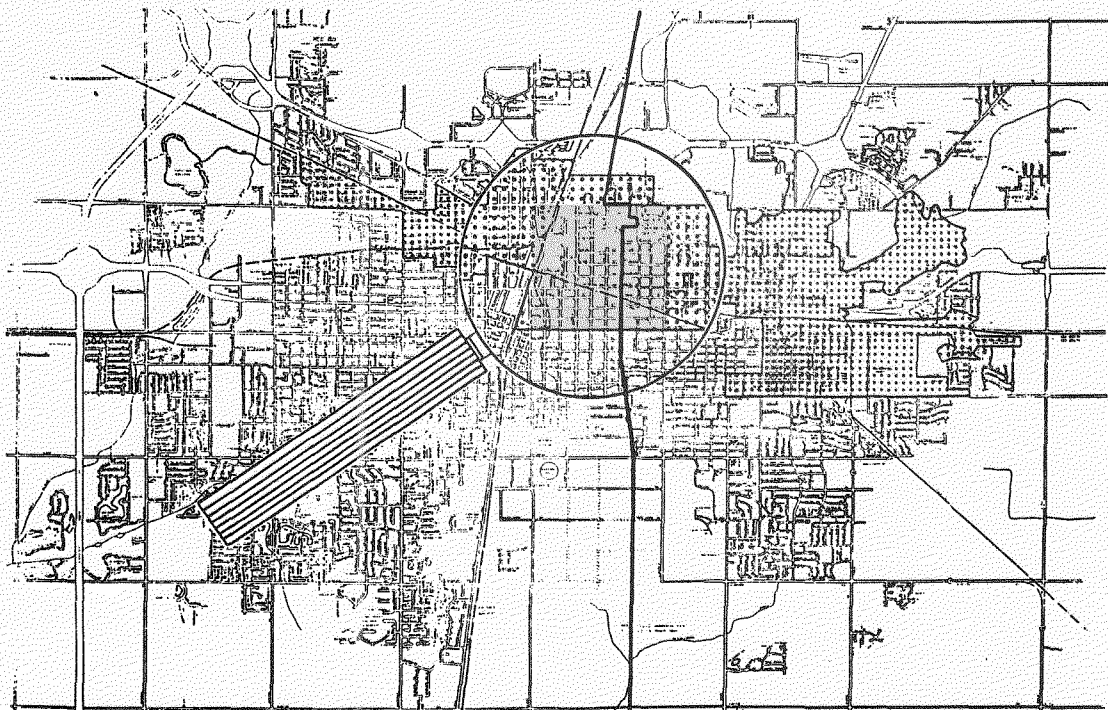


**AN ASSESSMENT of  
Housing, Neighborhood Conditions,  
and Attitudes  
Towards Northeast Champaign  
and Northwest Urbana**

*A Study to improve the  
housing and neighborhood conditions  
in Northeast Champaign and Northwest Urbana*

**SEPTEMBER 1990**



AN ASSESSMENT of HOUSING, NEIGHBORHOOD CONDITIONS,

and ATTITUDES

TOWARDS NORTHEAST CHAMPAIGN

and NORTHWEST URBANA:

"What's Up in the North End?"

by

Otha Alonzo Trimm

Bachelor's of Urban and Regional Planning: The University of Illinois  
at Urbana - Champaign

Master's Project submitted in partial fulfillment of the requirements  
for the degree of Master of Urban Planning. University of Illinois at  
Urbana - Champaign

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Committee

Principle

Advisor \_\_\_\_\_ Department \_\_\_\_\_

\_\_\_\_\_ Department \_\_\_\_\_

## Acknowledgements

*SEPTEMBER 15, 1990*

There have been many people who have helped me to reach this point and I am forever grateful. Some have offered advice, encouragement, information, caring, and some have just been there when I needed them. I can not name them all, but here are a few of the special people and one deity. Most of all, I would like to thank God, without whom nothing worthwhile is possible.

First, I would like to thank my parents, Mr. Cleophus Trimm and Mrs. Juanita Trimm. Also, I would like to thank the rest of my family and friends who have given me their support. Next, I would like to thank all of the people who participated in and or contributed to this study. Also, I would like to thank all of the people I met while at the University of Illinois as an undergraduate and when I returned, after a two year hiatus, as a graduate student who took a genuine interest in my development and from whom I learned a lot. I learned many things inside the class room, but I learned much more outside in the class room known as life.

Finally, I would also like to thank Mr. Clarence Jackson. While I could not fit in much of his oral history of Champaign and Urbana, his contribution as an eyewitness to many of the changes and trends since the early 1920's was invaluable. He remembers the Black Community as it was, how the North End Area is now, and how it could be. His insights allowed me to visualize and understand from a unique perspective the history of the North End in retrospect.

