

EVANSTON

PRIMARY CHARACTERISTICS

- 1. PROXIMITY TO CHICAGO**
- 2. LAKE MICHIGAN**
- 3. DIVERSITY**
- 4. NORTHWESTERN UNIVERSITY**
- 5. HIGHLY EDUCATED POPULATION**
- 6. GREAT TRANSIT**
- 7. URBAN CENTER OF THE NORTH SHORE/
FAR NORTH SIDE**



EVANSTON DEMOGRAPHIC CHARACTERISTICS

- **76,000 RESIDENTS**
- **40,000 EMPLOYEES**
- **STRONG DIVERSITY:
22% AFRICAN AMERICAN;
GROWING HISPANIC AND
ASIAN POPULATION**
- **ECONOMIC DIVERSITY**
- **INCOME DISTRIBUTION
LOOKS MORE LIKE
LARGE CITY THAN A
SUBURB OR SMALL CITY**



OFFICE TO RESIDENTIAL ADAPTIVE RE-USE



ADAPTIVE REUSE AND NEW CONSTRUCTION



NEW CONSTRUCTION MIXED USE – TRANSIT ORIENTED



THE ORANGE BALCONY DEBATE



NEW DEVELOPMENT 2000 - 2005

- **OVER 2,000 NEW RESIDENTIAL UNITS CONSTRUCTED**
- **NEW MIXED USE COMMERCIAL**
- **NEW OFFICE DEVELOPMENT**
- **NEW ENTERTAINMENT/THEATER DEVELOPMENT**
- **NEW AFFORDABLE DEVELOPMENT (HODC, REBA, EHC, EDA, JACOB BLAKE, DAVIDSON)**



HOUSING CHARACTERISTICS

- **DIVERSE HOUSING STOCK:**
48% RENTAL;
52% OWNER OCCUPIED
- **TOTAL UNITS: 31,000;**
26% AFFORDABLE PER 2000 CENSUS;
MAY BE CLOSER TO 20% CURRENTLY
- **HIGH RISES, MID RISES,**
OLDER MULTI FAMILY,
SINGLE FAMILY, TOWNHOUSES
- **PUBLIC HOUSING, SENIOR HOUSING,**
850 SECTION 8 CERTIFICATES,
2,000 ASSISTED UNITS



PRODUCTION OF AFFORDABLE HOUSING

- **FEDERAL HOME FUNDS – AFFORDABLE OWNERSHIP & RENTAL**
- **SECTION 202 ELDERLY**
- **PLANNED DEVELOPMENT SET ASIDES**
- **MAYOR'S SPECIAL HOUSING FUNDS**
- **AFFORDABLE HOUSING LINKED TO NEIGHBORHOOD REVITALIZATION**
- **NEW 10% SET ASIDE OR FEE IN LIEU**
- **REFERENDUM TO INCREASE REAL ESTATE TRANSFER TAX FOR AFFORDABLE HOUSING BENEFIT**



THE DENSITY DEBATE

- **NOT EVERYONE SUPPORTS HIGHER DENSITY TRANSIT ORIENTED DEVELOPMENT**
- **THE OBJECTION FROM ADJACENT LOW DENSITY NEIGHBORHOODS**
- **PARKING, TRAFFIC, HEIGHT, DESIGN**
- **THE BELIEF THAT ALL OF THOSE TRANSIT ORIENTED RESIDENTS WILL HAVE TWO CARS ANYWAY**



FUTURE TRENDS

- **CONTINUED DEVELOPMENT IN ALL PARTS OF THE CITY**
- **MORE IN WEST EVANSTON AND HOWARD STREET**
- **CONTINUED STRENGTHENING OF AFFORDABLE HOUSING PROVIDERS CAPACITY AND CAPITAL AVAILABILITY**
- **CONTINUED LINKAGE OF DEVELOPMENT AND TRANSIT**
- **GREEN BUILDINGS**



CONTINUING DEVELOPMENT

