
State of Illinois Defense Industry Adjustment (DIA) Program

Southwest Illinois Region Community Profile

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UNIVERSITY OF ILLINOIS
URBANA-CHAMPAIGN • CHICAGO • SPRINGFIELD



**Nathalie P. Voorhees Center
for Neighborhood and
Community Improvement**



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Regional Community Profile

This community profile for the two-county Southwest Illinois region provides an overview of regional demographic and housing trends. Several of the indicators are analyzed at the county level and others at the census tract level. Conducting demographic and housing market analyses provides better understanding of local trends and is foundational for economic analysis; such analyses play an integral role in developing a sound assessment of economic challenges and informing policy decisions to address these challenges.

This profile focuses on the following eight indicators: Population, Educational Attainment, Median Household Income, Median Home Value, Median Gross Rent, Residential Vacancy Rates, Number of Owner-Occupied Units, and Number of Renter-Occupied Units. The demographic and housing indicators selected provide a robust foundation from which to evaluate community and economic change; analysis of demographic and housing market changes offers an understanding of how populations and housing trends fit into the regional economy and markets.

Change in population over time can be an indicator of regional health, with population growth signifying economic, educational, and housing opportunity. Educational attainment data help in assessing the socioeconomic condition of the population. Median household income serves as a measure of economic well-being, and is used to evaluate poverty status and local economic opportunity.

With regard to housing indicators, the median home value signals what a home might sell for if it was on the market, and points to the strength of a housing market within a particular geography. Median gross rent provides a reliable measure of costs, and can help to make assessments of affordability and housing cost burden. Residential vacancy data is a good measure of neighborhood stability, and an indicator of the health of a housing market within a specific economic cycle. Changes in housing tenure and shifts in the number of owner-occupied and renter-occupied units are useful measures to understand area trends and can help inform regional economic and community development planning efforts.

This report covers the two-county Southwest East region comprised of Madison and St. Clair County. Unless otherwise indicated, regional data refer to data compiled from these two counties.

For any questions, please contact Yittayih Zelalem, Co-Director of the Nathalie P. Voorhees Center for Neighborhood & Community Improvement at the University of Illinois at Chicago at [312-996-6674](tel:312-996-6674) or e-mail at yittazel@uic.edu.

Southwest Illinois Region Demographic and Housing Highlights

- As of 2015, the population of the Southwest Illinois region was 530,261. This represents modest growth since 2005, but is below 2010 population figures.
- 34.8 percent of the population age 25 and older holds a college degree (Associates, Bachelors, Graduate or Professional degree). This figure is lower than the state and national averages, but has increased slightly since 2005.
- Median household income in the Southwest Illinois region was \$52,320 according to 2014 data, which is slightly lower than the state and national averages. Mirroring state and national trends, median income has yet to rebound to 2005, but declines were less severe in Southwest Illinois than Illinois as a whole.
- Median home value in the two-county region was \$123,200 according to 2014 data, which is slightly lower than the state and national figure of \$175,700. Declines in home value following the housing bubble and mortgage crisis were much less severe in the Southwest Illinois area, with prices sitting just 4.57 percent below 2005 levels. Meanwhile, housing values in Illinois fell 20.55 percent from 2005 to 2014.
- Median gross rent in Southwest Illinois was \$792 according to 2014 data, which is lower than the state and national median. Counter to state and national figures which both saw increases, rents decreased by more than 10 percent in the Southwest Illinois region since 2009.
- The residential vacancy rate in the region sits at 5.6 percent, which is higher than that of the state and the nation. Rates increased in Southwest Illinois since 2010, running counter to state and national figures, which dropped during this period.
- As of 2014, 69.0 percent of households lived in owner-occupied units while 31.0 percent live in renter-occupied units. Homeownership rates outpace state and national averages.

Population

According to 2015 Census estimates, the population of the Southwest Illinois region is 530,261. This represents a decrease from 2010 figures, but remains above 2005 estimates. Overall, the region experienced modest net growth over the past ten years, but lagged that of Illinois as a whole (see Table 1).

