are contributing to quality challenges, particularly where a small number of property owners engage in predatory practices, as limited competition in a low-vacancy market can reduce incentives for maintenance and reinvestment.



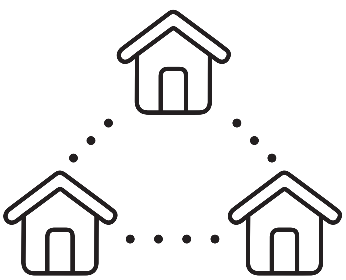
Affordable and supportive housing needs.

Engagement highlighted a growing need for expanded affordable and supportive housing infrastructure, along with a deeper understanding of the regulatory, financial, and operational barriers facing the Housing Authority and its partners.



Short-term rentals.

Although the number of short-term rentals has increased since 2022, operator engagement and AirDNA data indicate they still represent less than 1% of the housing stock in the Champaign-Urbana area, with demand beginning to level off.



Housing Authority demand and capacity.

Engagement with the Housing Authority of Champaign County (HACC) revealed extremely high demand for specialized housing. Long voucher waitlists, alongside lower overall occupancy rates point to structural and operational challenges in the assisted housing system.

"There is not enough supply of affordable apartments. Many of the leases are tied to the university's academic calendar, so it's hard to find a good place outside of a few months of the year. It was a lot of struggle for us to find an adequate apartment that's 30% or less of our gross takehome pay..."

- Survey Respondent

2

HOUSING NEEDS

Chapter 2 looks ahead, translating existing housing conditions into an assessment of Champaign's future housing needs. Building on the current context - demographic, economic, development trends, and community perceptions - outlined in Chapter 1, this chapter examines how projected changes in population, household composition, income, and housing supply are likely to shape demand over the coming years.

POPULATION FORECAST

Champaign is estimated to grow by 1% annually through 2035.

- Employment opportunities remain strong in the region.
- Between 2000 and 2020, Champaign grew by 2.7% annually while Urbana grew by 0.5% annually.
- Since 2010, growth has slowed to 0.9% annually in Champaign and -0.7% in Urbana.
- When assessing the population exclusive of students, Champaign-Urbana grew by 1.7% between 2010 and 2020. However, based on Census estimates the non-student population has declined since 2020.
- Based on more recent trends, the forecast assumes a 1% annual growth rate.
  - To reach a population of 139,893 by 2035, more housing options will need to be constructed to support a variety of resident needs. Without adequate housing options, the population forecast will not be met.

FIGURE 2.1: PROJECTED GROWTH RATE WITHOUT STUDENTS*

	Annual Growth Rate	2020	2025	2030	2035
Natural Growth**	0%	126,638	134,802	143,150	148,736
2000-2010 Annual Growth Rate	1.68%	79,592	86,525	94,062	102,255
2000-2020 Annual Growth Rate	0.53%	79,592	81,735	83,935	86,194
Project Annual Growth (without students)	1.00%	79,592	83,652	87,919	92,404
Projected Annual Growth (with students)	**1.00%**	**126,638**	**130,838**	**135,253**	**139,893**

Source: U.S. Census, RDG Planning & Design

*Except for the natural growth scenario, each growth rate is based on permanent resident population in Champaign (without students). 90% of 2020 full time enrollment (49,214) is added back in after growth calculations. Full time enrollment is calculated by the University of Illinois Division of Management Information as full time students plus 1/3 of part time students.

**Natural growth includes Champiagn and Urbana population.

DRAFT

HOUSING DEMAND

Champaign needs to facilitate the construction of approximately 7,086 units by 2035. Factors that inform the local housing demand forecast include:

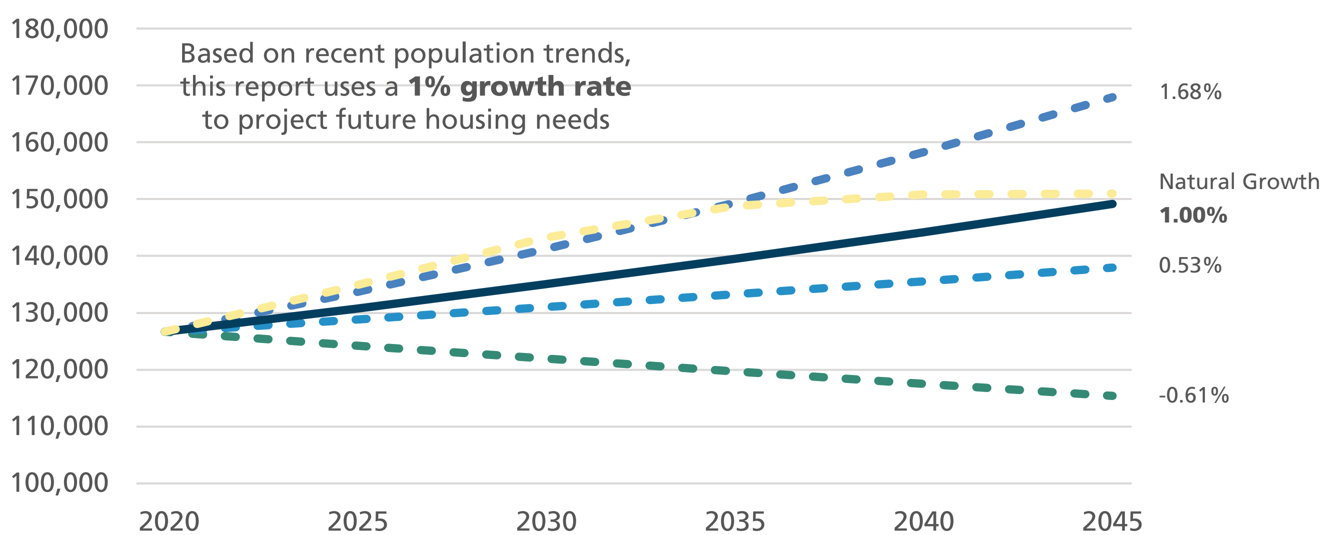
- **Natural population change.** The aging population has implications for future population growth and housing needs in Champaign. Enrollment growth and in-migration will be the primary drivers of population growth while the city works to meet the housing needs of aging residents.
- **Student enrollment trends.** Changes in University enrollment directly influence demand for rental housing and can heavily impact permanent resident options.
- **Replacement need.** Units lost to disinvestment, demolition or conversion must be replaced to maintain the existing housing supply, independently of population growth or decline.
- **Changes in vacancy rate.** Adjustments to vacancy targets affect future unit needs by indicating how much additional supply is necessary to support market flexibility, household mobility, and healthy functioning of the housing stock.
- **Average people per household.** Declining household size increases the number of housing units needed to accommodate the same population, placing upward pressure on demand even in periods of slow population growth. This isn't a strong trend influencing housing demand in Champaign, but one to consider as the non-student population ages.

Interpreting the Housing Demand Forecast

The housing demand figures presented in this chapter should represent a conservative order-of-magnitude estimate, rather than a precise annual production target. Housing construction and absorption fluctuate year to year in response to market conditions, financing, and development cycles, and these tables are not intended to prescribe an exact number of units to be built in any given year.

The forecasts assume no net growth in University of Illinois enrollment, reflecting uncertainty tied to federal policy and evolving demand for higher education. If enrollment growth continues, future housing demand would likely exceed the levels shown here and should be revisited accordingly.

FIGURE 2.2: POPULATION GROWTH FORECASTS



Source: RDG Planning & Design

DRAFT

Non-Student Demand

The demand for just over 7,000 units is built upon an assumption that the majority of new units will be built for non-students.

- The model assumes an increasing vacancy rate to create more variety in the market and decrease the pressure on existing naturally occurring affordable housing.
- Since 2014, Champaign building permits have accounted for 85% of units in the Champaign-Urbana area. The model below assumes Champaign continues to meet this share of development demand.
- While some projected demand will house students, this estimation is intended to focus on housing demand of the non-student population in areas of Champaign beyond the University of Illinois Campus.

FIGURE 2.3: PROJECTED HOUSING DEMAND

Champaign-Urbana Demand	2025	2030	2035	Total
Population at End of Period	130,838	135,253	139,893	
Household Population at End of Period	115,916	119,828	123,938	
Average People per Household	2.13	2.13	2.13	
Household Demand at End of Period	54,365	56,200	58,128	
Projected Vacancy Rate	2.0%	4.3%	6.5%	
Unit Needs at End of Period	55,475	58,694	62,169	
Replacement Need (total lost units)		626	522	1,148
Cumulative Need During Period		3,741	3,996	7,737
Champaign's Estimated Share of Demand		**3,180**	**3,397**	**6,577**
Average Annual Construction		636	679	

Source: U.S. Census, RDG Planning & Design

Student Housing Demand

While some housing development should be oriented toward students, the vast majority should prioritize the housing needs of permanent residents.

- Political, economic and social undercurrents challenge the student housing market. Therefore, projected student housing demand assumes enrollment remains unchanged.
- The University of Illinois reports having 15,977 beds and plans construction of 675 new beds by 2029. University Housing Residence Halls and Private Residence Halls have occupancy rates ranging from 94% - 99%.
- Calculating the vacancy rate in a student oriented development can be challenging due to variations in leasing. Many of these developments rent by the bedroom, meaning a unit may not be vacant but could only be half full.

Of the 7,086 units needed by 2035, approximately 509 of those units should be built exclusively for students. However, it should be noted that much of that demand is already in the pipeline through several proposed projects.

- Community landlords reported a vacancy rate of less than 2% city-wide. While this may indicate that a unit is not empty, it may not also be fully occupied.
- However, not every student will want this type of unit and more variety is needed in the student market to address the real or perceived pressure students feel in the market.

FIGURE 2.4: PROJECTED STUDENT HOUSING DEMAND

Champaign-Urbana Demand	2025	2030	2035	Total
Student Household Population	51,440*	51,440	51,440	
Average People per Household	2.5	2.5	2.5	
Household Demand at End of Period	20,576	20,576	20,576	
Projected Vacancy Rate	2.0%	3.5%	5.0%	
Unit Needs at End of Period	20,996	21,322	21,659	
Replacement Need (total lost units)	-	-	-	-
Cumulative Need During Period	-	262	337	599
Champaign's Estimated Share of Demand		**223**	**286**	**509**
Average Annual Construction		45	57	

Source: RDG Planning & Design

*2025 Student Household Population is estimated as 90% of full time enrollment (57,155). University of Illinois Division of Management Information defines full time enrollment as all full time students plus 1/3rd of part time students.

DRAFT

Retiree Housing Demand

Different generations have different housing needs. For example, young families with children may want more bedrooms, while older adults may look to downsize or find a lower-maintenance home.

Figure 2.5 develops a potential demand of 300 units oriented to adults over 55 based on:

- A projected population of 30,833 and standard household sizes.
- Capture rates of 5% to 2.5%. Capture rate is the percentage of households that would move into a 55+ housing product. Households over age 75 tend to look for senior oriented units with more services.
  - The senior housing demand does not include assisted living facilities, nursing homes or more intense medical facilities.
- These units would not be in addition to the 7,000 but illustrates that 4% to 5% of the city's overall demand could be absorbed by residents looking for lower maintenance and accessible options.
  - When a household moves out of their existing unit it creates movement in the market, often providing options for young families.

National Senior Housing Trends

As the baby boomer generation continues to age, demand is growing nationwide for a broader range of senior housing options. Many older adults are seeking housing that allows them to age in place, with access to services, accessibility features, and proximity to healthcare.

Across the nation, roughly 5.5% of those in the 60-78 age bracket live in assisted living facilities or nursing homes. Some estimates suggest that up to 8% of those over 55 will transition to older adult communities by 2035.

FIGURE 2.5: SENIOR HOUSING ANALYSIS

	AGES 55-64	AGES 65-74	AGES 75+
2035 Projection (natural change)	11,823	8,287	9,700
2010-2020 Migration Factor	0.2%	1.4%	3.7%
2035 Population with Migration	11,879	8,528	10,427
People Per Household	2.00	1.75	1.25
Household Demand	5,939	4,873	8,341
Capture Rate	2.0%	2.0%	1.0%
Unit Demand	119	97	83

TOTAL 55+ SUMMARY

2035 Projection (natural change)	2035 Population with Migration	Household Demand	Unit Demand
29,809	30,833	19,154	300

Source: U.S. Census, RDG Planning & Design

DEVELOPMENT NEEDS

The development of future housing should offer several price points and types of housing within the market. The housing program follow the following assumptions:

- Owner-occupied units will be distributed roughly in proportion to the income distributions of the households for whom owner occupancy is an appropriate strategy.
- Most low-income residents will be accommodated in rental units. It is challenging for low-income residents to save for the down payment and maintain the savings necessary for maintenance of a home (e.g. replacement of a roof or furnace).
- The projection assumes the split of 50% owner-occupied and 50% renter-occupied housing will stay consistent.

INTERPRETATION GUIDE:

- The table matches new unit price points to existing household incomes and affordability levels in Champaign-Urbana.
  - **Affordable Ownership.** This category largely reflects the existing housing stock. Some affordable demand can be met by creating opportunities for moderate-income households to move up the market, freeing lower-cost units for others.
  - **Affordable and Very Affordable Rental.** Rental units priced below $1,000 are likely to be smaller, require public assistance, or result from market filtering as new, higher-quality units increase competition. Preserving units in this price range is critical.
  - **Market Ownership.** Producing lower-priced market ownership units can be challenging for the private sector. Much of this supply will come from the existing stock as households move up, though some new units may be feasible with targeted strategies or incentives.
  - **High Market Ownership and Rental.** The private market has demonstrated the ability to deliver higher-priced, market-rate housing, though production has not met full demand. Continued support of market-rate development is needed.

FIGURE 2.6: DEMAND BY PRICE POINT

Total - 6,577	50% Owner		50% Renter
		Very Affordable: < $500	1,255
Affordable: < $250,000	708	**Affordable: $500-$1,000**	879
Market: $250,00-$350,000	1,082	**Market: $1,000-$1,500**	748
High Market: > $350,000	1,498	**High Market: >$1,500**	407
Total Owner Occupied	3,288	**Total Renter Occupied**	3,288

Source: RDG Planning & Design

Housing Type Program

Over the next several years, home production should focus on pent-up ownership demand and the need to offer more attainable variety beyond traditional single-family detached dwellings and apartment complexes.

- Since 2014, 15% of units built in Champaign-Urbana were single-family and duplex units, and 85% were multi-family units.
- The lowest price point unit simply cannot be produced without funding partnerships.
- Mid- to lower-unit needs can be met through older existing units as people move up to new units that better align with their income level.
- Figure 2.7 distributes the housing program by price point over different housing types, assuming that single-family detached homes will continue to dominate higher-end markets.
- However, other solutions like attached units will be needed to deliver more attainable products for a wider range of financial and physical abilities and preferences.
- The strategies in the next chapter help identify approaches to encourage, require, or fund different housing price points.

FIGURE 2.7: POTENTIAL PRODUCT MIX

Examples

Price Point Program	**Detached Single-Family**	**Smaller Lot Single-Family Detached/ Attached**	**Duplex, Mid-Density Townhomes, Rowhomes**	**High Density Townhomes, Multi-Family Mixed-Use**
Target Average Gross Density	<4	4-7	8-12	>12
Ownership:				
Affordable: Less than $250,000	0%	30%	45%	25%
Market: $250,00-$350,000	30%	50%	10%	10%
High Market: Over $350,000	70%	20%	5%	5%
Rental:				
Low: Less than $500	0%	0%	30%	70%
Affordable: $500-1,000	0%	0%	40%	60%
Market: $1,000-1,500	0%	0%	20%	80%
High Market: $1,500+	0%	40%	30%	30%

Source: RDG Planning & Design

3

HOUSING STRATEGY

Chapter 3 outlines the housing strategy needed to meet Champaign's housing needs. Building on housing today and projected demand in Chapter 1 and 2, this chapter defines the core building blocks for implementation, including partnerships and funding mechanisms to carry the strategy forward. It then presents a set of targeted strategies to improve housing affordability, expand access, and support a diverse range of housing options across Champaign.

BUILDING BLOCKS

Turning Champaign's housing goals into measurable outcomes depends on the structures and funding that support implementation. While the City plays a central coordinating role, progress relies on strong partnerships and sustainable funding.

The Role of Partners

- **City of Champaign.** The City is responsible for promoting the health, safety, and welfare of its residents through its regulations, policies, public services, and programs. Champaign has several programs in place that assist lower-income households with housing rehabilitation. The City will play a key role in developing partnerships, leveraging funding opportunities, and expanding city programs.
- **Housing Developers.** Existing and future housing developers will continue to fill gaps in market-rate housing throughout Champaign.
- **Service providers.** Champaign has several service providers focused on helping low-income residents. Many of these include housing assistance in various forms. The level of involvement these agencies have may vary based upon their mission, but knowledge sharing will be an important part of their role. Some organizations may even be able to move into the role of nonprofit developer, but at a minimum provide excellent knowledge for others in the partnership.
- **Community Housing Development Organization (CHDO).** Habitat for Humanity is the only CHDO who builds new housing. While Habitat for Humanity provides essential housing to the community, there remain gaps where a nonprofit developer could be cultivated.

Precedent: Non-Profit Developer & Shared-Equity Models

Champlain Housing Trust (CHT) is the nation's largest community land trust and a leading example of how nonprofit developers can deliver shared-equity housing at scale while preserving long-term affordability.

Today, CHT supports hundreds of homes in missing-middle formats through resale-restricted ownership units, cooperatives, and permanently affordable rentals.

Nonprofits can fund projects creatively through private investment, institutional partners, shared-equity and layered funding models.

Other Examples Include:

- Thistle Community Housing (CO) providing small-scale housing with long-term resale controls.
- Dos Pinos Housing Cooperative (CA), a limited-equity cooperative preserving workforce housing.
- NeighborWorks, supporting local nonprofits nationwide to finance and build housing.

DRAFT

Precedent: Employer Assisted Housing

More companies are realizing the need to assist the housing market to fill employment needs. For example, Streck Inc., a biotech company in La Vista, Nebraska, announced in October 2021 that they would be building an 84 unit apartment building adjacent to their Sarpy County facility. The units are rented to their employees at a discount with any unfilled units available to other workers in the area.

