

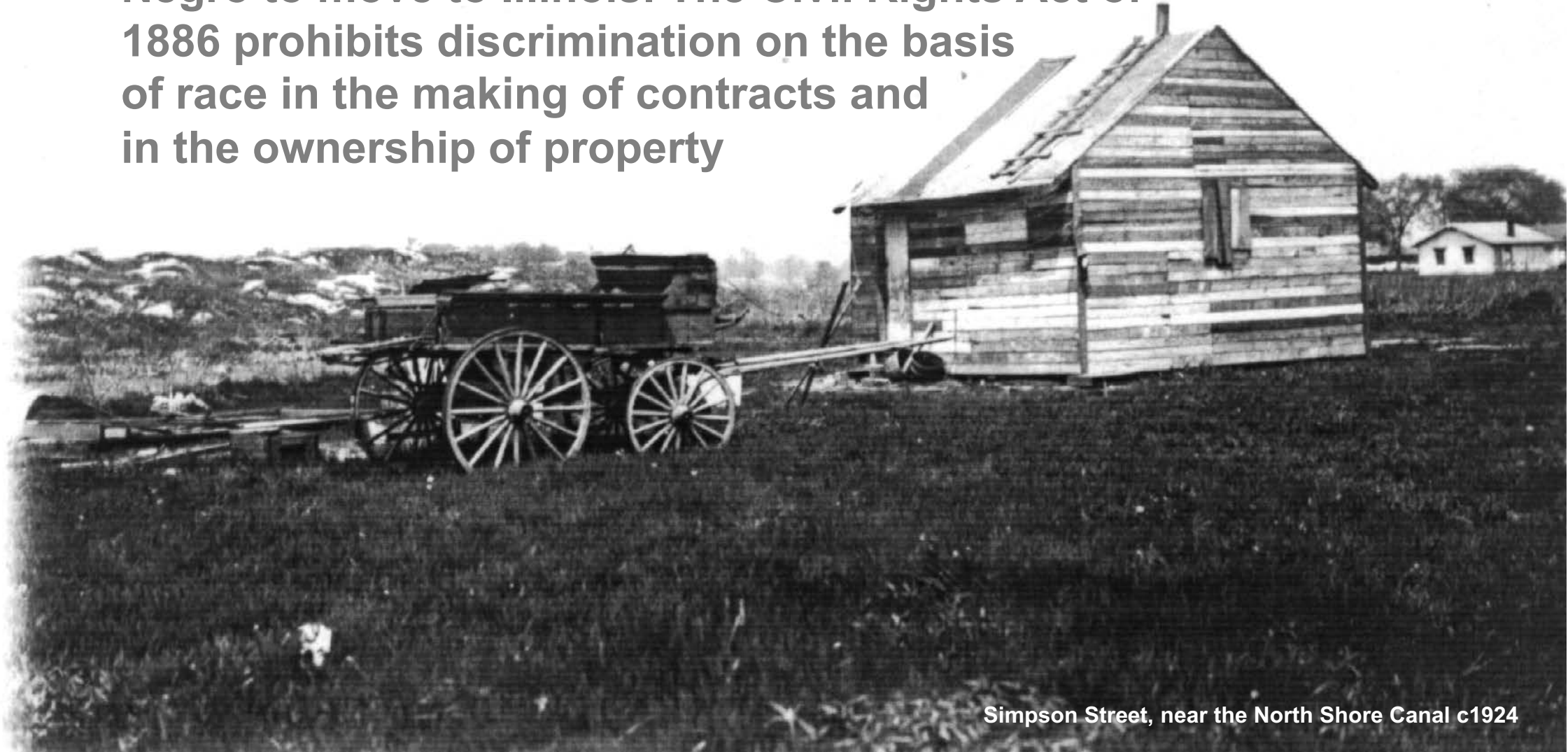
REDLINING

EVANSTON

1860

1865

Illinois bars residency segregation in 1865, repealing 1853 act making it a misdemeanor for a Negro to move to Illinois. The Civil Rights Act of 1886 prohibits discrimination on the basis of race in the making of contracts and in the ownership of property



Simpson Street, near the North Shore Canal c1924

REDLINING
EVANSTON

1900

**REDLINING
EVANSTON**

NORTH SHORE TOWNS AROUSED.