Table 1: Population, 2005-2015

	2005	2010	2015	Change, % (2005-2015)
Madison County	264,759	269,282	266,209	0.55
St. Clair County	261,255	270,056	264,052	1.07
Two-County Region	526,014	539,338	530,261	0.81
Illinois	12,609,903	12,830,632	12,859,995	1.98
United States	295,516,599	308,745,538	321,418,820	8.77

Source: 2005 Intercensal Estimates of the Resident Population; 2010 Census; 2015 Census Population Estimates

Educational Attainment

In 2014, 34.8 percent of the Southwest Illinois Population age 25 years and older held a college degree (Associates, Bachelor's, Graduate, or Professional degree). This figure is lower than the state and national averages of 39.4 percent and 37.2 percent respectively. Concurrent with state and nationwide trends, the number of persons with college degrees in the region increased from figures in 2005. Similarly, the proportion of those with less than a high school education declined during this period (see Table 2).¹ Educational attainment data is helpful in assessing socioeconomic condition and can be an indicator of work-skill gaps that exist in the region; this would in turn provide insight into the employment sectors in which a region should invest.

¹ Data are classified according to the highest degree or to the highest level of school that a respondent has completed.

Table 2: Educational Attainment, 2009-2014

	Total Population, 25+		% Less than 9 th Grade		% 9 th to 12 th Grade, No Diploma		% High School Graduate (Includes Equivalency)		% Some College, No Degree		% Associates & Bachelor's Degree		% Graduate or Professional Degree	
	2009	2014	2009	2014	2009	2014	2009	2014	2009	2014	2009	2014	2009	2014
Madison County	178,923	182,223	3.9	2.7	7.5	5.9	33.4	33.0	24.3	24.5	23.0	25.1	7.9	8.8
St. Clair County	168,466	177,539	4.3	3.3	9.1	7.0	29.1	28.2	24.8	25.7	24.3	26.1	8.4	9.7
Two-County Region	347,389	359,762	4.1	3.0	8.3	6.4	31.3	30.6	24.5	25.1	23.6	25.6	8.1	9.2
Illinois	8,309,322	8,560,555	6.3	5.5	8.0	6.9	28.1	27.0	20.6	21.2	25.8	27.2	11.2	12.2
United States	197,440,772	209,056,129	6.4	5.8	9.1	7.8	29.3	28.0	20.3	21.2	24.8	26.2	10.1	11.0

Source: 2005-2009 and 2010-2014 ACS Estimates.

Median Household Income

Median household income in the Southwest Illinois Region is \$52,320, which is below the state and national averages. Figures were slightly higher for Madison County than St. Clair County. Median household income has declined nationally and in Illinois since 2005 (when controlling for inflation). However, the rate of decline in the Southwest Illinois region was less severe, decreasing only 3.14 percent compared to 6.19 percent in Illinois and 5.76 percent nationally (see Table 3). As observed in Map 1 below, growth in income tended to be concentrated in the eastern portions of Madison County and north and central St. Clair County, while declines in income occurred in eastern St. Clair County and pockets near East Alton.²