Other examples include:

- Musco Corporation in Oskaloosa, Iowa involved in subdivision development
- French Lick Resort & Casino, Indiana providing land for the development of workforce housing
- Cabela's in Sydney, Nebraska building housing
- JBS in Ottumwa and Marshalltown, Iowa adding units for employees
- Schuyler Public School District, Nebraska offering bonuses to staff that rent or build in the community

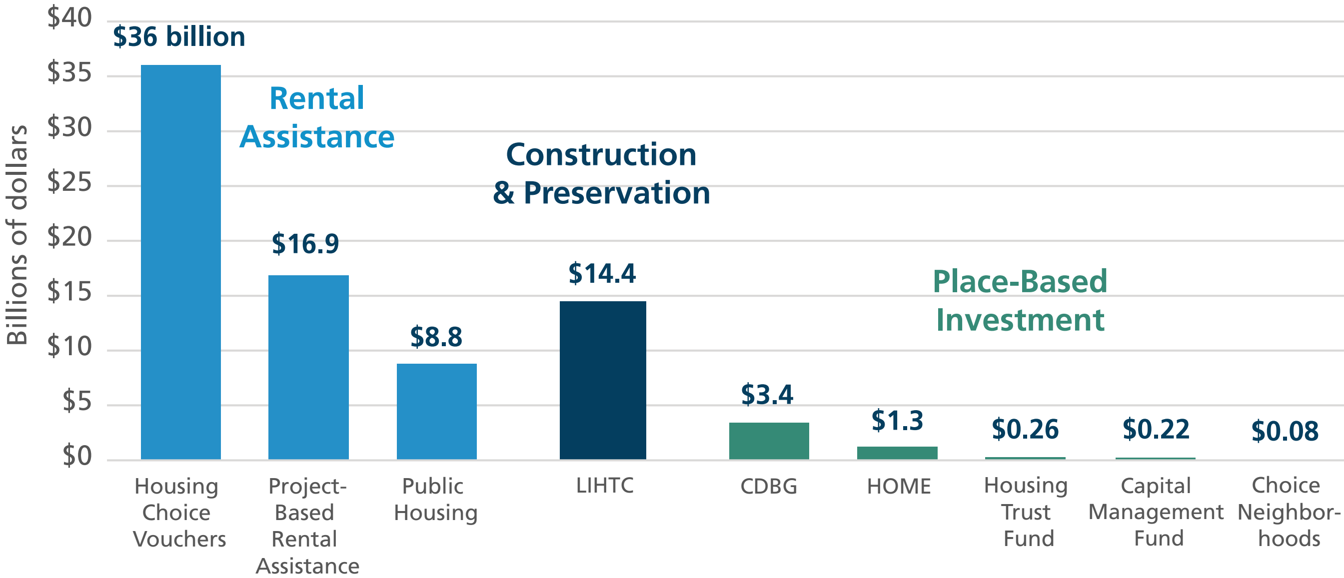
- **Major employers.** There is a growing awareness that housing, including quantity, quality, and affordability, impact employers' ability to recruit and retain employees. Each company invests a significant amount of time, energy, and money training their employees and, therefore, it is in their interest to support all aspects of retention, including housing. Employers can play multiple roles in the housing partnership:
  - Direct construction of new ownership or rental units.
  - Funding assistance to a lending consortium (see the following section on Existing Funding Sources) or nonprofit in the construction of units that will directly benefit their employees.
  - Investment in one of the Opportunity Zones to produce housing in distressed neighborhoods and receive the tax benefits.
  - More traditional programs such as down payment assistance to employees purchasing homes in the community or moving costs. It is important to note, these particular solutions do not address issues related to quantity or quality of housing.
- **Housing Authority of Champaign County.** The mission of HACC is to provide safe, decent housing and foster self-sufficiency for Champaign County's low-income households. HACC plays an important role in Champaign as the primary builder and provider of affordable units.
- **Lending community.** The lending community is intimately involved in all aspects of the housing market. While many aspects of their business and practice are tightly regulated, other aspects do permit innovation and proactive participation in the housing market. The role of the lending community in a housing partnership may include:
  - The creation of a lending consortium that would allow the community to share investment risk across multiple lenders (see section on sharing risk).
  - The application of Community Reinvestment Act (CRA) funding to support housing initiatives led by a nonprofit housing development corporation.

- **Champaign County Economic Development Corporation/Chamber.** Economic development leaders seek to further the collective interests of their partners while advancing Champaign County. Housing in Champaign represents a significant economic factor both in the business of actual housing construction and for its impact on providing a place for business leaders and employees to live. As one of the only communities in downstate Illinois that continues to grow, it is essential to recognize that housing is where jobs live. The role of economic development in a housing partnership may include:
  - Convening the partnership
  - Educating the public and its members on the importance of housing to the overall economy and inviting members to expand their role in the partnership.
  - Promoting housing incentive programs to employers and their employees.
  - Bringing funding partners together and championing their partners' involvement in programs like the lending consortium.
- **Champaign County Regional Planning Commission (CCRPC).** The CCRPC operates more than 100 programs across planning, community services, housing assistance, transportation, workforce development, and more. Its mission is to improve health, safety, welfare, education, and economic conditions for Champaign County residents. The role of CCRPC in a housing partnership may include:
  - Providing research, data tools, and policy support
  - Expanding funding and education about housing and homeless services, including rent assistance, homeless prevention, emergency shelter partnerships, LIHEAP weatherization, senior services, transportation assistance and wraparound supports.
  - Coordinate federal and state resources with local organizations

- **Foundations and Philanthropy.** In a growing number of communities, the philanthropic community plays a key role in affordable housing solutions. Often this goes well beyond small grants to nonprofits and service providers. Foundations can be important partners in assembling larger funding pools or land trusts and serve as a great partner for carrying out the strategies identified in this plan. Additionally, they serve as providers of information and benchmarks to understand the impact of these programs moving forward.
- **University of Illinois.** As one of the largest landlords in Champaign, the University has a vested interest in making sure that the housing experience for students, faculty, and staff is a positive one. They are a key partner in understanding the demands of all these sectors and potentially in the construction of units that will meet these distinct markets.
- **Others.** There are many other potential partners that are not included in this list, including landlord and tenant organizations, Realtors, builders, developers, and faith-based organizations. All can and should have a role in supporting efforts to conserve existing affordable units and bring additional units to the market. Any partnership should begin by establishing a common purpose to bring different stakeholders to the table.

University of Illinois, Photo by Justin Shen

FIGURE 3.1: FEDERAL SPENDING FOR AFFORDABLE HOUSING PROGRAMS



Source: U.S. Department of Housing and Urban Development, U.S. Department of the Treasury

Existing Funding Sources

Champaign already uses a range of funding tools to support housing development, rehabilitation, and affordability. Federal programs such as Community Development Block Grant (CDBG) and HOME funds provide flexible resources to address priority needs for low- and moderate-income households, while state and regional programs help support larger-scale production and preservation efforts. Together, these existing funding sources form a foundation that can be better aligned and leveraged to advance the City's housing strategy.

Bristol Place, LIHTC funded rent-to-own model redevelopment

Federal Funding

- **Construction & Preservation**
  - Low-Income Housing Tax Credits (LIHTC). LIHTC provide tax credits to developers who agree to reserve a portion of units for low-income tenants at restricted rent. These credits can be sold to private investors, generating equity to fund construction or rehabilitation projects.

Parker Glenn, LIHTC Funded multi-family housing. Photo by Apartments.com

DRAFT

Providence at Thornberry, HACC-administered project-based vouchers

The Haven, HACC-administered public housing for seniors

Oakwood Trace, LIHTC funded with HACC administered project-based vouchers

- **Place-Based Investment**
  - Community Development Block Grant (CDBG). A federal program that provides flexible funding to local governments to support housing, infrastructure, and community development activities benefiting low- and moderate-income households.
  - HOME Investment Partnerships Program (HOME). A federal block grant program that supports the creation and preservation of affordable housing through activities such as new construction, rehabilitation, and direct assistance to income-qualified households.
  - Choice Neighborhoods and the Capital Magnet Fund are smaller federally funded grant programs administered by HUD and the Treasury Department.
- **Rental Assistance**
  - Section 8 Housing Choice Vouchers provides rental subsidies directly to low-income households, allowing them to choose and rent eligible housing in the private market while paying a set portion of their income toward rent.
  - Project-Based Rental Assistance Programs attaches rental subsidies to specific privately owned or nonprofit housing units, ensuring affordability for eligible tenants as long as they live in those assisted units.
  - Public Housing Funds are provided to local public housing agencies to own, operate, and maintain publicly owned housing developments that offer deeply affordable rental units to low-income households.
- **Other Programs**
  - Opportunity Zones. A federal tax incentive program that encourages private investment in designated census tracts by offering capital gains tax benefits for long-term investments that support economic development, including housing.

State Funding

- **Capital, tax credit, and bond programs.** Illinois, primarily through IHDA, funds affordable housing development and preservation using the Illinois Affordable Housing Trust Fund, state and federal LIHTCs, capital bill resources, and bond-financed multifamily loans.
  - Illinois Affordable Housing Trust Fund
  - Illinois Affordable Housing Tax Credits
  - Rental Housing Support Program
  - Permanent Supportive Housing Development Program
  - Home and Home-ARP
- **Operating, rental, and supportive housing subsidies.** Programs like the Rental Housing Support Program, state-administered HOME/HOME-ARP funds, permanent supportive housing initiatives, and emergency rental assistance help serve extremely low-income households and special-needs populations.
  - Preservation Limited Rehabilitation
  - Save Our Neighborhoods
  - Illinois Building Blocks Program
  - Home Repair and Accessibility Program
- **Revitalization, preservation, and access-focused tools.** Illinois leverages property reuse, rehabilitation, home repair, foreclosure stabilization, and down payment assistance programs to preserve existing housing, stabilize neighborhoods, and expand equitable access to housing.
  - Access Home
  - BUILD Illinois
  - Emergency and Shallow Rental Assistance
  - State Bond-Financed Multifamily Loans

Local Funding

- **Tax Increment Financing (TIF).** Champaign leverages future increases in property tax revenue within designated TIF districts to help finance the construction or rehabilitation of affordable housing as part of broader redevelopment efforts.
- **Enterprise Zones.** The city uses state-authorized enterprise zone incentives, such as sales tax exemptions and utility tax reductions, to lower development costs and encourage private investment in affordable and mixed-income housing projects.
- **Lot Disposition.** Champaign supports affordable housing by donating suitable infill lots to Habitat for Humanity for the creation of affordable homeownership opportunities.

DRAFT

Potential Future Funding

As housing needs evolve and traditional funding sources remain competitive, diversifying local funding strategies will be critical to supporting new development, rehabilitation, and long-term affordability. Some funding opportunities may include:

Land Development Funding

It has been several years since a new subdivision was platted in Champaign. The main reasons for this is the cost of building out the streets, water, and sewer systems. It is often challenging for the private market to fund and carry that much debt, therefore, many communities are turning to alternative funding mechanisms.

- **Infrastructure Banks.** This approach would only apply to projects that include a targeted mix of affordable units. With an infrastructure bank, the city finances the infrastructure as a "participatory" deferred loan. The loan is paid back once the initial homeowner sells the home. The approach does lower the household's monthly payments but it can also reduce the amount of equity that the household builds in the unit.
- **Shared Cost Model.** In a cost share model, the public would share 30% to 50% of construction cost with the developer. Repayment is derived from the added property taxes created by new development. Under this type of program, shared cost would only occur when 50% or more of the units are affordable with the blend of affordability tied to the level of shared cost by the City.

Precedent: Shared Cost Model

The lack of new development in small communities is not unusual. Slower construction activity means that the private market is less likely to support new lot development. For this reason many communities have to take on more of the risk.

One example of this is Webster City, IA where, faced with a lack of interested or capable developers, the city developed a subdivision.

Depending on the needs or size of the community, restrictions can be placed on the sale of the lots. For larger communities with more development activity, like Hays, KS, a maximum price point can be placed on the units for reduced cost of the lot.

Other Funding Opportunities

- **Lending Consortium.** A lending consortium is a cooperative venture among lending institutions active in the market to spread individual risk. In addition, these cooperative ventures can attract the support of major employers or other agencies such as the Federal Home Loan Bank, Community Development Financial Institutions (CDFI), and state agencies. A lending consortium is an ideal instrument to:
  - Provide a pool of capital that lowers the amount of debt recovery a project must cover through higher rents when developers are tasked with building more affordable housing options or housing untested in the local market.
  - Finance the additional capital necessary to "fill the gap" between the cost of housing and appraisals within a depressed neighborhood like those identified as Opportunity Zones.
  - Provide short-term financing or "patient financing" for builders and contractors working in older and distressed neighborhoods or in product types missing from the market.
  - Provide interim financing for projects developed by local nonprofits or HACC.
  - Funding neighborhood stabilization programs like rehabilitation grants for first-time home buyers who do not have the capital to fund rehabilitation through conventional lending.
- **Housing Trust Fund or Development Fund.** Either of these approaches should offer a way to pool local funding. The fund could be administered by the City or a local foundation, in partnership with the housing and finance community. The fund could assist with the funding of affordable housing construction, rehabilitation, land acquisition and infrastructure/site development. It could be capitalized in different ways:
  - Community Housing Bonds
  - Affordable Housing Fee
  - General Fund
  - Philanthropic community

Precedent: Front Porch Investments

Front Porch Investments is a nonprofit focused on advancing affordable and workforce housing in the Omaha, NE area. Their role is not to build housing but to catalyze housing investment through flexible capital, policy work, and cross-sector collaboration. Since 2022 their initiatives have included:

- A Housing Innovation Fund to see new ideas and foster creative solutions that reduce barriers to development.
- A Greenlining Fund to support homeownership and housing stability in historically disinvested areas.
- A Development and Preservation Fund that is capitalized through a partnership with the City of Omaha, using $20 million in ARPA funds, and $20 million match in private philanthropic funds.
- Distribution of $40 million in bonds for the building and preservation of affordable housing in the city's urban core.

GOALS & STRATEGIES

Creating a Strategy

It is important to note that there is no single solution to all aspects of the housing market. Ultimately, it is the perception of risk that keeps certain housing types from being built. These risks involve land development and construction of more diverse building types, such as missing middle housing. A major part of the housing strategy involves lessening the perception of risk to ensure:

- Construction of more housing for a broader range of residents
- A greater variety of ownership options to provide affordable units for young families and older adults
- Preservation of quality, affordable rental and ownership options

This next section outlines policies and strategies that build on Champaign's assets and seeks to address the challenges in the market. Many of the obstacles revolve around perceptions of risk to builders and developers. The strategies in this section are not all-inclusive, but are initial directions for how Champaign can address obstacles and collaborate to meet the region's housing needs.

What a Housing Strategy can and cannot do:

The strategies identified in this study will not overcome all housing challenges but should be seen as a first step in a journey that is regularly re-evaluated. Champaign led the creation of this study but many others (including the state, developers, nonprofits, philanthropic communities, etc.) play a role in implementation.

What the Housing Strategy CAN do

- Establish a blueprint for new policies and programs to achieve housing goals.
- Stimulate conversation on existing programs and level of funding.
- Show builders and developers the high demand for different products, and the price points needed.
- Motivate other partners to get involved in solutions.
- Raise awareness in the community about the need for more housing.

What the Housing Strategy CANNOT do

- Force builders or developers to construct a certain housing product, or housing at all.
- Affect challenges at the national level including interest rates, lending standards, raw material costs, and federal funding sources.
  - However, it can help organize policy/programs that decrease risk in lending, create gap financing methods, and offset costs when appropriate.
- Require redevelopment of any specific site or building.

Housing Goals

1 Increase housing supply by facilitating the building of 7,000 units by 2035

Over the past six years, the demand for housing has outpaced the supply. This is illustrated through the low supply of for sale housing and the extremely low vacancy rates reported by property owners and managers. A lack of supply increases housing costs and prices. This was illustrated in 2020 and 2021, when record low interest rates drove many buyers into the market. Simultaneously construction rates slowed, and material costs skyrocketed. Champaign residents at all income levels will benefit from increased supply of housing across all product types.

2 Preserve and improve housing affordability and conditions to ensure safe, affordable homes for residents.

Residents across all income levels noted concerns with affordability. Local data shows a lack of housing for residents at both the highest and lowest income levels, leaving residents in the middle competing with a broad spectrum of the market. Additionally, service providers noted a record number of households seeking services and struggling to keep up with rising rent prices, cost of utilities, insurance and maintenance. Ultimately the community must find ways to reduce barriers that prevent residents from accessing and remaining in housing.

3 Build housing partnerships and capacity to support work across the housing continuum.

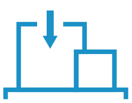
Feedback from stakeholders noted the many housing efforts across Champaign. However, these efforts are often fragmented with limited coordination. By building partnerships across many different public, private, and non-profit entities housing efforts can be clearer and better coordinated.

1 Increase housing supply by facilitating the building of 7,000 units by 2035

Objectives:

- Expand housing options and choice for all residents.
- Create incentives to increase variety of housing types, styles and densities throughout Champaign.
- Reduce and eliminate regulatory and zoning barriers to invest and improve existing housing supply, including naturally occurring affordable housing.

Why:



- **Low Supply.** As of Fall of 2025, MLS data reported Champaign County has a 1.8-month housing supply, compared to a healthy 6-month supply.

- **Declining Inventory.** Since 2012, Champaign's month over month for-sale housing inventory has declined by half according to Redfin.

- **Low Vacancy.** Landlords and property owners reported rental vacancy rates below 2%.

Strategies

1.1 Update residential zoning/ subdivision code to enable a broader range of housing types.

Codes can have a significant impact on the types of housing that is built in a community. Beyond just allowed uses, minimum lot sizes, setbacks, open space ratios, and other site dimensional standards indirectly regulate feasible housing types. To support greater variety the City should:

- Support and move forward the next phases of incremental development reforms, which would allow additional dwelling units in traditionally restrictive residential zoning districts.
  - Allow missing middle housing in all residential zoning districts within a certain proximity to key community amenities and transit.
  - Explore administrative review and sliding-scale floor area ratio for missing middle developments to streamline processes and encourage smaller unit sizes.
- Explore subdivision and zoning amendments that allow for smaller lot sizes and more favorable development standards for residential development.
  - Explore requiring overall development plans for new subdivisions and large tracts.
  - Consider amending standards to allow for development that matches historic neighborhood development patterns, including street typologies and block sizes.
- Develop pre-approved plans to reduce design costs and expedite permitting.

1.2 Amend and adopt the 2027 International Building Code and International Residential Code to support increased housing production.

Across the country communities are discussing the impact that building codes can have on the cost of housing. This is often a challenging discussion due to the balance between affordability and life safety. However, there are a few areas of common agreement where safety can be maintained while reducing costs.

- Explore amending the building code so multifamily buildings with up to 8 units are reviewed under the International Residential Code.
- Explore amending the building code to allow multifamily buildings of a certain height to be constructed with a single stairwell to allow for reduced construction costs and adequate emergency response.

1.3 To encourage increased rates of construction, explore funding opportunities for housing production that prioritizes affordability.

Cities can no longer depend on the certainty of federal and state dollars. With that in mind, communities are diversifying their funding sources to maximize the dollars received in state and federal funding for affordable housing production.

