CITY OF EVANSTON
Affordable Housing Community Workshop

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INCOME AND AFFORDABILITY

1 in 2 households in Evanston earns $75,000 or less.
Growing number of households face housing affordability issues.
Average rent: 1 bedroom = $1,675, 3 bedrooms = $2,425.
RENTAL PRICES AND AFFORDABILITY

Evaston has been losing lower priced rental units

Gross rent in Evanston

HOME PRICES AND AFFORDABILITY

- The median selling price for a single family home in 2019 was over $500,000 and our aging housing stock often requires expensive renovations.

- The median selling price for any 3-bedroom in 2019 was over $400,000.

- With a median income of $75,000, 50% of our households can’t afford a home priced over $250,000.
RENTERS & HOMEOWNERS

75% of renters have moved since 2009...

75% of homeowners bought in before 2009.

Tenure by Year Householder Moved Into Unit

HOUSING & HOUSEHOLD SIZE MISMATCH

- Much of Evanston’s housing was built for larger families and multigenerational households
- Today, household size is much smaller (averages 2.44 people)
- Single adults account for nearly 30 percent of all U.S. households — it’s a growing phenomenon across all ages and incomes.
- 54-64 and 65+ population has been growing
- 20-39 years old population has been shrinking

Our housing sizes and types don’t match our households
FUNDING FOR AFFORDABLE HOUSING

- **HOME grant of $275,000 - $380,000 per year**
- **Affordable Housing Fund income fluctuates widely; $208,000 in 2018 to $2,850,000 in 2019**
  - HOME: income restricted units and provide rent assistance
  - Affordable Housing Fund: income restricted units, housing services, e.g. IHO waitlist management, landlord-tenant; management & compliance of housing programs

- **Example: Evergreen/CJE 60-unit senior project**
  - $25M budget with federal funding as the primary source (Low Income Housing Tax Credits)
  - $2M “gap funding” from the City – HOME and AHF
ZONING REGULATES WHAT CAN BE BUILT

- Zoning districts (Business, Commercial, Residential) determine what can or cannot be built on a property
- More land zoned for single-family homes (in yellow) than any other use; small multi-family buildings, townhomes, in-law apartments, basement units, etc. are not allowed
WHY ZONING MATTERS
MORE OPPORTUNITIES FOR INPUT

- Upcoming Affordable Housing Steering Committee Meetings: April 16, May 13
- Housing and Homelessness Commission Meetings April 2 and May 7
- Online survey: www.cityofevanston.org/housingsurvey
- Email: housingplan@cityofevanston.org