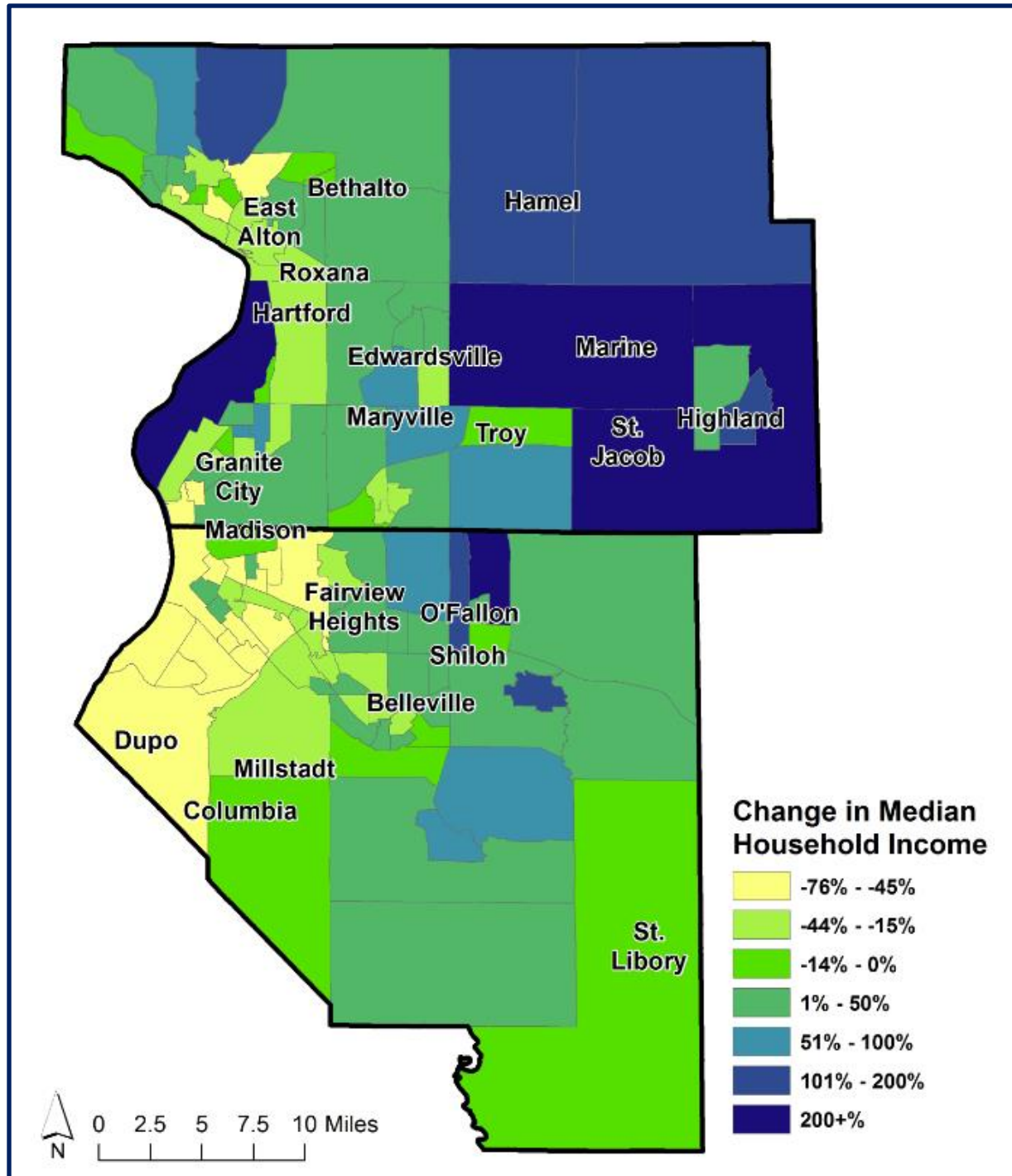
Table 3: Median Household Income

	2005-2009	2010-2014	Change, %
Madison County	\$56,139	\$53,912	-3.97
St. Clair County	\$51,893	\$50,728	-2.25
Two-County Region	\$54,016	\$52,320	-3.14
Illinois	\$60,938	\$57,166	-6.19
United States	\$56,748	\$53,482	-5.76

Source: 2005-2009 and 2010-2014 ACS Estimates. In 2014 dollars. 2005-2009 figures are adjusted for inflation.

² Income figures are 2014 dollars. Household income refers to the reported amount of income from wages/salaries and other sources in the past twelve months. It serves as a measure of economic well-being and is used to determine poverty status, to understand local economic opportunity, and analyze earning potential.

Map 1: Percent Change in Median Household Income by Census Tract, 2009-2014



Median Home Value

Median home value in the Southwest Illinois Region is \$123,200, which is lower than the state and national average of \$175,700.³ Values were slightly higher in Madison County than in St. Clair County. Home values nationally have declined since 2005 in the wake of the housing bubble and mortgage crisis and have yet to fully rebound. However, dips in the Southwest Illinois region were less severe. 2014 values were only 4.57 percent lower than 2005 levels compared to 20.55 percent lower in Illinois and 14.12 percent lower nationally (see Table 4). As observed in Map 2 below, growth in home values was observed almost exclusively in the eastern portions of Madison County and central part of St. Clair County, while most of the western part of the region saw declines since 2005.