- Explore establishing an affordable housing development fund capitalizing on community housing bonds, private activity bond cap allocation, or general fund.
- Explore other public/private partnership funding opportunities to help offset development costs.
- Maximize HOME funds by partnering with HACC and affordable housing developers to develop new, affordable housing units.
- Consider incentive programs that can stimulate housing production including tax incentives or infrastructure provisions.
- Maximize use of existing funds (such as TIF) and incentive programs (such as Enterprise Zones) to stimulate housing development.
- Maximize potential of IHDA Housing Stock Report to increase likelihood of Low-Income Housing Tax Credit (LIHTC) developments.
- Promote the development of new housing in Opportunity Zones to maximize local benefits.
- Promote application to the Affordable Housing Special Assessment Program (AHSAP) to create affordable rental units in new construction and rehabilitation projects.

Precedent: Shared Equity Housing

Shared equity housing is a way to provide permanent affordability. There are several models.

- **Community Land Trusts (CLT).** In this model the CLT retains ownership of land, homeowners purchase the improvement at a lower cost with a 99-year ground lease.
- **Limited Equity Cooperative.** The Co-op owns the buildings and land underneath, tenant-shareholders own a share in the corporation and receive a long-term "proprietary lease" to their units, and is democratically governed by tenant shareholders.
- **Classic Deed Restriction.** Homeowner holds title to both the land and the home, but the deed includes restrictive covenants for 30-99 years, and tend to be embedded within a larger organization or government.

The Lawrence, Kansas Tenants to Homeowners (TTH) CLT offers a stock of affordable renovated or newly constructed homes at subsidized sale prices to buyers with low to moderate incomes. The buyers agree that at resell they will sell to another income-eligible buyer at a formula price that provides affordability but allows the seller to gain some equity. This provides a permanent affordable unit and allows households to build equity and wealth.

1.4 To make affordable housing construction more financially feasible, prioritize available land for housing production.

The lot or land cost of a new home can be 20% or more of the final sale price of a home. Identifying ways to reduce land costs can aid in the development of more affordable housing and lower the cost to build market rate units. Reducing or eliminating these costs can be one of the easiest ways for communities to share risk on a project.

- Continue to offer small, single-family City-owned lots to Habitat for Humanity for the creation of new affordable homeownership opportunities.
- Evaluate City-owned parcels, including underutilized surface parking lots, to identify opportunities for housing development.
- Where appropriate, acquire and offer parcels to affordable housing developers at reduced cost or through a request-for-proposals (RFP) process that prioritizes unit count, affordability mix, or missing middle formats.
- Explore community land trust model to offer long-term ground leases, build affordable housing, and support rent-to own programs.
- Create an inventory of all privately-owned vacant and developable lots.

Cottage cluster developments, similar to this one in Champaign, are a common configuration that is population with those looking for lower maintenance options and can work great as a community land trust.

DRAFT

2 Preserve and improve housing affordability and conditions to ensure safe, affordable homes for residents.

Objectives:

- Improve housing quality for Champaign's residents, especially the most vulnerable
- Strengthen accountability for problematic landlords.
- Create clear and consistent pathways for proactively addressing housing maintenance issues and remediating code violations.
- Preserve existing affordable housing

Why:

- **Affordability Concerns.** 67% of survey respondents reported housing costs were their biggest concern about their housing situation.

- **Property Maintenance.** 25% of survey respondents reported costly repairs were their biggest concern about their housing situation. 30% reported upkeep by landlords.

- **Housing Costs.** According to the U.S. Census, contract rents have increased by 50% since 2010 while home values have increased by 33%.

Strategies

2.1 Consider Municipal Code amendments that will result in better housing conditions and more protections for both landlords and tenants.

Ongoing maintenance is essential to protect resident health and safety and to preserve the supply of naturally occuring affordable housing. In a tight rental market, residents may be reluctant to report needed repairs due to concerns about retaliation or displacement, a dynamic noted by Champaign residents and housing advocates. Strengthening systems that support proactive maintenance while providing property owners with tools to sustain their investments can help stabilize housing conditions for both residents and owners.

- Implement the rental registration program providing the opportunity for faster communication between the City and landlords when code issues and on-site emergencies arise.
- Explore the feasibility of an inspection program limited to life/safety provisions for older, larger multifamily properties to ensure naturally occurring affordable housing remains viable and safe for residents.
- Consider adoption of a landlord/tenant ordinance establishing reasonable rights and responsibilities for both landlords and tenants.
- Consider transparency provisions for leases and contracts. This should specifically focus on clear language on fees, rent increases, maintenance costs, and additional charges.
- Continue to explore adoption of an administrative adjudication process for quicker resolution to code violations and property maintenance disputes.

Precedent: Rental Rehab Housing Improvement Program

The South of Downtown Neighborhood, located near the heart of Lincoln, Nebraska, is the city's most diverse neighborhood. In 2020, the neighborhood's population was 37% people of color, had a median household income of $21,100, and the neighborhood's households were 93% rental. That same year, a field inventory found that 43% of structures in the neighborhood were "deteriorating" or "dilapidated." The Lincoln City Council declared the South of Downtown area as "Extremely Blighted" on January 13, 2020.

Following this declaration, the City and NeighborWorks Lincoln partnered to improve the quality of affordable housing in the South of Downtown neighborhood through the development of a Rental Rehab Housing Improvement Program. The program was funded through the creation of a 20-year TIF district in the area, with no required match from property owners.

The program provides a grant of $15,000 per rental unit (apartment or single-family home) to property owners. The grant funding must be used to make structural improvements such as roof or foundation repair, new windows, or upgrades to HVAC systems. In exchange for the grant funding, the owner of the property agrees to keep the unit "affordable" (per HUD's definition of Fair Market Value) for at least 10 years.

When the program launched in August of 2022, it was wildly popular. For its first round of grant funding, over 250 applications, representing over 2,000 units, were received and 107 units were selected. The following year, 109 units received funding for structural improvements. The City's goal is to continue the program in the South of Downtown area for ten years with hopes to expand into additional neighborhoods in the future.

2.2 Improve interdepartmental collaboration for more efficient and effective code enforcement.

While code enforcement can be time-intensive, it's vital in protecting housing quality and resident well-being. When departments work together residents receive better services from their city and problem properties can be addressed efficiently.

- Conduct monthly or quarterly interdepartmental teams to collaborate on enforcement and problem-solving for properties with a pattern of chronic code violations.
- Improve interdepartmental collaboration and documentation of sprinkler and fire alarm inspections.
- Where possible, pair code enforcement with housing repair assistance to prevent displacement.

2.3 Maximize resources to facilitate the preservation of existing affordable housing.

The existing housing stock is a city's best source of affordable housing. Preserving both naturally occurring affordable housing and traditional subsidized housing is essential to provide affordable housing.

- Define and map subsidized housing units and naturally occurring affordable housing and identify current trends threatening the housing stock in those areas.
- Use existing incentive tools, such as TIF or tax abatement districts, to reimburse eligible rehabilitation costs for housing in areas defined and mapped as having a concentration of naturally occurring affordable housing.
- Develop a small landlord repair grant, or loan program with forgivable components, tied to keeping units affordable.
- Explore the creation of a housing rehabilitation program for rental properties.
- Continue to prioritize CDBG funding for housing rehabilitation programs.
- Partner with Community Development Financial Institutions (CDFIs) or regional lenders to create pooled capital for naturally occurring affordable housing rehab.
- Partner with HACC to ensure supply of voucher-based units in the community achieve maximum occupancy on a regular basis. Determine ways the City can assist HACC with keeping occupancy rates as high as possible.

Naturally Occurring Affordable Housing

The Harvard Joint Center for Housing Studies estimates that roughly 75% of affordable units are unsubsidized affordable units, also called Naturally Occurring affordable Housing (NOAH). These units are affordable due to age, location, or market conditions. For Champaign, it is most likely due to age.

Older units, such as those pictured above, are the largest portion of the city's affordable housing stock. These units are often what housing advocates refer to as naturally occurring affordable housing (NOAH).

DRAFT

3 Build housing partnerships and capacity to support work across the housing continuum.

Objectives:

- Clarify roles and responsibilities in the housing system
- Strengthen coordination with health and human services partners
- Expand funding and capacity for affordable housing providers
- Establish implementation network with accountability measures
- Fill gaps where the private market cannot be successful

Why:

- **Increasing Need.** Point-In-Time Counts, an annual measure of homelessness, show a growing need for housing and supportive services.
- **Fragmentation.** Throughout the planning process, both service providers and residents navigating housing resources described a fragmented system with limited coordination among programs.

3.1 Clarify roles and responsibilities across the housing continuum to achieve strengthened coordination.

Many agencies and organizations across Champaign are working to address housing issues. Better coordination across these groups will ensure efficient use of both human and financial capital.

- Develop a shared roles and responsibilities matrix for City departments, the Housing Authority, University partners, health and human services, and nonprofits.
- Host an annual housing coordination meeting where housing providers, landlords, and developers can meet to review responsibilities, identify gaps, and update protocols.
- Establish clear points of contact within each partner organization for key issue areas (evictions, development, homelessness, rental assistance, code enforcement).

3.2 Increase data sharing and transparency across housing goals and partners to ensure accountability throughout implementation.

Quality data can assist the City in tracking results, building accountability and understanding gaps. Comprehensive tracking relies on collaboration and transparency among housing organizations to understanding real versus perceived gaps.

- Implement regular data-sharing agreements that highlight needs, outcomes, and emerging issues across the housing continuum.
- Create a publicly accessible dashboard tracking progress toward housing goals, such as the number of housing units built.
- Adopt shared metrics and progress tracking, with annual public reporting of accomplishments, challenges, and next-year priorities.

Precedent: Housing Progress Tracking

Cities across the U.S. are increasingly adopting metrics, dashboards, and progress-tracking systems to strengthen accountability and communicate progress toward housing and affordability goals. Across national examples, successful reporting feature:

- Measurable goals tied to adopted policies
- Regular data updates
- Geographic and equity-focused breakdowns
- Internal management protocols

Examples include Washington, DC's Housing Tracker, Polk County Iowa's Regional Affordable Housing Dashboard, Minneapolis Housing Indicators Dashboard, and San Jose Housing Production Dashboard

3.3 Expand landlord and tenant engagement, resources, and education.

Through the engagement process, housing advocates expressed concerns over landlord education on maintenance standards, response to repair requests, and compliance with health and safety codes. At the same time, landlords noted struggles with tenants, including keeping units reasonably clean and sanitary, avoiding damage beyond normal wear and tear, and reporting maintenance issues early. Helping everyone understand their role in maintaining a stock of quality affordable housing is important.

- Create a centralized resource hub for landlords with clear, plain language guidance on legal requirements, maintenance standards, rental assistance programs, and mediation options.
- Partner with local entities to offer regular landlord education sessions (virtual and in-person) on fair housing, eviction diversion, maintenance practices, and City incentives for repairs or participation in stabilization programs.
- Strengthen code enforcement education with landlords, including proactive guidance on common violations, compliance timelines, and available financial assistance for needed upgrades.
- Work with local partners to develop a comprehensive tenant education toolkit explaining rights and responsibilities, how to request repairs, timelines for notices, how to access assistance, and financial literacy. Pair education with enforcement and stability programs.
- Implement a Landlord Mitigation Fund, as recommended in the Homeless Blueprint, which would provide funding for damages, unpaid rent, or vacancy losses to incentivize landlords who participate in diversion, mediation, or hardship waivers
- Continue to prioritize rental assistance with CDBG Community Service funding.

Precedent: Spark Developer Academy

Spark promotes Holistic Community Development. There role is to support and supplement the work of existing organizations, build upon existing community assets, provide funding, leverage resources to close financing gaps, and help educate and minimize the risk for developers who would otherwise not invest in certain neighborhoods.

In addition to being a Community Development Financial Institution (CDFI), Spark runs a developer academy. The academy is designed to assist new real estate developers with the goal to:

- Provide access to training in the fundamentals of real estate development
- Create networking opportunities to develop formal and informal business relationships with each other
- Develop a supportive and equitable ecosystem that includes lenders, grant-makers, city staff, development professionals, and mentors
- Create opportunities to access financing for their projects.

3.4 Continue building strong, productive partnerships with local institutions, state agencies, and federal agencies.

The City of Champaign cannot be expected to solve all housing issues on their own. As noted at the beginning of this chapter, partnerships will be essential to meeting the community's housing needs.

- Coordinate with university housing and planning units on enrollment trends, off-campus housing impacts, and shared data.
- Continue working with state (IHDA) and federal (HUD) agencies on housing initiatives and funding opportunities.
- Track state and federal legislation and ensure the City positions itself for new grant programs, tax incentives, and housing quality initiatives.

3.5 Grow Champaign's local housing development capacity to build an ecosystem of developers and builders.

Every community across Illinois is looking for builders and developers. For this reason, Champaign must look for ways to grow the next generation of risk-takers willing to build new housing.

- Consider models where local individuals new to the development field are mentored by experienced developers, such as IHDA's Next Gen program.
- Explore partnerships to support apprenticeship or training programs with local homebuilders and the skilled trades.
- Create a resource hub with materials to assist builders through the development process.
- Explore partnerships with regional and local lenders and CDFIs to increase the availability of low-cost development financing.
- Work with partners to identify opportunities for permanent supportive housing (PSH) development. Encourage local development teams to apply to the Illinois Supportive Housing Institute for increased capacity and access to resources.

IMPLEMENTATION TABLES

TIMEFRAME KEY

- Near: 1 to 3 Years
- Medium: < 5 Years
- Long: 5+ Years

Note: Work on strategies may begin in the near term but full implementation may take several years depending on staff capacity, partnerships, consensus building, and financing.

FIGURE 3.2: GOAL 1 IMPLEMENTATION MATRIX

Goal: Increase housing supply by facilitating the building of 7,000 units by 2035	Partners	Timeframe
1.1 Update residential zoning/subdivision code to enable a broader range of housing types.	City Housing Developers Housing Advocates	Near
1.2 Amend and adopt the 2027 International Building Code and International Residential Code to support increased housing production.	City Housing Developers Housing Advocates	Medium
1.3 To encourage increased rates of construction, explore funding opportunities for housing production that prioritizes affordability.	City HACC IHDA Market Rate Housing Developers Housing Advocates	Medium
1.4 To make affordable housing construction more financially feasible, prioritize available land for housing production.	City Affordable Housing Developers	Near

DRAFT

FIGURE 3.3: GOAL 2 IMPLEMENTATION MATRIX

Goal: Preserve and improve housing affordability and conditions to ensure safe, affordable homes for residents	Partners	Timeframe
2.1 Consider Municipal Code amendments that will result in better housing conditions and more protections for both landlords and tenants.	Legal Department Housing Advocates Property Owners/ Landlords Non-Profits	Long
2.2 Improve interdepartmental collaboration for more efficient and effective code enforcement.	City	Near
2.3 Maximize resources to facilitate the preservation of existing affordable housing.	HACC CDFIs Non-Profits	Long

FIGURE 3.4: GOAL 3 IMPLEMENTATION MATRIX

Goal: Build housing partnerships and capacity to support work across the housing continuum.	Partners	Timeframe
3.1 Clarify roles and responsibilities across the housing continuum to achieve strengthened coordination.	HACC University of Illinois Service Providers Non-Profits	Near
3.2 Increase data sharing and transparency across housing goals and partners to ensure accountability throughout implementation.	City Other Local Government Agencies Service Providers	Near
3.3 Expand landlord and tenant engagement, resources, and education.	Service Providers Housing Advocates Housing Providers	Long
3.4 Continue building strong, productive partnerships with local institutions, state agencies, and federal agencies.	Service Providers Housing Advocates Housing Providers	Long
3.5 Grow Champaign's local housing development capacity to build an ecosystem of developers and builders.	Local Educational Institutions CDFI Housing Providers Housing Developers	Long

A

APPENDIX

HOUSING DEFINITIONS

Abbreviations

- ADA - Americans with Disability Act
- ADU - Accessory Dwelling Unit
- AMI - Area Median Income
- ARPA - American Rescue Plan Act
- CDBG - Community Development Block Grant
- CDFI - Community Development Finance Institution
- HUD - US Department of Housing and Urban Development
- LIHTC - Low-Income Housing Tax Credit
- NIMBY - Not In My Back Yard
- TIF - Tax Increment Financing

Definitions as used in the Study

- **Accessible (Housing).** Housing that is physically adapted to the individuals who are intended to occupy it, including those who are disadvantaged by age, physical or mental disability or medical condition.
- **Affordable Housing.** Housing for which the occupant is paying no more than 30% of gross income for housing costs, including utilities. Source: HUD
- **Appraisal.** Assesses the current market value of a property and is usually a key requirement when a property is bought, sold, insured, or mortgaged. Comps (comparables) are needed; these are properties located in the same area, have similar characteristics, and have an established value (recent sales).
- **Area Median Income (AMI).** The midpoint in Champaign's income distribution, at which half of households earn more and half earn less. A household's income is calculated by its gross income or the total income before taxes and other payroll deductions.
- **Attainable Housing.** Any housing that is not financially burdensome to a household in a specific income range. Financially burdensome could be housing expenses that exceed 30% of household income. However, it could also include situations where a household has high day care costs, student debt, or other expenses that limit income to spend on housing. Housing subsidized by Federal programs can be included in this definition.
- **Contract Rent.** For renter-occupied units, the contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. Data for contract rent excludes units for which no cash rent is paid. Source: Census.gov
- **Cost Burdened.** Moderately cost burdened households pay between 30-50% of their income on housing. Severely cost burdened households pay more than 50% of their income on housing.
- **Empty-Nester.** A single or couple without children living at home. Empty-nesters can include any age range but most often refers to older adults whose children have moved out and no longer live at home.
- **Gap Financing.** Refers to a short-term loan for the purpose of meeting an immediate financial obligation to develop housing until sufficient funds to finance the longer-term financial need can be secured.
- **Gross Rent.** Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc) if these are paid by the renter (or paid for the renter by someone else). Source: Census.gov
- **Homeless/Unhoused.** Anyone lacking a permanent living unit.

