



2005-2009

HUD CONSOLIDATED PLAN

APPROVED MARCH OF 2005

**City of Evanston
Department of Community Development
Planning Division
2100 Ridge Avenue, Third Floor
Evanston, IL 60201
(847) 866-2928
<http://www.cityofevanston.org>**

EXECUTIVE SUMMARY

The primary vehicle for identifying and prioritizing housing, community development, and economic development needs and strategies is the five-year Consolidated Plan, which is submitted to the U.S. Department of Housing and Urban Development (HUD) as part of the funding process for Community Development Block Grants (CDBG), the HOME Investment Partnership Program (HOME), and the Emergency Shelter Grants (ESG). The statutory goals of the HUD Consolidated Plan are:

- To provide decent housing;
- To provide a suitable living environment; and
- To expand economic opportunities.

The City of Evanston historically has been committed to a diverse community that is inclusive and encourages residents and institutions to work together to achieve a stronger community. Neighborhood revitalization has been a priority, as well as multi-faceted efforts to address the housing, economic, and social service needs of low income residents, the homeless, and special needs populations. Over the years, the City of Evanston has established numerous tools and partnerships for these efforts, but several trends are contributing to ongoing unmet need in the community, indicating that the City's efforts should continue and be enhanced.

The City of Evanston is the lead agency for the 2005-2009 HUD Consolidated Plan, which is comprised of six chapters. Chapter 1 contains the Community Profile, which begins by presenting a brief history of Evanston and describing the city's distinction within the Chicago metropolitan area. Based on 2000 US Census data, demographic and economic trends are then discussed, including:

- Race/ethnicity and age: In 2000, Evanston's population was 74,239, which reflects a slight increase since 1990. Evanston was the third most populated suburb among 20 north suburbs. It also was the most racially/ethnically diverse, with a Black/African American population of 22.5% and a growing Hispanic/Latino population. The median age is 32.5.
- Education, occupation, and income: Evanston historically has attracted a highly educated population, with 90% of residents having a high school education or higher in 2000. Almost 70% of Evanston residents over age 16 were in the workforce in 2000, and 35% worked in Evanston. The per capita income in 2000 was \$33,645, which increased from \$22,346 in 1990.
- Households and families: In 2000, there were 29,675 households, of which 16,064 were families. The median household income was \$56,335, and the median family income was \$78,886. Both have increased since 1980, but the gap between household and family median incomes has widened. The average household size is 2.27 persons, and the average family size is 3.03 persons (both have held steady since 1980).
- Poverty: In 2000, there were a total of 7,518 persons (10% of the population) with incomes below the poverty level. Youth (including children in female-headed households with no husband present), young adults/students age 18-24 (including university students), seniors, and persons with disabilities comprised 85% of all persons with incomes below the poverty level.

These demographic and economic trends provide insight into Evanston's diversity and allude to its ongoing needs. Chapter 1 includes brief summaries of existing and proposed plans, programs, and policies that address these issues, as well as city-wide issues and neighborhood-specific sets of issues.

Chapter 2 contains the Housing Market Analysis. Based on 2000 US Census data, Evanston had 30,817 units, 96.2% of which were occupied. The housing stock is aging, as 95% of all units were built before 1970. Of the occupied units, 52.7% were owner occupied and 47.3% were renter occupied, but the roughly 50/50 owner/renter split is not uniform throughout the city.

Minorities comprised 21.2% of all owners, which was more than the rate for the region (20.4%) and the nation (14.5%). Housing costs for Evanston residents are relatively high. In 2000, monthly costs for 22.5% of mortgage holders exceeded 35% of their income, indicating cost-burden. In addition, 40.7% of all renters were paying more than 35% of their income for rent. Based on an analysis of housing data and market conditions, the following trends were identified:

- Condominium conversions and construction of new owner occupied units;
- Downtown residential development;
- Continued increase in property values since 1980; and
- Continued unmet demand for facilities and services for the homeless and non-homeless special needs populations.

