# Evanston city

Evanston city

DEMOGRAPHICS

Population Estimates

Table III.6.1, at right shows the population for Evanston city. As can be seen, the population in Evanston city decreased from 12,359 persons in 2010 to 11,641 persons in 2019, or by -5.8 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Evanston city. Although a city may span several counties, for the county level data pieces, Uinta County was selected.

| **Table III.6.1** Population Estimates Evanston city Census Population Estimates		
Year	**Population**	**Percent Yearly Change**
2000	11,518	.
2001	11,330	-1.6%
2002	11,435	0.9%
2003	11,376	-0.5%
2004	11,374	-0%
2005	11,392	0.2%
2006	11,521	1.1%
2007	11,793	2.4%
2008	12,056	2.2%
2009	12,318	2.2%
2010	12,359	0.3%
2011	12,206	-1.2%
2012	12,243	0.3%
2013	12,204	-0.3%
2014	12,116	-0.7%
2015	12,067	-0.4%
2016	11,993	-0.6%
2017	11,837	-1.3%
2018	11,711	-1.1%
2019	11,641	-0.6%

Diagram III.6.1
Population
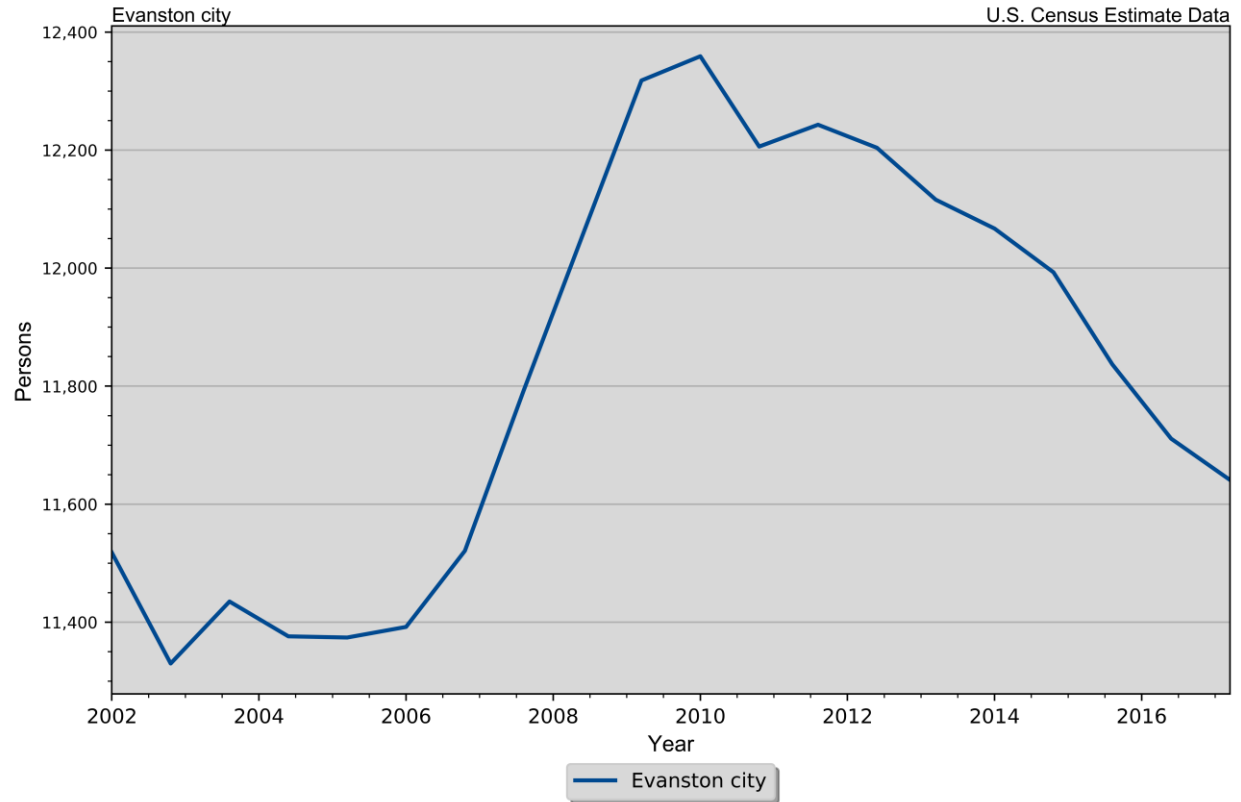
Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver's licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver's licenses, but the data indicates the general direction of population movement.

Table III.6.2 shows in-migration between 2011 and 2020 for Evanston city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Uinta County to display net- and out-migration.

Table III.6.2 In-Migration by Age Cohort Evanston city Wyoming DOT Data									
Age Cohort	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
In									
14-17	4	6	6	6	6	3	1	2	8	9
18-22	27	49	47	37	39	25	23	33	34	41
23-25	24	46	52	33	27	22	18	28	31	39
26-35	57	152	109	100	120	102	75	84	118	129
36-45	40	70	93	57	79	64	55	62	71	85
46-55	24	56	30	51	47	52	54	55	47	63
56-65	16	37	37	36	32	35	35	46	45	64
66 +	10	13	7	22	25	26	28	37	42	44
Total	**202**	**429**	**381**	**342**	**375**	**329**	**289**	**347**	**396**	**474**

The shaded area in Diagram III.6.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 474 people entering Evanston city.

Diagram III.6.2
In-Migration
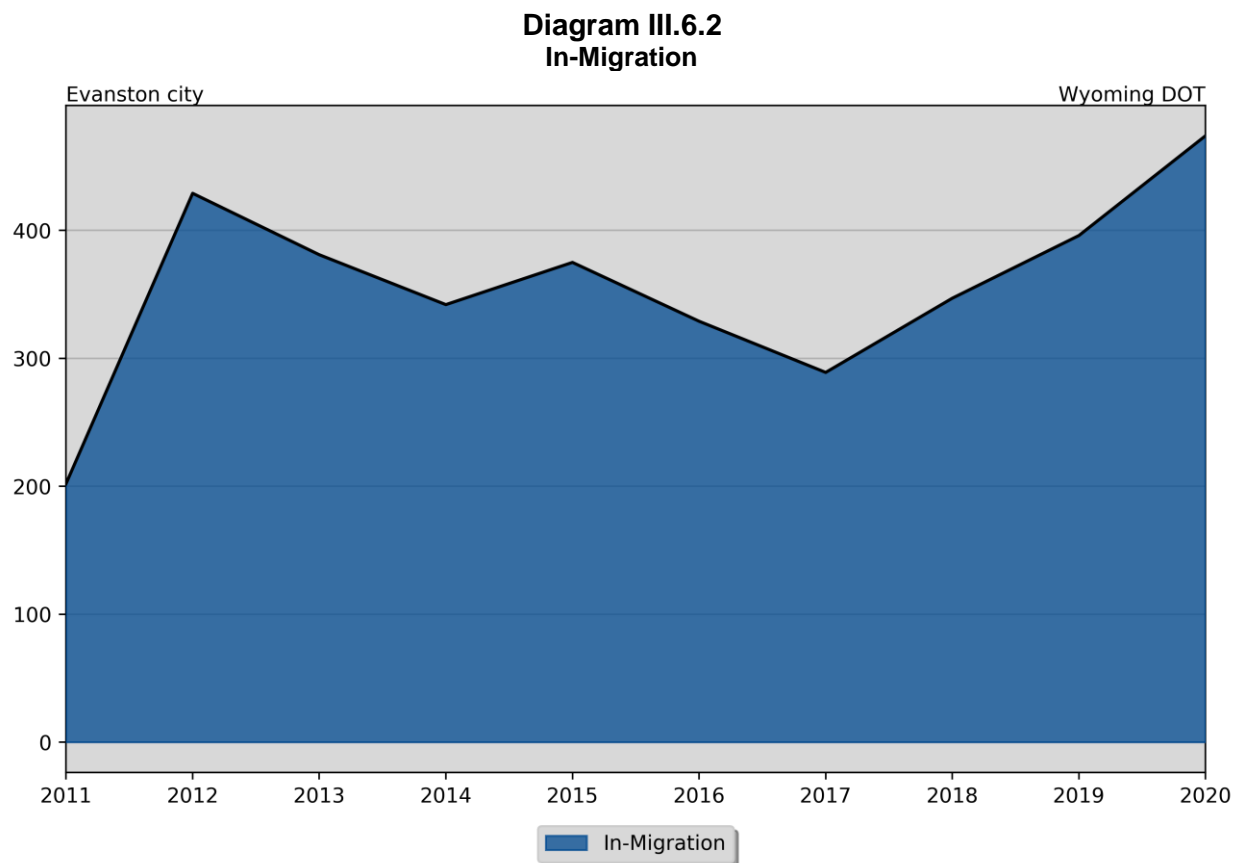
The driver's license total exchanges since 2000 for Uinta County are presented in Diagram III.6.3, and showed a net migration of -292 persons over the time period. In 2008, there were a total of 658 in-migrations and 504 out-migrations, for a net-migration of 154 people. In 2020, there were 599 in-migrants, 592 out-migrants for a net in-migration of 7 people. The maximum net migration occurred in 2006 with 286 people entering and the lowest net migration occurred in 2018 with 348 people leaving Uinta County.

Only one year of the most recent five years experienced a positive net-migration in Uinta County, with four years of negative or outward migration. Since 2016, a net 865 people have left Uinta County, creating an overall negative net-migration trend. Wyoming DOT data indicates that there was a net increase of 7 people in the most recent year.

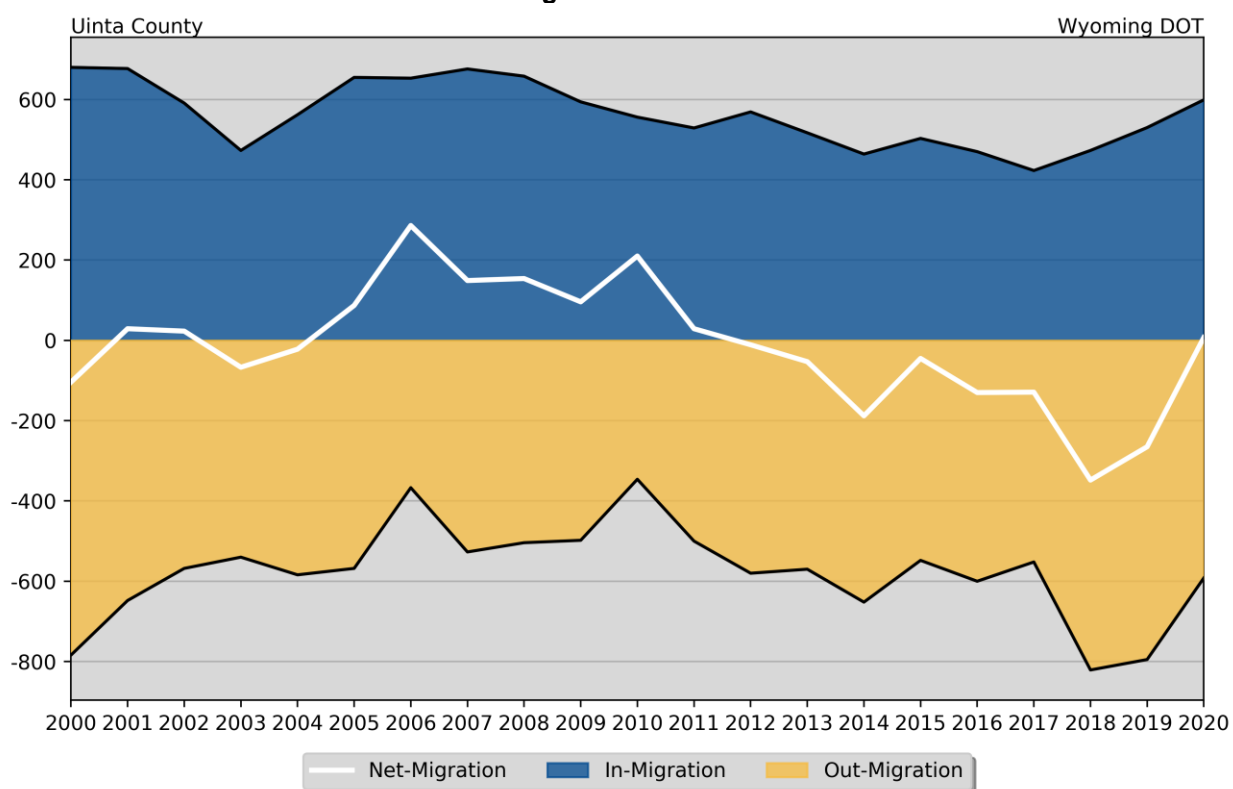**Diagram III.6.3**
Migration Trends

Table III.6.3, shows net-migration for Uinta County by age range. The largest age cohort in the most recent 2020 net migration data was those in the age range of 66 and older, with 23 persons entering Uinta County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 26 persons leaving Uinta County.

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Table III.6.3 **Net-Migration by Age Range** Uinta County Wyoming DOT Data													
Net													
14-17	5	3	0	4	1	3	4	0	0	-3	-8	-5	0
18-22	-12	-33	5	-20	-27	-26	-49	-22	-32	-38	-69	-70	-26
23-25	7	18	27	-16	14	-1	-26	-30	-12	-40	-29	-36	-5
26-35	92	51	100	32	48	-9	-14	15	-21	-26	-98	-48	-9
36-45	54	28	47	37	5	17	-35	7	-18	-22	-41	-18	5
46-55	17	25	30	10	-9	-16	-30	-10	-1	4	-50	-27	16
56-65	-2	-2	-6	-11	-30	-6	-29	-14	-33	0	-34	-23	3
66 +	-7	6	7	-7	-13	-15	-9	9	-13	-4	-19	-38	23
Total	**154**	**96**	**210**	**29**	**-11**	**-53**	**-188**	**-45**	**-130**	**-129**	**-348**	**-265**	**7**

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[11], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. The five-year estimates are more robust than the one- or three-year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

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Population Characteristics

The Evanston city population by race and ethnicity is shown in Table III.6.4. The white population represented 91.4 percent of the population in 2019, compared with the black population accounting for 0.1 percent of the population in 2019. Hispanic households represented 12.3 percent of the population in 2019.

Table III.6.4 Population by Race and Ethnicity Evanston city 2010 Census & 2019 Five-Year ACS				
Race	**2010 Census**		**2019 Five-Year ACS**	
	Population	**% of Total**	**Population**	**% of Total**
White	11,095	89.8%	10,828	91.4%
Black	39	0.3%	16	0.1%
American Indian	119	1%	132	1.1%
Asian	36	0.3%	28	0.2%
Native Hawaiian/ Pacific Islander	21	0.2%	0	0%
Other	735	5.9%	406	3.4%
Two or More Races	314	2.5%	438	3.7%
Total	**12,359**	**100.0%**	**11,848**	**100.0%**
Non-Hispanic	10,833	87.7%	10,395	87.7%
Hispanic	1,526	12.3%	1,453	12.3%

The change in race and ethnicity between 2010 and 2019 is shown in Table III.6.5. During this time, the total non-Hispanic population was 10,395 persons in 2019, while the Hispanic population was 1,453.

Table III.6.5 Population by Race and Ethnicity Evanston city 2010 Census & 2019 Five-Year ACS				
Race	**2010 Census**		**2019 Five-Year ACS**	
	Population	**% of Total**	**Population**	**% of Total**
Non-Hispanic				
White	10,449	96.5%	10,022	96.4%
Black	32	0.3%	16	0.2%
American Indian	85	0.8%	121	1.2%
Asian	36	0.3%	28	0.3%
Native Hawaiian/ Pacific Islander	19	0.2%	0	0%
Other	2	0%	0	0%
Two or More Races	210	1.9%	208	2%
Total Non-Hispanic	**10,833**	**100.0%**	**10,395**	**100.0%**
Hispanic				
White	646	42.3%	806	55.5%
Black	7	0.5%	0	0%
American Indian	34	2.2%	11	0.8%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	2	0.1%	0	0%
Other	733	48%	406	27.9%
Two or More Races	104	6.8%	230	15.8%
Total Hispanic	**1,526**	**100.0**	**1,453**	**100.0%**
Total Population	**12,359**	**100.0%**	**11,848**	**100.0%**

Cohorts

Table III.6.6 shows the population distribution in Evanston city by age. In 2010, children under the age of 5 accounted for 8.8 percent of the total population, which compared to 7.2 percent in 2019.