- **Incentive.** Any policy, action, regulation, or finance (local, state, federal, grant, and/or foundation) that entices a landowner or developer to provide a housing product, amenity, or service deemed to be in the public interest.
- **Infill.** Developing vacant or partially developed lots which are surrounded by or near areas that are substantially or fully developed.
- **Infrastructure.** Built facilities needed to sustain industrial, residential, commercial, and all other land use activities, including water, sewer lines, and other utilities, streets and roads, and communications.
- **Market Rate.** The price that the broad number of home buyers or renters are willing to pay for housing. Market rate housing does not have any price restrictions. Generally, when the demand goes up, the market rate price will also go up; when supply goes down, the market rate price tends to go up. Note, the market rate price may also be a price buyers must pay because there are no other options for their situation, making them housing cost burdened.
- **Median Household Income.** This includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. The median divides the income distribution into two equal parts: one-half of the cases falling below the median income and one-half above the median. For households and families, the median income is based on the distribution of the total number of households and families, including those with no income. Source: Census.gov
- **Missing Middle Housing.** A range of house-scale buildings with multiple units, compatible in scale and form with detached single-family homes and located in a walkable neighborhood. Source: missingmiddlehousing.com
- **Mixed-Use.** Mixed-use districts are areas with two or more different uses such as residential, office, retail, and civic in a compact urban form. Typical residential uses in a mixed-use district range from medium-density to very high density uses.
- **Mixed-income.** A building or site with housing options for various income levels, whether naturally or through incentives and regulation.
- **Move-up or Filter Effect.** Occurs when higher-income households are "filtered" out of housing units that are well below the price points that they can afford. Often it involves "move-up" housing that frees up existing, more affordable housing. Today, the moves can be lateral in square footage but also upgrades in locations or amenities with smaller home square footage.
- **Naturally Occurring Affordable Housing.** Residential properties that are affordable but are unsubsidized by any Federal program.
- **Redevelopment.** To demolish existing buildings to build something else or to increase building on an existing property, or both.
- **Rehabilitate.** To make an older building compatible for modern use, returns the building to "good" condition or the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historic, cultural, or architectural values.
- **Reuse.** Changing the original use of a built structure to something else. Common examples include adapting non-residential uses to residential uses.

DRAFT

HOUSING TYPE IMAGES AND DENSITY SCALE


Large Multi-Family Apartment


Older Adult Community


Medium Multi-Family Apartment

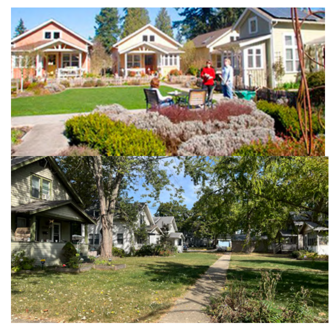

Mixed-Use

Highest Density


Small Multi-family Apartment


Townhouse/Townhome


Duplex


Cottage Cluster

Medium Density


Accessory Dwelling Unit


Tiny Home


Manufactured Home


Small Single-Family Detached Home

Medium Density


Large Single-Family Detached Home


Acreage

Lowest Density

Housing Type Definitions

- **Accessory Dwelling Unit (ADU).** A single-family dwelling constructed and used as accessory to the primary dwelling on a property.
- **Acreage.** A single-family dwelling on a lot larger than an acre and may typically have on-site well and septic service.
- **Apartment.** A multi-family building with three or more dwelling units, each having an entrance to a hallway, stairway, or balcony in common with at least one other dwelling unit.
- **Conventional Single-Family Detached.** Conventional single-family detached housing, with gross density at or below four units per acre, corresponding to a typical lot size of at least 8,000 square feet.
- **Cottage Cluster.** A grouping of no fewer than four detached housing units per acre with a footprint typically less than 900 square feet each and that includes a common courtyard.
- **Duplex.** A building with two dwelling units that is located on a single lot that is designed or arranged to be occupied by two families living independently.
- **Mixed-Use.** A building or site with multiple types of uses operating together. Often mixed-use refers to residential and commercial uses in the same building or on the same development site.
- **Manufactured/Modular Home.** Homes built off-site in a factory and transported in section to be assembled on a permanent foundation.
- **Multi-family.** Buildings that contain three or more dwelling units.
- **Assisted Living.** A residential facility that provides meals and assistance with daily activities, such as dressing, grooming, and bathing, for the elderly or adults who are unable to manage these activities themselves.
- **Independent Living.** A maintenance-free housing option in a supportive community that may include shared meals and social activities.
- **Nursing Home.** An establishment which provides full time convalescent or chronic care, or both, for two or more individuals who are unable to care for themselves.
- **Small Lot Single-Family Detached/Attached.** A gross density of about six to eight units per acre. This suggests a lot size range of 4,000 to 6,000 square feet for single-family homes.
- **Tiny Home.** A single-family home, smaller than typical homes, that may or may not be equipped with wheels to facilitate movement from place to place. Tiny homes, with no required minimum living area, could be grouped and operated as a shelter or for transitional housing.
- **Townhouse/Townhome.** A dwelling unit constructed in a row of two or more attached units where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit.

ENGAGEMENT RESULTS

This Housing Needs Analysis and Strategy was informed by perspectives across the housing system from residents and service providers to property owners, developers, and institutional partners.

Stakeholders Listening Sessions

These discussions provided qualitative insight into local housing pressures, market dynamics, regulatory challenges, and unmet needs across Champaign. Listening session participants represented housing providers, support service providers, healthcare & social services, local and county agencies, short-term rental providers, and recent home searchers. Each conversation is summarized below:

Housing Providers

- **Tight rental market.** Units are leasing quickly with very low availability
- **Diverse and shifting demand.** Interest is growing in a wider range of housing options, including co-living, short-term rentals, and varied unit types
- **Student-driven demand.** Overall student demand remains a key driver
- **Young professional needs.** Demand is increasing for flexible "bridge" housing options prior to homeownership
- **Aging population impacts supply.** Older residents remaining in place are limiting housing turnover and constraining availability.
- **Development constraints.** Limited land, redevelopment reliance, high costs, and regulatory factors (e.g., parking, density) are shaping what gets built.
- **Rising costs.** Construction, labor, and insurance costs are major contributors to continued rent increases
- **Market feasibility matters.** Housing solutions must account for economic realities, including development risk and university-driven demand.
- **Need for clearer information.** Gaps in housing navigation tools and public understanding highlight the value of accessible data and visualizations.
- **Regulatory and code challenges.** Zoning, subdivision limits, and building code requirements can complicate redevelopment and rehabilitation projects
- **Development flexibility.** Reduced parking requirements enabling more compact development in some areas.
- **Affordability gap widening.** The cost to build new housing is outpacing what many households can pay, particularly for lower- and moderate-income renters.
- **Uneven development patterns.** Investment is concentrated in higher-return areas, while some neighborhoods face persistent disinvestment due to perceived risk.
- **Aging housing stock and limited reinvestment.** High occupancy reduces incentives for property upgrades, contributing to deferred maintenance in some properties.

Service Providers

- **Demand far exceeds supply.** Homeownership programs and affordable housing options are highly oversubscribed, with limited land and units available.
- **Affordability challenges persist.** Fixed incomes, rising costs, and upfront expenses create significant barriers for seniors and low-income households.
- **Housing instability is common.** Evictions often stem from short-term financial shocks, with lasting impacts on future housing access.
- **Gaps in pathways to stability.** Transitions from rental or supportive housing to homeownership are limited and slow, requiring ongoing support.
- **Supportive housing needs are growing.** Increased demand for housing with services, especially for individuals with mental health or fixed-income constraints
- **System capacity is strained.** Shelters, vouchers, and waitlists are at or beyond capacity.
- **Access barriers remain high.** Eviction records, criminal histories, and policies limit housing options for vulnerable populations.
- **Need for more housing options.** Significant shortages exist across all housing types, including senior, supportive, and affordable units.
- **Opportunity for alternative models.** Interest in smaller-scale, service-enriched, and flexible housing solutions.

Healthcare and Social Services

- **Rising need, limited capacity.** Shelters and transitional programs are full with growing waitlists, particularly for individuals with barriers such as eviction or criminal records.
- **Family housing crisis.** Demand for family shelter and housing is at an all-time high, with insufficient temporary and supportive options to move households toward stability.
- **Severe affordability gaps.** Fixed incomes (e.g., SSI) and rising costs make it extremely difficult for vulnerable populations to secure and maintain housing.
- **Barriers to housing access.** Credit requirements, prior evictions, criminal records, and discrimination significantly limit available options.
- **System bottlenecks.** Limited turnover, slow inspections, and administrative challenges delay housing placements even when units exist.
- **Housing quality and landlord issues.** Poor conditions and predatory practices negatively impact health and housing stability, with limited safe reporting mechanisms.
- **Need for integrated support.** Stable housing outcomes often depend on case management, childcare access, and connection to services.
- **Strained housing assistance system.** Long waitlists, unclear processes, and communication gaps limit effectiveness of housing authority programs.
- **Shortage of specialized housing.** Gaps persist in family housing, supportive housing, and affordable assisted living options.

Local and County Agencies

- **Rising housing insecurity among families and students.** Schools report increased couch surfing, overcrowding, and reliance on hotels or shelters, with growing enrollment and student mobility across the community.
- **Student housing challenges.** High rents, limited transparency, and predatory leasing practices create significant barriers, with little recourse for tenants
- **Poor housing conditions persist.** Health and safety issues (e.g., mold, unsafe units) are common, with limited enforcement capacity and inconsistent rental oversight systems.
- **Funding gaps limit impact.** Federal and local housing programs are not keeping pace with rising costs, constraining rehabilitation, rental assistance, and new development.
- **Barriers in the housing system.** Administrative complexity, inspection delays, and unclear processes slow access to housing and assistance.
- **Voucher limitations.** Landlord participation is uneven, and program structures can unintentionally contribute to higher rents.
- **Housing authority pressures.** Long waitlists and limited unit flow highlight persistent demand, with most households remaining in place for several years due to constrained options.
- **Persistent eviction challenges.** While filings fluctuate, prior evictions continue to limit access to housing and push some households into long-term instability.
- **Predatory and inconsistent leasing practices.** Fees, unclear terms, and uneven regulations create affordability and fairness concerns.
- **Need for stronger accountability tools.** Gaps in landlord oversight and tenant protections limit the effectiveness of existing housing systems.

Short-Term Rental Operators

- **Demand tied to institutions and transitions.** Short-term rentals primarily serve university visitors, medical-related stays, seasonal workers, and households in transition.
- **Oversupplied and seasonal market.** Operators report high competition, moderate occupancy, and strong seasonal fluctuations tied to the academic and event calendar.
- **Uncertain investment outlook.** Many operators view the market as saturated and are hesitant to expand under current conditions.
- **Pricing and viability pressures.** Lower occupancy and rising costs are making it harder to maintain profitability, particularly at lower price points.
- **Limited role in broader housing supply.** Short-term rentals are not significantly absorbing excess student housing or addressing long-term housing needs.
- **Potential for light regulation.** Operators indicate that basic oversight (e.g., registration) could help address bad actors while supporting responsible providers.
- **Broader market constraints.** Low housing inventory, rising home values, and limited mobility in the for-sale market continue to shape both short- and long-term rental dynamics.

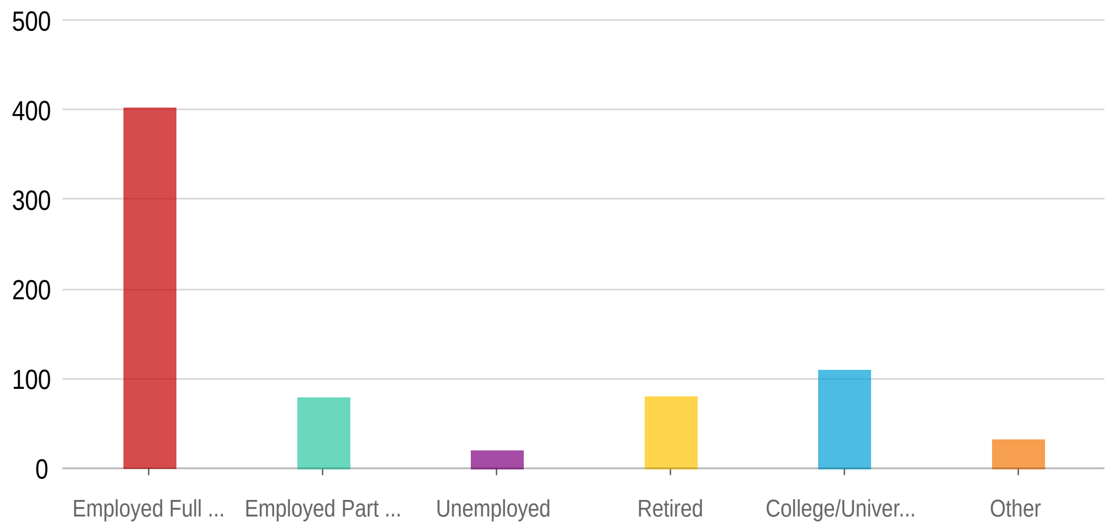
Recent Home Searchers

- **Desire for walkable, central living.** Many residents want to live near amenities and are increasingly open to car-free or alternative housing options
- **Homeownership barriers.** Limited entry-level options, high prices, and competitive cash offers make buying a home difficult.
- **Challenges navigating the rental market.** Students, faculty, and newcomers face timing constraints, inflexible leases, and limited options.
- **Gaps for moderate-income families.** Affordable homeownership opportunities in desirable neighborhoods are limited
- **Workforce and recruitment impacts.** Housing constraints affect the ability to attract and retain workers, including faculty and specialized professionals
- **Persistent stigma around renters.** Community perceptions continue to influence housing discussions and development outcomes.
- **Student housing pressure.** University students often must commit to leases early in the academic year, creating urgency and limiting access to units that meet both quality and affordability needs.
- **Limited housing choice overall.** Few options exist for young professionals, first-time buyers, and those seeking diverse housing types.
- **Accountability concerns.** Residents identified landlord oversight and lack of a rental registry as ongoing issues.

Community Housing Survey

The survey had over 650 responses and gathered resident-level input on housing affordability, quality, stability, and preferences.

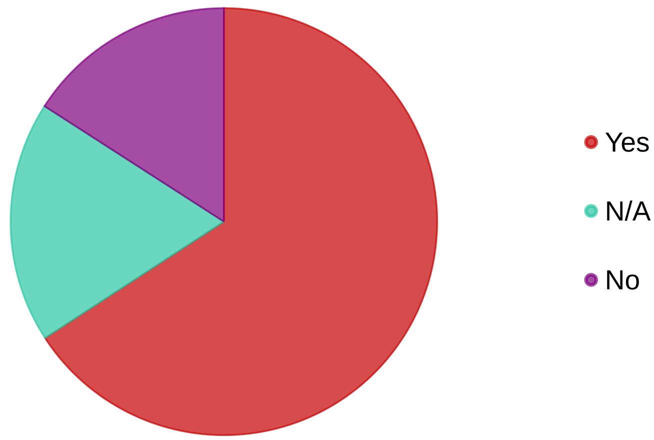
Which of the following best represents your employment status?



Answers	Count	Percentage
Employed Full Time	403	61.53%
Employed Part Time	80	12.21%
Unemployed	21	3.21%
Retired	81	12.37%
College/University Student	111	16.95%
Other	33	5.04%

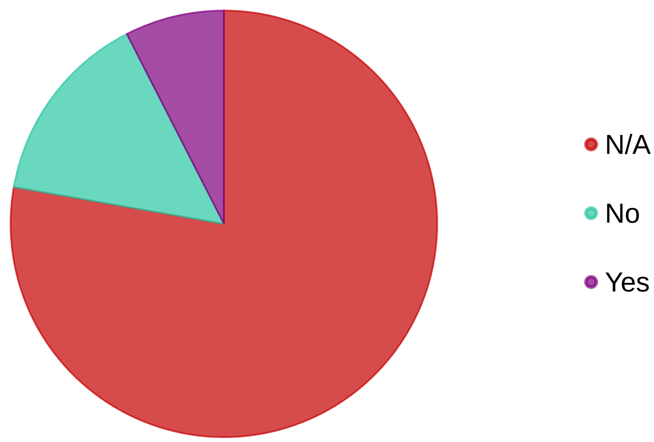
DRAFT

If you are employed, do you work in Champaign?



Answers	Count	Percentage
Yes	418	63.82%
N/A	116	17.71%
No	101	15.42%

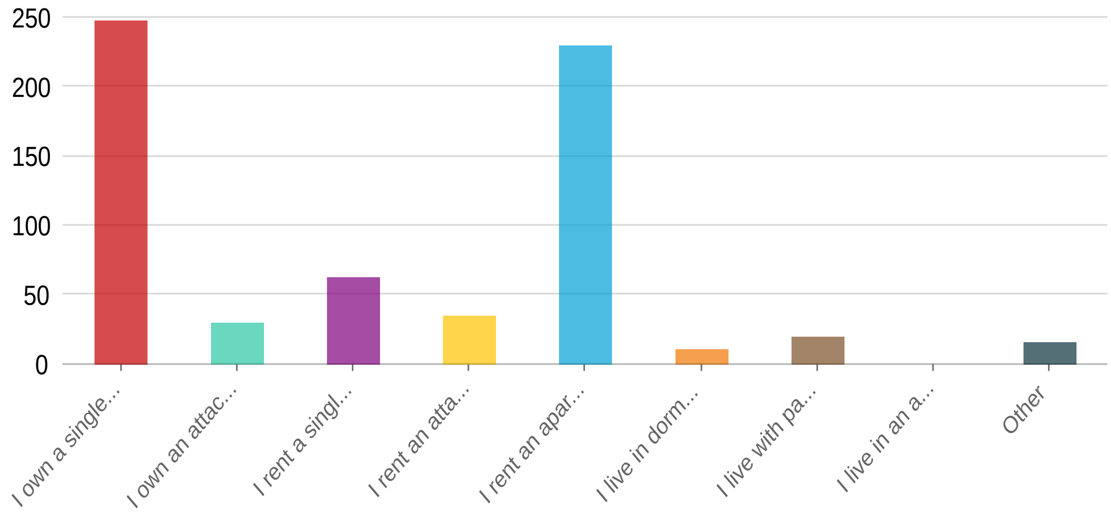
If you are a student, do you plan to stay in the region after completing school?



Answers	Count	Percentage
N/A	486	74.2%
No	92	14.05%
Yes	47	7.18%

DRAFT

Which best describes the housing you currently live in?