**Influx of Negroes Alarms the Residents
of Evanston, Wilmette, Winnet-
ka, and Glencoe.**

The negro population of north shore towns steadily is increasing, and in Evanston the newcomers are deemed especially objectionable by the authorities, as there are four times as many cases of assault and larceny, according to police figures.

In Evanston, Wilmette, and Winnetka the negroes are occupying in some sections entire blocks. Glencoe residents are aroused over the influx of negroes. Out of a population of 1,200 it is estimated that more than 300 are colored.

As a solution of the problem suddenly presented, Evanston citizens are reviving the old scheme of a town for negroes, to be located near Niles Center. To this it is proposed to deport objectionable characters.

Chicago Daily Tribune. January 22 1904, p.7

1904 —

Evidence of Evanston embracing segregated policies known as “Jim Crow”. Though not officially in the city ordinances, the policies were supported through exclusionary tactics from local government and societal demands. Many instances were reported between 1900 and 1930s in local and regional newspapers

1900

REDLINING
EVANSTON

Fifteen (15) foot building line, as shown on Plat of said Subdivision recorded in the Recorder's Office of Cook County, Illinois, as Document Number 8127208.

Restrictions as to cost and location of buildings to be erected on said premises, as shown in Document Numbers 364149 and 361466.

Restrictions that said premises shall not be conveyed, leased to, or occupied by anyone not a Caucasian, (servants excepted).

Provides for reverter in case of breach thereof, as shown in Document Numbers 364149 and 361466.

An example of a racial covenant that appeared for an Evanston home that were meant to exclude groups of people in certain neighborhoods and punished owners if the home was sold to someone other than "Caucasian"

1920

REDLINING
EVANSTON

1924

Nathan MacChesney, a Chicago attorney and member of the Chicago Planning Commission, drafts an addition to the Code of Ethics of the National Association of Real Estate Boards that “forbade [R]ealtors to introduce members of any race or nationality” into neighborhoods where their presence would damage property values.

1927

MacChesney drafts a model racially restrictive covenant for the Chicago Real Estate Board, solely targeting “Colored” people

1930

REDLINING EVANSTON

1. POPULATION: a. Increasing _____ Decreasing _____ Static yes
b. Class and Occupation Servant class - relief
c. Foreign Families 5 % Nationalities Italian d. Negro 90 %
e. Shifting or Infiltration negro

2. BUILDINGS:

	<u>PREDOMINATING</u> <u>95 %</u>	<u>OTHER TYPE</u> <u>5 %</u>
a. Type and Size	<u>one family - 5-6 rooms</u>	<u>Two family - 4-5 rooms</u>
b. Construction	<u>Frame - stucco</u>	<u>Frame - stucco</u>
c. Average Age	<u>20 - 25 years</u>	<u>20 - 25 years</u>
d. Repair	<u>Poor to fair</u>	<u>Poor to fair</u>
e. Occupancy	<u>100 - 150%</u>	<u>100%</u>
f. Owner-occupied	<u>50%</u>	<u>25%</u>
g. 1935 Price Bracket	<u>\$2000 - 3500</u> % Chge	<u>\$4000 - 6000</u> % Chge
h. 1937 Price Bracket	<u>\$2500 - 4500</u> <u>17 %</u>	<u>\$4000 - 6000</u> <u>0 %</u>
i. <u>1940 Jan</u> Price Bracket	<u>\$2500 - 4500</u> <u>0 %</u>	<u>\$4000 - 6000</u> <u>0 %</u>
j. Sales Demand	<u>Good - \$4000</u>	<u>Good</u>
k. Predicted Price Trend (next 6-12 months)	<u>Firm</u>	<u>Firm</u>
l. 1935 Rent Bracket	<u>\$ 25.00 - 30.00</u> % Chge	<u>\$ 25.00 - 30.00</u> % Chge
m. 1937 Rent Bracket	<u>\$ 25.00 - 30.00</u> <u>0 %</u>	<u>\$ 25.00 - 30.00</u> <u>0 %</u>
n. <u>1940 Jan.</u> Rent Bracket	<u>\$ 25.00 - 30.00</u> <u>0 %</u>	<u>\$ 25.00 - 30.00</u> <u>0 %</u>
o. Rental Demand	<u>Good</u>	<u>Good</u>
p. Predicted Rent Trend (next 6-12 months)	<u>Firm</u>	<u>Firm</u>