Table III.6.6 Population Distribution by Age Evanston city 2019 Five-Year ACS Data				
Age	**2010 Census**		**2019 Five-Year ACS**	
	Number of Persons	**Percent**	**Number of Persons**	**Percent**
Under 5	1,088	8.8	854	7.2
5 to 19	2,937	23.8	2,882	24.3
20 to 24	735	5.9	688	5.8
25 to 34	1,792	14.5	1,416	12
35 to 54	3,397	27.5	2,977	25.1
55 to 64	1,353	10.9	1,528	12.9
65 or Older	1,057	8.6	1,503	12.7
Total	**12,359**	**100%**	**11,848**	**100%**

Table III.6.7 shows the population in Evanston city by age and gender. In 2010, there were 1,792 people aged 25 to 34, made up of 916 men, and 876 women. In comparison, in 2019, there were 1,416 people in the 25 to 34 age cohort, with 648 men and 768 women.

Table III.6.7 Population by Age and Gender Evanston city 2010 Census & 2019 Five-Year ACS Data								
Age	**2010 Census**				**2019 Five Year ACs**			
	Male	**Female**	**Total**	**Percent**	**Male**	**Female**	**Total**	**Percent**
Under 5	564	524	1,088	8.8%	505	349	854	7.2%
5 to 19	1,490	1,447	2,937	23.8%	1,496	1,386	2,882	24.3%
20 to 24	348	387	735	5.9%	380	308	688	5.8%
25 to 34	916	876	1,792	14.5%	648	768	1,416	12%
35 to 54	1,701	1,696	3,397	27.5%	1,468	1,509	2,977	25.1%
55 to 64	677	676	1,353	10.9%	790	738	1,528	12.9%
65 and Older	482	575	1,057	8.6%	670	833	1,503	12.7%
Total	**6,178**	**6,181**	**12,359**	**100%**	**5,957**	**5,891**	**11,848**	**100%**

Diagram III.6.4
Population Distribution by Age
Evanston city
2010 Census and 2019 Five-Year ACS Data

Evanston city   2010 Census & 2019 Five-Year ACS
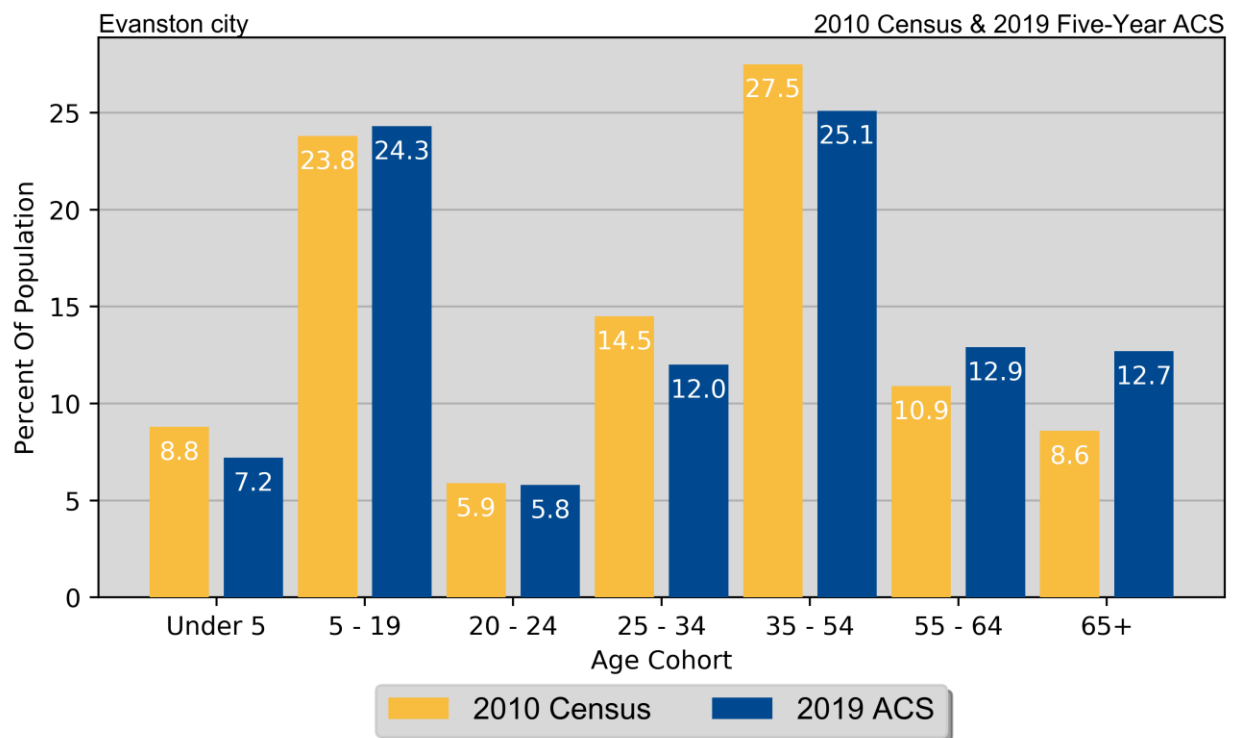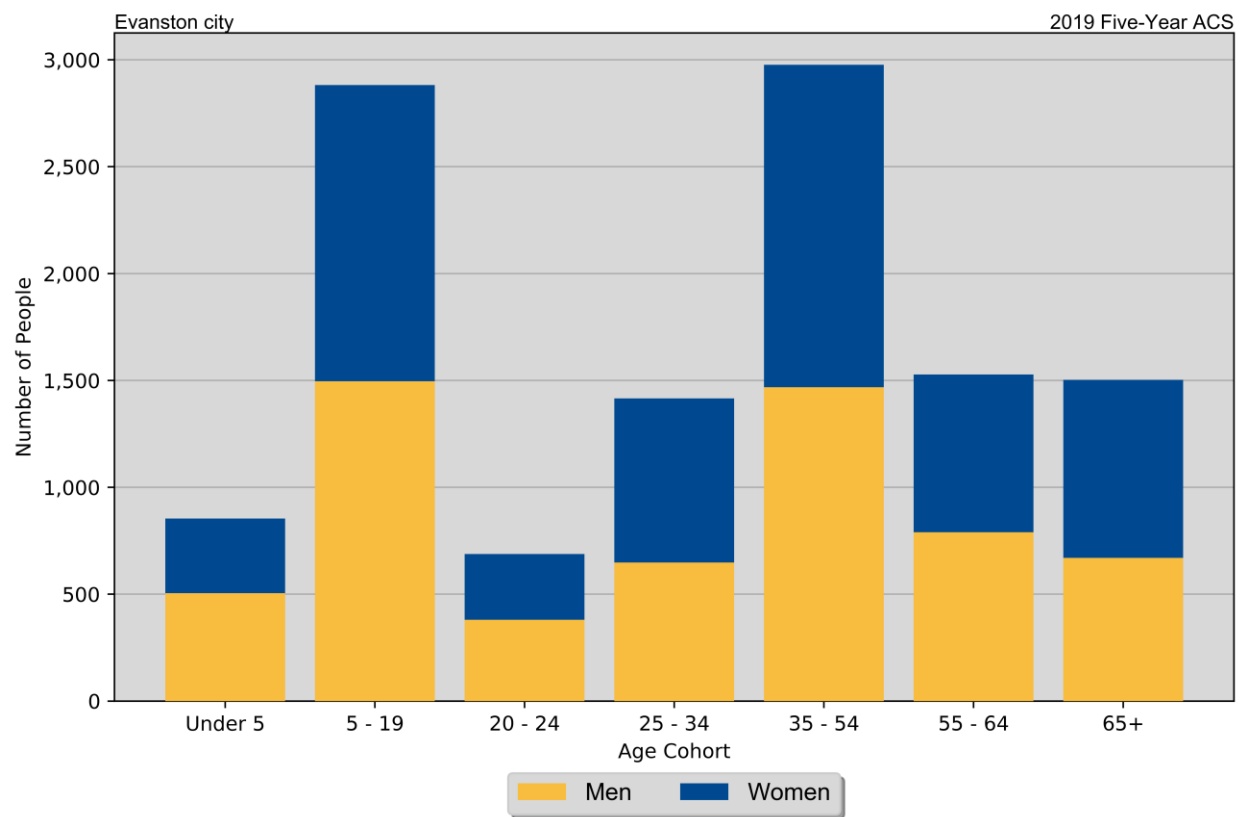
Diagram III.6.5
Population Distribution by Age and Gender
Evanston city
2019 Five-Year ACS

Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table III.6.8, between 2000 and 2010, the institutionalized population changed -56.1 percent in Evanston city, from 198 people in 2000 to 87 in 2010.

Table III.6.8 Group Quarters Population Evanston city 2000 & 2010 Census SF1 Data					
Group Quarters Type	**2000 Census**		**2010 Census**		**% Change 00–10**
	Population	**% of Total**	**Population**	**% of Total**	
Institutionalized					
Correctional Institutions	0	0%	0	0%	%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	68	34.3%	15	17.2%	-77.9%
Other Institutions	130	65.7%	72	82.8%	-44.6%
Total	**198**	**100.0%**	**87**	**100.0%**	**-56.1%**
Noninstitutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	60	100%	140	100%	133.3%
Total	**60**	**100.0%**	**140**	**100.0%**	**133.3%**
Group Quarters Population	**258**	**100.0%**	**227**	**100.0%**	**-12%**

Foreign Born Populations

The number of foreign-born persons is shown in Table III.6.9. An estimated 3.3 percent of the population was born in Mexico, some 0.6 percent were born in Germany, and another 0.1 percent were born in Canada.

Table III.6.9 Place of Birth for the Foreign-Born Population Evanston city 2019 Five-Year ACS			
Number	**County**	**Number of Person**	**Percent of Total Population**
#1 country of origin	Mexico	392	3.3%
#2 country of origin	Germany	70	0.6%
#3 country of origin	Canada	9	0.1%
#4 country of origin	Guatemala	9	0.1%
#5 country of origin	Philippines	9	0.1%
#6 country of origin	Afghanistan	0	0%
#7 country of origin	Africa, n.e.c.	0	0%
#8 country of origin	Albania	0	0%
#9 country of origin	Argentina	0	0%
#10 country of origin	Armenia	0	0%

The language spoken at home for those with Limited English Proficiency are shown in Table III.6.10. An estimated 2.4 percent of the population speaks Spanish at home, followed by 0.1 percent speaking German or other West Germanic languages.

Table III.6.10 Limited English Proficiency and Language Spoken at Home Evanston city 2019 Five-Year ACS			
Number	**County**	**Number of Person**	**Percent of Total Population**
#1 LEP Language	Spanish	260	2.4%
#2 LEP Language	German or other West Germanic languages	9	0.1%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.6.11, below. The disability rate for females was 18.4 percent, compared to 16.8 percent for males. The disability rate grew precipitously higher with age, with 49.4 percent of those over 75 experiencing a disability.

Table III.6.11 Disability by Age Evanston city 2019 Five-Year ACS Data						
	Male		**Female**		**Total**	
Age	**Disabled Population**	**Disability Rate**	**Disabled Population**	**Disability Rate**	**Disabled Population**	**Disability Rate**
Under 5	0	0%	0	0%	0	0%
5 to 17	197	15.1%	100	8.5%	297	12%
18 to 34	68	5.7%	143	11.4%	211	8.6%
35 to 64	428	19.1%	505	22.6%	933	20.9%
65 to 74	167	42%	189	36.8%	356	39%
75 or Older	129	50%	132	48.9%	261	49.4%
Total	**989**	**16.8%**	**1,069**	**18.4%**	**2,058**	**17.6%**

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.6.12. Some 6.4 percent have an ambulatory disability, 7.8 have an independent living disability, and 3.2 percent have a self-care disability.

Table III.6.12 Total Disabilities Tallied: Aged 5 and Older Evanston city 2019 Five-Year ACS		
Disability Type	**Population with Disability**	**Percent with Disability**
Hearing disability	603	5.2%
Vision disability	300	2.6%
Cognitive disability	981	9%
Ambulatory disability	698	6.4%
Self-Care disability	349	3.2%
Independent living difficulty	650	7.8%

Education and Employment

Education and employment data from the Evanston city 2019 Five-Year ACS is presented in Table III.6.13, Table III.6.14, and Table III.6.15. In 2019, 5,875 people were in the labor force, including 5,434 employed and 441 unemployed people. The unemployment rate for Evanston city was estimated at 7.5 percent in 2019.

Table III.6.13 Employment, Labor Force and Unemployment Evanston city 2019 Five-Year ACS Data	
Employment Status	**2019 Five-Year ACS**
Employed	5,434
Unemployed	441
Labor Force	**5,875**
Unemployment Rate	7.5%

Table III.6.14 and Table III.6.15 show educational attainment in Evanston city. In 2019, 88.5 percent of households had a high school education or greater, including 41.8 percent with a high school diploma or equivalent, 34.1 percent with some college, 7.8 percent with a Bachelor's Degree, and 4.8 percent with a graduate or professional degree.

Table III.6.14 High School or Greater Education Evanston city 2019 Five-Year ACS Data	
Education Level	**Households**
High School or Greater	7,497
Total Households	4,372
Percent High School or Above	**88.5%**

Table III.6.15 Educational Attainment Evanston city 2019 Five-Year ACS Data		
Education Level	**2019 Five-Year ACS**	**Percent**
Less Than High School	975	11.5%
High School or Equivalent	3,543	41.8%
Some College or Associates Degree	2,889	34.1%
Bachelor's Degree	657	7.8%
Graduate or Professional Degree	408	4.8%
Total Population Above 18 years	**8,472**	**100.0%**

Commuting Patterns

Table III.6.16 shows the place of work by county of residence. In 2010 90.3 percent of residents worked within the county they reside with 3.8 percent working outside their home county. This compares to 90 percent of residents in 2019 who worked within the county in which they resided and 4.4 percent of residents worked outside their home county but still within the state.

Table III.6.16 Place of Work Evanston city 2010 and 2019 Five-Year ACS Data				
Place of work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	5,458	90.3%	4,891	90%
Worked outside county of residence	228	3.8%	239	4.4%
Worked outside state of residence	357	5.9%	307	5.6%
Total	6,043	100.0%	5,437	100.0%

Table III.6.17 shows the aggregate travel time to work based on place of work and residence. In Evanston city the total aggregate travel time was 101,675 minutes, with residents working in their home county spending a total of 62,435 minutes traveling.

Table III.6.17 Aggregate Travel Time to Work (in Minutes) Evanston city 2010 & 2019 Five-Year ACS Data				
Place of Work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	49,395	46.2%	62,435	61.4%
Worked outside county of residence	20,015	18.7%	21,300	20.9%
Worked outside State of residence	37,545	35.1%	17,940	17.6%
Aggregate travel time to work (in minutes):	106,955	100.0%	101,675	100.0%

Table III.6.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 106,955 minutes. Residents working within their home county spent an average of 12.8 minutes commuting to work, with those working outside their county of residence spending an average of 89.1 minutes on their commute.

Table III.6.18 Average Travel Time to Work (in Minutes) Evanston city 2010 & 2019 Five-Year ACS Data		
Place of Work	**2010 Five-Year ACS**	**2019 Five-Year ACS**
Worked in county of residence	9.1	12.8
Worked outside county of residence	87.8	89.1
Worked outside State of residence	105.2	58.4
Average travel time to work (in minutes):	**17.7**	**18.7**

Table III.6.19 shows the means of transportation to work. In 2019, 80.6 percent of commuters drove alone in a car, truck, or van. Only 16.9 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 62 persons or 1.1 percent who worked from home.