Thank you Clarence!

## Special Posthumus Dedication

This work is especially dedicated to my brother Cleophus Trimm Jr. and to Mr. Joseph Jackson, formerly of the Department of Zonning of the City of Chicago. I share a special bond with both of them. They will always be big brothers to me.

## EXECUTIVE SUMMARY

What's up in the North End ? Since 1975 the City of Champaign has spent \$10 million dollars and the City of Urbana has spent \$1.5 million dollars from the federal Community Development Block Grant Program in the area informally know as the North End. Still the area is plagued with poor housing and poor neighborhood conditions. In addition, the bulk of low-income family public housing projects in the area have not undergone a major renovation since many of them were built in 1952. The Champaign County Housing Authority has jurisdiction over their maintenance and up keep, separate from the programs of both cities. Obviously, money alone will not solve the areas problems. A clear consensus or profile of what the areas problems are is needed.

## FORMAT AND GOALS

The goal of this study is to improve the quality of housing and neighborhood conditions for all residents of the North End, especially those of lower to moderate incomes, by sharing information and consensus building between key actors. The concept is to see how these key groups / actors, who would most likely be involved in any solutions view the housing and community development needs of the residents of the North End. To achieve that goal, an assessment of housing, neighborhood conditions, and attitudes towards Northeast Champaign and Northwest Urbana was addressed in an area study plan composed of three sections.

## STRATEGIC PLANNING FOR THE AREA

Section I presents a short socio-economic and cultural narrative of the geographic area and its residents. Also, a brief but comprehensive assessment of housing and landuse is assembled from existing research (secondary data). It is a composite profile of housing and neighborhood conditions in the North End.

Section II reveals the structure of and rationals behind the survey / interview tool (the primary data component of the study) used to assess housing, neighborhood conditions, and attitudes towards the North End. This is the basis for ascertaining how key groups view the housing and community development needs to see if problem areas can be identified and consensus solutions might emerge. Also, the conceptual basis for the design of the study and its features is shared.

Section III is an analysis of findings. The streets and infrastructure in the North End are in fairly good condition. Housing is in poor condition in relation to the entire community. The most devastating assault upon the area seems to be a negative perception of the area, combined with no area plan.

Policy Conclusions This insert postulates what types of policy conclusions can be drawn from the study's five critical open-ended questions dealing with housing. There is a need for strong organized community groups in the area to push for change. Also, there needs to be more awareness of the multiple resources available in the Champaign-Urbana that have not been tapped into by local residents and groups in the North End.

## RECOMMENDATIONS

There needs to be increased community organization, creation of an area plan, and tapping into the multiple resources of the Champaign-Urbana Community at large has to offer. There is a need to improving pride in the community, reduce the negative socio-economic factors such as high unemployment, increase low incomes and the levels of education attained. Some short-term and long range goals are presented and need to be explored by the community. In short, it will take better organization, some investment, and time.

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# What's Up In The North End ?

A study to improve housing and neighborhood conditions in Northeast Champaign and Northwest Urbana. . .