3. NEW CONSTRCTN (past yr) No 0 Type & Price _____ How selling _____

4. OVERHANG OF HOME PROPERTIES: a. HOLC None b. Institutions Few

5. SALE OF HOME PROPERTIES (___yr) a. HOLC 9 b. Institutions _____

6. MORTGAGE FUNDS: none 7. Total Tax Rate per \$1000 (19___) \$ _____

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This neighborhood houses the large negro population living in Evanston. It is somewhat better than the average negro district in that the bulk of the houses are one family detached units in anything but a congested district for this class of population. Here live the servants for many of the families all along the north shore. There is not a vacant house in the territory, and occupancy, moreover, is about 150 per cent, for most houses have more than one family living in them. Sales have been very good where liberal financing terms are available, but on other sales mortgage financing is virtually impossible to obtain. This concentration of negroes in Evanston is quite a serious problem for the town as they seem to be growing steadily and encroaching into adjoining neighborhoods. The two family structures are in most cases converted singles and they likewise are overflowing with occupants; these buildings are rented as unheated units. The number of persons on relief in this district is probably heavier than in any other area along the north shore. Altho the area is unattractive to other than the class of occupants already here, it is difficult to say that the section is declining, for it is in constant demand because of the limited

9. LOCATION Evanston, Ill. SECURITY GRADE D AREA NO. 357 DATE Jan. 1940

number of areas available for negro occupancy in the north shore towns. **I-311**

1930

To address the country's housing crisis, the Federal government created the Home Owners Loan Corporation (HOLC) who created residential security maps that graded lending risks on over 200 cities that led to an increase in housing segregation. These reports determined where home loans would be issued.

(<https://www.refinblog.com/the-longterm-effects-of-redlining/>)