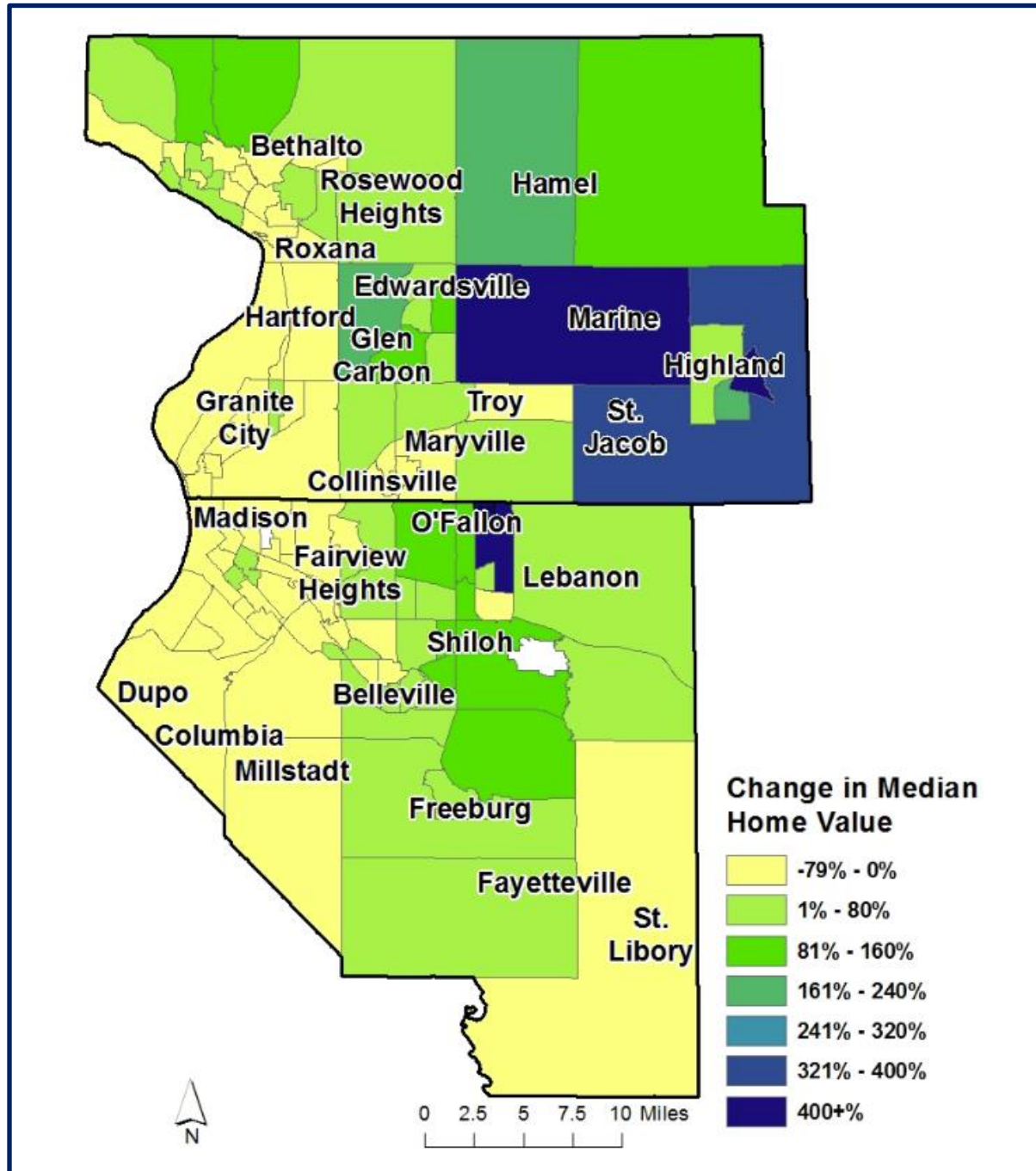
Table 4: Median Home Value

	2005-2009	2010-2014	Change, %
Madison County	\$129,873	\$125,100	-3.68
St. Clair County	\$128,328	\$121,300	-5.48
Two-County Region	\$129,101	\$123,200	-4.57
Illinois	\$221,143	\$175,700	-20.55
United States	\$204,591	\$175,700	-14.12