Table III.6.19 Means of Transportation to Work Evanston city 2010 & 2019 Five-Year ACS Data				
Means	**2010 Five-Year ACS**	**% of Total**	**2019 Five-Year ACS**	**% of Total**
Car, truck, or van: Drove alone	4,580	75.8%	4,382	80.6%
Car, truck, or van: Carpooled:	903	14.9%	921	16.9%
Public transportation (excluding taxicab):	45	0.7%	0	0%
Taxicab	0	0%	0	0%
Motorcycle	11	0.2%	12	0.2%
Bicycle	82	1.4%	0	0%
Walked	251	4.2%	47	0.9%
Other means	23	0.4%	13	0.2%
Worked at home	148	2.4%	62	1.1%
Total	**6,043**	**100.0%**	**5,437**	**100.0%**

Table III.6.20 shows the breakdown of the means of transportation by tenure. In 2019, 58.1 percent of commuters owned their home and commuted alone by car, which compares to 58.7 percent in 2010. There were also 1,228 renters who drove alone in 2019 and accounted for 22.6 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0 percent of the population, which compares to 0 renters, or 0 percent taking public transportation.

| **Table III.6.20** **Means Of Transportation To Work By Tenure** Evanston city 2010 & 2019 Five-Year ACS Data				
Tenure	**2010 Five-Year ACS**	**% of Total**	**2019 Five-Year ACS**	**% of Total**
Car, truck, or van - drove alone:				
Owner	3,525	58.7%	3,153	58.1%
Renter	1,053	17.5%	1,228	22.6%
Car, truck, or van - carpooled:				
Owner	526	8.8%	628	11.6%
Renter	342	5.7%	284	5.2%
Public transportation (excluding taxicab):				
Owner	24	0.4%	0	0%
Renter	21	0.3%	0	0%
Walked:				
Owner	183	3%	27	0.5%
Renter	68	1.1%	20	0.4%
Taxicab, motorcycle, bicycle, or other means:				
Owner	37	0.6%	13	0.2%
Renter	79	1.3%	12	0.2%
Worked at home:				
Owner	115	1.9%	43	0.8%
Renter	33	0.5%	19	0.4%
Total:	**6,006**	**100.0%**	**5,427**	**100.0%**

ECONOMICS

Labor Force

Table III.6.21, shows the labor force statistics for Evanston city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.7 percent. The highest level of unemployment occurred during 1993 rising to a rate of 8.5 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Evanston city decreased from 4.2 percent in 2018 to 3.9 percent in 2019, which compared to a statewide decrease to 3.6 percent.

| Table III.6.21 Labor Force Statistics Evanston city 1990 - 2019 BLS Data				
Year	Evanston city			Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	653	9,246	9,899	6.6%	5.3%
1991	738	9,348	10,086	7.3%	5.2%
1992	858	9,394	10,252	8.4%	5.6%
1993	915	9,787	10,702	8.5%	5.3%
1994	843	9,829	10,672	7.9%	5%
1995	735	10,182	10,917	6.7%	4.8%
1996	802	10,211	11,013	7.3%	4.9%
1997	622	10,029	10,651	5.8%	4.8%
1998	601	10,141	10,742	5.6%	4.7%
1999	700	9,828	10,528	6.6%	4.6%
2000	427	10,031	10,458	4.1%	3.9%
2001	401	10,375	10,776	3.7%	3.8%
2002	469	10,617	11,086	4.2%	4%
2003	488	10,488	10,976	4.4%	4.3%
2004	402	10,240	10,642	3.8%	3.8%
2005	361	10,285	10,646	3.4%	3.6%
2006	330	10,620	10,950	3%	3.2%
2007	295	10,818	11,113	2.7%	2.8%
2008	333	11,179	11,512	2.9%	3.1%
2009	781	10,789	11,570	6.8%	6.3%
2010	742	9,815	10,557	7%	6.4%
2011	630	9,537	10,167	6.2%	5.8%
2012	574	9,689	10,263	5.6%	5.3%
2013	525	9,435	9,960	5.3%	4.7%
2014	474	9,396	9,870	4.8%	4.1%
2015	489	9,186	9,675	5.1%	4.3%
2016	549	8,871	9,420	5.8%	5.3%
2017	413	8,695	9,108	4.5%	4.2%
2018	378	8,650	9,028	4.2%	3.9%
2019	353	8,682	9,035	3.9%	3.6%

Diagram III.6.6, shows the employment and labor force for Evanston city. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 8,682 persons, with the labor force reaching 9,035, indicating there were a total of 353 unemployed persons.

Diagram III.6.6
Employment and Labor Force
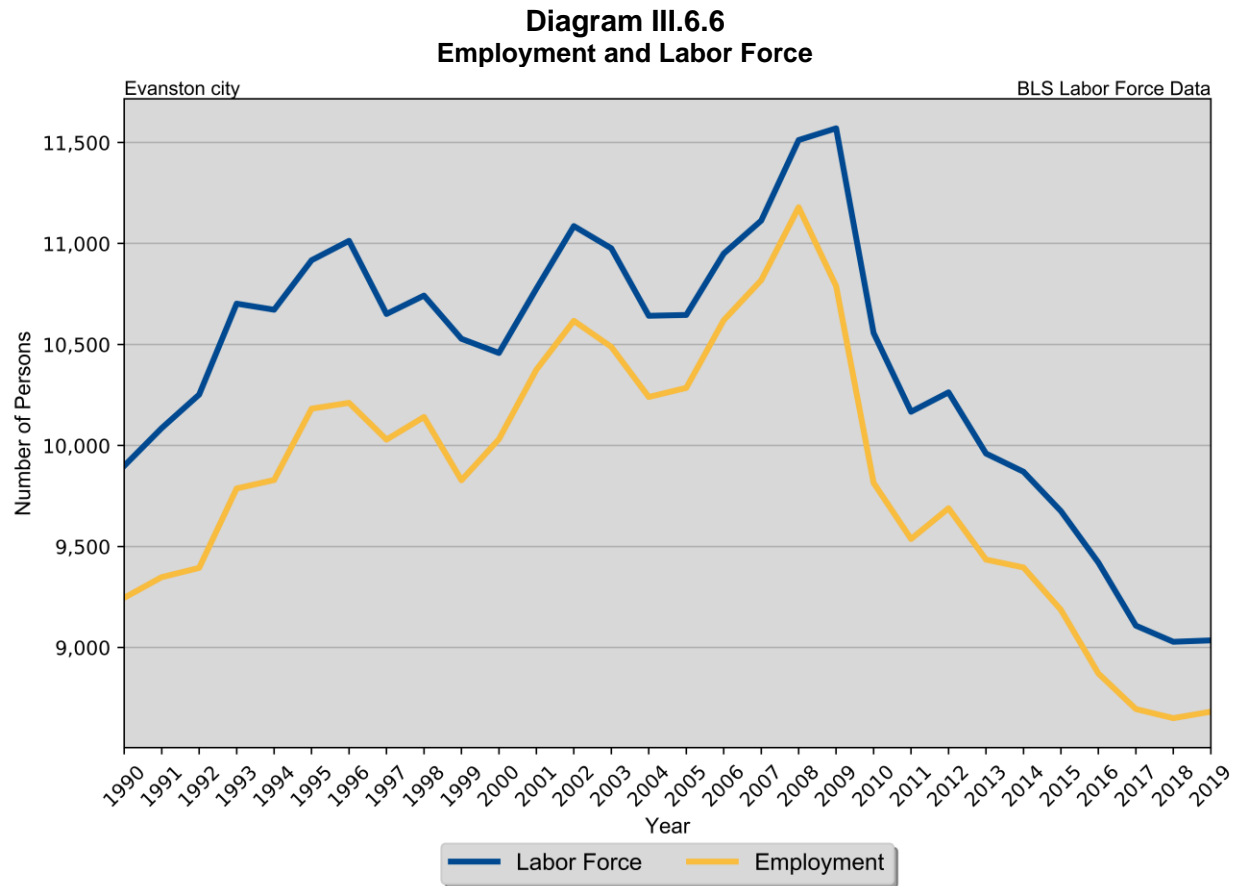
Unemployment

Diagram III.6.7, shows the unemployment rate for both the State and Evanston city. During the 1990's the average rate for Evanston city was 7.1 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.9 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.3 percent. Over the course of the entire period the Evanston city had an average unemployment rate that higher than the State, 5.4 percent for Evanston city, versus 4.6 statewide.

Diagram III.6.7
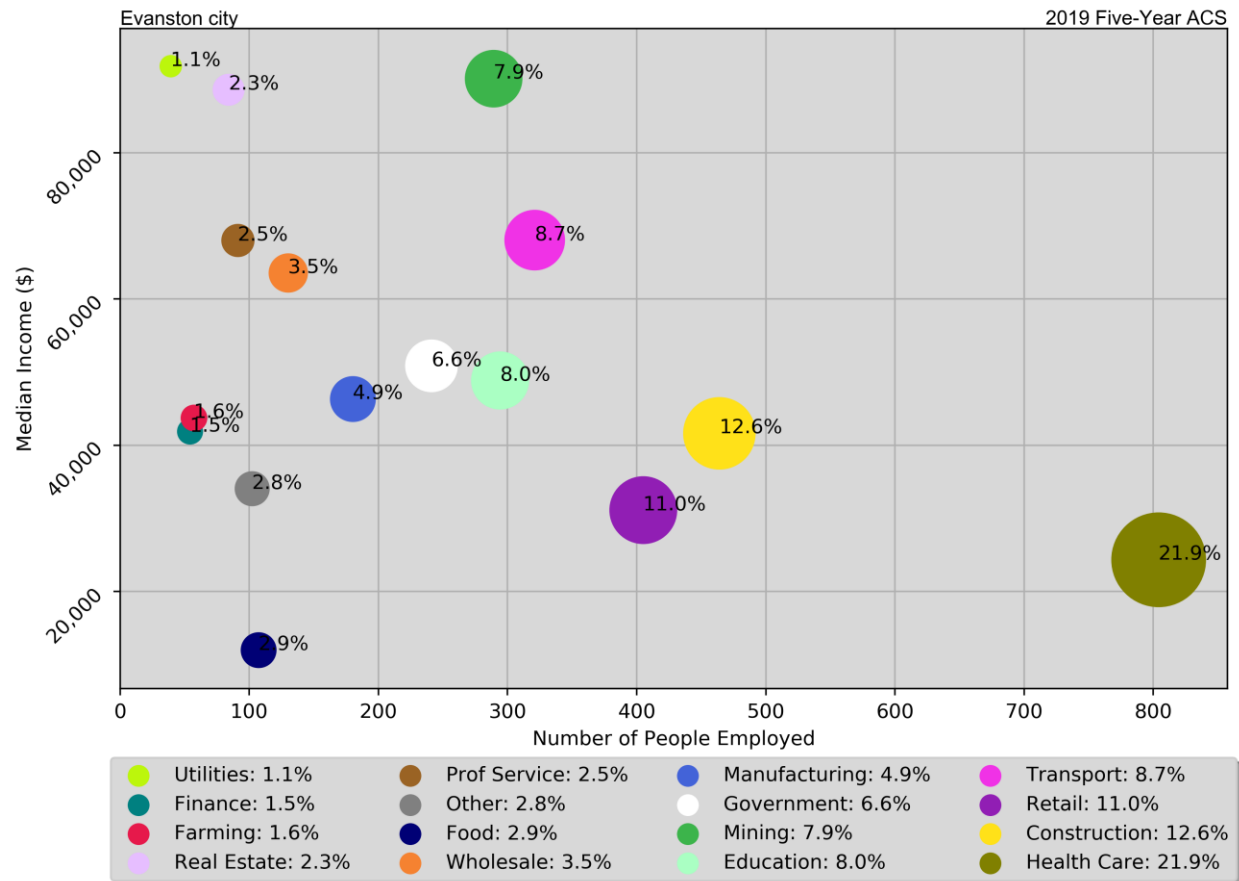**Annual Unemployment Rate**
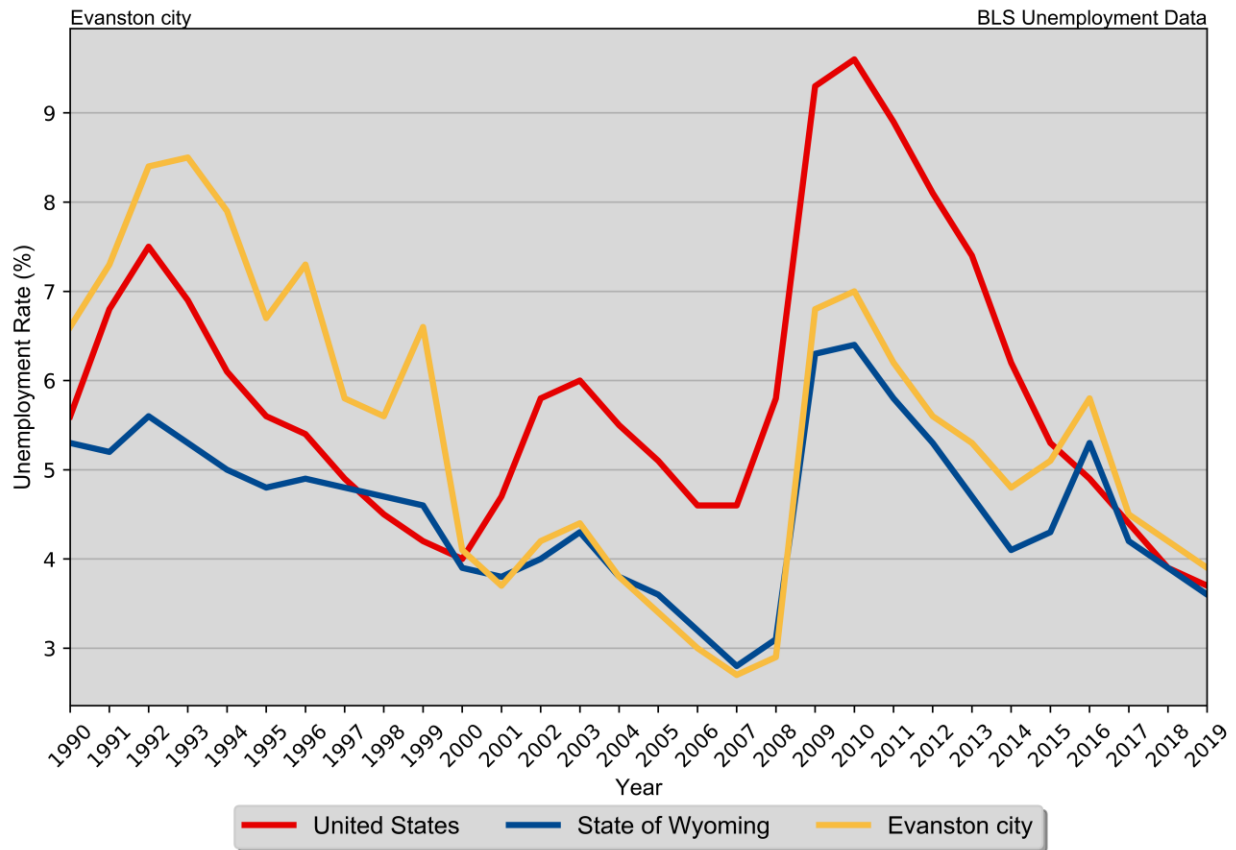
Earnings and Employment by Industry

Table III.6.22 shows employment and median earnings by industry for Evanston city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Evanston city was Health Care, which employed 804 people and paid a median salary of 24,366 dollars. The highest paying industry in Evanston city was the Utilities industry, which paid a median salary of 91,875 dollars in 2019. This data is also displayed in Diagram III.6.8.

Table III.6.22 City Level Employment by Industry Evanston city 2019 Five Year ACS Data			
Industry	**Total Employment**	**Percent of Employment**	**Median Earnings**
Administrative and support and waste management services	0	0%	$
Arts, entertainment, and recreation	13	0%	$
Construction	464	13%	$41,667
Educational services[12]	294	8%	$48,882
Agriculture, forestry, fishing and hunting	57	2%	$43,750
Finance and insurance	54	2%	$41,875
Accommodation and food services	107	3%	$12,014
Health care and social assistance	804	22%	$24,366
Information	0	0%	$
Management of companies and enterprises	0	0%	$
Manufacturing	180	5%	$46,360
Mining, quarrying, and oil and gas extraction	289	8%	$90,190
Other services, except public administration	102	3%	$34,063
Prof Service	91	2%	$68,021
Government	241	7%	$50,875
Real estate and rental and leasing	84	2%	$88,654
Retail Trade	405	11%	$31,136
Transportation and warehousing	321	9%	$68,080
Utilities	39	1%	$91,875
Wholesale trade	130	4%	$63,571

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[12] Includes both Public and Private Education

Diagram III.6.8
Earnings and Employment by Industry

Evanston city

2019 Five-Year ACS

Utilities: 1.1%	Prof Service: 2.5%	Manufacturing: 4.9%	Transport: 8.7%
Finance: 1.5%	Other: 2.8%	Government: 6.6%	Retail: 11.0%
Farming: 1.6%	Food: 2.9%	Mining: 7.9%	Construction: 12.6%
Real Estate: 2.3%	Wholesale: 3.5%	Education: 8.0%	Health Care: 21.9%

Earnings: Uinta County

The Bureau of Economic Analysis (BEA) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies.