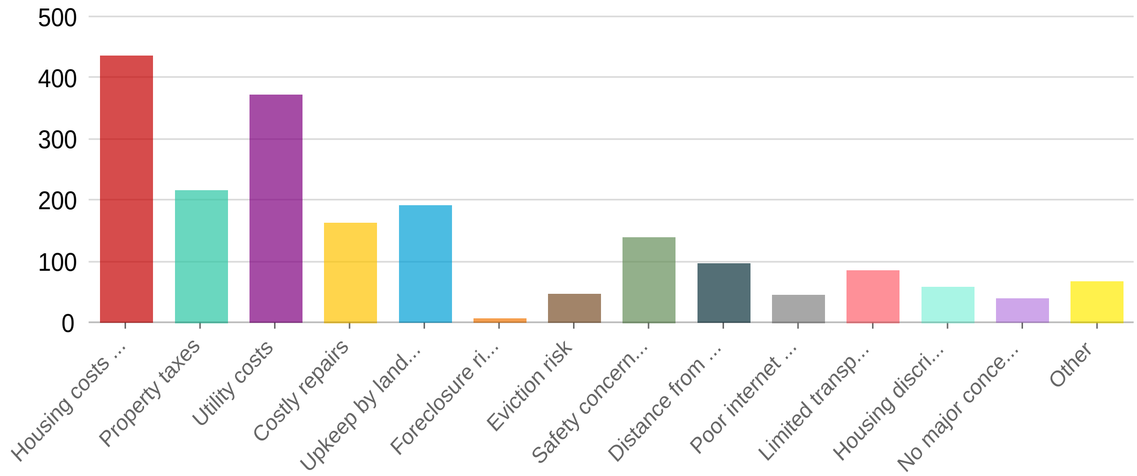


Answers	Count	Percentage
I own a single-family home	248	37.86%
I own an attached home (condo, duplex, townhome)	30	4.58%
I rent a single-family home	63	9.62%
I rent an attached home (condo, duplex, townhome)	35	5.34%
I rent an apartment	230	35.11%
I live in dormitories or student housing	11	1.68%
I live with parents/relatives (for rent or free)	20	3.05%
I live in an accessory dwelling unit (e.g., a backyard cottage or granny flat)	0	0%
Other	16	2.44%

Answered: 653 Skipped: 2

DRAFT

What are the biggest concerns you have about your housing situation?

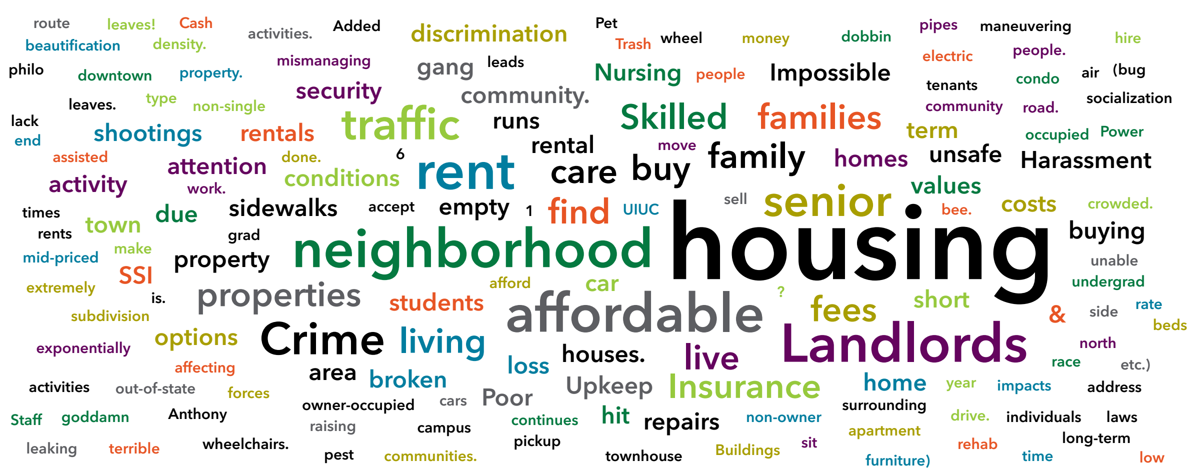


Answers	Count	Percentage
Housing costs (rent or mortgage)	437	66.72%
Property taxes	217	33.13%
Utility costs	373	56.95%
Costly repairs	164	25.04%
Upkeep by landlords	192	29.31%
Foreclosure risk	7	1.07%
Eviction risk	47	7.18%
Safety concerns	140	21.37%
Distance from work, school, or services	97	14.81%
Poor internet access	46	7.02%
Limited transportation options	86	13.13%
Housing discrimination or equity issues	59	9.01%
No major concerns	40	6.11%
Other	68	10.38%

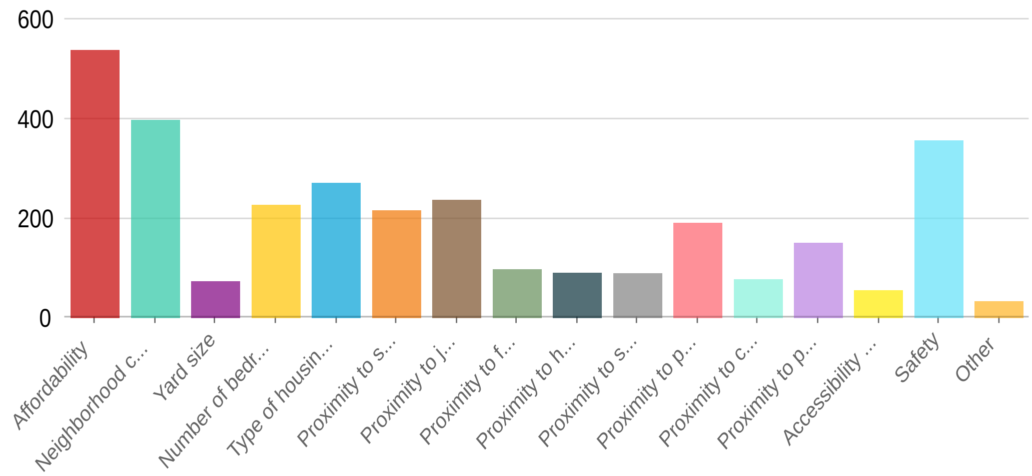
DRAFT

What are the biggest concerns you have about your housing situation? (continued)

Other



When choosing a place to live, what factors are most important to you?



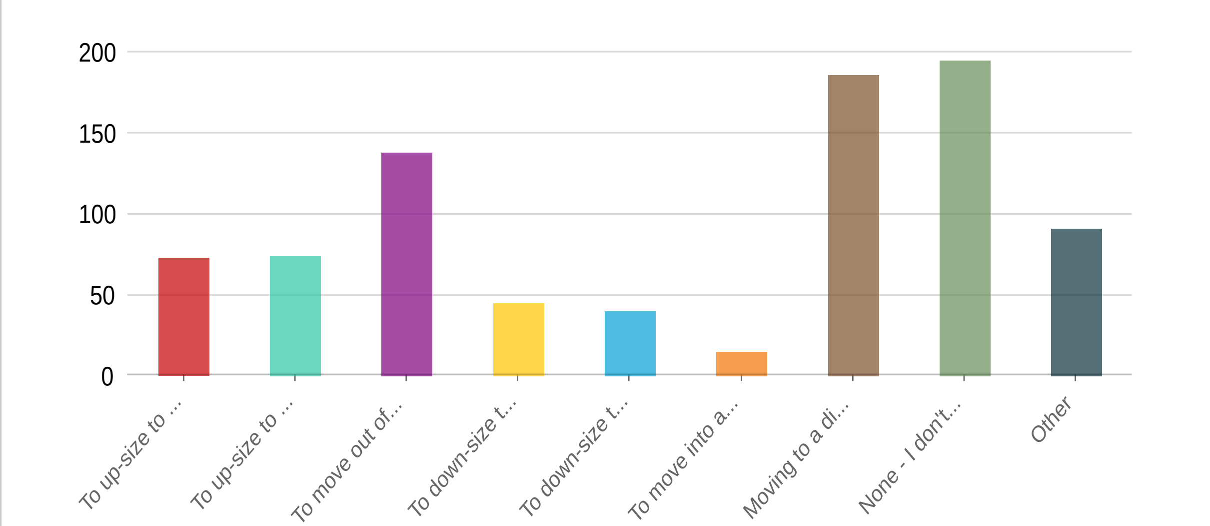
Answers	Count	Percentage
Affordability	539	82.29%
Neighborhood character	398	60.76%
Yard size	74	11.3%
Number of bedrooms	227	34.66%
Type of housing (e.g., single family house, townhome, condo, apartment, etc.)	272	41.53%
Proximity to services/shopping	216	32.98%
Proximity to jobs	237	36.18%
Proximity to family/friends	98	14.96%
Proximity to health care facilities	91	13.89%
Proximity to schools	90	13.74%
Proximity to public transportation	191	29.16%
Proximity to community and cultural facilities	78	11.91%
Proximity to parks and trails	151	23.05%
Accessibility for mobility challenges (e.g., ramps, wide doorways)	56	8.55%
Safety	357	54.5%
Other	34	5.19%

DRAFT

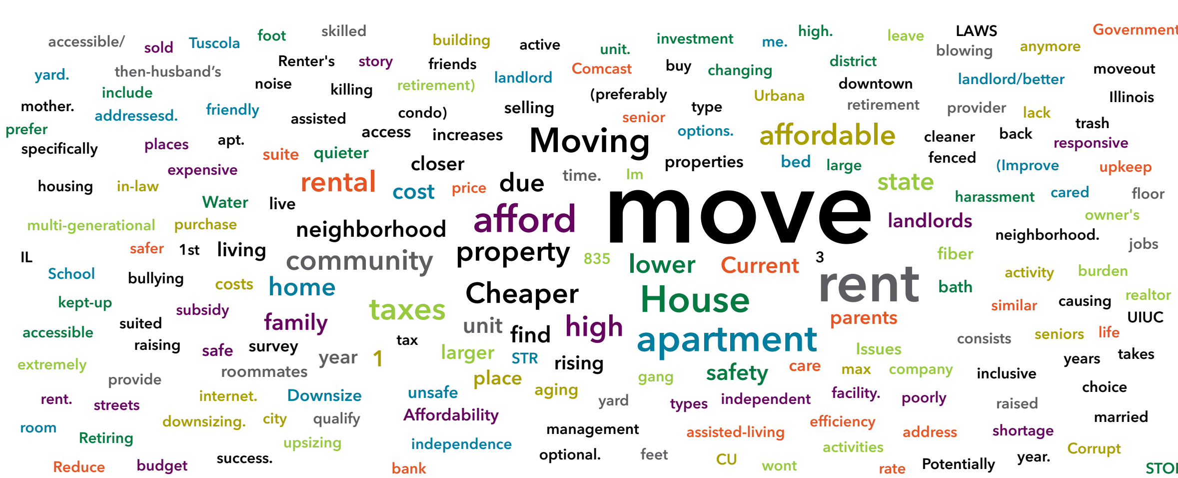
When choosing a place to live, what factors are most important to you? (continued)

- Other

If you plan to move in the next three years, what would be the main reason?

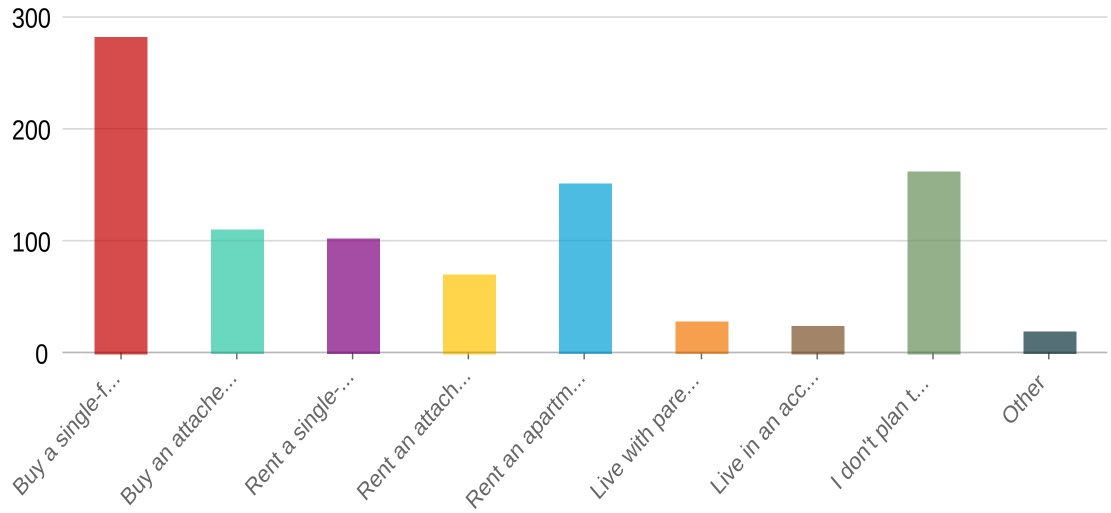


Answers	Count	Percentage
To up-size to a larger owner-occupied home	73	11.15%
To up-size to a larger rental unit	74	11.3%
To move out of a rental to purchase a home	138	21.07%
To down-size to a smaller owner-occupied home	45	6.87%
To down-size to a smaller rental unit	40	6.11%
To move into an assisted living facility	15	2.29%
Moving to a different community for employment or quality-of-life reasons	186	28.4%
None - I don't plan to move in the next three years	195	29.77%
Other	91	13.89%



DRAFT

If you plan to move in the next three years, what housing situation would you prefer?

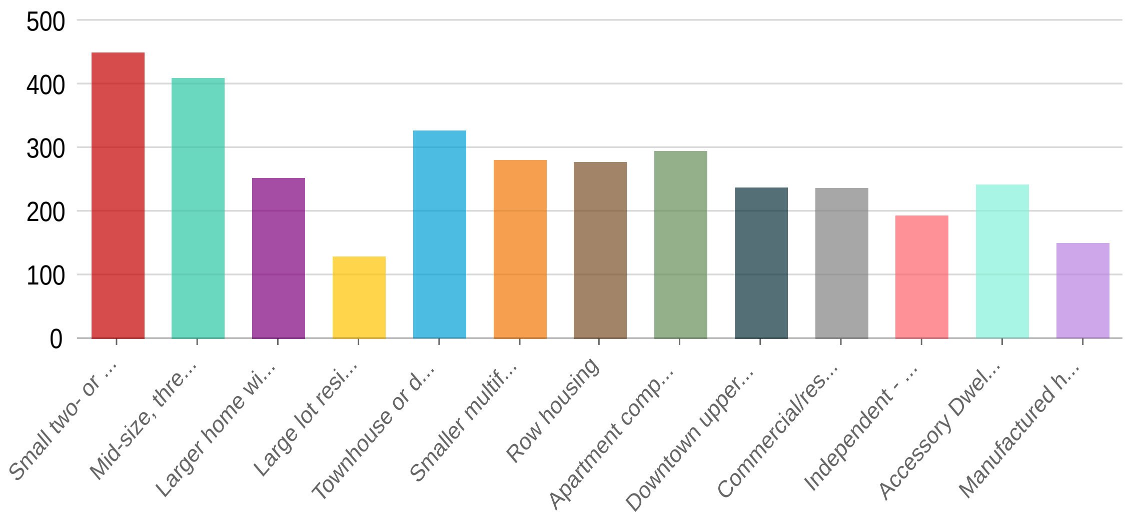


Answers	Count	Percentage
Buy a single-family home	283	43.21%
Buy an attached home (condo, duplex, townhome)	111	16.95%
Rent a single-family home	103	15.73%
Rent an attached home (condo, duplex, townhome)	71	10.84%
Rent an apartment	152	23.21%
Live with parents/relatives (for rent or free)	29	4.43%
Live in an accessory dwelling unit (e.g., a backyard cottage or granny flat)	25	3.82%
I don't plan to move in the next three years	163	24.89%
Other	20	3.05%

Answered: 630 Skipped: 25

DRAFT

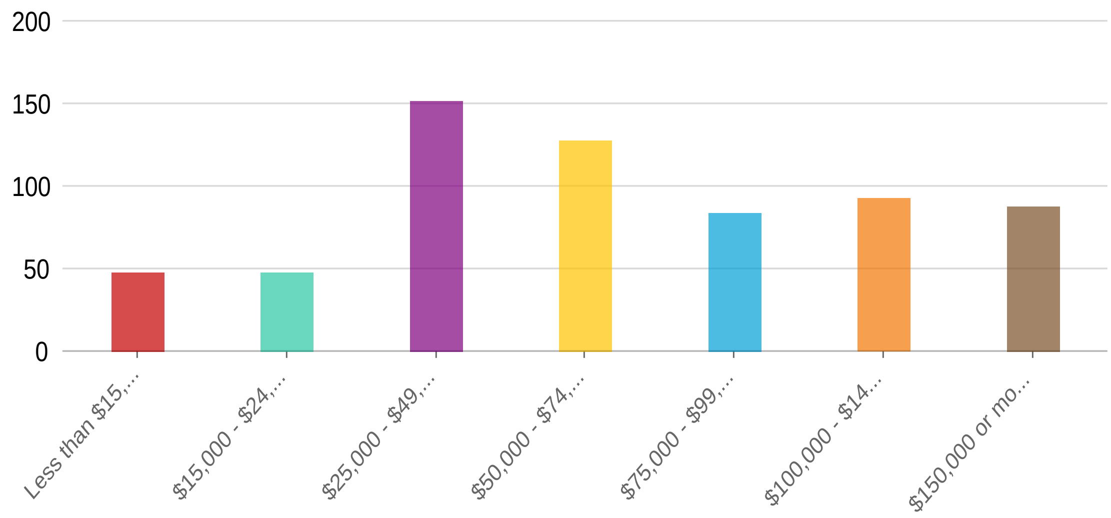
Do you think the housing products described below would be successful in your neighborhood?



Answers	Count	Percentage
Small two- or three-bedroom house	450	68.7%
Mid-size, three-bedroom house	410	62.6%
Larger home with four or more bedrooms	253	38.63%
Large lot residential housing in rural areas (over 1 acre)	129	19.69%
Townhouse or duplex	327	49.92%
Smaller multifamily (quadplex or triplex)	281	42.9%
Row housing	278	42.44%
Apartment complex	295	45.04%
Downtown upper-story residential	238	36.34%
Commercial/residential mixed-use	237	36.18%
Independent - senior living housing	194	29.62%
Accessory Dwelling Unit (ADU, also known as "granny flats")	242	36.95%
Manufactured housing	150	22.9%

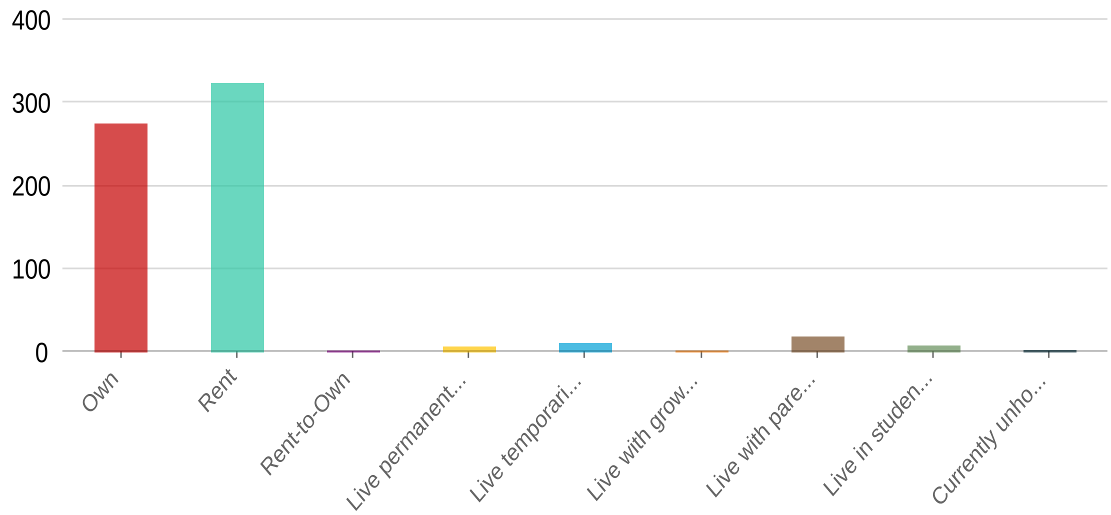
Please provide additional feedback regarding your personal housing experiences in Champaign.