The impacts of these housing trends were analyzed for their impacts on availability, accessibility, adequacy, and affordability. The following barriers to affordable housing were identified:

- High costs of housing, land, and new construction;
- High property taxes;
- Violations of the Fair Housing Ordinance; and
- Zoning ordinances, property standards, and building codes that may be unreasonable, per periodic review.

Chapter 3 contains the Plan for Citizen Participation and Consultation. It describes the process through which the City of Evanston engaged the public in identifying and prioritizing needs and consulted with the appropriate agencies and organizations on the current status of facilities and services for low income, homeless, and non-homeless special needs populations. The City of Evanston has numerous boards, commissions, and committees that offer frequent opportunities for public comment throughout the year. In addition, the 2005-2009 Consolidated Plan process included the two required public hearings, and three focus groups were held at which a Priority Needs Survey created by City staff was administered. Finally, the extensive neighborhood planning processes in west and southeast Evanston neighborhoods, which are in the CDBG Target Area, were included as part of the Consolidated Plan process.

Chapter 4 contains the Housing Needs Assessment, per information gathered through the Consolidated Plan and neighborhood planning processes. It begins with a qualitative discussion of housing needs, including:

- Continue maintaining and enhancing the stock of affordable housing and addressing barriers;
- Continue maintaining and enhancing facilities and services for the homeless and non-homeless special needs populations;
- Continue maintaining public housing and subsidized units;
- Continue assisting current Housing Choice Voucher recipients;
- Continue tracking foreclosures and enhancing homeowner education programs;
- Continue remediating lead based paint hazards; and
- Continue tracking vacant properties and increasing security and code compliance.

Needs are quantified in a series of HUD-required tables, and objectives are set for priority needs:

- Increase permanent supportive housing for the homeless (14 units in five years);
- Maintain intensive outreach to unsheltered homeless to utilize facilities and services (10 persons in five years);
- Develop additional transitional housing for homeless families, including victims of domestic violence (10 families in five years);
- Coordinate with state efforts related to implementing the Cross-Disability Database Legislation (5 meetings in five years);

- Continue and enhance education and outreach to seniors wishing to age in place regarding assistance available (5 seminars and 10 communication efforts in five years).

Chapter 5 contains the Non-Housing Needs Assessment, per information gathered through the Consolidated Plan and neighborhood planning processes. As in Chapter 4, it begins with a qualitative discussion of needs, including:

- Continue maintaining and enhancing public facilities;
- Continue maintaining and enhancing infrastructure;
- Continue maintaining and enhancing public services; and
- Continue and enhance economic development activities.

Similarly, needs are quantified in a series of HUD-required tables, and objectives are set for priority housing and community development needs:

- Rental Housing: Rehabilitate existing affordable rental units (25 in five years);
- Owner Housing: Construct new units for 80% MFI or below (5 units in five years), rehabilitate existing units for 80% MFI or below (40 units in five years), and increase owner awareness of predatory lending and prevention measures (5 seminars and 10 communication efforts in five years);
- Community Development: Revitalize neighborhoods by increasing private investment, decreasing crime, improving environmental conditions, increasing neighborhood confidence, and fully implementing neighborhood plans (survey residents after five years, minimum of 100 surveys);
- Infrastructure: Beautify neighborhoods and enhance streetscapes (35,000 linear feet in five years), increase security lighting and surveillance (1,500 lights in five years), and increase ADA accessibility and motorist awareness (25 curb cuts in five years).
- Public Facilities: Enhance city buildings used for recreation activities (\$500,000 in five years) and enhance private child care facilities serving low/moderate income families (\$400,000 in five years).
- Public Services: Provide for the basic needs of low/moderate income residents (12,500 persons in five years).
- Economic Development: Minority, women, and Evanston-based business contracting (25 contracts in five years), commercial building rehabilitation (15 facades in five years), and creation of new jobs city-wide (1,000 jobs in five years).
- Other: Participate in regional discussions on housing, transit, environment, and public services related to needs addressed in the 2005-2009 Consolidated Plan (5 meetings in five years)