1930

**REDLINING
EVANSTON**

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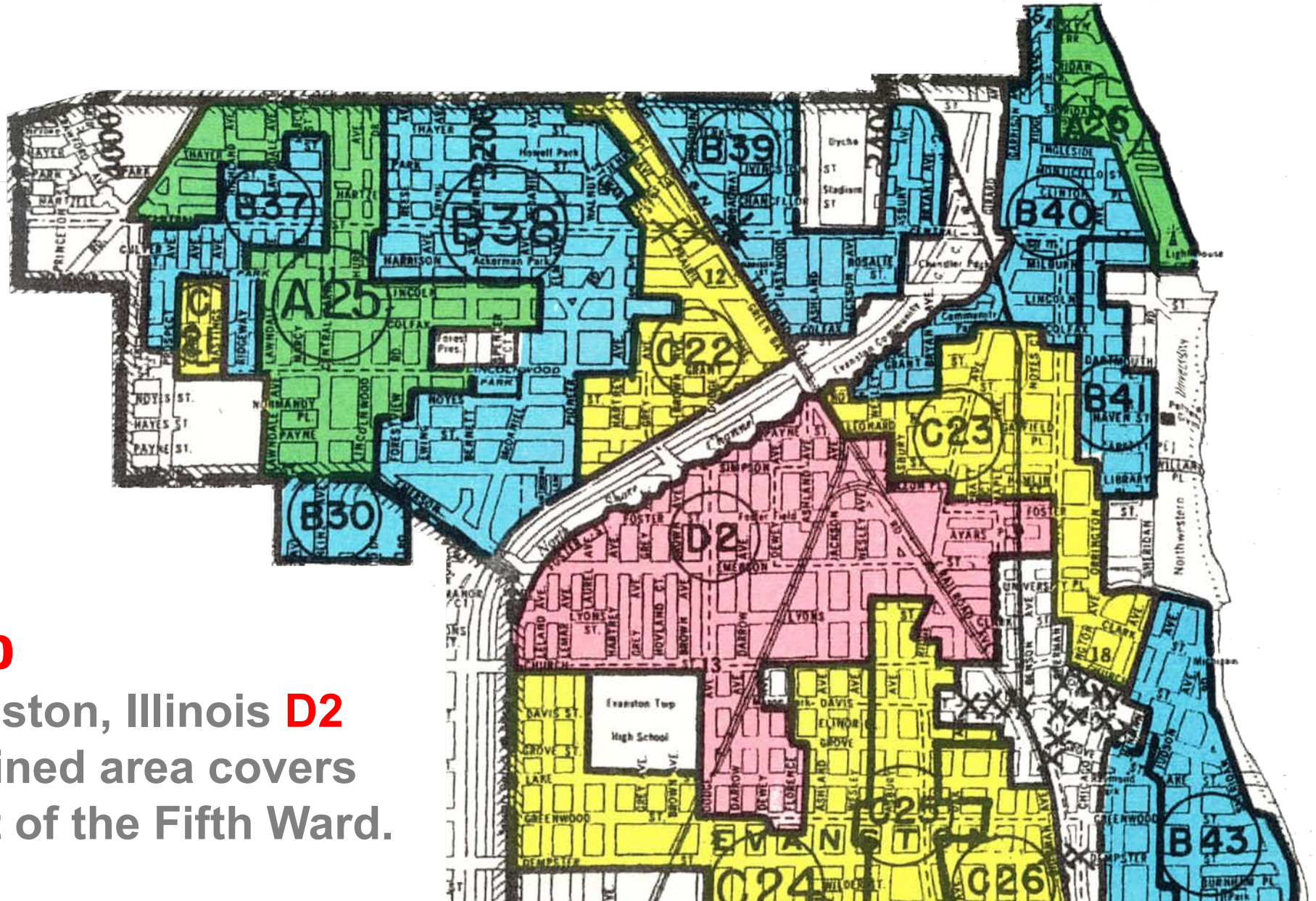
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I-311

“This concentration of negroes in Evanston is quite a serious problem for the town as they seem to be growing steadily and encroaching into adjoining neighborhoods.”

1930

REDLINING
EVANSTON



1930
Evanston, Illinois **D2**
Redlined area covers
most of the Fifth Ward.

(<https://www.refinblog.com/the-longterm-effects-of-redlining/>)

1930

REDLINING
EVANSTON

'Hat-In-Hand' Group In Evanston Would Bar Race

Whites Seek to Limit Population by Appealing to Jim Crow Element

A step to bar any more Race people from Evanston was temporarily blocked Sunday afternoon, after citizens, at an interracial meeting had been asked to adopt a resolution to stop more members of their race from making Evanston their home.

Evanston's present Race population was asked to assume the burden of seeing to it that no more of the Race settled there.

The resolution, the most serious step thus far taken by white Evanstonians to draw the color line, was introduced at a meeting of "leaders" of both races, called to discuss a federal housing project for Race residents. Reports of social workers and a survey under Northwestern university's auspices had long ago indicated urgent need for better housing, but no action came.