Source: 2005-2009 and 2010-2014 ACS Estimates. In 2014 dollars. 2005-2009 figures are adjusted for inflation.

³ Home value refers to an estimate of how much a property would sell for if it were for sale. Because home value is estimated by the survey respondent, it tends to be slightly higher than actual value. These 2009 and 2014 five-year ACS data capture the ups and downs that the housing market has experienced over the past decade.

Map 2: Percent Change in Median Home Value by Census Tract, 2009-2014



Median Gross Rent

Median gross rent in the region is \$792, which is notably lower than the state and national averages. Rents were slightly higher in St. Clair County compared to Madison County (it is important to note that only 31 percent of households in the region rent). Counter to state and nationwide trends, median gross rent declined in the Southwest Illinois Region since 2005 by 11.93 percent (when controlling for inflation) (see Table 5). Per Map 3 below, changes in median rent price varied throughout the region, with growth in rents largely concentrated in the middle portion of St. Clair County and northwest portion of Madison County.⁴

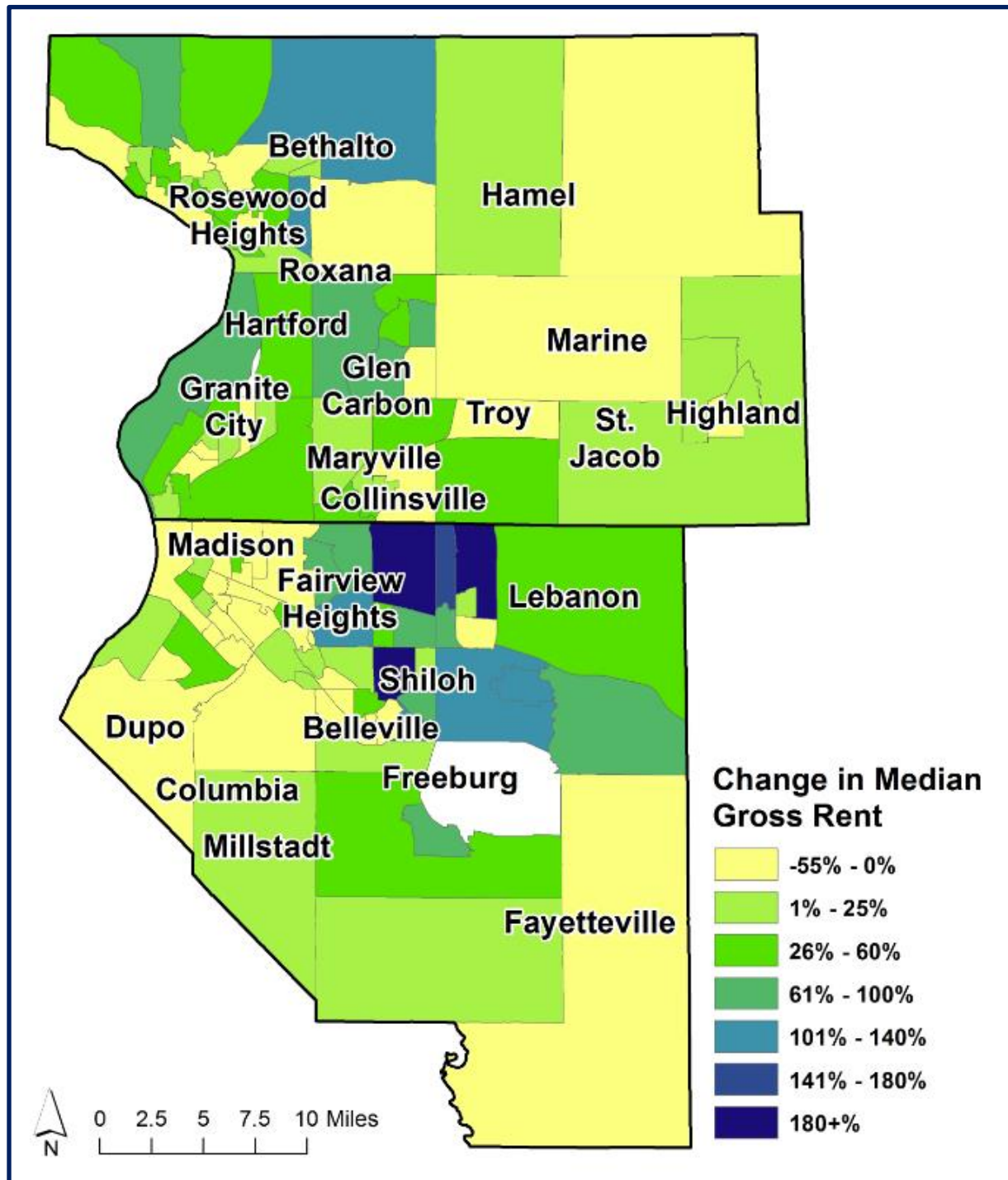
Table 5: Median Gross Rent

	2005-2009	2010-2014	Change, %
Madison County	\$901	\$782	-13.26
St. Clair County	\$897	\$802	-10.60
Two-County Region	\$899	\$792	-11.93
Illinois	\$897	\$903	0.65
United States	\$902	\$920	2.04

Source: 2005-2009 and 2010-2014 ACS Estimates. In 2014 dollars. 2005-2009 figures are adjusted for inflation.

⁴ Median gross rent (equaling rent plus utilities) provides a reliable measure regarding the affordability of rental housing, particularly in areas with a relatively homogeneous rental housing stock. Low rents can be an indicator of affordability as well as an indicator of weak housing markets.

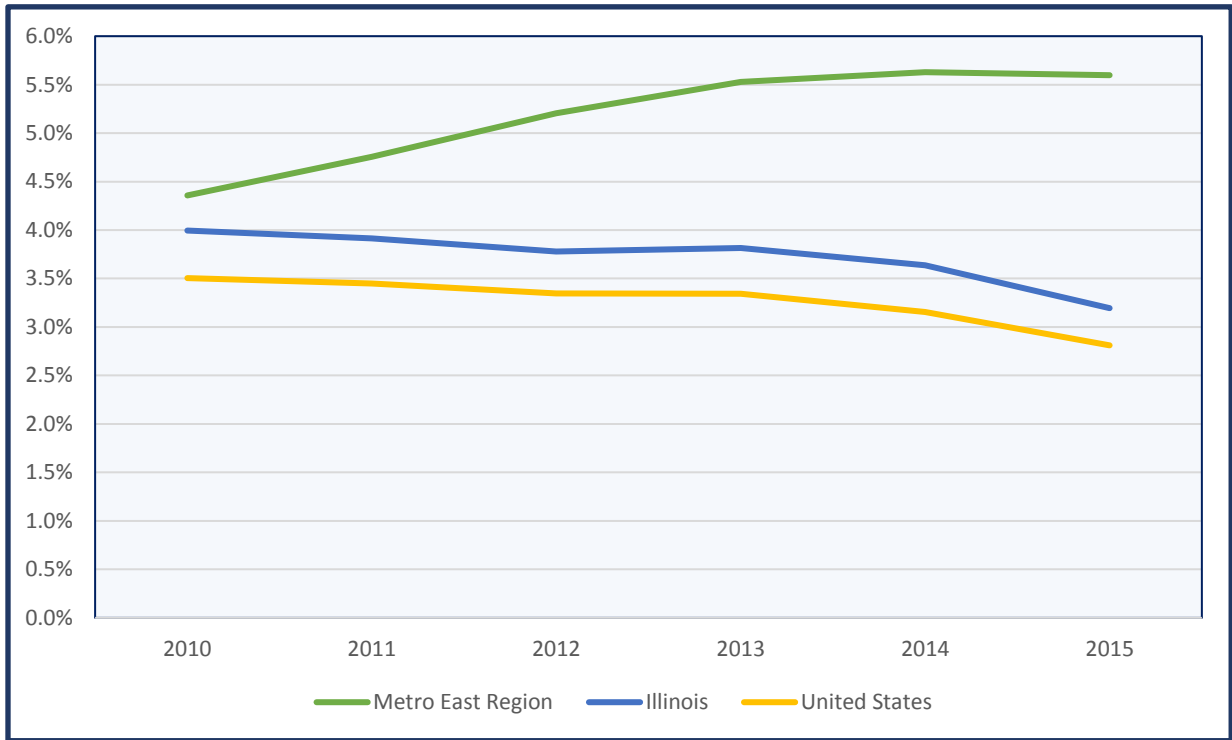
Map 3: Percent Change in Median Gross Rent by Census Tract, 2009-2014