Chapter 6 contains the Five-Year Strategies, 2005-2009, which build on data analyses in Chapters 1 and 2, information obtained through the consultation and public participation process described in Chapter 3, and needs assessments in Chapters 4 and 5. The Strategic Plan is a substantial continuation of existing/ongoing activities that the Consolidated Plan process indicated should be continued and enhanced. It focuses on neighborhood revitalization in accordance with HUD's statutory goals for the Consolidated Plan. Strategies include:

- Anti-poverty strategy;
- Local planning and regional coordination strategy;
- CDBG Target Area / neighborhood revitalization strategy; and
- City-wide strategies for HUD Consolidated Plan goals:
 - Strategy to expand economic opportunities;
 - Strategy to provide a suitable living environment; and
 - Strategy to provide decent housing.

Together, these strategies are expected to address the needs of low income, homeless, and special needs populations, while also contributing to neighborhood revitalization.

TABLE OF CONTENTS

PART ONE. ABOUT EVANSTON

Chapter 1. Community Profile.....	1
A. Brief History of Evanston.....	1
B. Evanston’s Distinction within the Chicago Metropolitan Area.....	3
C. Demographic and Economic Trends.....	4
1. Race / Ethnicity and Age	
2. Education, Occupation, and Income	
3. Households and Families	
4. Female-Headed Households and Families	
5. Non-Family Households	
6. Seniors	
7. Youth	
8. Persons with Disabilities	
9. Poverty	
D. Existing and Proposed Plans, Programs, and Policies.....	11
1. 2000 Comprehensive Plan	
2. 2004-2008 Infrastructure / Capital Improvement Plan	
3. 2000 Chicago Avenue Corridor Recommendations Report	
4. Southeast Evanston Neighborhood Planning / Howard Street Revitalization	
5. West Side Neighborhood Planning	
6. 2004 Downtown Land Use Report and Visioning Session	
7. 2004 Proposed Transportation Studies	
8. 2004 Proposed Inclusionary Housing Policy	
9. Current Five-Year HUD Consolidated Plan	
Chapter 2. Housing Market Analysis.....	25
A. Housing Supply / Market.....	25
1. Quantity, Age, and Condition	
2. Occupancy and Tenure	
3. Vacant Units	
4. Housing Values and Costs	
5. Cost Burden by Race/Ethnicity for Owners and Renters	
B. Housing Assistance for Low Income Residents.....	31
1. Public Housing	
2. Housing Choice Vouchers	
C. Housing and Services for the Homeless and Non-Homeless Special Needs Populations.....	33
1. Facilities and Services for the Homeless	
2. Facilities and Services for Non-Homeless Special Needs Populations	
D. Analysis of Housing Supply / Market.....	41
1. Housing Trends	
2. Impacts of Housing Trends	

PART TWO. PLAN FOR CITIZEN PARTICIPATION AND CONSULTATION

Chapter 3. Plan for Citizen Participation and Consultation	51
A. Public Participation Opportunities for HUD Funded Programs.....	51
1. Community Development Block Grant (CDBG) Program	
2. HOME Investment Partnerships (HOME) Program	
3. Emergency Shelter Grants (ESG) Program	
B. Notification and Facilitation of Public Participation Opportunities.....	53
C. 2005-2009 HUD Consolidated Plan Public Participation and Consultation Process.....	55

1. Focus Groups: September 9, 2004, October 21, 2004, and December 21, 2004
2. Public Hearings: September 21, 2004, December 7, 2004, January 4, 2005, and January 10, 2005
3. 30-Day Public Comment Period and Procedure for Amendment/Objection to the Consolidated Plan
4. Consultation with Agencies and Organizations
5. Role of the Neighborhood Planning Committee in the HUD Consolidated Plan Process
6. Public Participation and Consultation During Consolidated Plan Implementation
7. Anti-Displacement Strategy