Influential Evanstonians feared, it was explained Sunday, that a better housing project, making Evanston "more attractive," would tend to increase the suburb's Race popula-

tion. It was made known that these white Evanstonians would okay better housing if the darker Evanstonians would use their influence to keep more of their Race from coming to Evanston. The restrictive resolution was presented, a Race leader, Mrs. Bessie Willis, moved its adoption, while other "leaders" registered approval.

In a heated attack, Alderman Jourdain branded the resolution an "offer for a deal" that was "an insult to any Colored man's self-respect." He said "Our people would rather do without the housing project than accept it on the terms of such a deal. No other group in Evanston would even be asked to

accept local improvements for the group now living here, in return for agreeing to bar any more from coming. Surveys prove that better housing is badly needed. If our people cannot get support for improved housing on the grounds of ordinary decency and humanity, without entering into a deal like this, then you can keep your support. Colored people in Evanston are not going on record as drawing the line on other Race people, in exchange for better advantages for themselves. They ought not to be asked to do so."

Alderman Jourdain pointed out that as a practical matter, the resolution was "silly, anyway, since the only way our people now living in Evanston could bar more from coming, would be to stand at Howard street, and pick the newcomers off at the city limits. The alternative would be to send pickets South and stop the migrants at the railroad stations. Movements of populations are conditions by economic and social factors, and not by resolutions."

Rev. Olden of the Mt. Zion church after James Morton had asked for discussion of the resolution, challenged its wisdom and a motion to table it was passed.

1940

REDLINING
EVANSTON

1948

Judgement against Evanston in its attempt restrict veteran housing for Negroes.

(Evanston Newsette, April 16)

1948

Mass meeting in Evanston held on the Evanston Land Clearance Program. Part of the discussion focuses on the “city’s failure to do anything constructive toward housing for Negroes.”

(Chicago Defender, Aug. 14, p7)

1950

REDLINING
EVANSTON

1958

January, Martin Luther King, Jr. visits Beth Emet the Free Synagogue in Evanston and speaks on integration. Dr. King, Jr. spends the night in the basement of the synagogue as nearby hotels wouldn't allow Negro guests. Dr. King, Jr. makes two more visits in 1962 and 1963.

Dr. King, Jr. at the Orrington Hotel, Evanston.
Photo by Evanston Photographic Studio



1960

REDLINING
EVANSTON

1965

North Shore Summer Project (NSSP) completes a door-to-door survey undertaken by dozens of volunteers who also participate in vigils and protests outside real estate offices. The NSSP study determines that the “segregated society of the North Shore – perpetuated and encouraged by Realtors – reflects the wishes of only a small percentage of North Shore residents.”

(August 29, 1965)



1964 Evanston Real Estate protest march. Photo by Charles Johnson

1960

**REDLINING
EVANSTON**

1968

The Federal Fair Housing Act prohibits the following forms of discrimination: Refusal to sell or rent or advertise a dwelling to any person because of his race, color, religion or national origin

1970

REDLINING
EVANSTON

12

city/suburbs

Chicago Sun-Times, Monday, June 22, 1981

Blacks enjoy move to suburbs

By Jacqueline Thomas

Nora Smith, Bonnie Drake and Grace Williams are former residents of crumbling, predominantly black, inner-city neighborhoods, now happily living in mostly white suburbs.

Smith, who has one child, grew up in the Altgeld Gardens public housing project and later lived in a series of inadequate apartments—the last in a building plagued by fires.

pressed by the schools and is "delighted to have a decent place to stay."

"No vermin. No overcrowding. It's a decent place," said Drake of her three-bedroom apartment in a suburban complex.

SMITH, TOO, is enthusiastic about suburban life.

"All-black neighborhoods tend to limit you in your development," she said. "We don't live in an all-black world."

Last Wednesday, U.S. District Judge John Powers Crowley approved a consent decree in the case negotiated by lawyers for HUD and the plaintiffs—some 40,000 past or present CHA tenants or people on the waiting list for CHA apartments.

AMONG OTHER things, it makes permanent the HUD-funded program, now operated by the Leadership Council for Metropolitan Open Communities, which since its in-

under a separate court order.)