Table III.6.23, shows the total employment by industry for the Uinta County. The most recent estimates show the government and government enterprises industry was the largest employer in Uinta County, with employment reaching 2,306 jobs in 2019. Between 2018 and 2019 the professional, scientific, and technical services industry saw the largest percentage increase, rising by 9.1 percent to 516 jobs.

Table III.6.23 Employment by Industry Uinta County BEA Table CA25 Data									
NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	373	374	382	393	395	404	393	401	2%
Forestry, fishing, related activities, and other	64	56	67	72	69	85	90	95	5.6%
Mining	946	809	750	644	574	491	426	373	-12.4%
Utilities	97	91	86	91	97	101	125	127	1.6%
Construction	1,699	1,244	1,279	1,201	959	965	1,045	1,131	8.2%
Manufacturing	314	369	364	355	353	333	346	342	-1.2%
Wholesale trade	304	315	296	256	219	210	212	206	-2.8%
Retail trade	1,424	1,420	1,424	1,451	1,472	1,463	1,452	1,427	-1.7%
Transportation and warehousing	460	470	487	498	481	487	510	522	2.4%
Information	248	253	258	264	289	292	287	293	2.1%
Finance and insurance	408	411	433	426	441	419	397	402	1.3%
Real estate and rental and leasing	553	545	567	596	556	546	554	561	1.3%
Professional and technical services	502	499	532	480	419	440	473	516	9.1%
Management of companies and enterprises	32	43	37	62	86	54	71	73	2.8%
Administrative and waste services	295	333	356	323	286	285	290	278	-4.1%
Educational services	0	0	0	0	57	71	82	88	7.3%
Health care and social assistance	0	0	0	0	1,266	1,288	1,295	1,299	0.3%
Arts, entertainment, and recreation	127	147	203	211	184	203	205	219	6.8%
Accommodation and food services	797	736	730	777	775	813	803	807	0.5%
Other services, except public administration	498	476	493	503	484	463	493	495	0.4%
Government and government enterprises	2,280	2,254	2,273	2,323	2,330	2,283	2,257	2,306	2.2%
Total	**12,791**	**12,215**	**12,353**	**12,210**	**11,792**	**11,696**	**11,806**	**11,961**	**1.3%**

Table III.6.24, shows the real average earnings per job by industry for Uinta County. In 2019, the utilities industry had the highest average earnings reaching 121,220 dollars. Between 2018 and 2019 the educational services industry saw the largest percentage increase, rising by 68.9 percent to 15,932 dollars.

Table III.6.24 **Real Earnings Per Job by Industry** Uinta County BEA Table CA5N and CA25 Data								
NAICS Categories	**2010**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**% Change 18-19**
Farm earnings	5,096	5,048	11,786	10,416	4,167	4,471	9,585	12,237	27.7%
Forestry, fishing, related activities, and other	12,129	14,669	13,026	13,695	14,020	12,287	13,307	14,221	6.9%
Mining	118,591	96,021	97,947	88,103	74,422	76,444	83,074	83,507	0.5%
Utilities	117,953	115,059	114,010	117,531	119,678	119,082	117,420	121,220	3.2%
Construction	79,845	96,249	64,977	67,174	63,971	61,734	59,538	62,720	5.3%
Manufacturing	66,777	64,389	63,570	57,886	55,520	54,432	56,912	55,693	-2.1%
Wholesale trade	80,914	71,568	79,156	66,959	66,546	66,669	64,400	63,427	-1.5%
Retail trade	26,028	25,968	25,482	24,320	24,819	25,409	26,042	25,950	-0.4%
Transportation and warehousing	84,011	72,837	75,170	71,908	79,820	82,938	83,718	80,456	-3.9%
Information	77,369	78,515	79,444	81,342	74,598	76,589	76,086	77,007	1.2%
Finance and insurance	26,665	27,232	26,407	29,300	28,366	31,394	33,114	32,338	-2.3%
Real estate and rental and leasing	47,398	33,685	28,627	29,341	28,206	23,599	24,326	23,872	-1.9%
Professional and technical services	50,602	54,113	57,072	50,324	45,675	45,784	44,325	48,320	9%
Management of companies and enterprises	31,783	34,921	50,954	74,242	66,666	50,803	32,087	39,342	22.6%
Administrative and waste services	86,109	32,175	31,632	31,817	27,198	29,532	28,851	27,126	-6%
Educational services	0	0	0	0	14,625	15,268	9,430	15,932	68.9%
Health care and social assistance	0	0	0	0	43,968	44,050	45,281	44,047	-2.7%
Arts, entertainment, and recreation	32,337	13,002	15,557	14,681	15,669	12,005	14,280	13,717	-3.9%
Accommodation and food services	18,901	19,672	19,823	19,646	20,106	19,118	18,764	19,155	2.1%
Other services, except public administration	29,818	32,272	31,292	28,778	25,133	25,153	24,397	23,147	-5.1%
Government and government enterprises	61,656	63,450	64,166	63,368	61,556	60,673	59,639	60,120	0.8%
Total	**56,183**	**52,828**	**49,872**	**48,103**	**45,823**	**45,088**	**45,334**	**45,678**	**0.8%**

Diagram III.6.9, shows real average earnings per job for Uinta County from 1990 to 2019. Over this period the average earning per job for Uinta County was 44,337 dollars, which was lower than the statewide average of 48,330 dollars over the same period.

Diagram III.6.9
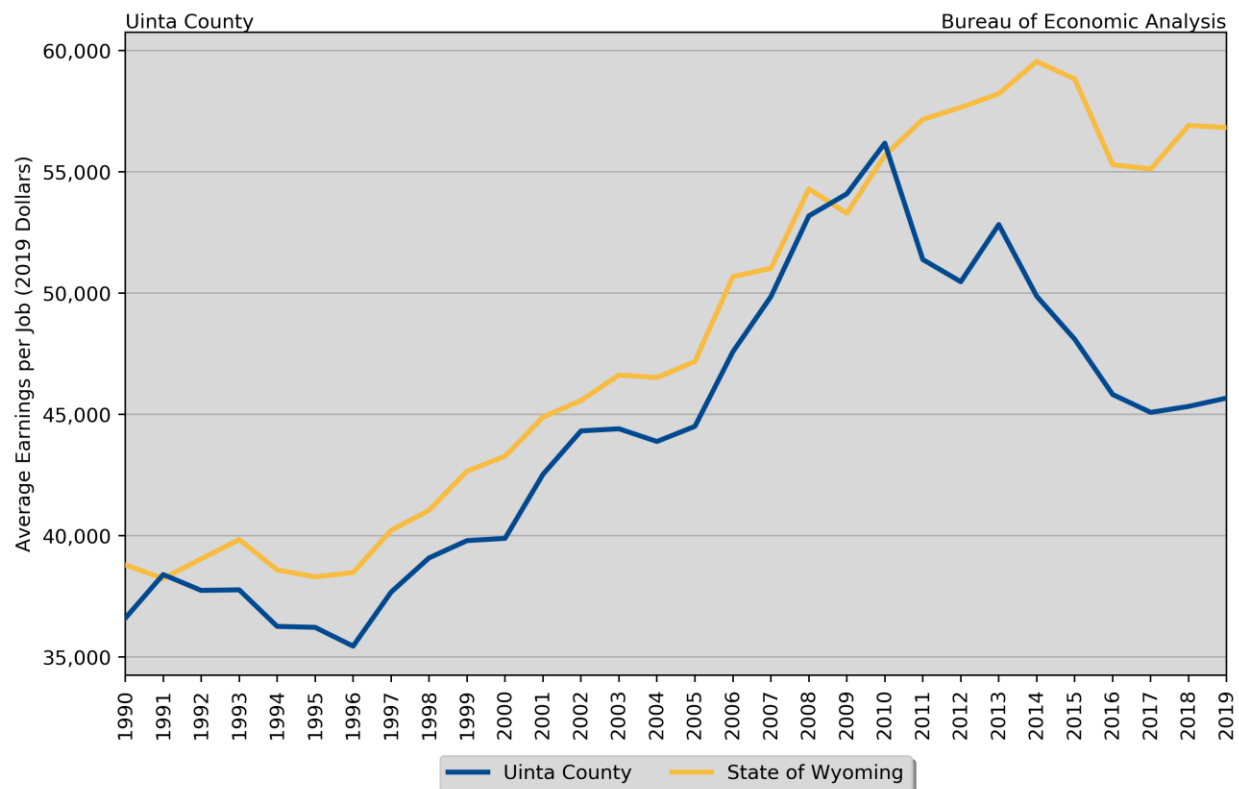**Real Average Earnings Per Job**

Diagram III.6.10, shows real per capita income for the Uinta County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Uinta County was 37,776 dollars, which was lower than the statewide average of 47,674 dollars over the same period.

**Diagram III.6.10**
Real Per Capita Income
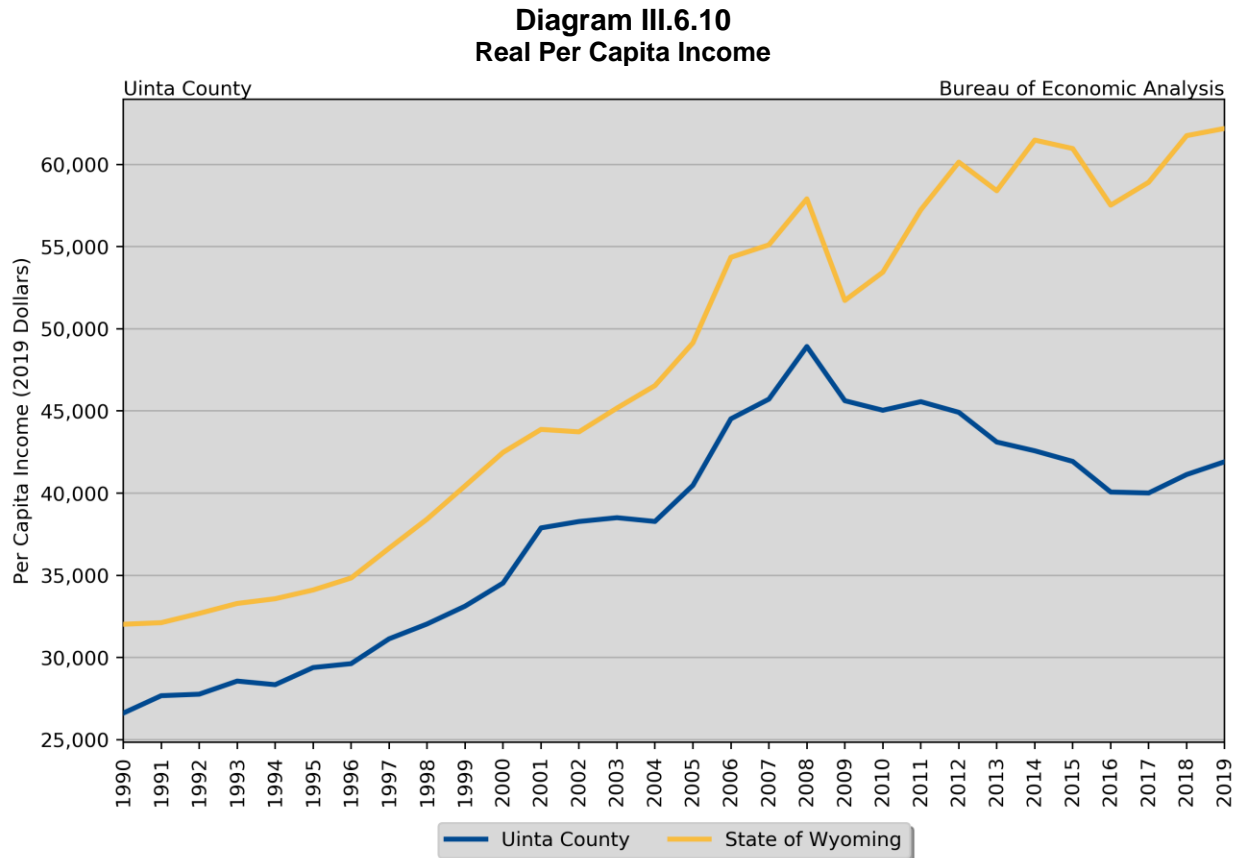
Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 2,344 in 2010 to 1,699 in 2019, with the poverty rate reaching 8.5 percent in 2019. This compared to a state poverty rate of 9.9 percent and a national rate of 12.3 percent in 2019. Table III.6.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.6.11.

The rate of poverty for Evanston city is shown in Table III.6.26. In 2019, the poverty rate was 14.1 percent meaning there were an estimated 1,655 people living in poverty, compared to 1,368 persons living in poverty in 2010. In 2019, some 16.4 percent of those in poverty were under age 6 and 17.6 percent were 65 or older.

Table III.6.25 Persons in Poverty — Uinta County — 2000–2019 SAIPE Estimates		
Year	**Persons in Poverty**	**Poverty Rate**
2000	1,916	9.9%
2001	1,918	9.8%
2002	1,951	10%
2003	2,063	10.6%
2004	1,922	9.8%
2005	2,046	10.5%
2006	1,944	9.8%
2007	1,935	9.8%
2008	1,805	8.9%
2009	1,853	9%
2010	2,344	11.2%
2011	2,013	9.7%
2012	2,646	12.7%
2013	2,515	12%
2014	2,081	10%
2015	2,030	9.8%
2016	2,183	10.6%
2017	2,067	10.2%
2018	2,010	10%
2019	1,699	8.5%

Table III.6.26 Poverty by Age — Evanston city — 2000 Census SF3 & 2019 Five-Year ACS Data				
Age	**2010 Five-Year ACS**		**2019 Five-Year ACS**	
	Persons in Poverty	**% of Total**	**Persons in Poverty**	**% of Total**
Under 6	120	10	182	16.4%
6 to 17	255	10.9	405	18.2%
18 to 64	935	12.5	815	11.7%
65 or Older	58	6.6	253	17.6%
Total	**1,368**	**100.0%**	**1,655**	**100.0%**
Poverty Rate	**11.5%**	**.**	**14.1%**	**.**

**Diagram III.6.11**
Poverty Rates
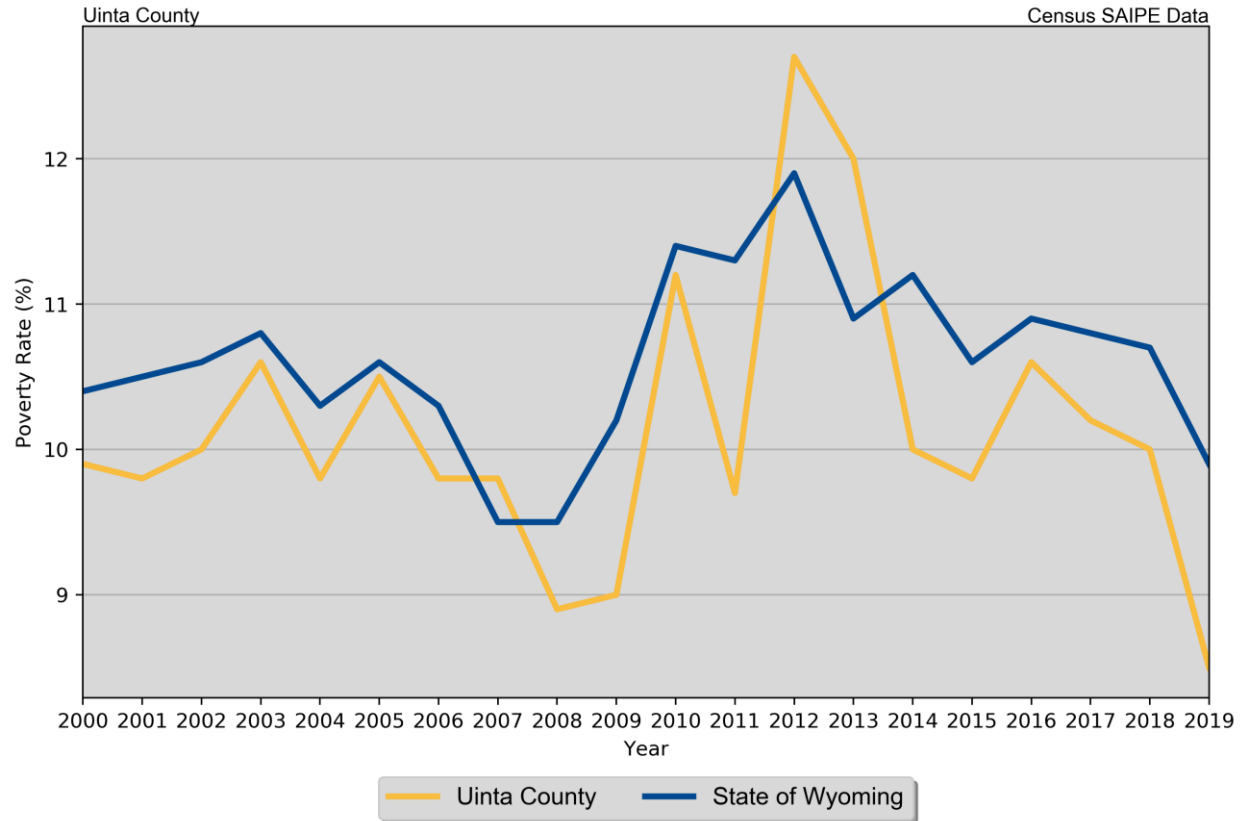
Household Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table III.6.46 shows that the HUD estimated MFI for Uinta County was $64,500 in 2019. This compared to Wyoming's MFI of $78,200. Diagram III.6.12, illustrates the estimated MFI for 2000 through 2019 in Uinta County.