Residential Vacancy

Residential vacancy rates in the region are higher than the state and nation average, sitting at 5.6 percent in 2015. In 2010, rates in Southwest Illinois were only slightly above that of the state and US. However, while figures dipped statewide and nationwide, they grew in Southwest Illinois, reaching their highest point in five years (see Figure 1).⁵

Figure 1: Residential Vacancy, 2010-2015



Source: The U.S. Department of Housing and Urban Development (HUD) USPS Vacancy Data.

⁵ In partnership with the U.S. Postal Service (USPS), the U.S. Department of Housing and Urban Development (HUD) aggregates data quarterly on addresses identified by the USPS as having been “vacant” or “no stat” in the previous quarter. Vacant addresses are those that are identified as being vacant (not collecting their mail) for 90 days or longer.

Housing Tenure: Owner Occupied Housing Units

Owner-occupied housing units comprise 69.0 percent of the occupied housing stock in the Southwest Illinois region, which is higher than both the state and national averages. Concurrent with state and national trends, this figure has decreased slightly since 2005. A larger proportion of households own their homes in Madison County when compared to St. Clair County (see Table 6). As observed in Map 4 below, growth in the number of owner-occupied units was highest in outlying eastern areas of Madison County, while decline in the number of owner-occupied units was concentrated largely in the western portions of both counties adjacent to St. Louis.⁶