The court's action was hailed as a victory by Alexander Polikoff, executive director of Business and Professional People for the Public Interest and chief attorney for the Gautreaux plaintiffs, although he said the numbers involved are "pitifully small in relation to the need."

POLIKOFF also conceded that in the more than 14 years since the suits against the HUD were filed

1977

Community Reinvestment Act affirmatively requires lending institutions to help meet credit needs of their local community and requires federally regulated depository institutions to define and serve a local community that includes low and moderate income neighborhoods. It also introduces "fair lending" requirements for individual low income and minority applicants

1990

REDLINING
EVANSTON

1989

The City of Evanston fines eight Evanston real estate firms named among ten firms found in violation of the city's fair housing act
(Evanston Review, Jan. 26)

1990

Stemming from the 1989 City of Evanston fair housing investigation, as a result of Interfaith Housing Center's findings that revealed racial steering and disparaging remarks against African Americans, Century 21 Shoreline settles in the amount of \$200,000 ... *(Pioneer Press, Nov. 8, p. 9)*
... and Baird & Warner settles in the amount of \$450,000. *(Chicago Tribune, Feb. 10)*

2000

**REDLINING
EVANSTON**

2003

The Illinois Affordable Housing Planning and Appeals Act passes the legislature requiring all municipalities to increase their affordable housing stock to 10 percent. All 49 of the Illinois communities that fall short of the 10% requirement are in Chicago's suburbs



*Interfaith Housing Center of the Northern Suburbs presents:
Annual Meeting featuring a panel discussion*

DOES RE-DEVELOPMENT MEAN THE END OF AFFORDABLE HOUSING?

Sunday, October 22, 2006

3:00 to 5:00 pm

Am Shalom, 840 Vernon Avenue, Glencoe

FREE & open to the public

- **Edna Martinez**,
Resident of Northshore Estates in Highwood
- **Prof. Janet Smith**, Co-Director,
Voorhees Center of the Univ. of IL at Chicago
- **Kim Bobo**, Director, Interfaith Worker Justice
- **Jacky Grimshaw**, Coordinator of Transportation
Programs, Center for Neighborhood Technology
- **Alicia De La Cruz**, panel facilitator from
Interfaith Housing Center

*Interfaith Housing Center of the
Northern Suburbs is a 34-year-old
not-for-profit organization that
works to promote integrated, just
communities through:*

- Investigation of Housing
Discrimination, Landlord/Tenant,
& Predatory Lending Complaints
- Affordable & Fair Housing
Education & Advocacy
- Homesharing – the facilitation of
housing matches