Table III.6.27 Median Family Income Uinta County 2000–2019 HUD MFI		
Year	MFI	State of Wyoming MFI
2000	49,900	44,700
2001	50,900	45,500
2002	52,400	47,200
2003	54,300	51,600
2004	58,500	54,500
2005	60,050	55,250
2006	63,800	58,800
2007	63,100	58,800
2008	65,100	59,450
2009	69,300	63,900
2010	71,600	66,100
2011	67,900	66,800
2012	68,900	67,700
2013	73,300	70,000
2014	75,800	71,400
2015	76,700	72,400
2016	75,000	73,300
2017	66,300	74,700
2018	66,100	79,600
2019	64,500	78,200

Diagram III.6.12
Estimated Median Family Income
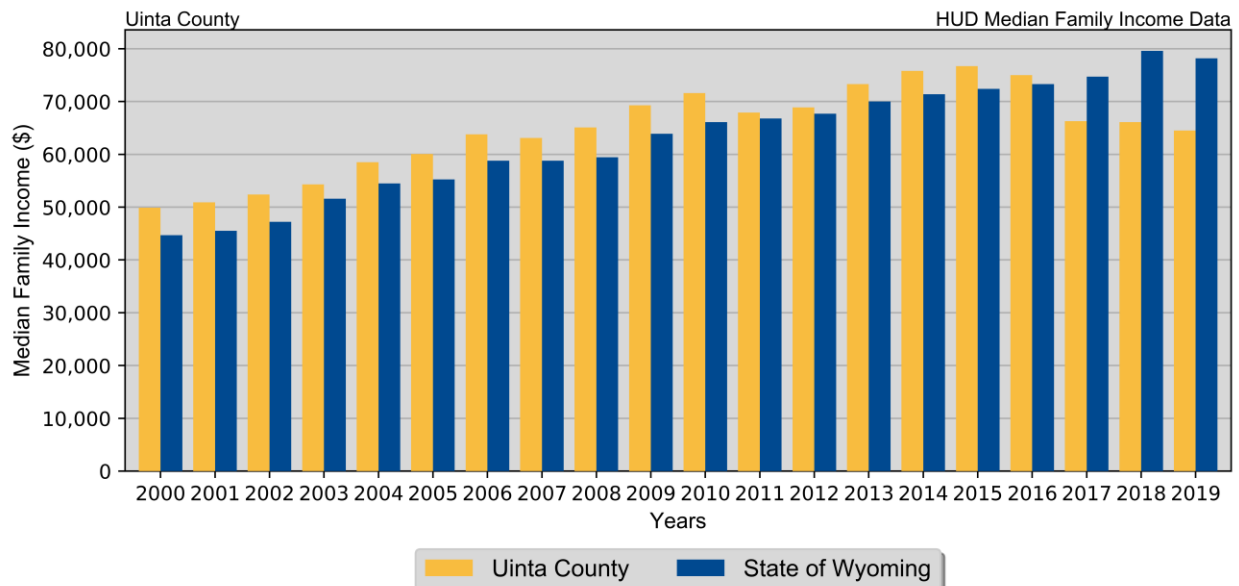
HOUSING

Housing Production

The Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Evanston city increased from 2 authorizations in 2018 to 12 in 2019.

The real value of single-family building permits decreased from 302,707 dollars in 2018 to 245,250 dollars in 2019. This compares to a decrease in permit value statewide, with values dropping by 34,054 dollars from 374,392 dollars in 2018 to 340,338 dollars in 2019. Additional details are given in Table III.6.28.

	Table III.6.28 **Building Permits and Valuation** Evanston city Census Bureau Data, 1980–2019						
Year	**Authorized Construction in Permit Issuing Areas**					**Per Unit Valuation, (Real 2019$)**	
	Single-Family	**Duplex Units**	**Tri- and Four-Plex**	**Multi-Family Units**	**Total Units**	**Single-Family Units**	**Multi-Family Units**
1980	184	16	0	7	207	146,405	91,137
1981	334	66	0	108	508	106,920	50,316
1982	562	0	0	186	748	84,389	62,313
1983	291	0	32	22	345	97,748	48,616
1984	106	0	3	90	199	90,243	38,912
1985	34	0	0	0	34	97,167	0
1986	13	0	0	0	13	93,902	0
1987	4	0	0	0	4	97,991	0
1988	1	0	0	0	1	123,668	0
1989	0	0	0	0	0	0	0
1990	1	0	0	0	1	74,113	0
1991	3	0	0	0	3	131,393	0
1992	9	0	0	0	9	125,916	0
1993	11	0	0	0	11	173,400	0
1994	22	0	0	0	22	163,326	0
1995	21	0	0	0	21	133,604	0
1996	22	0	0	0	22	131,205	0
1997	22	0	0	0	22	128,987	0
1998	23	0	0	0	23	127,562	0
1999	24	0	0	0	24	125,742	0
2000	26	0	0	0	26	122,991	0
2001	24	0	0	0	24	120,342	0
2002	26	0	0	0	26	118,473	0
2003	27	0	0	0	27	116,313	0
2004	31	0	0	0	31	113,261	0
2005	34	0	0	0	34	109,840	0
2006	30	0	0	0	30	106,620	0
2007	219	0	0	0	219	171,784	0
2008	15	0	16	0	31	344,622	0
2009	11	0	0	0	11	283,456	0
2010	11	0	0	0	11	377,119	0
2011	12	0	0	0	12	260,728	0
2012	16	0	0	0	16	242,485	0
2013	12	0	4	0	16	312,703	0
2014	11	0	0	6	17	283,030	180,580
2015	12	0	0	0	12	284,939	0
2016	13	0	0	12	25	306,843	84,953
2017	1	0	0	0	1	260,580	0
2018	2	0	0	0	2	302,707	0
2019	12	0	0	0	12	245,250	0

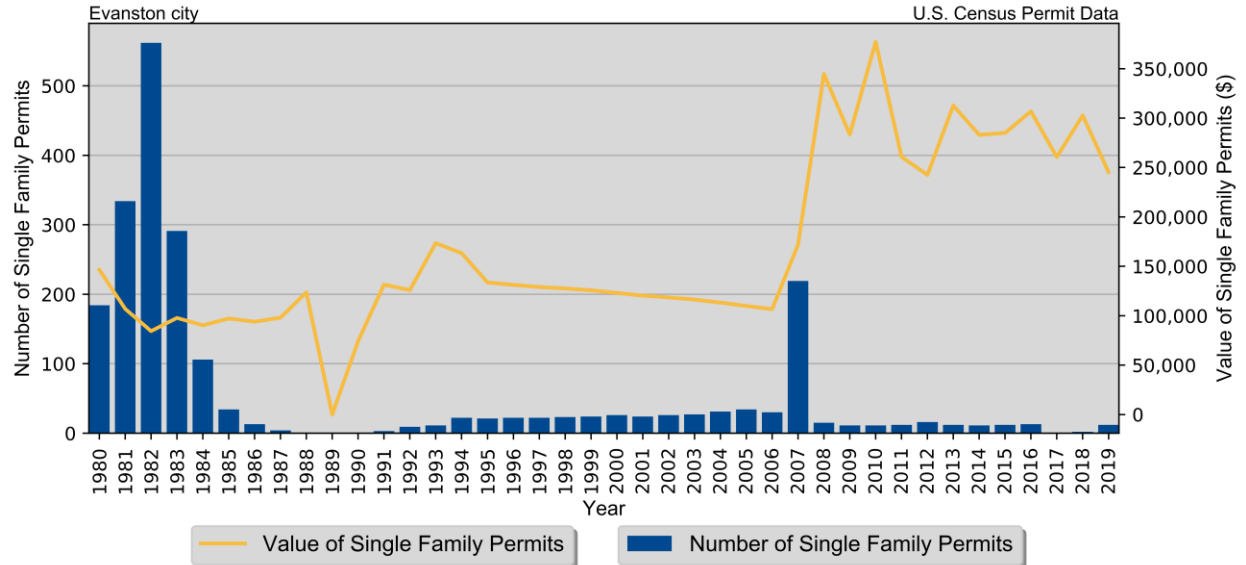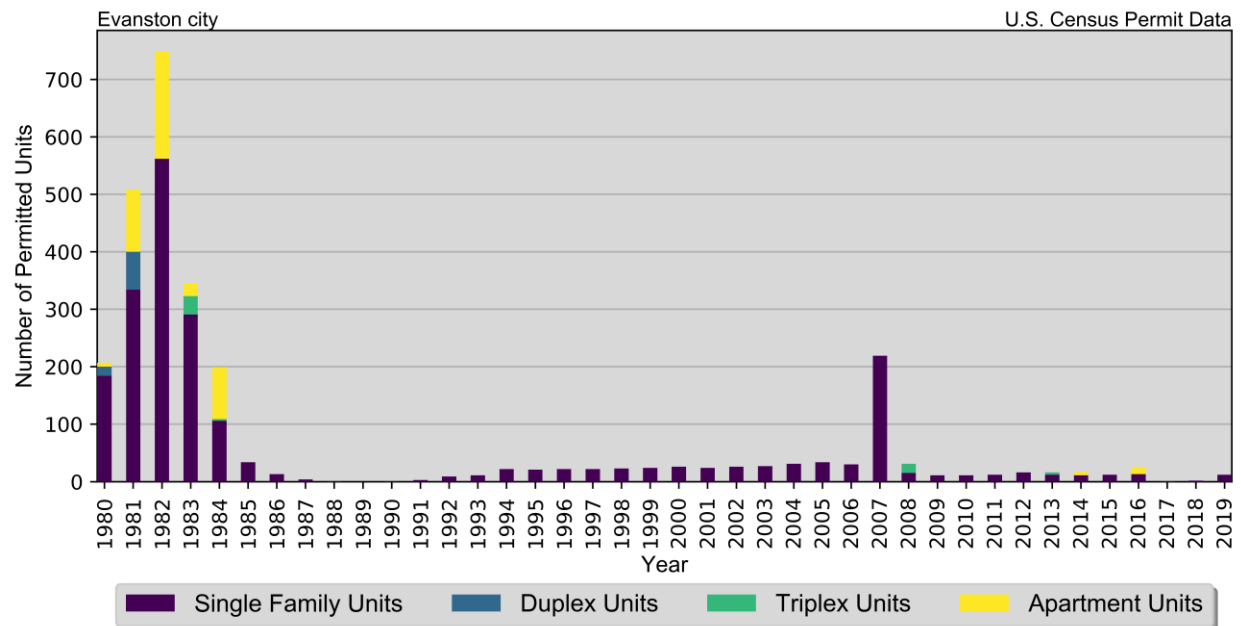**Diagram III.6.13**
Single-Family Permits

Diagram III.6.14
Total Permits by Unit Type

Housing Characteristics

Households by type and tenure are shown in Table II.6.29. Family households represented 67.6 percent of households, while non-family households accounted for 32.4 percent. These changed from 69.1 and 30.9 percent, respectively.

Household Type	2010 Census		2019 Five-Year ACS	
	Households	**Households**	**Households**	**% of Total**
Family Households	3,135	69.1%	2,957	67.6%
Married-Couple Family	2,353	75.1%	2,385	80.7%
Owner-Occupied	1,959	83.3%	1,949	81.7%
Renter-Occupied	394	16.7%	436	18.3%
Other Family	782	24.9%	572	26.4%
Male Householder, No Spouse Present	236	30.2%	217	41.3%
Owner-Occupied	140	59.3%	120	55.3%
Renter-Occupied	96	40.7%	97	44.7%
Female Householder, No Spouse Present	546	69.8%	355	95.5%
Owner-Occupied	266	48.7%	162	45.6%
Renter-Occupied	280	51.3%	193	54.4%
Non-Family Households	1,405	30.9%	1,415	32.4%
Owner-Occupied	760	54.1%	802	56.7%
Renter-Occupied	645	45.9%	613	43.3%
Total	**4,540**	**100.0%**	**4,372**	**100.0%**

Table II.6.29
Household Type by Tenure
Evanston city
2010 Census SF1 & 2019 Five-Year ACS Data

Table II.6.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 5,007 housing units, compared with 5,094 in 2019. Single-family units accounted for 63.8 percent of units in 2019, compared to 61.8 in 2010. Apartment units accounted for 13.8 percent in 2019, compared to 19.9 percent in 2010.

Table II.6.30 **Housing Units by Type** Evanston city 2010 & 2019 Five-Year ACS Data				
Unit Type	**2010 Five-Year ACS**		**2019 Five-Year ACS**	
	Units	**% of Total**	**Units**	**% of Total**
Single-Family	3,093	61.8%	**3,249**	63.8%
Duplex	136	2.7%	35	0.7%
Tri- or Four-Plex	242	4.8%	291	5.7%
Apartment	997	19.9%	704	13.8%
Mobile Home	539	10.8%	769	15.1%
Boat, RV, Van, Etc.	0	0%	46	0.9%
Total	**5,007**	**100.0%**	**5,094**	**100.0%**

Table II.6.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 5,094 housing units. An estimated 69.4 percent were owner-occupied, and 14.2 percent were vacant.

Table II.6.31 **Housing Units by Tenure** Evanston city 2010 Census & 2019 Five-Year ACS Data				
Tenure	**2010 Census**		**2019 Five-Year ACS**	
	Units	**% of Total**	**Units**	**% of Total**
Occupied Housing Units	4,540	88.8%	4,372	85.8%
Owner-Occupied	3,125	68.8%	3,033	69.4%
Renter-Occupied	1,415	31.2%	1,339	30.6%
Vacant Housing Units	571	11.2%	722	14.2%
Total Housing Units	**5,111**	**100.0%**	**5,094**	**100.0%**

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.6.32. Households earning more than 100,000 dollars per year represented 23.6 percent of households in 2019, compared to 21.1 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 7.8 percent of households in 2019, compared to 11.9 percent in 2000.

Table II.6.32 Households by Income Evanston city 2010 & 2019 Five-Year ACS Data				
Income	**2010 Five-Year ACS**		**2019 Five-Year ACS**	
	Households	**% of Total**	**Households**	**% of Total**
Less than $15,000	511	11.9%	339	7.8%
$15,000 to $19,999	242	5.6%	139	3.2%
$20,000 to $24,999	256	5.9%	249	5.7%
$25,000 to $34,999	448	10.4%	496	11.3%
$35,000 to $49,999	563	13.1%	557	12.7%
$50,000 to $74,999	913	21.2%	977	22.3%
$75,000 to $99,999	465	10.8%	585	13.4%
$100,000 or More	911	21.1%	1,030	23.6%
Total	**4,309**	**100.0%**	**4,372**	**100.0%**

Table II.6.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 5.2 percent of households in 2010 and 10 percent of households in 2019. Housing units built in 1939 or earlier represented 12.2 percent of households in 2019 and 10.8 percent of households in 2010.