What is your household's estimated annual income?



Answers	Count	Percentage
Less than $15,000	48	7.33%
$15,000 - $24,999	48	7.33%
$25,000 - $49,999	152	23.21%
$50,000 - $74,999	128	19.54%
$75,000 - $99,999	84	12.82%
$100,000 - $149,999	93	14.2%
$150,000 or more	88	13.44%

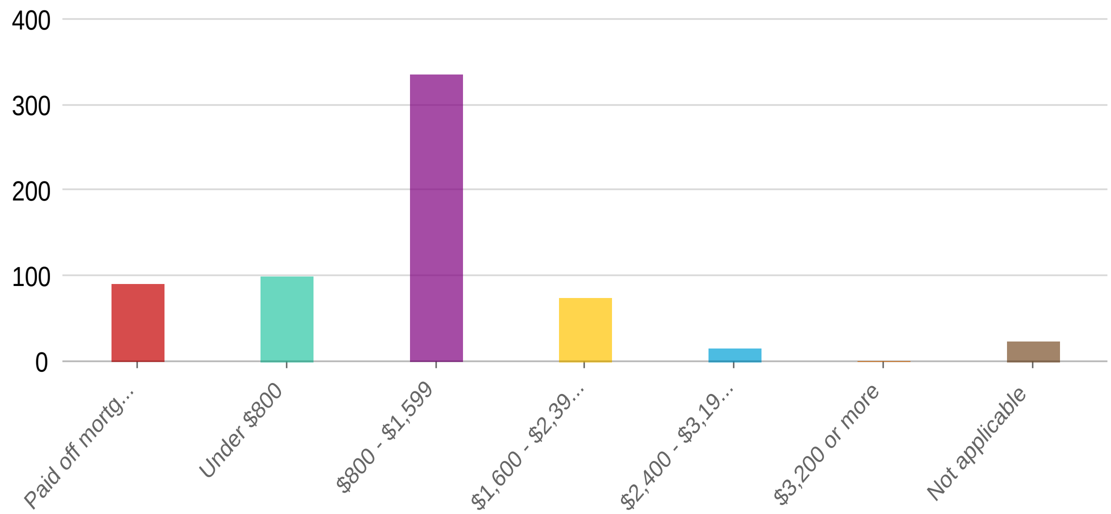
What best describes your living situation?



Answers	Count	Percentage
Own	275	41.98%
Rent	324	49.47%
Rent-to-Own	2	0.31%
Live permanently with other non-family	7	1.07%
Live temporarily with other non-family	11	1.68%
Live with grown children (for rent or free)	2	0.31%
Live with parents (for rent or free)	19	2.9%
Live in student housing (dorms, campus housing, etc.)	8	1.22%
Currently unhoused	3	0.46%

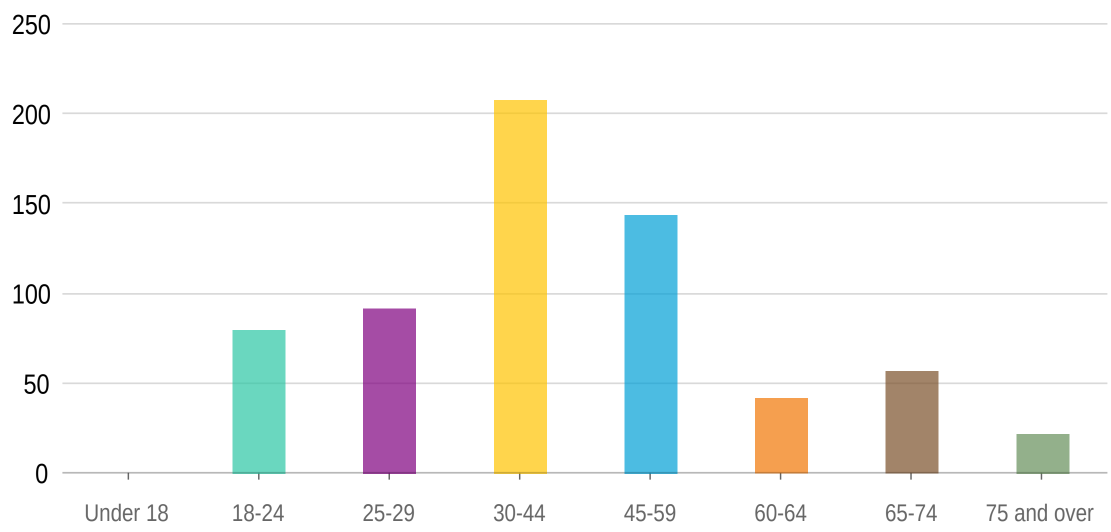
DRAFT

How much is your monthly rent or mortgage payment?



Answers	Count	Percentage
Paid off mortgage/living rent free	91	13.89%
Under $800	100	15.27%
$800 - $1,599	336	51.3%
$1,600 - $2,399	75	11.45%
$2,400 - $3,199	16	2.44%
$3,200 or more	1	0.15%
Not applicable	24	3.66%

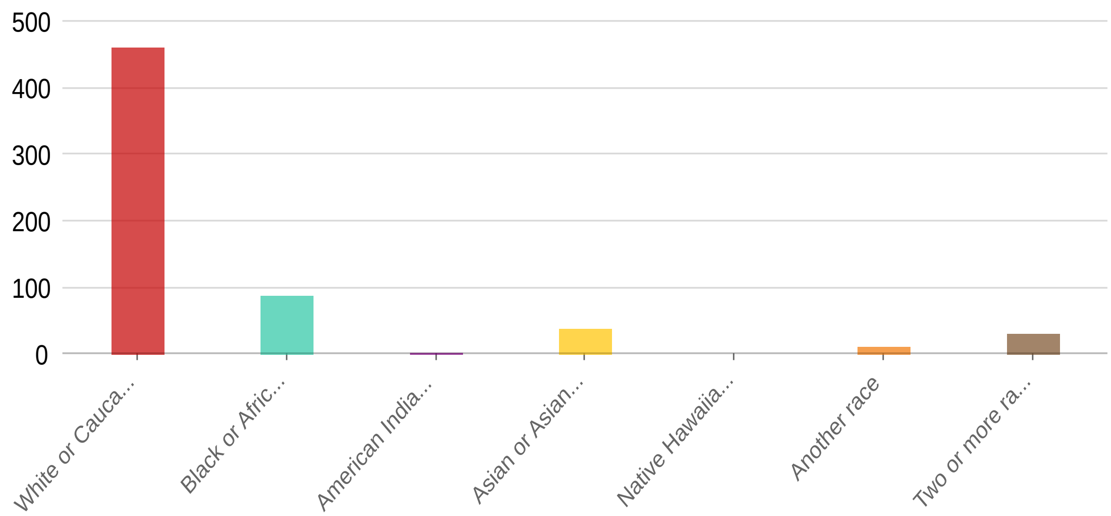
What is your age?



Answers	Count	Percentage
Under 18	0	0%
18-24	80	12.21%
25-29	92	14.05%
30-44	208	31.76%
45-59	144	21.98%
60-64	42	6.41%
65-74	57	8.7%
75 and over	22	3.36%

DRAFT

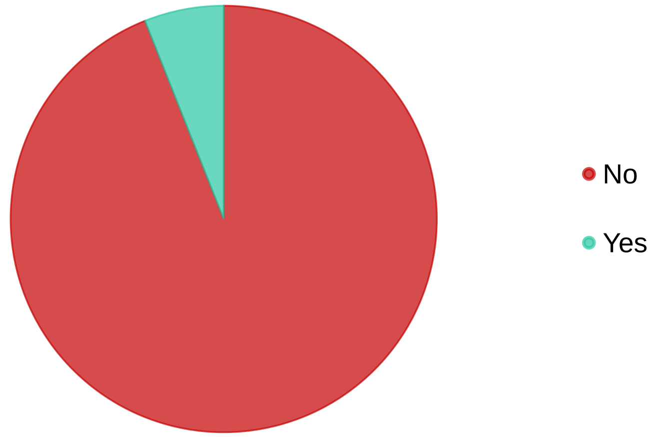
What best describes your race?



Answers	Count	Percentage
White or Caucasian	461	70.38%
Black or African American	88	13.44%
American Indian or Alaska Native	3	0.46%
Asian or Asian American	39	5.95%
Native Hawaiian or other Pacific Islander	0	0%
Another race	12	1.83%
Two or more races	31	4.73%

DRAFT

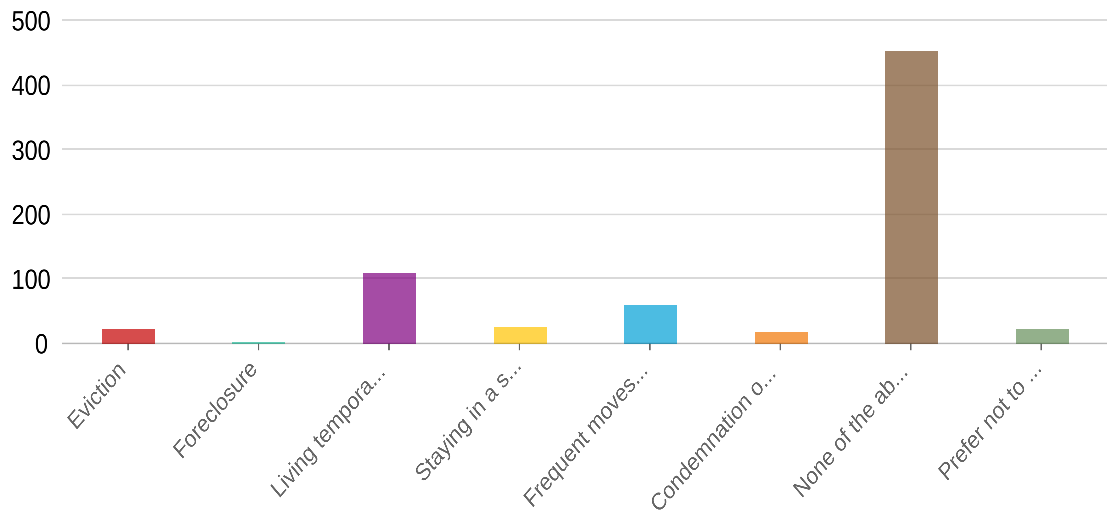
Are you Hispanic or Latino?



Answers	Count	Percentage
No	593	90.53%
Yes	38	5.8%

DRAFT

Have you or someone in your household experience any of the following in the past 12 months?

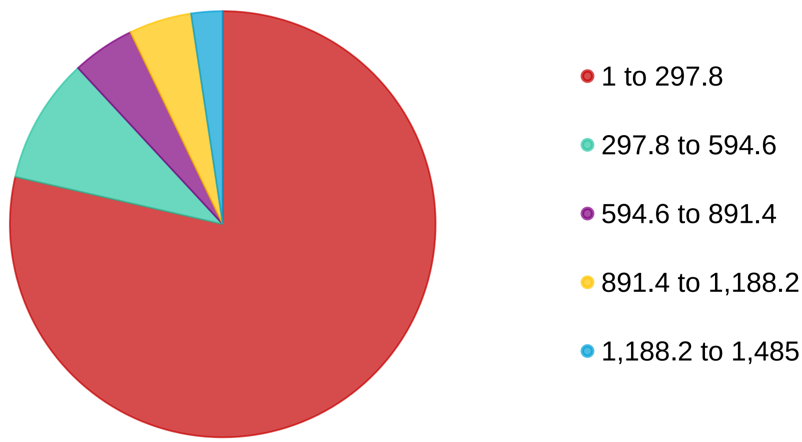


Answers	Count	Percentage
Eviction	23	3.51%
Foreclosure	3	0.46%
Living temporarily with others due to housing loss or financial hardship	110	16.79%
Staying in a shelter or experiencing homelessness	26	3.97%
Frequent moves (more than twice in one year)	60	9.16%
Condemnation of home/unit due to housing conditions	18	2.75%
None of the above	453	69.16%
Prefer not to answer	23	3.51%

Landlord and Housing Provider Survey

The survey built supply-side understanding by capturing information on operating costs, rent trends, maintenance practices, vacancy, and investment decision-making among property owners. The survey received 42 responses representing 8,020 units,

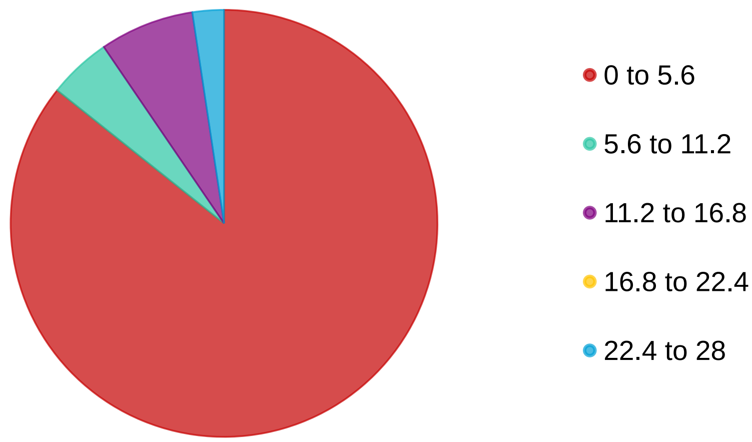
How many units do you own or manage in Champaign?



Stats	Value
Min.	1
Max.	1,485
Avg.	190.95238095238096
Sum.	8,020

DRAFT

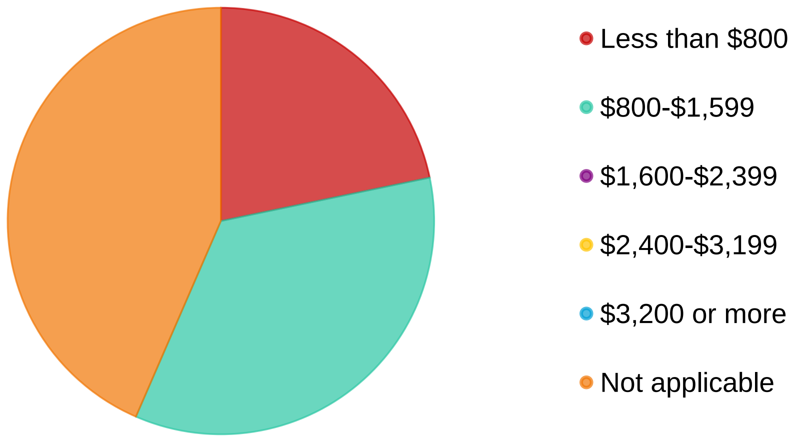
Of the units you own or manage, approximately how many are currently vacant? (117 out of 8,020 units, or 1.5% vacancy)



Stats	Value
Min.	0
Max.	28
Avg.	3
Sum.	117

For your apartment units, what is the approximate rent range?

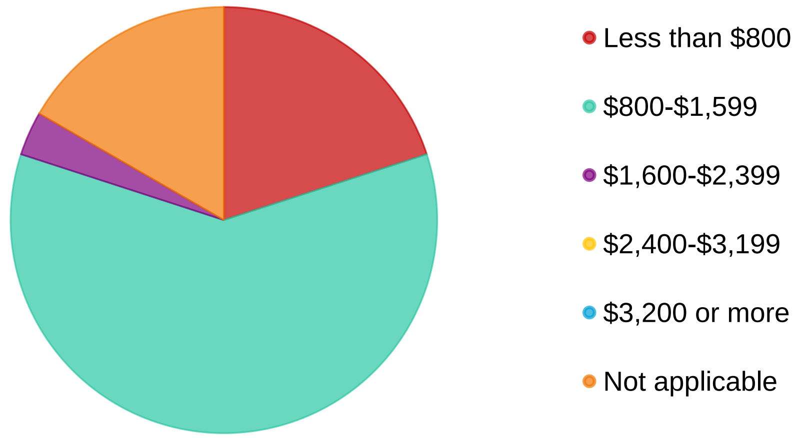
Studio



Answers	Count	Percentage
Less than $800	5	11.63%
$800-$1,599	8	18.6%
$1,600-$2,399	0	0%
$2,400-$3,199	0	0%
$3,200 or more	0	0%
Not applicable	10	23.26%

For your apartment units, what is the approximate rent range?

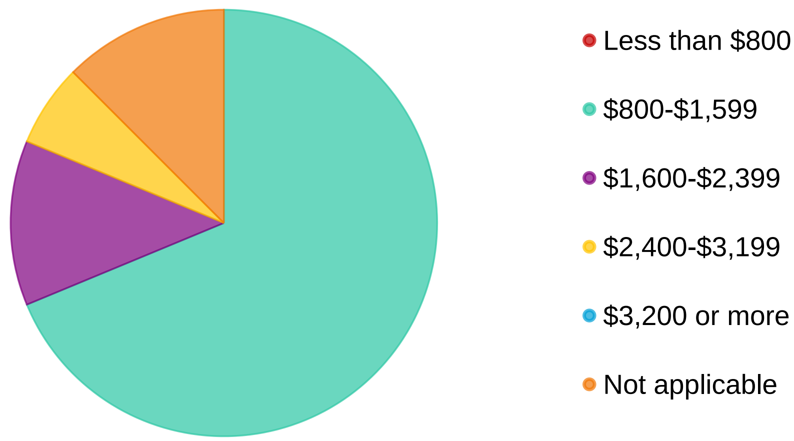
1 bedroom



Answers	Count	Percentage
Less than $800	6	13.95%
$800-$1,599	18	41.86%
$1,600-$2,399	1	2.33%
$2,400-$3,199	0	0%
$3,200 or more	0	0%
Not applicable	5	11.63%

For your apartment units, what is the approximate rent range?