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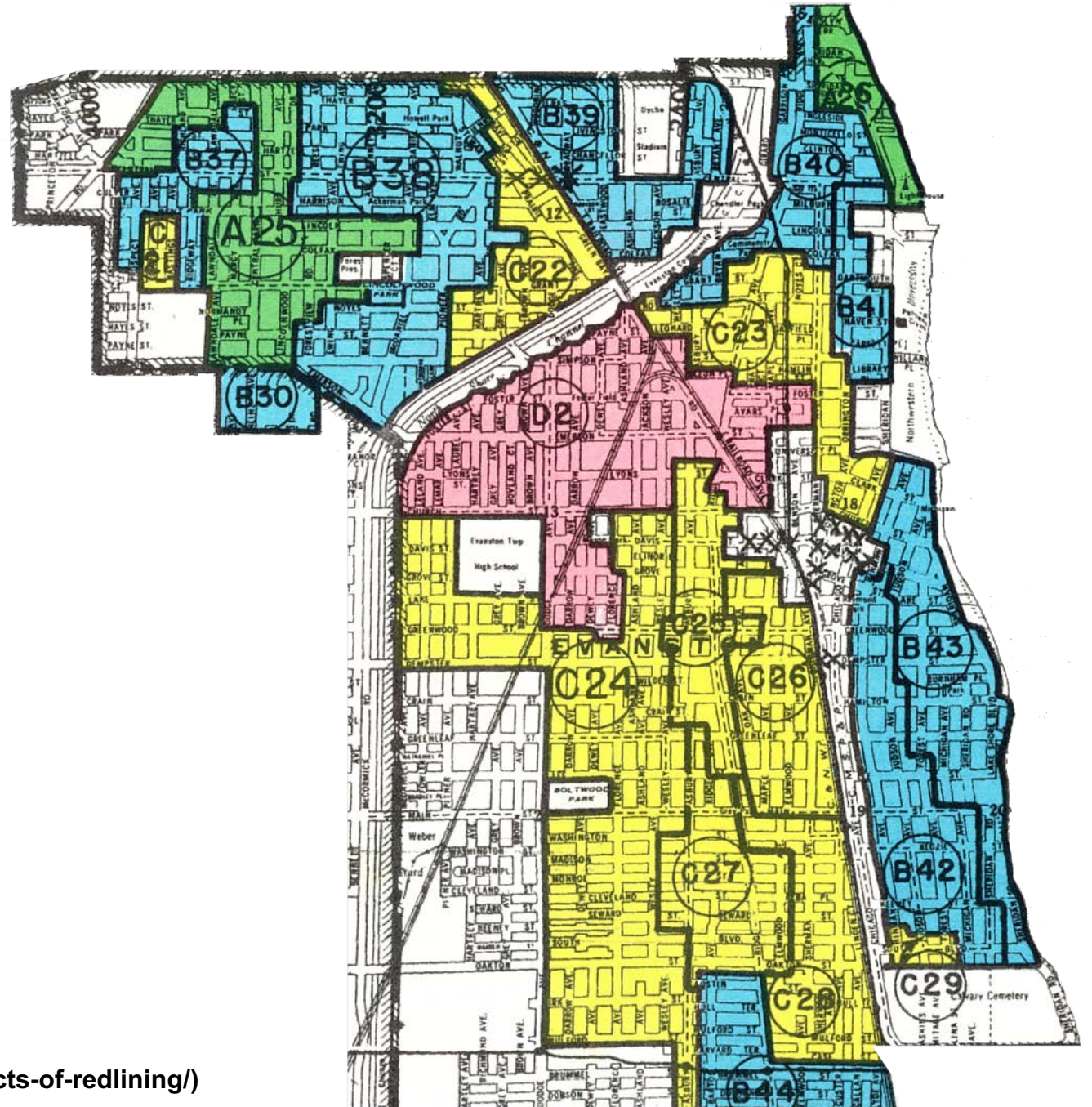
www.interfaithhousingcenter.org

1930

REDLINING EVANSTON

The HOLC map **D2** area covers most of the past and current Fifth Ward.