Table II.6.33 Households by Year Home Built Evanston city 2010 & 2019 Five-Year ACS Data				
Year Built	**2010 Five-Year ACS**		**2019 Five-Year ACS**	
	Households	**% of Total**	**Households**	**% of Total**
1939 or Earlier	466	10.8%	533	12.2%
1940 to 1949	126	2.9%	106	2.4%
1950 to 1959	93	2.2%	131	3%
1960 to 1969	210	4.9%	210	4.8%
1970 to 1979	1,095	25.4%	814	18.6%
1980 to 1989	1,626	37.7%	1,911	43.7%
1990 to 1999	469	10.9%	154	3.5%
2000 to 2009	224	5.2%	437	10%
2010 or Later	.	.	76	1.7%
Total	**4,309**	**100.0%**	**4,372**	**100.0%**

The distribution of unit types by race are shown in Table II.6.34. An estimated 71.2 percent of white households occupy single-family homes, compared to 100 percent of black households. Some 8.7 percent of white households occupied apartments, compared to 0 percent of black households. An estimated percent of Asian, and 53.4 percent of American Indian households occupy single-family homes.

Table II.6.34 Distribution of Units in Structure by Race Evanston city 2019 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	71.2%	100%	53.4%	%	%	61.7%	29.1%
Duplex	0.9%	0%	0%	%	%	0%	0%
Tri- or Four-Plex	5.8%	0%	0%	%	%	0%	30.1%
Apartment	8.7%	0%	46.6%	%	%	15%	16.8%
Mobile Home	12.6%	0%	0%	%	%	23.4%	17.9%
Boat, RV, Van, Etc.	0.9%	0%	0%	%	%	0%	6.1%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2019 are shown in Table II.6.35. An estimated 46.8 percent of vacant units were for rent in 2010. In addition, some 11.6 percent of vacant units were for sale. "Other" vacant units represented 30.5 percent of vacant units in 2010. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas and may create a "blighting" effect.

By 2019, for rent units accounted for 20.4 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 64.1 percent of vacant units, representing a total of 463 "other" vacant units.

Table II.6.35 Disposition of Vacant Housing Units Evanston city 2010 Census & 2019 Five-Year ACS Data				
Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	267	46.8%	147	20.4%
For Sale	66	11.6%	0	0%
Rented Not Occupied	8	1.4%	51	7.1%
Sold Not Occupied	10	1.8%	0	0%
For Seasonal, Recreational, or Occasional Use	44	7.7%	61	8.4%
For Migrant Workers	2	0.4%	0	0%
Other Vacant	174	30.5%	463	64.1%
Total	**571**	**100.0%**	**722**	**100.0%**

Table II.6.36 shows the number of households in the county by number of bedrooms and tenure. There were 17 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 29.92 percent of total households in Evanston city. In Evanston city the 1,551 households with three-bedrooms accounted for 35.48 percent of all households, and there were 500 five-bedroom or more households, which accounted for 11.44 percent of all households.

Table II.6.36 Households by Number of Bedrooms Evanston city 2019 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	17	17	0.39%
One	55	155	210	4.8%
Two	658	650	1,308	29.92%
Three	1,182	369	1,551	35.48%
Four	689	97	786	17.98%
Five or more	449	51	500	11.44%
Total	3,033	1,339	4,372	100.0

The age of a structure influences its value. As shown in Table II.6.37, structures built in 1939 or earlier had a median value of, 156,700 while structures built between 1950 and 1959 had a median value of 140,100 and those built between 1990 to 1999 had a median value of 167,000. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of and, respectively. The total median value in Evanston city was, 169,400.

Table II.6.37 Owner Occupied Median Value by Year Structure Built Evanston city 2019 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	156,700
1940 to 1949	173,000
1950 to 1959	140,100
1960 to 1969	188,100
1970 to 1979	
1980 to 1989	178,200
1990 to 1999	167,000
2000 to 2009	333,600
2010 to 2013	
2014 or later	
Median Value	169,400

Household mortgage status is reported in Table II.6.38. In, Evanston city households with a mortgage accounted for 58.3 percent of all households or 1,767 housing units, and the remaining 52.8 percent or 1,601 units had no mortgage. Of those units with a mortgage, 166 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,601 or 52.8 percent had no second mortgage or no home equity loan.

Table II.6.38 Mortgage Status Evanston city 2019 Five-Year ACS Data		
Mortgage Status	**Evanston city**	
	Households	**% of Households**
Housing units with a mortgage, contract to purchase, or similar debt	1,767	58.3
With either a second mortgage or home equity loan, but not both	166	5.5
Second mortgage only	28	0.9
Home equity loan only	138	4.5
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,601	52.8
Housing units without a mortgage	1,266	41.7
Total	**3,033**	**100.0%**

Table II.6.39 lists the Evanston city median rent as $569 and the median home value as $169,400 in 2019.

Table II.6.39 Median Rent Evanston city 2019 Five-Year ACS Data	
Place	**Rent**
Median Rent	$569
Median Home Value	$169,400

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.6.40. In 2019, an estimated 2.3 percent of households were overcrowded, and an additional 0.4 percent were severely overcrowded.

	No Overcrowding		**Overcrowding**		**Severe Overcrowding**		**Total**
Data Source	**Households**	**% of Total**	**Households**	**% of Total**	**Households**	**% of Total**	
Table II.6.40 — Overcrowding and Severe Overcrowding — Evanston city — 2010 & 2019 Five-Year ACS Data							
Owner							
2010 Five-Year ACS	2,787	99.4%	18	0.6%	0	0%	2,805
2019 Five-Year ACS	2,996	98.8%	37	1.2%	0	0%	3,033
Renter							
2010 Five-Year ACS	1,352	89.9%	135	9%	17	1.1%	1,504
2019 Five-Year ACS	1,259	94%	63	4.7%	17	1.3%	1,339
Total							
2010 Five-Year ACS	4,139	96.1%	153	3.6%	17	0.4%	4,309
2019 Five-Year ACS	4,255	97.3%	100	2.3%	17	0.4%	4,372

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator. This data is displayed in Table II.6.41 and Table II.6.42, below.

There were a total of 26 households with incomplete plumbing facilities in 2019, representing 0.6 percent of households in Evanston city. This is compared to 0.5 percent of households lacking complete plumbing facilities in 2010.

Table II.6.41 Households with Incomplete Plumbing Facilities 2010 and 2019 Five-Year ACS Data		
Households	**2010 Five-Year ACS**	**2019 Five-Year ACS**
With Complete Plumbing Facilities	4,289	4,346
Lacking Complete Plumbing Facilities	20	26
Total Households	**4,309**	**4,372**
Percent Lacking	**0.5%**	**0.6%**

There were 0 households lacking complete kitchen facilities in 2019, compared to 42 households in 2010. This was a change from 1 percent of households in 2010 to 0 percent in 2019.

Table II.6.42 Households with Incomplete Kitchen Facilities Evanston city 2010 and 2019 Five-Year ACS Data		
Households	**2010 Five-Year ACS**	**2019 Five-Year ACS**
With Complete Kitchen Facilities	4,267	4,372
Lacking Complete Kitchen Facilities	42	0
Total Households	**4,309**	**4,372**
Percent Lacking	**1%**	**0%**

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

As seen in Table II.6.43, in Evanston city 12.2 percent of households had a cost burden and 5.3 percent had a severe cost burden. Some 18.1 percent of renters were cost burdened, and 6.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 9.4 percent and a severe cost burden rate of 4.8 percent. Owner occupied households with a mortgage had a cost burden rate of 9.6 percent, and severe cost burden at 4.5 percent.

	Table II.6.43 Cost Burden and Severe Cost Burden by Tenure Evanston city 2010 & 2019 Five-Year ACS Data								
Data Source	**Less Than 30%**		**31%-50%**		**Above 50%**		**Not Computed**		**Total**
	Households	**% of Total**	**Households**	**% of Total**	**Households**	**% of Total**	**Households**	**% of Total**	
Owner With a Mortgage									
2010 Five-Year ACS	1,571	76.4%	364	17.7%	120	5.8%	0	0%	2,055
2019 Five-Year ACS	1,517	85.9%	170	9.6%	80	4.5%	0	0%	1,767
Owner Without a Mortgage									
2010 Five-Year ACS	695	92.7%	0	0%	47	6.3%	8	1.1%	750
2019 Five-Year ACS	1,086	85.8%	119	9.4%	61	4.8%	0	0%	1,266
Renter									
2010 Five-Year ACS	909	60.4%	282	18.8%	168	11.2%	145	9.6%	1,504
2019 Five-Year ACS	874	65.3%	243	18.1%	92	6.9%	130	9.7%	1,339
Total									
2010 Five-Year ACS	3,175	73.7%	646	15%	335	7.8%	153	3.6%	4,309
2019 Five-Year ACS	3,477	79.5%	532	12.2%	233	5.3%	130	3%	4,372

Comprehensive Housing Affordability Strategy (CHAS)

The following tables show Comprehensive Housing Affordability Strategy (CHAS) data.

Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. To make this dataset more accessible to the average user the income brackets were replaced with actual HUD Area Median Family Income (HAMFI/MFI) from Uinta County. Below is a table showing the MFI breakdown:

Uinta County MFI	
Income Bracket	**Actual Income**
0 – 30% MFI	$0 to $19,350
30.1 – 50% MFI	$19,351 to $32,250
50.1 – 80% MFI	$32,251 to $51,600
80.1 – 100% MFI	$51,601 to $64,500
Above 100% MFI	Above $64,500

Housing Problems by Income, Race, and Tenure

Table III.6.44 through Table III.6.49 show households with housing problems by race/ethnicity. These tables can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing). In Evanston city, housing problems are faced by 490 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 55 Hispanic homeowner households.

Table III.6.44 — Percent of Homeowner Households with Housing Problems by Income and Race — Evanston city — 2013–2017 HUD CHAS Data								
Income	**Non-Hispanic by Race**						**Hispanic (Any Race)**	**Total**
	White	**Black**	**Asian**	**American Indian**	**Pacific Islander**	**Other Race**		
With Housing Problems								
$0 to $19,350	79.5%	0%	0%	0%	0%	0%	100%	73.7%
$19,351 to $32,250	33.3%	0%	0%	0%	0%	0%	0%	25.3%
$32,251 to $51,600	35.2%	0%	0%	0%	0%	0%	0%	32.2%
$51,601 to $64,500	11.1%	0%	0%	0%	0%	0%	0%	10.5%
Above $64,500	0.8%	0%	0%	0%	0%	0%	0%	0.7%
Total	**18.3**%	**0**%	**0**%	**0**%	**0**%	**0**%	**21.2**%	**18.1**%
Without Housing Problems								
$0 to $19,350	20.5%	0%	0%	0%	0%	100%	0%	26.3%
$19,351 to $32,250	66.7%	0%	0%	0%	0%	0%	100%	74.7%
$32,251 to $51,600	64.8%	0%	0%	0%	0%	0%	100%	67.8%
$51,601 to $64,500	88.9%	0%	0%	0%	0%	0%	100%	89.5%
Above $64,500	99.2%	100%	100%	0%	0%	100%	100%	99.3%
Total	**81.7**%	**100**%	**100**%	**0**%	**0**%	**100**%	**78.8**%	**81.9**%

Table III.6.45

Homeowner Households with Housing Problems by Income and Race
Evanston city
2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $19,350	155	0	0	0	0	0	55	210
$19,351 to $32,250	95	0	0	0	0	0	0	95
$32,251 to $51,600	190	0	0	0	0	0	0	190
$51,601 to $64,500	40	0	0	0	0	0	0	40
Above $64,500	10	0	0	0	0	0	0	10
Total	**490**	**0**	**0**	**0**	**0**	**0**	**55**	**545**
Without Housing Problems								
$0 to $19,350	40	0	0	0	0	35	0	75
$19,351 to $32,250	190	0	0	0	0	0	90	280
$32,251 to $51,600	350	0	0	0	0	0	50	400
$51,601 to $64,500	320	0	0	0	0	0	20	340
Above $64,500	1,285	15	15	0	0	10	45	1,370
Total	**2,185**	**15**	**15**	**0**	**0**	**45**	**205**	**2,465**
Not Computed								
$0 to $19,350	0	0	0	0	0	0	0	0
$19,351 to $32,250	0	0	0	0	0	0	0	0
$32,251 to $51,600	0	0	0	0	0	0	0	0
$51,601 to $64,500	0	0	0	0	0	0	0	0
Above $64,500	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total								
$0 to $19,350	195	0	0	0	0	35	55	285
$19,351 to $32,250	285	0	0	0	0	0	90	375
$32,251 to $51,600	540	0	0	0	0	0	50	590
$51,601 to $64,500	360	0	0	0	0	0	20	380
Above $64,500	1,295	15	15	0	0	10	45	1,380
Total	**2,675**	**15**	**15**	**0**	**0**	**45**	**260**	**3,010**

In total, some 540 renter households face housing problems in Evanston city. Of these, some 320 white renter households, 0 black renter households, 0 Asian renter households, and 220 Hispanic renter households face housing problems.

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $19,350	85	0	0	0	0	0	200	285
$19,351 to $32,250	210	0	0	0	0	0	0	210
$32,251 to $51,600	15	0	0	0	0	0	0	15
$51,601 to $64,500	10	0	0	0	0	0	0	10
Above $64,500	0	0	0	0	0	0	20	20
Total	**320**	**0**	**0**	**0**	**0**	**0**	**220**	**540**
Without Housing Problems								
$0 to $19,350	110	0	0	10	0	0	0	120
$19,351 to $32,250	250	0	0	0	0	0	40	290
$32,251 to $51,600	70	0	0	0	0	0	40	110
$51,601 to $64,500	120	0	0	15	0	0	15	150
Above $64,500	320	0	0	25	0	15	20	380
Total	**870**	**0**	**0**	**50**	**0**	**15**	**115**	**1,050**
Not Computed								
$0 to $19,350	20	0	0	0	0	0	0	20
$19,351 to $32,250	0	0	0	0	0	0	0	0
$32,251 to $51,600	0	0	0	0	0	0	0	0
$51,601 to $64,500	0	0	0	0	0	0	0	0
Above $64,500	0	0	0	0	0	0	0	0
Total	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**20**
Total								
$0 to $19,350	215	0	0	10	0	0	200	425
$19,351 to $32,250	460	0	0	0	0	0	40	500
$32,251 to $51,600	85	0	0	0	0	0	40	125
$51,601 to $64,500	130	0	0	15	0	0	15	160
Above $64,500	320	0	0	25	0	15	40	400
Total	**1,210**	**0**	**0**	**50**	**0**	**15**	**335**	**1,610**

Table III.6.46
Renter Households with Housing Problems by Income and Race
Evanston city
2013–2017 HUD CHAS Data

Table III.6.47
Percent of Renter Households with Housing Problems by Income and Race
Evanston city
2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	**Black**	**Asian**	**American Indian**	**Pacific Islander**	**Other Race**		
With Housing Problems								
$0 to $19,350	39.5%	0%	0%	0%	0%	0%	100%	67.1%
$19,351 to $32,250	45.7%	0%	0%	0%	0%	0%	0%	42%
$32,251 to $51,600	17.6%	0%	0%	0%	0%	0%	0%	12%
$51,601 to $64,500	7.7%	0%	0%	0%	0%	0%	0%	6.2%
Above $64,500	0%	0%	0%	0%	0%	0%	50%	5%
Total	**26.4%**	**0%**	**0%**	**0%**	**0%**	**0%**	**65.7%**	**33.5%**
Without Housing Problems								
$0 to $19,350	51.2%	0%	0%	100%	0%	0%	0%	28.2%
$19,351 to $32,250	54.3%	0%	0%	0%	0%	0%	100%	58%
$32,251 to $51,600	82.4%	0%	0%	0%	0%	0%	100%	88%
$51,601 to $64,500	92.3%	0%	0%	100%	0%	0%	100%	93.8%
Above $64,500	100%	0%	0%	100%	0%	100%	50%	95%
Total	**71.9%**	**0%**	**0%**	**100%**	**0%**	**100%**	**34.3%**	**65.2%**

Overall, there are 1,085 households, or 23.5 percent of households with housing problems in Evanston city. This includes 810 white households, 0 black households, 0 Asian households, 0 American Indian, 0 Pacific Islander, and 0 "other" race households with housing problems. In addition, there are 275 Hispanic households with housing problems. This is shown in Table III.6.48 and Table III.6.49.