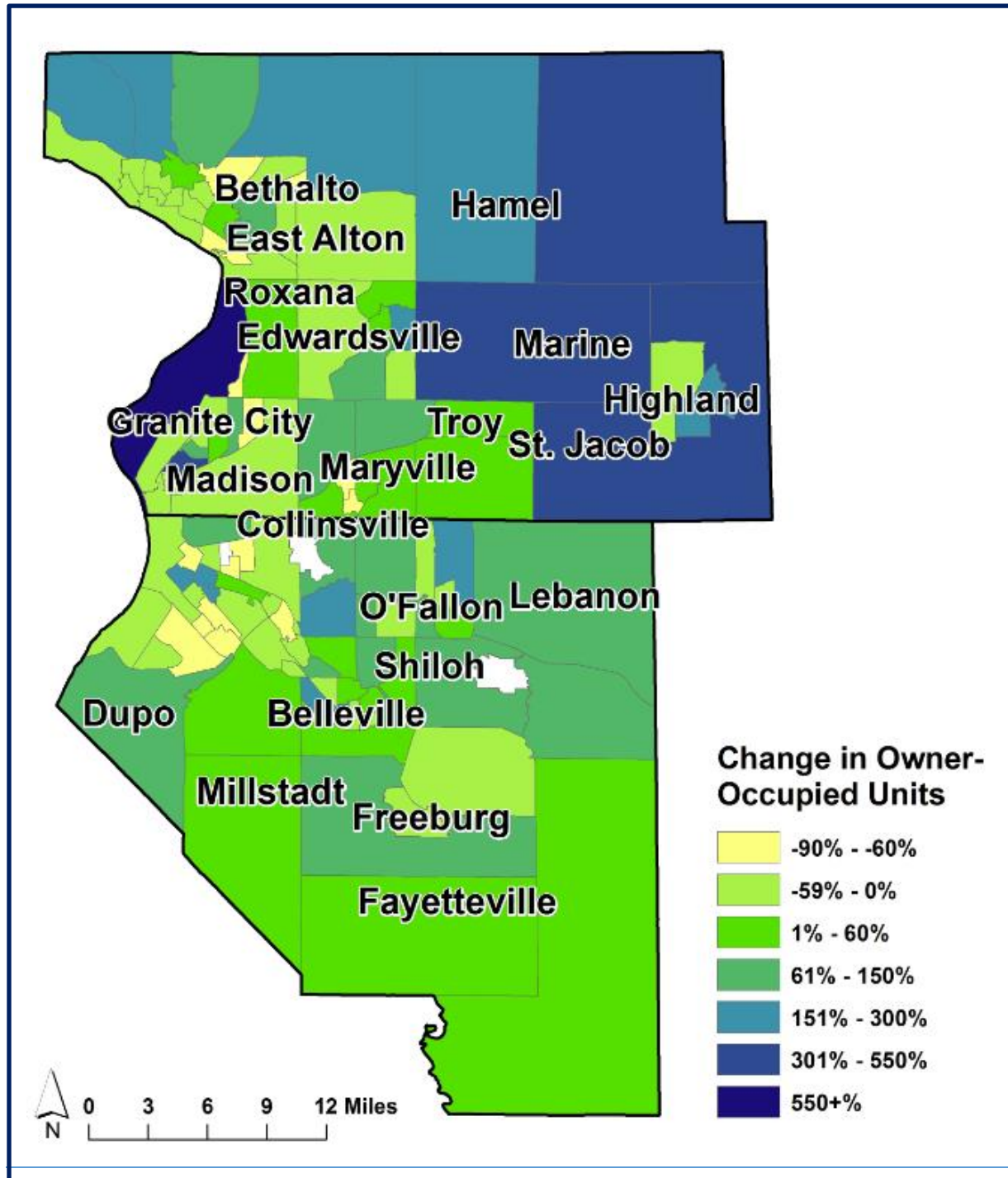
Table 6: Percentage of Owner Occupied Housing Units

	2005-2009	2010-2014	Change, %
Madison County	74.3	71.4	-3.9
St. Clair County	68.5	66.5	-2.9
Two-County Region	71.5	69.0	-3.4
Illinois	69.3	66.9	-3.5
United States	66.9	64.4	-3.7

Source: 2005-2009 and 2010-2014 ACS Estimates.

⁶ A housing unit is owner-occupied if the owner or co-owner lives in the unit. It can be with or without a mortgage or have some other forms of outstanding debt. Owner-occupied mobile homes are also included in this category. The percentage of renters versus owners reflects the nature of local housing markets, the type of housing stock available, and local economic conditions.

Map 4: Percent Change in Owner-Occupied Housing Units by Census Tract, 2009-2014



Housing Tenure: Renter Occupied Housing Units

According to 2014 ACS figures, 31.0 percent of households in the Southwest Illinois region rent. This figure is lower than the state and national averages of 33.1 percent and 35.6 percent respectively. Concurrent with state and national trends during this period, the proportion of renters increased since 2005. Growth in renter households in Madison County outpace that of St. Clair County (see Table 7). Increases in the number of renter-occupied units occurred in pockets throughout the region (see Map 5).⁷

Table 7: Percentage of Renter Occupied Housing Units

	2005-2009	2010-2014	Change, %
Madison County	25.7	28.6	11.3
St. Clair County	31.5	33.5	6.3
Two-County Region	28.5	31.0	8.5
Illinois	30.7	33.1	7.8
United States	33.1	35.6	7.6

Source: 2005-2009 and 2010-2014 ACS Estimates.

⁷ A renter-occupied unit can be with or without payment of rent, and can include rental units in developments that provide services such as continuing care facilities for people with disabilities or aging.

Map 5: Percent Change in Renter-Occupied Units by Census Tract, 2009-2014