2 bedroom

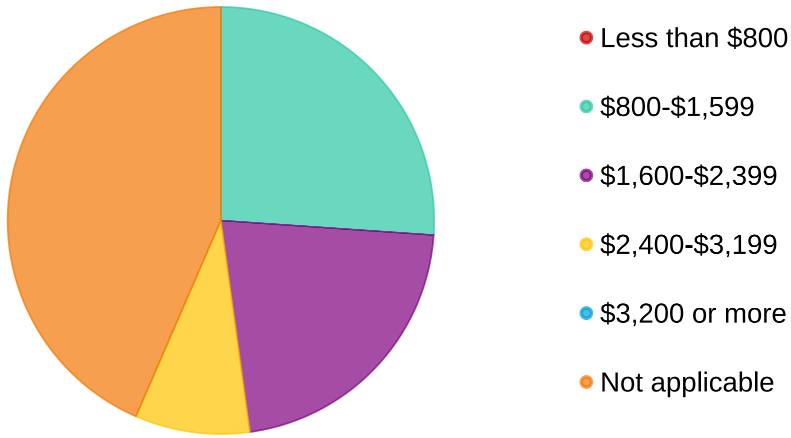


Answers	Count	Percentage
Less than $800	0	0%
$800-$1,599	22	51.16%
$1,600-$2,399	4	9.3%
$2,400-$3,199	2	4.65%
$3,200 or more	0	0%
Not applicable	4	9.3%

DRAFT

For your apartment units, what is the approximate rent range?

3 bedroom

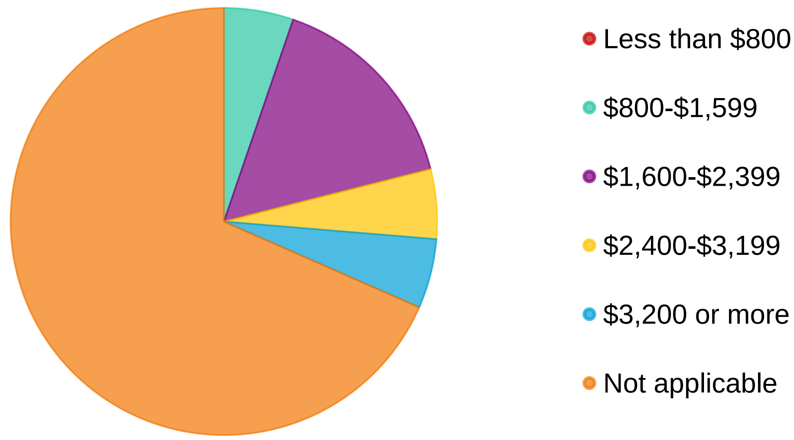


Answers	Count	Percentage
Less than $800	0	0%
$800-$1,599	6	13.95%
$1,600-$2,399	5	11.63%
$2,400-$3,199	2	4.65%
$3,200 or more	0	0%
Not applicable	10	23.26%

DRAFT

For your apartment units, what is the approximate rent range?

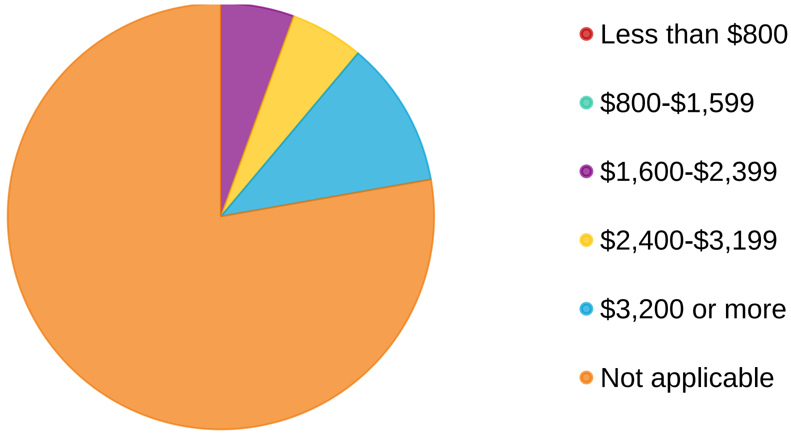
4 bedroom



Answers	Count	Percentage
Less than $800	0	0%
$800-$1,599	1	2.33%
$1,600-$2,399	3	6.98%
$2,400-$3,199	1	2.33%
$3,200 or more	1	2.33%
Not applicable	13	30.23%

For your apartment units, what is the approximate rent range?

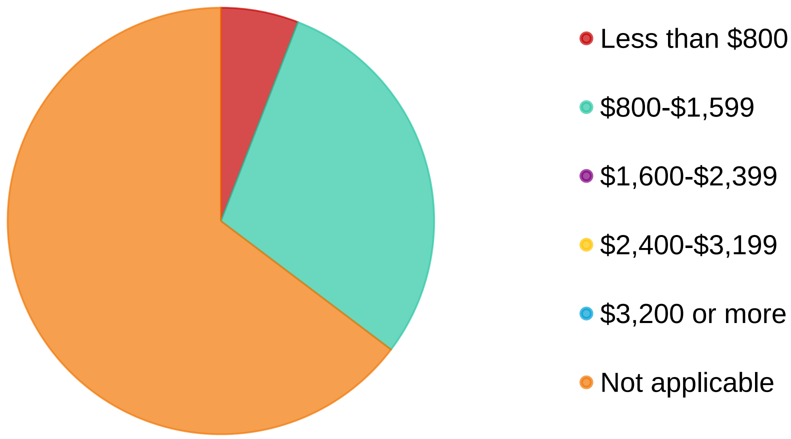
5 bedrooms or more



Answers	Count	Percentage
Less than $800	0	0%
$800-$1,599	0	0%
$1,600-$2,399	1	2.33%
$2,400-$3,199	1	2.33%
$3,200 or more	2	4.65%
Not applicable	14	32.56%

For your duplex, townhome, or single-family units, what is the approximate rent range?

1 bedroom

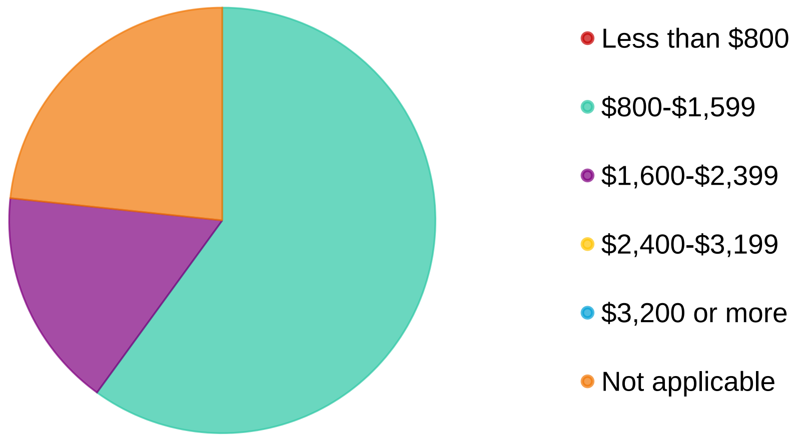


Answers	Count	Percentage
Less than $800	1	2.33%
$800-$1,599	5	11.63%
$1,600-$2,399	0	0%
$2,400-$3,199	0	0%
$3,200 or more	0	0%
Not applicable	11	25.58%

DRAFT

For your duplex, townhome, or single-family units, what is the approximate rent range?

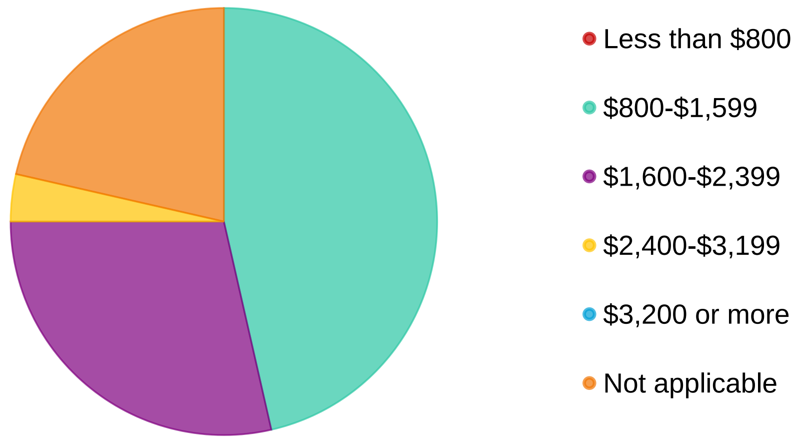
2 bedroom



Answers	Count	Percentage
Less than $800	0	0%
$800-$1,599	18	41.86%
$1,600-$2,399	5	11.63%
$2,400-$3,199	0	0%
$3,200 or more	0	0%
Not applicable	7	16.28%

For your duplex, townhome, or single-family units, what is the approximate rent range?

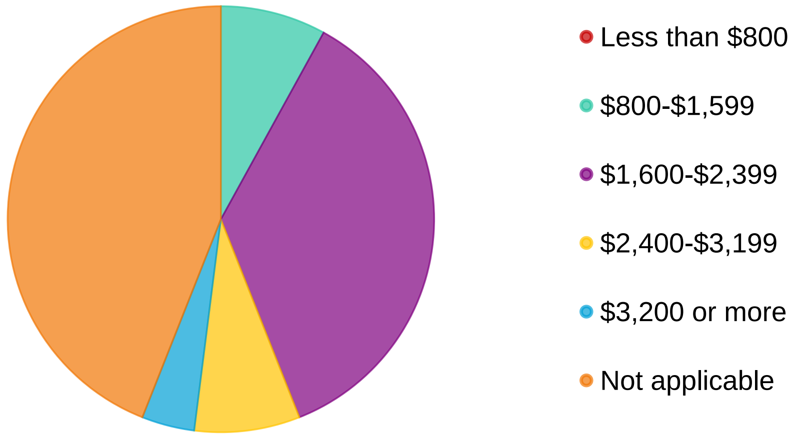
3 bedroom



Answers	Count	Percentage
Less than $800	0	0%
$800-$1,599	13	30.23%
$1,600-$2,399	8	18.6%
$2,400-$3,199	1	2.33%
$3,200 or more	0	0%
Not applicable	6	13.95%

For your duplex, townhome, or single-family units, what is the approximate rent range?

4 bedroom

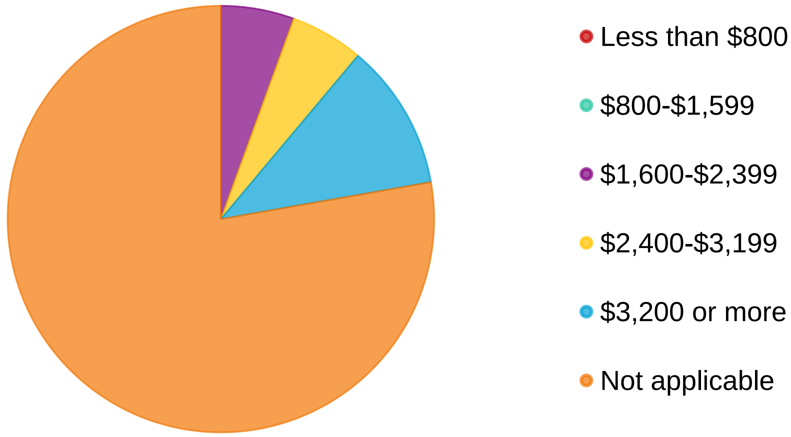


Answers	Count	Percentage
Less than $800	0	0%
$800-$1,599	2	4.65%
$1,600-$2,399	9	20.93%
$2,400-$3,199	2	4.65%
$3,200 or more	1	2.33%
Not applicable	11	25.58%

DRAFT

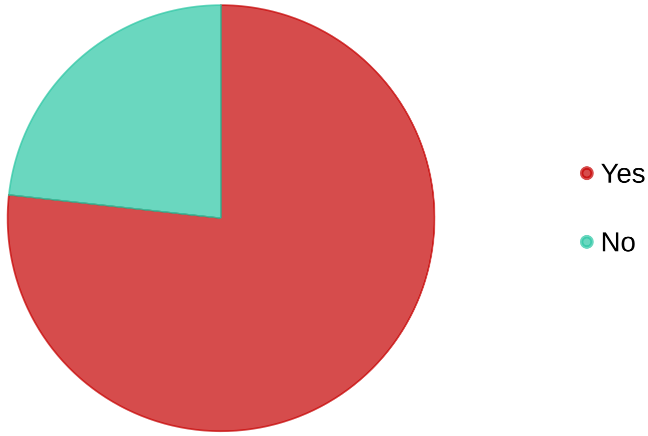
For your duplex, townhome, or single-family units, what is the approximate rent range?

5 bedrooms or more



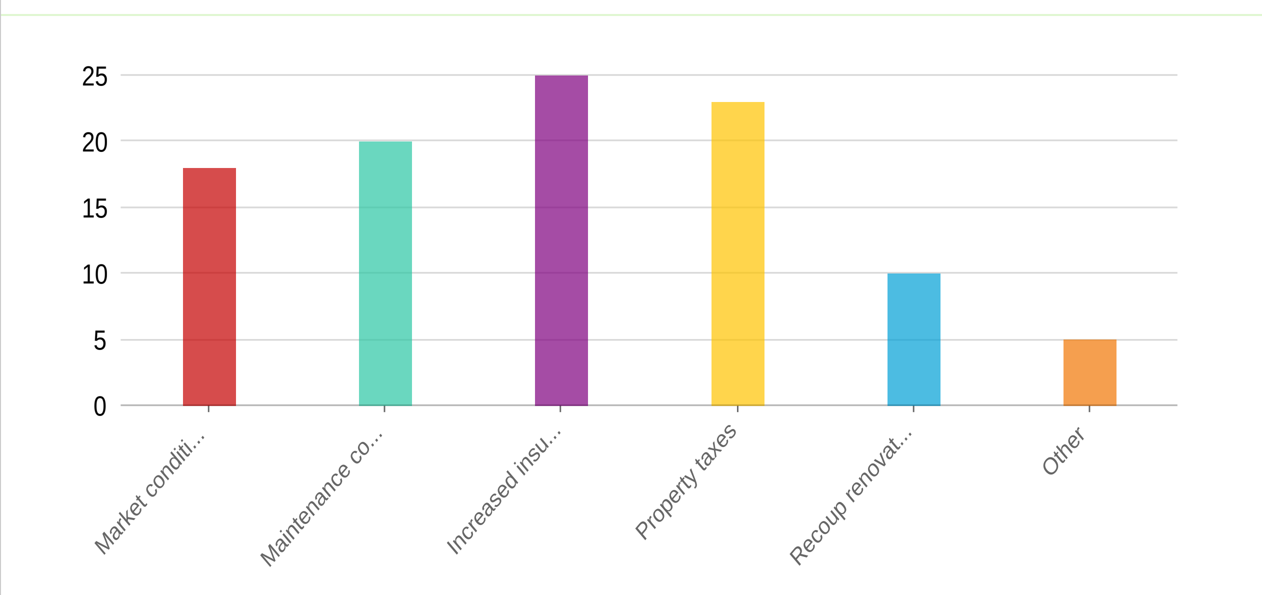
Answers	Count	Percentage
Less than $800	0	0%
$800-$1,599	0	0%
$1,600-$2,399	1	2.33%
$2,400-$3,199	1	2.33%
$3,200 or more	2	4.65%
Not applicable	14	32.56%

Have you raised rent in the last 12 months?



Answers	Count	Percentage
Yes	33	76.74%
No	10	23.26%

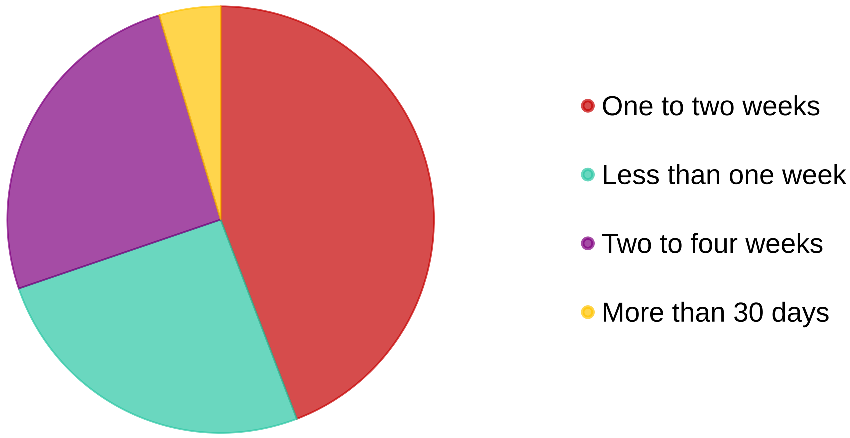
If you raised rents in the last 12 months, what were the reason why?



Answers	Count	Percentage
Market conditions	18	41.86%
Maintenance costs	20	46.51%
Increased insurance costs	25	58.14%
Property taxes	23	53.49%
Recoup renovation expenses	10	23.26%
Other	5	11.63%

DRAFT

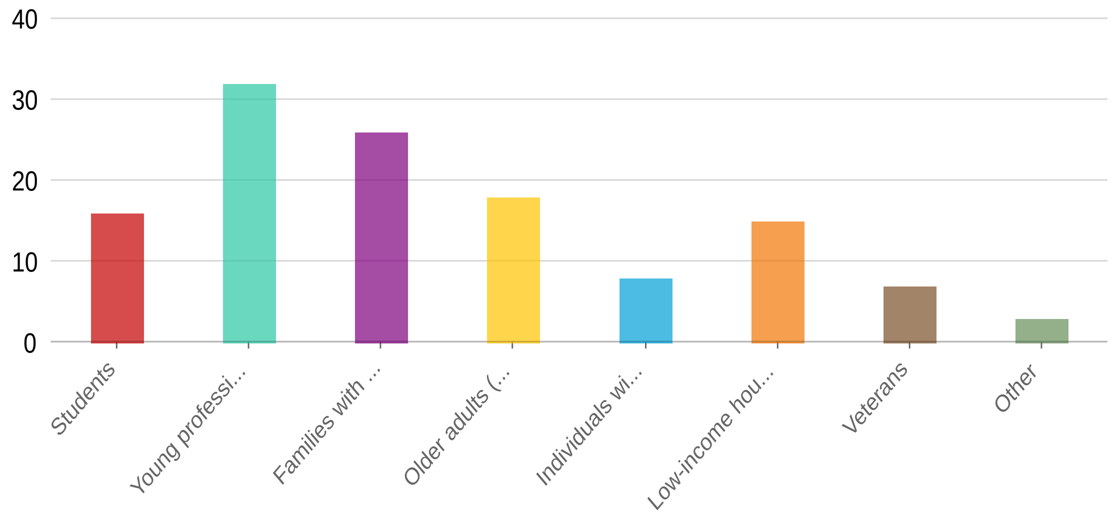
How long does it take to find a new renter for a unit?