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
Table III.6.48 Percent of Total Households with Housing Problems by Income and Race Evanston city 2013–2017 HUD CHAS Data								
With Housing Problems								
$0 to $19,350	58.5%	0%	0%	0%	0%	0%	100%	69.7%
$19,351 to $32,250	40.9%	0%	0%	0%	0%	0%	0%	34.9%
$32,251 to $51,600	32.8%	0%	0%	0%	0%	0%	0%	28.7%
$51,601 to $64,500	10.2%	0%	0%	0%	0%	0%	0%	9.3%
Above $64,500	0.6%	0%	0%	0%	0%	0%	23.5%	1.7%
Total	**20.8%**	**0%**	**0%**	**0%**	**0%**	**0%**	**46.2%**	**23.5%**
Without Housing Problems								
$0 to $19,350	36.6%	0%	0%	100%	0%	100%	0%	27.5%
$19,351 to $32,250	59.1%	0%	0%	0%	0%	0%	100%	65.1%
$32,251 to $51,600	67.2%	0%	0%	0%	0%	0%	100%	71.3%
$51,601 to $64,500	89.8%	0%	0%	100%	0%	0%	100%	90.7%
Above $64,500	99.4%	100%	100%	100%	0%	100%	76.5%	98.3%
Total	**78.6%**	**100%**	**100%**	**100%**	**0%**	**100%**	**53.8%**	**76.1%**

Table III.6.49 Total Households with Housing Problems by Income and Race Evanston city 2013–2017 HUD CHAS Data								
Income	**Non-Hispanic by Race**						**Hispanic (Any Race)**	**Total**
	White	**Black**	**Asian**	**American Indian**	**Pacific Islander**	**Other Race**		
With Housing Problems								
$0 to $19,350	240	0	0	0	0	0	255	495
$19,351 to $32,250	305	0	0	0	0	0	0	305
$32,251 to $51,600	205	0	0	0	0	0	0	205
$51,601 to $64,500	50	0	0	0	0	0	0	50
Above $64,500	10	0	0	0	0	0	20	30
Total	**810**	**0**	**0**	**0**	**0**	**0**	**275**	**1,085**
Without Housing Problems								
$0 to $19,350	150	0	0	10	0	35	0	195
$19,351 to $32,250	440	0	0	0	0	0	130	570
$32,251 to $51,600	420	0	0	0	0	0	90	510
$51,601 to $64,500	440	0	0	15	0	0	35	490
Above $64,500	1,605	15	15	25	0	25	65	1,750
Total	**3,055**	**15**	**15**	**50**	**0**	**60**	**320**	**3,515**
Not Computed								
$0 to $19,350	20	0	0	0	0	0	0	20
$19,351 to $32,250	0	0	0	0	0	0	0	0
$32,251 to $51,600	0	0	0	0	0	0	0	0
$51,601 to $64,500	0	0	0	0	0	0	0	0
Above $64,500	0	0	0	0	0	0	0	0
Total	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**20**
Total								
$0 to $19,350	410	0	0	10	0	35	255	710
$19,351 to $32,250	745	0	0	0	0	0	130	875
$32,251 to $51,600	625	0	0	0	0	0	90	715
$51,601 to $64,500	490	0	0	15	0	0	35	540
Above $64,500	1,615	15	15	25	0	25	85	1,780
Total	**3,885**	**15**	**15**	**50**	**0**	**60**	**595**	**4,620**

Table III.6.50 through Table III.6.53 present the number and percent of households experiencing a severe housing problem, by race and ethnicity. Severe housing problems include overcrowding at a rate of more than 1.5 persons per room and housing costs exceeding 50 percent of the household income. Severe housing problems are experienced by some 350 white households, 0 black households, 0 Asian households, as well as 220 Hispanic households.

Table III.6.50 Percent of Homeowner Households with Severe Housing Problems by Income and Race Evanston city 2013–2017 HUD CHAS Data								
Income	**Non-Hispanic by Race**						**Hispanic (Any Race)**	**Total**
	White	**Black**	**Asian**	**American Indian**	**Pacific Islander**	**Other Race**		
With A Severe Housing Problem								
$0 to $19,350	41%	0%	0%	0%	0%	0%	0%	28.1%
$19,351 to $32,250	17.9%	0%	0%	0%	0%	0%	0%	13.5%
$32,251 to $51,600	2.8%	0%	0%	0%	0%	0%	0%	2.5%
$51,601 to $64,500	11.1%	0%	0%	0%	0%	0%	0%	10.5%
Above $64,500	0%	0%	0%	0%	0%	0%	0%	0%
Total	**6.9%**	**0**	**0%**	**0%**	**0%**	**0%**	**0%**	**6.2%**
Without A Severe Housing Problems								
$0 to $19,350	59%	0%	0%	0%	0%	100%	100%	71.9%
$19,351 to $32,250	82.1%	0%	0%	0%	0%	0%	100%	86.5%
$32,251 to $51,600	97.2%	0%	0%	0%	0%	0%	100%	97.5%
$51,601 to $64,500	88.9%	0%	0%	0%	0%	0%	100%	89.5%
Above $64,500	100%	100%	100%	0%	0%	100%	100%	100%
Total	**93.1%**	**100%**	**100%**	**0%**	**0%**	**100%**	**100%**	**93.8%**

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $19,350	32.6%	0%	0%	0%	0%	0%	100%	63.5%
$19,351 to $32,250	20.7%	0%	0%	0%	0%	0%	0%	19%
$32,251 to $51,600	0%	0%	0%	0%	0%	0%	0%	0%
$51,601 to $64,500	0%	0%	0%	0%	0%	0%	0%	0%
Above $64,500	0%	0%	0%	0%	0%	0%	50%	5%
Total	**13.6**%	**0**%	**0**%	**0**%	**0**%	**0**%	**65.7**%	**23.9**%
Without A Severe Housing Problems								
$0 to $19,350	58.1%	0%	0%	100%	0%	0%	0%	31.8%
$19,351 to $32,250	79.3%	0%	0%	0%	0%	0%	100%	**81**%
$32,251 to $51,600	100%	0%	0%	0%	0%	0%	100%	**100**%
$51,601 to $64,500	100%	0%	0%	100%	0%	0%	100%	**100**%
Above $64,500	100%	0%	0%	100%	0%	100%	50%	**95**%
Total	**84.7**%	**0**%	**0**%	**100**%	**0**%	**100**%	**34.3**%	**74.8**%

Table III.6.51
Percent of Renter Households with Severe Housing Problems by Income and Race
Evanston city
2013–2017 HUD CHAS Data

	Non-Hispanic by Race						**Hispanic (Any Race)**	**Total**
Income	**White**	**Black**	**Asian**	**American Indian**	**Pacific Islander**	**Other Race**		
Table III.6.52 — Percent of Total Households with Severe Housing Problems by Income and Race — Evanston city — 2013–2017 HUD CHAS Data								
With A Severe Housing Problem								
$0 to $19,350	36.6%	0%	0%	0%	0%	0%	78.4%	49.3%
$19,351 to $32,250	19.6%	0%	0%	0%	0%	0%	0%	16.7%
$32,251 to $51,600	2.4%	0%	0%	0%	0%	0%	0%	2.1%
$51,601 to $64,500	8.2%	0%	0%	0%	0%	0%	0%	7.4%
Above $64,500	0%	0%	0%	0%	0%	0%	23.5%	1.1%
Total	**9%**	**0%**	**0%**	**0%**	**0%**	**0%**	**37%**	**12.4%**
Without A Severe Housing Problems								
$0 to $19,350	58.5%	0%	0%	100%	0%	100%	21.6%	47.9%
$19,351 to $32,250	80.4%	0%	0%	0%	0%	0%	100%	83.3%
$32,251 to $51,600	97.6%	0%	0%	0%	0%	0%	100%	97.9%
$51,601 to $64,500	91.8%	0%	0%	100%	0%	0%	100%	92.6%
Above $64,500	100%	100%	100%	100%	0%	100%	76.5%	98.9%
Total	**90.5%**	**100%**	**100%**	**100%**	**0%**	**100%**	**63%**	**87.2%**

Table III.6.53 Total Households with Severe Housing Problems by Income and Race Evanston city 2013–2017 HUD CHAS Data								
Income	**Non-Hispanic by Race**						**Hispanic (Any Race)**	**Total**
	White	**Black**	**Asian**	**American Indian**	**Pacific Islander**	**Other Race**		
With A Severe Housing Problem								
$0 to $19,350	150	0	0	0	0	0	200	350
$19,351 to $32,250	145	0	0	0	0	0	0	145
$32,251 to $51,600	15	0	0	0	0	0	0	15
$51,601 to $64,500	40	0	0	0	0	0	0	40
Above $64,500	0	0	0	0	0	0	20	20
Total	**350**	**0**	**0**	**0**	**0**	**0**	**220**	**570**
Without A Severe Housing Problems								
$0 to $19,350	240	0	0	10	0	35	55	340
$19,351 to $32,250	595	0	0	0	0	0	130	725
$32,251 to $51,600	610	0	0	0	0	0	90	700
$51,601 to $64,500	450	0	0	15	0	0	35	500
Above $64,500	1,615	15	15	25	0	25	65	1,760
Total	**3,510**	**15**	**15**	**50**	**0**	**60**	**375**	**4,025**
Not Computed								
$0 to $19,350	20	0	0	0	0	0	0	20
$19,351 to $32,250	0	0	0	0	0	0	0	0
$32,251 to $51,600	0	0	0	0	0	0	0	0
$51,601 to $64,500	0	0	0	0	0	0	0	0
Above $64,500	0	0	0	0	0	0	0	0
Total	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**20**
Total								
$0 to $19,350	410	0	0	10	0	35	255	710
$19,351 to $32,250	740	0	0	0	0	0	130	870
$32,251 to $51,600	625	0	0	0	0	0	90	715
$51,601 to $64,500	490	0	0	15	0	0	35	540
Above $64,500	1,615	15	15	25	0	25	85	1,780
Total	**3,880**	**15**	**15**	**50**	**0**	**60**	**595**	**4,615**

Housing problems are explored by type and income in Table III.6.54 and Table III.6.55. More than 515 households have a cost burden and 430 have a severe cost burden. Some 155 renter households are impacted by cost burdens, and 275 are impacted by severe cost burdens. On the other hand, some 360 owner-occupied households have cost burdens, and 155 have severe cost burdens. Overall, there are 3,520 households without a housing problem.

Table III.6.54 Percent of Housing Problems by Income and Tenure Evanston city 2013–2017 HUD CHAS Data						
Housing Problem	**$0 to $19,350**	**$19,351 to $32,250**	**$32,251 to $51,600**	**$51,601 to $64,500**	**Above $64,500**	**Total**
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0%	0%	0%	0%	0%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	0%	0%	0%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0%	0%	2.5%	5.2%	0%	1.2%
Housing cost burden greater that 50% of income (and none of the above problems)	27.6%	13.3%	0%	6.5%	0%	5.1%
Housing cost burden greater than 30% of income (and none of the above problems)	44.8%	12%	29.7%	0%	0.7%	11.9%
Zero/negative income (and none of the above problems)	0%	0%	0%	0%	0%	0%
Has none of the 4 housing problems	27.6%	74.7%	67.8%	88.3%	99.3%	81.8%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0%	0%	0%	5%	1.2%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	6.9%	0%	0%	0%	2.2%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4.7%	7.9%	0%	0%	0%	3.7%
Housing cost burden greater that 50% of income (and none of the above problems)	59.3%	4%	0%	0%	0%	17%
Housing cost burden greater than 30% of income (and none of the above problems)	3.5%	22.8%	12%	6.5%	0%	9.6%
Zero/negative income (and none of the above problems)	4.7%	0%	0%	0%	0%	1.2%
Has none of the 4 housing problems	27.9%	58.4%	88%	93.5%	95%	65%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Table III.6.55 Housing Problems by Income and Tenure Evanston city 2013–2017 HUD CHAS Data						
Housing Problem	**$0 to $19,350**	**$19,351 to $32,250**	**$32,251 to $51,600**	**$51,601 to $64,500**	**Above $64,500**	**Total**
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	15	20	0	35
Housing cost burden greater that 50% of income (and none of the above problems)	80	50	0	25	0	155
Housing cost burden greater than 30% of income (and none of the above problems)	130	45	175	0	10	360
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	80	280	400	340	1,370	2,470
Total	**290**	**375**	**590**	**385**	**1,380**	**3,020**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	20	20
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	35	0	0	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	40	0	0	0	60
Housing cost burden greater that 50% of income (and none of the above problems)	255	20	0	0	0	275
Housing cost burden greater than 30% of income (and none of the above problems)	15	115	15	10	0	155
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	120	295	110	145	380	1,050
Total	**430**	**505**	**125**	**155**	**400**	**1,615**
Total						
Lacking complete plumbing or kitchen facilities	0	0	0	0	20	20
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	35	0	0	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	40	15	20	0	95
Housing cost burden greater that 50% of income (and none of the above problems)	335	70	0	25	0	430
Housing cost burden greater than 30% of income (and none of the above problems)	145	160	190	10	10	515
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	200	575	510	485	1,750	3,520
Total	**720**	**880**	**715**	**540**	**1,780**	**4,635**

Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 32.6 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 88.5 percent of elderly non-family and 100 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table III.6.56.

Table III.6.57 displays cost burden in renter-occupied households by family status and income. Renter households tend to be impacted at a higher rate by cost burdens than owner households. Some 195 renter occupied households faced cost burdens, compared to 355 owner occupied households. Of these, there are 15 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table III.6.56 Owner-Occupied Households by Income and Family Status and Cost Burden Evanston city 2013–2017 HUD CHAS Data						
Income	**Elderly Family**	**Small Family**	**Large Family**	**Elderly Non-Family**	**Other Household**	**Total**
No Cost Burden						
$0 to $19,350	35	30	0	15	0	80
$19,351 to $32,250	25	85	40	115	15	280
$32,251 to $51,600	145	160	15	40	55	415
$51,601 to $64,500	30	185	65	25	50	355
Above $64,500	275	655	175	105	165	1,375
Total	510	1,115	295	300	285	2,505
Cost Burden						
$0 to $19,350	0	20	15	80	15	130
$19,351 to $32,250	0	45	0	0	0	45
$32,251 to $51,600	0	160	0	10	0	170
$51,601 to $64,500	0	0	0	0	0	0
Above $64,500	0	0	10	0	0	10
Total	0	225	25	90	15	355
Severe Cost Burden						
$0 to $19,350	0	45	0	35	0	80
$19,351 to $32,250	0	0	0	20	35	55
$32,251 to $51,600	0	0	0	0	0	0
$51,601 to $64,500	0	0	0	0	25	25
Above $64,500	0	0	0	0	0	0
Total	0	45	0	55	60	160
Cost Burden Not Computed						
$0 to $19,350	0	0	0	0	0	0
$19,351 to $32,250	0	0	0	0	0	0
$32,251 to $51,600	0	0	0	0	0	0
$51,601 to $64,500	0	0	0	0	0	0
Above $64,500	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
$0 to $19,350	35	95	15	130	15	290
$19,351 to $32,250	25	130	40	135	50	380
$32,251 to $51,600	145	320	15	50	55	585
$51,601 to $64,500	30	185	65	25	75	380
Above $64,500	275	655	185	105	165	1,385
Total	**510**	**1,385**	**320**	**445**	**360**	**3,020**

	Table III.6.57					
Renter-Occupied Households by Income and Family Status and Cost Burden						
Evanston city						
2013–2017 HUD CHAS Data						
Income	**Elderly Family**	**Small Family**	**Large Family**	**Elderly Non-Family**	**Other Household**	**Total**
No Cost Burden						
$0 to $19,350	0	15	60	0	45	120
$19,351 to $32,250	20	135	35	40	100	330
$32,251 to $51,600	10	40	0	0	60	110
$51,601 to $64,500	50	45	0	4	45	144
Above $64,500	20	175	10	0	200	405
Total	100	410	105	44	450	1,109
Cost Burden						
$0 to $19,350	0	0	0	0	15	15
$19,351 to $32,250	0	80	40	35	0	155
$32,251 to $51,600	0	0	15	0	0	15
$51,601 to $64,500	0	10	0	0	0	10
Above $64,500	0	0	0	0	0	0
Total	0	90	55	35	15	195
Severe Cost Burden						
$0 to $19,350	0	250	0	0	20	270
$19,351 to $32,250	0	0	0	0	20	20
$32,251 to $51,600	0	0	0	0	0	0
$51,601 to $64,500	0	0	0	0	0	0
Above $64,500	0	0	0	0	0	0
Total	0	250	0	0	40	290
Cost Burden Not Computed						
$0 to $19,350	0	0	0	0	20	20
$19,351 to $32,250	0	0	0	0	0	0
$32,251 to $51,600	0	0	0	0	0	0
$51,601 to $64,500	0	0	0	0	0	0
Above $64,500	0	0	0	0	0	0
Total	0	0	0	0	20	20
Total						
$0 to $19,350	0	265	60	0	100	425
$19,351 to $32,250	20	215	75	75	120	505
$32,251 to $51,600	10	40	15	0	60	125
$51,601 to $64,500	50	55	0	4	45	154
Above $64,500	20	175	10	0	200	405
Total	**100**	**750**	**160**	**79**	**525**	**1,614**

In total, some 550 households face cost burdens, and 445 face severe cost burdens. This includes 355 owner households and 195 renter households with a cost burden, as seen in Table III.6.58.

Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Table III.6.58 **Households with Cost Burden by Tenure and Race** Evanston city 2013–2017 HUD CHAS Data					
Owner-Occupied					
White	2,215	300	155	0	2,670
Black	15	0	0	0	15
Asian	15	0	0	0	15
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	50	0	0	0	50
Hispanic	205	55	0	0	260
Total	**2,500**	**355**	**155**	**0**	**3,010**
Renter-Occupied					
White	905	195	90	20	1,210
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	50	0	0	0	50
Pacific Islander	0	0	0	0	0
Other Race	15	0	0	0	15
Hispanic	140	0	200	0	340
Total	**1,110**	**195**	**290**	**20**	**1,615**
Total					
White	3,120	495	245	20	3,880
Black	15	0	0	0	15
Asian	15	0	0	0	15
American Indian	50	0	0	0	50
Pacific Islander	0	0	0	0	0
Other Race	65	0	0	0	65
Hispanic	345	55	200	0	600
Total	**3,610**	**550**	**445**	**20**	**4,625**

Lead-Based Paint Risks

Table III.6.59 shows the risk of lead-based paint for households with young children present. There are an estimated 175 households built between 1940 and 1979 with young children present, and 40 built prior to 1939.

Table III.6.59 Vintage of Households by Income and Presence of Young Children Evanston city 2013–2017 HUD CHAS Data			
Income	**One or more children age 6 or younger**	**No children age 6 or younger**	**Total**
Built 1939 or Earlier			
$0 to $19,350	15	50	65
$19,351 to $32,250	0	105	105
$32,251 to $51,600	0	75	75
$51,601 to $64,500	0	100	100
Above $64,500	25	215	240
Total	40	545	585
Built 1940 to 1979			
$0 to $19,350	80	310	390
$19,351 to $32,250	45	280	325
$32,251 to $51,600	25	270	295
$51,601 to $64,500	0	55	55
Above $64,500	25	330	355
Total	175	1,245	1,420
Built 1980 or Later			
$0 to $19,350	45	210	255
$19,351 to $32,250	180	260	440
$32,251 to $51,600	85	260	345
$51,601 to $64,500	85	295	380
Above $64,500	145	1,040	1,185
Total	540	2,065	2,605
Total			
$0 to $19,350	140	570	710
$19,351 to $32,250	225	645	870
$32,251 to $51,600	110	605	715
$51,601 to $64,500	85	450	535
Above $64,500	195	1,585	1,780
Total	**755**	**3,855**	**4,610**

Elderly Housing Needs

Table III.6.60 shows the rate of housing problems for elderly households. Some 165 elderly and 75 extra-elderly households have housing problems. Of these, some 70 elderly households with housing problems have incomes less than 30 percent HAMFI, and 65 extra-elderly households have incomes below 30 percent HAMFI.

Table III.6.60 Households with Housing Problems by Income and Elderly Status Evanston city 2013–2017 HUD CHAS Data				
Income	**Elderly**	**Extra-Elderly**	**Non-Elderly**	**Total**
With Housing Problems				
$0 to $19,350	70	65	365	500
$19,351 to $32,250	95	0	210	305
$32,251 to $51,600	0	10	190	200
$51,601 to $64,500	0	0	50	50
Above $64,500	0	0	30	30
Total	165	75	845	1,085
Without Housing Problems				
$0 to $19,350	35	15	150	200
$19,351 to $32,250	110	90	375	575
$32,251 to $51,600	95	120	295	510
$51,601 to $64,500	110	60	315	485
Above $64,500	450	55	1,245	1,750
Total	800	340	2,380	3,520
Not Computed				
$0 to $19,350	0	0	20	20
$19,351 to $32,250	0	0	0	0
$32,251 to $51,600	0	0	0	0
$51,601 to $64,500	0	0	0	0
Above $64,500	0	0	0	0
Total	0	0	20	20
Total				
$0 to $19,350	105	80	535	720
$19,351 to $32,250	205	90	585	880
$32,251 to $51,600	95	130	485	710
$51,601 to $64,500	110	60	365	535
Above $64,500	450	55	1,275	1,780
Total	**965**	**415**	**3,245**	**4,625**

Survey of Rental Properties

From December 2020 through January of 2021, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.6.61 presents some basic statistics about the completed surveys.

Table III.6.61 **Survey of Rental Properties** Evanston city 2020B Survey of Rental Properties				
Year	**Completed Surveys**	**Total Units**	**Vacancy Rate**	**Vacant Units**
2019A	24	940	11.7	110
2019B	15	663	24.0	159
2020A	18	585	3.1	18
2020B	5	116	2.6	3

Table III.6.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 15 single-family units in Evanston city, with 0 of them available. This translates into a vacancy rate of 0 percent in Evanston city, which compares to a single-family vacancy rate of 4.5 percent for the State of Wyoming. There were 100 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 3 percent. This compares to a statewide vacancy rate of 4.5 percent for apartment units across the state.

Table III.6.62 **Rental Vacancy Survey by Type** Evanston city 2020B Survey of Rental Properties			
Unit Type	**Total Units**	**Vacant Units**	**Vacancy Rate**
Single-Family	15	0	0%
Apartments	100	3	3%
Mobile Homes	1	0	0%
"Other" Units	0	0	0%
Don't Know	0	0	0%
Total	**116**	**3**	**2.6%**

Table III.6.63, reports units by bedroom size. As can be seen there were 53 two-bedroom apartment units and 2 three-bedroom units. Overall, the 53 two-bedroom units accounted for 45.7 percent of all units, and the 2 three-bedroom units accounted for 1.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 44 units listed as "Don't Know." Additional details for additional unit types are reported.

Table III.6.63 **Rental Units by Bedroom Size** Evanston city 2020B Survey of Rental Properties						
Number of Bedrooms	**Single-Family Units**	**Apartment Units**	**Mobile Homes**	**"Other" Units**	**Don't Know**	**Total**
Efficiency	0	0	0	0	·	0
One	0	16	0	0	·	16
Two	0	53	0	0	·	53
Three	0	2	0	0	·	2
Four	0	0	1	0	·	1
Don't Know	15	29	0	0	0	44
Total	**15**	**100**	**1**	**0**	**0**	**116**

Table III.6.64 displays the vacancy rate of single-family units by the number of bedrooms. Studio-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.6.65 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 1.9 percent.

Table III.6.64
Single-Family Units by Bedroom Size
Evanston city
2020B Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	0	0	0%
Three	0	0	0%
Four	0	0	0%
Don't know	15	0	0%
Total	**15**	**0**	**0%**

Table III.6.65
Apartment Units by Bedroom Size
Evanston city
2020B Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	16	0	0%
Two	53	1	1.9%
Three	2	0	0%
Four	0	0	0%
Don't know	29	2	6.9%
Total	**100**	**3**	**3%**

Average market-rate rents by unit type are shown in Table III.6.66. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.6.66
Average Market Rate Rents by Bedroom Size
Evanston city
2020B Survey of Rental Properties

Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$0	$0	$0	$0
One	$0	$622	$0	$0	$622
Two	$0	$794	$0	$0	$794
Three	$0	$1,021	$0	$0	$1,021
Four	$0	$0	$700	$0	$700
Total	**$807.5**	**$717**	**$700**	**$0**	**$737.6**

Table III.6.67, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.6.67 Average Assisted Rate Rents by Bedroom Size Evanston city 2020B Survey of Rental Properties					
Number of Bedrooms	**Single-Family Units**	**Apartment Units**	**Mobile Homes**	**"Other" Units**	**Total**
Efficiency	$0	$0	$0	$0	$0
One	$0	$0	$0	$0	$0
Two	$0	$0	$0	$0	$0
Three	$0	$0	$0	$0	$0
Four	$0	$0	$0	$0	$0
Total	**$0**	**$0**	**$0**	**$0**	**$0**

Table III.6.68, shows vacancy rates for single-family units by average rental rates for Evanston city. The most common rent for single-family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.6.68 Single-Family Market Rate Rents by Vacancy Status Evanston city 2020B Survey of Rental Properties			
Average Rents	**Single-Family Units**	**Available Single-Family Units**	**Vacancy Rate**
Less Than $500	0	0	0%
$500 to $749	0	0	0%
$750 to $999	15	0	0%
$1,000 to $1,249	0	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	0	0	0%
Total	**15**	**0**	**0%**

The average rent and availability of apartment units is displayed in Table III.6.69. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 2.6 percent.

Table III.6.69			
Apartment Market Rate Rents by Vacancy Status Evanston city 2020B Survey of Rental Properties			
Average Rents	**Apartment Units**	**Available Apartment Units**	**Vacancy Rate**
Less Than $500	0	0	0%
$500 to $749	77	2	2.6%
$750 to $999	23	1	4.3%
$1,000 to $1,249	0	0	0%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	0	0	0%
Total	**100**	**3**	**3%**

Respondents were asked if utilities are included in the rent and as shown in Table III.6.70, 3 respondents, or 60 percent, included some sort of utility in the rent.

Table III.6.70	
Are there any utilities included with the rent? Evanston city 2020B Survey of Rental Properties	
Period	**Respondent**
Yes	3
No	2
% Offering Utilities	**60%**

The type of utility included in the rent is shown in Table III.6.71. There were 0 respondents who included electricity, 0 respondents who included natural gas, 93 respondents who included water and sewer and 71 respondents included trash collection in the rent.

Table III.6.71	
Which utilities are included with the rent? Evanston city 2020B Survey of Rental Properties	
Type of Utility Provided	**Respondent**
Electricity	0
Natural Gas	0
Water/Sewer	93
Trash Collection	71

Perceived Need for Housing Units

Table III.6.72, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 6 number of persons on the wait list.

Table III.6.73, shows the condition of rental units by unit type for Evanston city. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 94 units were in good condition, or 81 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

Table III.6.72
Do you keep a waiting list?
Evanston city
2020B Survey of Rental Properties

Period	Respondent
Yes	2
No	3
Waitlist Size	**6**

Table III.6.73
Condition by Unit Type
Evanston city
2020B Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	0	0%
Good	94	81%
Excellent	22	19%
Don't Know	0	0%
Total	**116**	**100.0%**

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.6.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondent indicated they would prefer more units of any type.

Table III.6.74
If you had the opportunity to own/manage more units, how many would you prefer
Evanston city
2020B Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	1
Total	**1**

2020 Household Forecast

The 2020 Housing Needs Forecast reports housing demand projections from 2019 to 2050, with 2019 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2019 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of

Table III.6.75 Households with Housing Problems by Income Evanston city 2013-2017 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	210	290	500
30.1-50% HAMFI	95	210	305
50.1-80% HAMFI	190	15	205
80.1-95% HAMFI	40	0	40
95 – 115% HAMFI	10	10	20
115.1% HAMFI or more	0	20	20
Total	545	545	1,090
Without Housing Problems			
30% HAMFI or less	80	125	205
30.1-50% HAMFI	280	295	575
50.1-80% HAMFI	400	110	510
80.1-95% HAMFI	265	135	400
95 – 115% HAMFI	395	85	480
115.1% HAMFI or more	1,045	305	1,350
Total	2,465	1,055	3,520
Not Computed			
30% HAMFI or less	0	20	20
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	0	20	20
Total			
30% HAMFI or less	290	435	725
30.1-50% HAMFI	375	505	880
50.1-80% HAMFI	590	125	715
80.1-95% HAMFI	305	135	440
95 – 115% HAMFI	405	95	500
115.1% HAMFI or more	1,045	325	1,370
Total	**3,010**	**1,620**	**4,630**

area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.6.75, shows the current CHAS housing problem estimates for the period of 2013-2017. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 545 owner occupied and 545 renter occupied households experiencing a housing problem.

Table III.6.76, shows the total estimated housing by tenure for Evanston city. As can be seen, in 2030 there are estimated to be a total of 2,977 owner and 1,391 renter occupied households or a total of 4,368 households. By 2050 there are estimated to be 3,254 owner, 1,459 renter for a total of 4,713 households in Evanston city.

Table III.6.77, below shows the incremental housing demand for Evanston city. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2019, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

Table III.6.76 Total Estimated Housing Forecast Evanston city Strong Growth Scenario			
Year	Owner	Renter	Total
2019	3,197	1,330	4,527
2020	2,796	1,325	4,121
2025	2,889	1,360	4,249
2030	2,977	1,391	4,368
2035	3,057	1,416	4,473
2040	3,128	1,433	4,561
2045	3,191	1,446	4,637
2050	3,254	1,459	4,713

As can be seen in 2030 an estimated additional 0 owner-occupied and 61 renter occupied households will be needed above current 2019 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Evanston city will see an additional 186 households, of which 40 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 21 household's above current 2019 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.6.77 Incremental Housing Demand Forecast Evanston city Strong Growth Scenario								
Income (% of MFI)	2019	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	0	0	0	0	0	5
30.1-50%	0	0	0	0	0	0	0	7
50.1-80%	0	0	0	0	0	0	0	11
80.1-95%	0	0	0	0	0	0	0	6
95.1-115%	0	0	0	0	0	0	0	8
115+%	0	0	0	0	0	0	0	20
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**57**
Renter								
0-30%	0	0	8	16	23	28	31	35
30.1-50%	0	0	9	19	27	32	36	40
50.1-80%	0	0	2	5	7	8	9	10
80.1-95%	0	0	3	5	7	9	10	11
95.1-115%	0	0	2	4	5	6	7	8
115+%	0	0	6	12	17	21	23	26
Total	**0**	**0**	**30**	**61**	**86**	**103**	**116**	**129**
Total								
0-30%	0	0	8	16	23	28	31	40
30.1-50%	0	0	9	19	27	32	36	47
50.1-80%	0	0	2	5	7	8	9	21
80.1-95%	0	0	3	5	7	9	10	17
95.1-115%	0	0	2	4	5	6	7	15
115+%	0	0	6	12	17	21	23	46
Total	**0**	**0**	**30**	**61**	**86**	**103**	**116**	**186**

Table III.6.78 shows the Incremental Total Housing Need Forecast for Evanston city. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2019, the base year, the total housing need set at the 1,026 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 636 owner and 576 renter occupied households for a total of 1,212 quality households.

Income (% of MFI)	2019	2020	2025	2030	2035	2040	2045	2050
Table III.6.78								
Incremental Total Housing Need Forecast								
Evanston city								
Strong Growth Scenario								
Owner								
0-30%	223	195	202	208	213	218	223	229
30.1-50%	101	88	91	94	96	99	101	108
50.1-80%	202	176	182	188	193	197	201	213
80.1-95%	42	37	38	40	41	42	42	48
95.1-115%	11	9	10	10	10	10	11	18
115+%	0	0	0	0	0	0	0	20
Total	**579**	**506**	**523**	**539**	**554**	**566**	**578**	**636**
Renter								
0-30%	238	237	246	254	261	266	269	273
30.1-50%	172	172	182	191	199	205	209	213
50.1-80%	12	12	15	17	19	20	21	22
80.1-95%	0	0	3	5	7	9	10	11
95.1-115%	8	8	10	12	13	14	15	16
115+%	16	16	22	29	34	37	40	42
Total	**447**	**446**	**477**	**508**	**533**	**550**	**563**	**576**
Total								
0-30%	461	432	448	462	474	484	492	501
30.1-50%	273	260	273	285	296	303	309	321
50.1-80%	214	189	197	205	212	218	223	235
80.1-95%	42	37	41	45	48	50	52	59
95.1-115%	19	17	20	22	23	25	26	34
115+%	16	16	22	29	34	37	40	62
Total	**1,026**	**952**	**1,001**	**1,047**	**1,087**	**1,117**	**1,141**	**1,212**