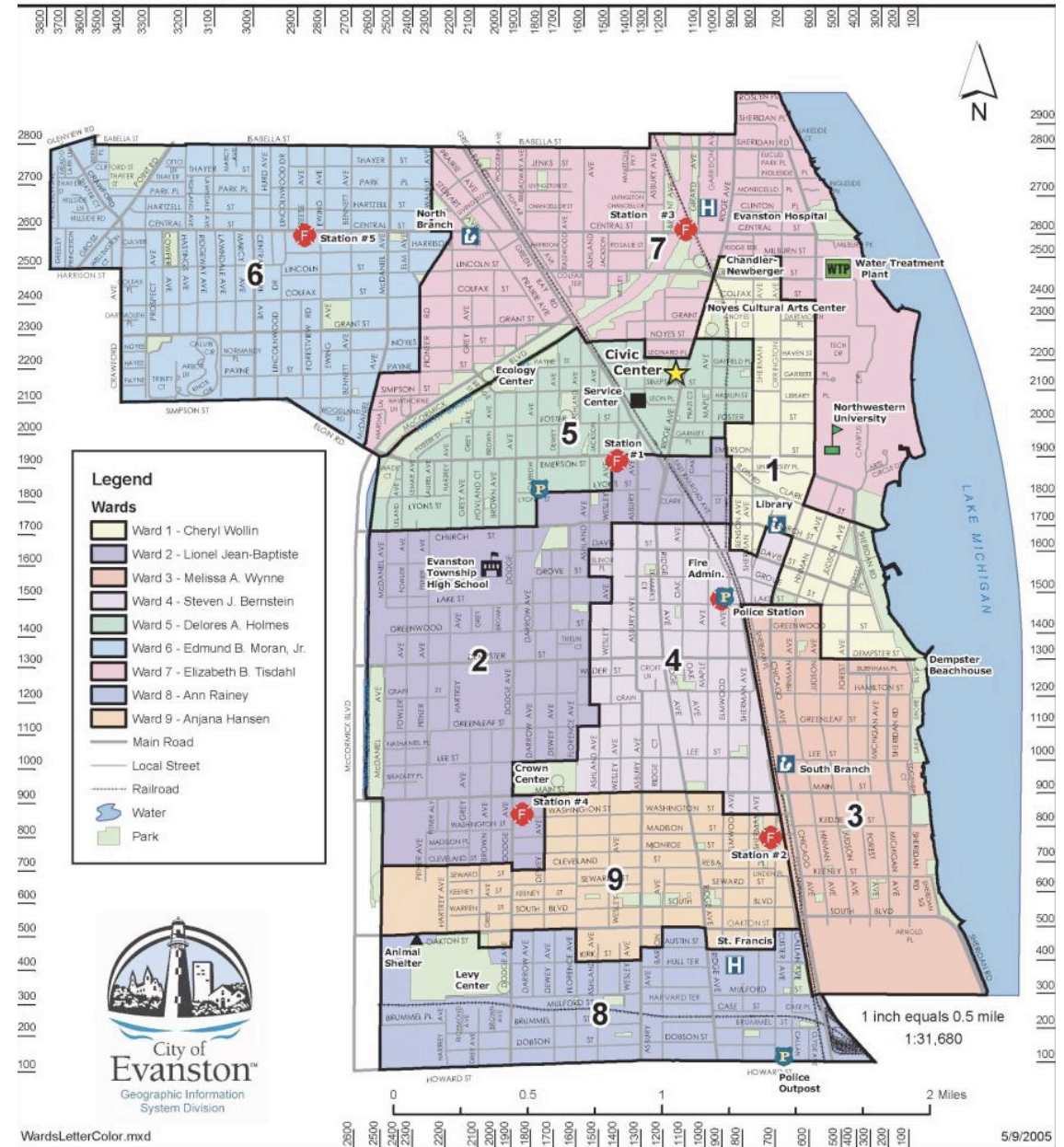
(<https://www.refinblog.com/the-longterm-effects-of-redlining/>)



2000

REDLINING EVANSTON

The “Fifth ward”, “West Side”, “Marginalized Community”, “Communities at Risk” are all synonyms referring mostly to the Evanston’s Black and Brown community. The redlined map, overlays on today’s Fifth ward and continues to steer perceptions.



2005 Ward map

2000

REDLINING EVANSTON

2008

An on-line forum, on the topic “Is Evanston Safe,” posted a map of Evanston with rough-drawn boxed areas with “Nice”, “No” or “Meh”, indicating subjective desirable areas. The site was heavily visited through 2012. It also revealed long lasting perceptions stemming from the original redlined map.



REDLINING EVANSTON

The Redlining Evanston exhibit is supported in part by the following organizations

Evanston Community Foundation
www.evanstonforever.org

City of Evanston
www.cityofevanston.org

Shorefront Legacy Center
www.shorefrontlegacy.org

Northwestern University
www.northwestern.edu

Evanston History Center
www.evanstonhistorycenter.org

YWCA Evanston/North Shore
www.ywca-ens.org

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