PART THREE. FIVE-YEAR STRATEGIC PLAN, 2005-2009

Chapter 4. Housing Needs Assessment.....	61
A. Priority Housing Needs.....	61
1. Continue Maintaining and Enhancing the Stock of Affordable Housing and Addressing Barriers	
2. Continue Maintaining and Enhancing Facilities and Services for the Homeless and Non-Homeless Special Needs Populations	
3. Continue Maintaining Public Housing and Subsidized Units	
4. Continue Assisting Current Housing Choice Voucher Recipients	
5. Continue Tracking Foreclosures and Enhancing Homeowner Education Programs	
6. Continue Remediating Lead Based Paint Hazards	
7. Continue Tracking Vacant Properties and Increasing Security and Code Compliance	
B. Quantitative Analysis of Housing Needs: HUD-Required Tables.....	64
1. HUD-Required Table 1A. Homeless and Special Needs Populations	
2. HUD-Required Table 1B. Special Needs (Non-Homeless) Populations	
3. HUD-Required Table 1C. Summary of Specific Homeless/Special Needs Objectives	
4. HUD-Required Table 2A. Priority Needs Summary Table	
Chapter 5. Non-Housing Needs Assessment (Community Development & Economic Development).....	73
A. Priority Community and Economic Development Needs.....	73
1. Continue Maintaining and Enhancing Public Facilities	
2. Continue Maintaining and Enhancing Infrastructure	
3. Continue Maintaining and Enhancing Public Services	
4. Continue and Enhance Economic Development Activities	
B. Quantitative Analysis of Non-Housing Needs: HUD-Required Tables.....	78
1. HUD-Required Table 2B. Community Development Needs	
2. HUD-Required Table 2C. Summary of Specific Housing/Community Development Objectives	
Chapter 6. Five-Year Strategies, 2005-2009.....	93
A. Anti-Poverty Strategy.....	93
B. Local Planning and Regional Coordination Strategy.....	94
C. CDBG Target Area / Neighborhood Revitalization Strategy.....	94
1. Neighborhood Plans	
2. Neighborhood Plan Implementation	
D. City-Wide Strategies for HUD Consolidated Plan Goals.....	98
1. Strategy to Expand Economic Opportunities	
2. Strategy to Provide a Suitable Living Environment	
3. Strategy to Provide Decent Housing	
E. Implementation of the Strategic Plan.....	105

APPENDICES

Appendix 1.1. City-Wide 2000 Census Data

Appendix 1.2. Map of Evanston's Census 2000 Geographic Units and Tables of Demographic Analyses at the Census Tract Level

Appendix 1.3. City of Evanston Organization Chart, List of Boards, Commissions, Committees, List of City Departments

Appendix 1.4. City of Evanston Capital Improvement Plan, Projects by Funding Source, 2004-2008

Appendix 1.5. Map of Evanston's TIF Districts, 2004

Appendix 1.6. Issue Summary and Action Matrix for the Canal – Green Bay / Ridge Ave – Church Street Planning Study

Appendix 1.7. Map of Evanston's CDBG Target Area in 2003

Appendix 2.1. Tables of Housing Analyses at the Census Tract Level

Appendix 2.2. Distribution of Housing Choice Voucher Holders by Census Tract, 2004

Appendix 2.3. Inventory of Facilities and Services for the Homeless in Evanston, 2004

Appendix 2.4. Inventory of Facilities and Services for Non-Homeless Persons with Special Needs, 2004

Appendix 2.5. City of Evanston's Participation in Affordable Housing Projects, 1990-2004

Appendix 3.1. Minutes for the Focus Group Meetings on September 9, 2004, October 21, 2004, and December 21, 2004

Appendix 3.2. City of Evanston Priority Needs Survey, 2004

Appendix 3.3. Results of Priority Needs Survey and Written Comments, 2004

Appendix 3.4. Public Notices and Minutes for the Public Hearings on September 21, 2004 and December 7, 2004

Appendix 3.5. Public Comments on the 2005-2009 Draft HUD Consolidated Plan

Appendix 3.6. List of Entities Consulted for the 2005-2009 HUD Consolidated Plan

Appendix 4.1. Methodology for Completing HUD-Required Table 1A