Answers	Count	Percentage
One to two weeks	19	44.19%
Less than one week	11	25.58%
Two to four weeks	11	25.58%
More than 30 days	2	4.65%

DRAFT

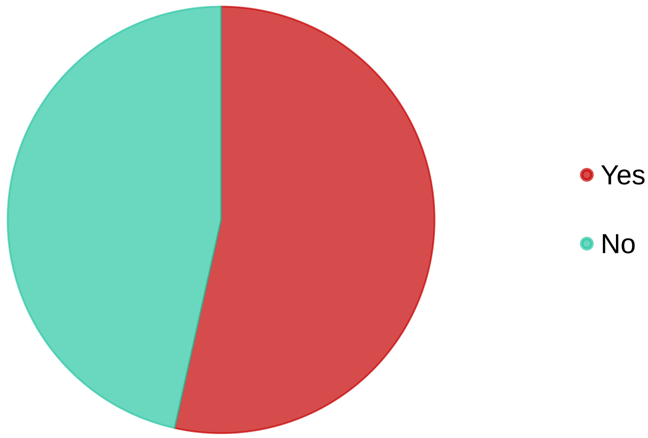
Which of the following groups do you primarily rent units to?



Answers	Count	Percentage
Students	16	37.21%
Young professionals	32	74.42%
Families with children	26	60.47%
Older adults (age 55+)	18	41.86%
Individuals with disabilities	8	18.6%
Low-income households	15	34.88%
Veterans	7	16.28%
Other	3	6.98%

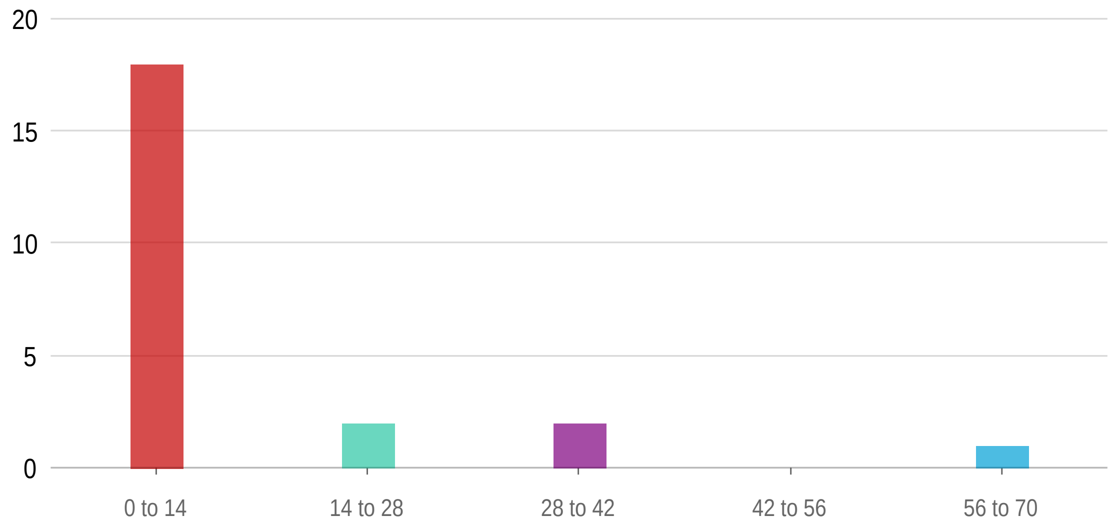
DRAFT

Do you have any units that have residents that use housing vouchers from the Housing Authority of Champaign County or HUD?



Answers	Count	Percentage
Yes	23	53.49%
No	20	46.51%

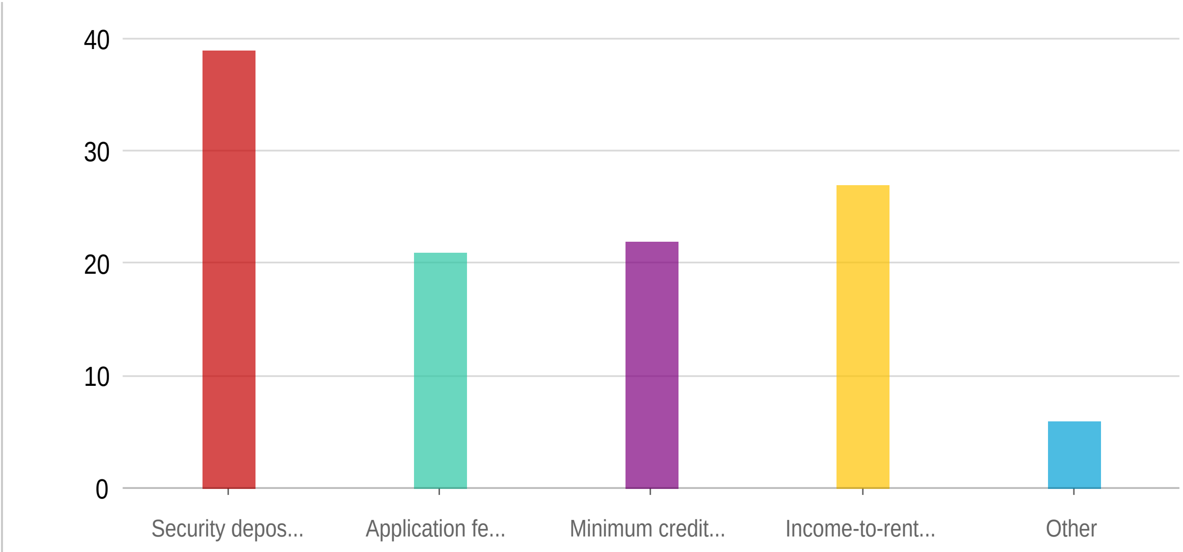
If you do have residents using housing vouchers, approximately how many units use vouchers?



Stats	Value
Min.	0
Max.	70
Avg.	9.521739130434783
Sum.	219

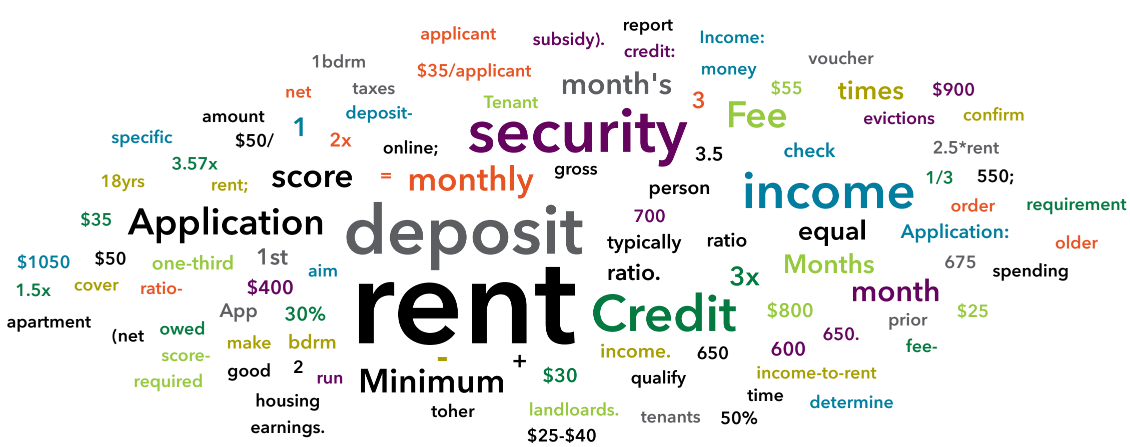
DRAFT

What financial requirements do you typically have for tenants when moving in?



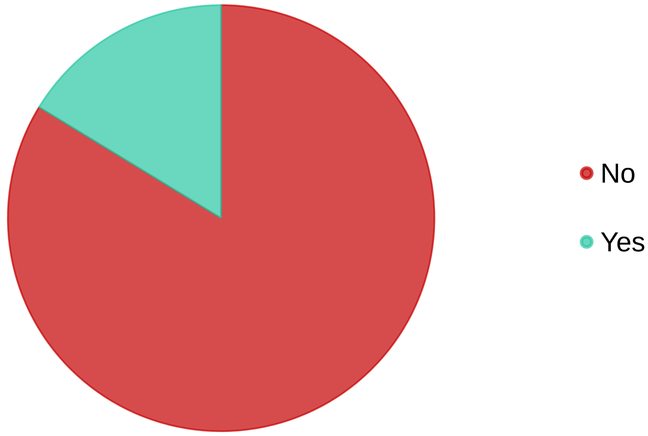
Answers	Count	Percentage
Security deposit	39	90.7%
Application fee	21	48.84%
Minimum credit score	22	51.16%
Income-to-rent ratio	27	62.79%
Other	6	13.95%

If you selected any of the financial requirements from Question 10, please specify amounts if possible.



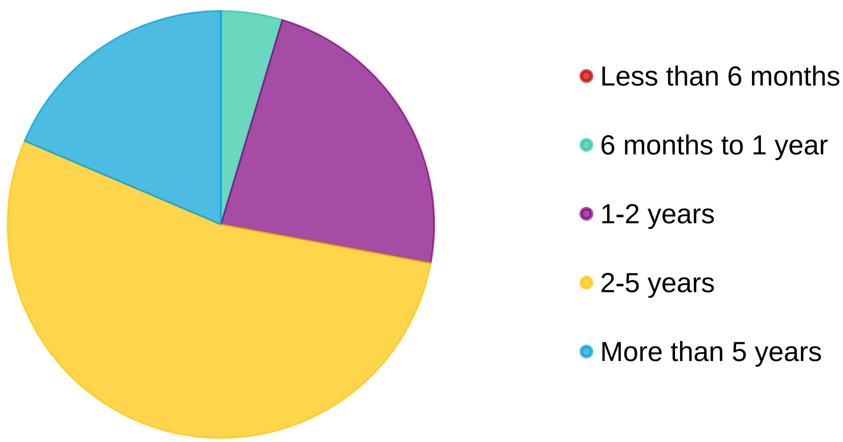
DRAFT

Do you allow or offer your units as short-term rentals (such as Airbnb)?



Answers	Count	Percentage
No	36	83.72%
Yes	7	16.28%

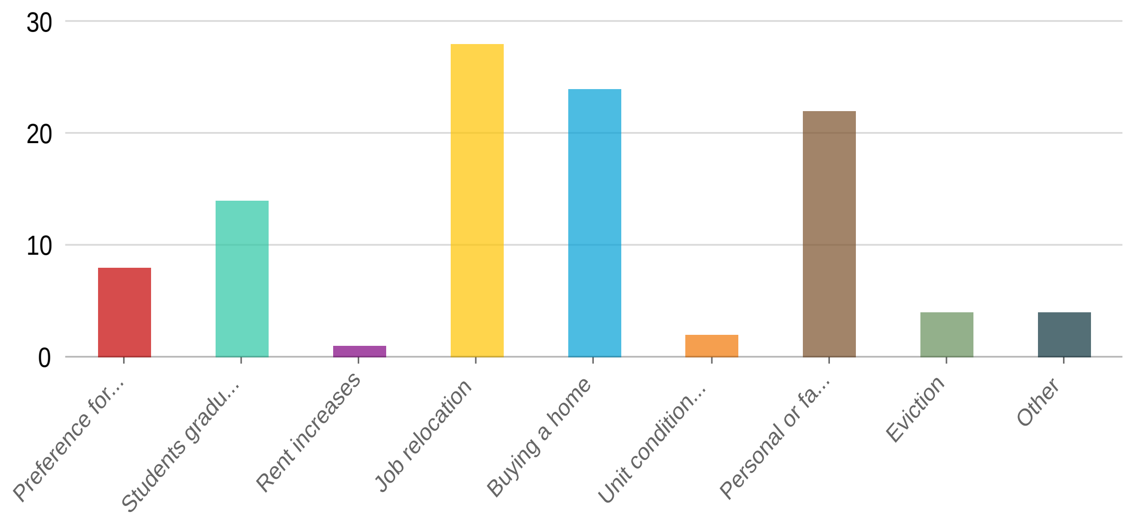
On average, how long do tenants stay in your units?



Answers	Count	Percentage
Less than 6 months	0	0%
6 months to 1 year	2	4.65%
1-2 years	10	23.26%
2-5 years	23	53.49%
More than 5 years	8	18.6%

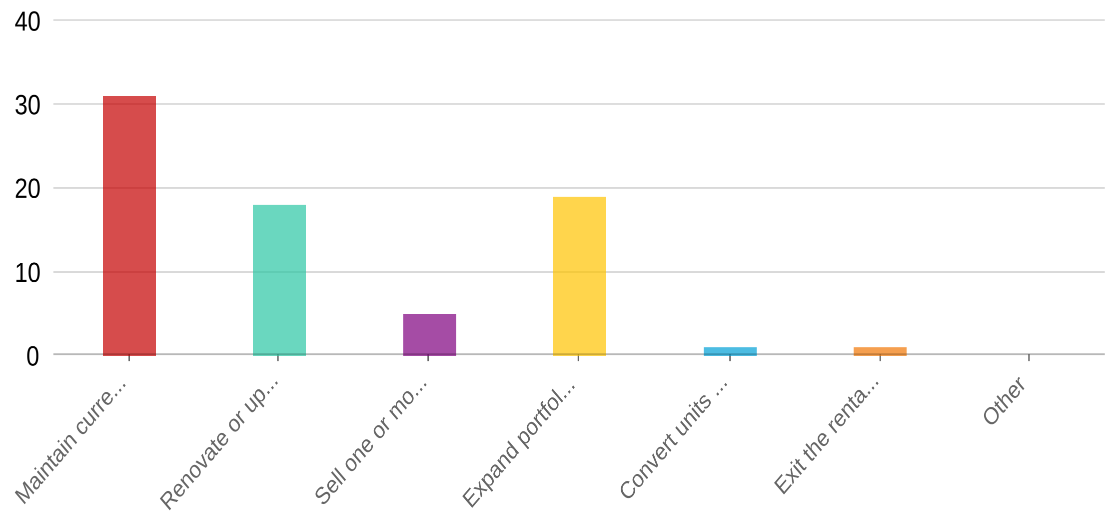
DRAFT

What are the most common reasons tenants leave your units?



Answers	Count	Percentage
Preference for another property	8	18.6%
Students graduating	14	32.56%
Rent increases	1	2.33%
Job relocation	28	65.12%
Buying a home	24	55.81%
Unit condition or maintenance issues	2	4.65%
Personal or family reasons	22	51.16%
Eviction	4	9.3%
Other	4	9.3%

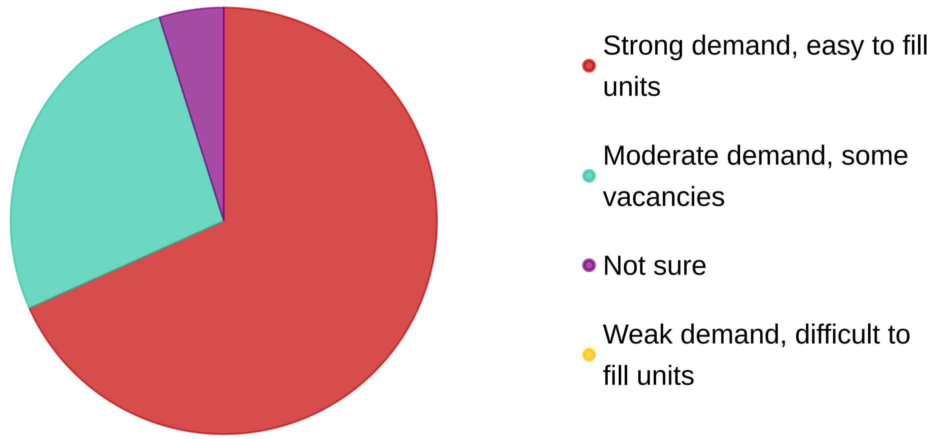
What are your plans for your rental property over the next three years?



Answers	Count	Percentage
Maintain current operations	31	72.09%
Renovate or upgrade units	18	41.86%
Sell one or more properties	5	11.63%
Expand portfolio (buy or build more units)	19	44.19%
Convert units to short-term rentals	1	2.33%
Exit the rental market	1	2.33%
Other	0	0%

DRAFT

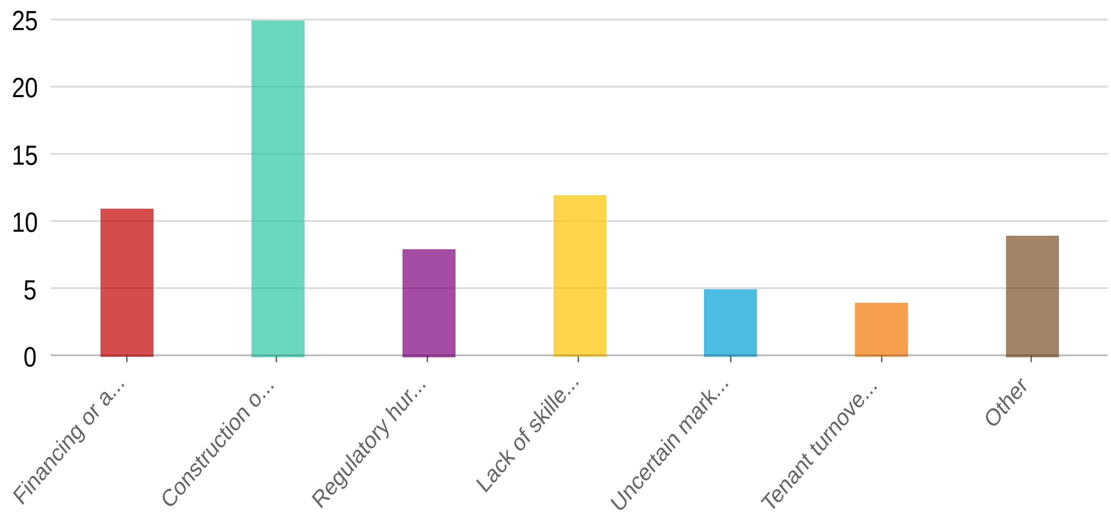
How would you describe the current rental market in the Champaign area?



Answers	Count	Percentage
Strong demand, easy to fill units	28	65.12%
Moderate demand, some vacancies	11	25.58%
Not sure	2	4.65%
Weak demand, difficult to fill units	0	0%

DRAFT

What are the biggest barriers to expanding or improving your rental properties?



Answers	Count	Percentage
Financing or access to capital	11	25.58%
Construction or renovation costs	25	58.14%
Regulatory hurdles	8	18.6%
Lack of skilled labor for maintenance	12	27.91%
Uncertain market conditions	5	11.63%
Tenant turnover	4	9.3%
Other	9	20.93%

DRAFT

Please share any other comments about your experience as a housing provider or landlord in Champaign.