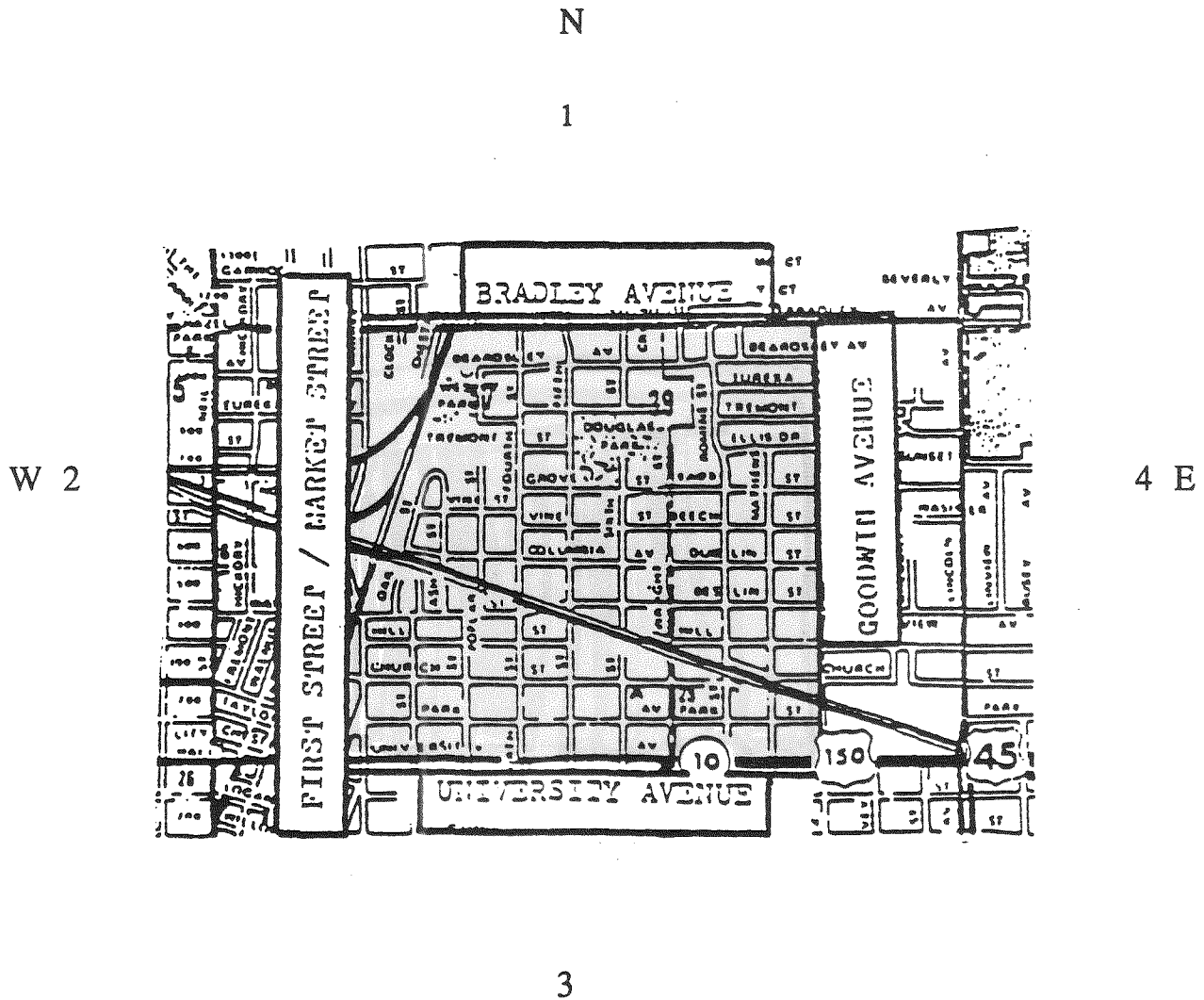
## Section I :

### Introduction

Many people from different segments of the Champaign - Urbana Community have agreed that there are persistent problems in the area informally known as "The North End". However, no consensus and/or clear profile on what the major problems are and what can be done to alleviate these problems has ever been reached. In talking informally with different people, you get different perceptions of the problems and how to solve them. This project is a study in information sharing and consensus building. The ultimate goal of this research is to improve the quality of housing and neighborhood conditions(life) for all of the residents of the North End, especially those of lower to moderate incomes who are the most vulnerable. To Accomplish this the Champaign - Urbana Community was divided into 4 different "impact" groups. An "impact group" is defined as a social and or political segment of the Champaign-Urbana Community with potentially different views of the North End, yet have vital influence on the resources to improve the North End. The most important concept of this study is to see how these key groups, who would most likely be involved in any solutions, view the housing and community development needs of the residents of the North End. The operational objective of this study is to identify these key groups and record their responses for comparison and contrast to see what similarities and differences exist, and if any possible areas of consensus can be reached. The goal of this study is to conclude with a list of priority problem/need areas and solutions. Hopefully, the findings of the study can be helpful to local residents, citizens groups, government agencies, etc.

# Where is the North End ?

The rough borders, as shown on Map 1, of this area are Bradley Avenue to the north(1), Market and First Streets on the west(2), University Avenue to the south(3), and Goodwin Avenue on the east(4).



MAP 1 : The North End Study Area

This area was chosen as the geographic community unit of study for 2 reasons. First, it has been identified over the years in the popular press as a problem neighborhood / housing area (rightly or wrongly so) within the cities of Champaign and Urbana. Second, it is officially an area within the targeted Community Development areas of both municipalities.

# What is the North End ?

## Historical Background of the Area

The Twin cities of Champaign and Urbana began as a single political and governmental unit known as the Village of Urbana. Much of the growth and economic vitality of the Village of Urbana can be linked to the initial coming of the railroad and its selection to be the site of one of the states land-grant colleges, The University of Illinois. The western part of Urbana experienced rapid growth with people who had different ideas about the future and how they should be governed. Thus, the Village of West Urbana was formed in 1857. To the east was the older and originally established community of Urbana. The dichotomy of the two distinct communities was well under way. By 1861 the Village of West Urbana completed the split by changing their name to, and getting legal recognition as, the City of Champaign.

## The Origins of "The North End"

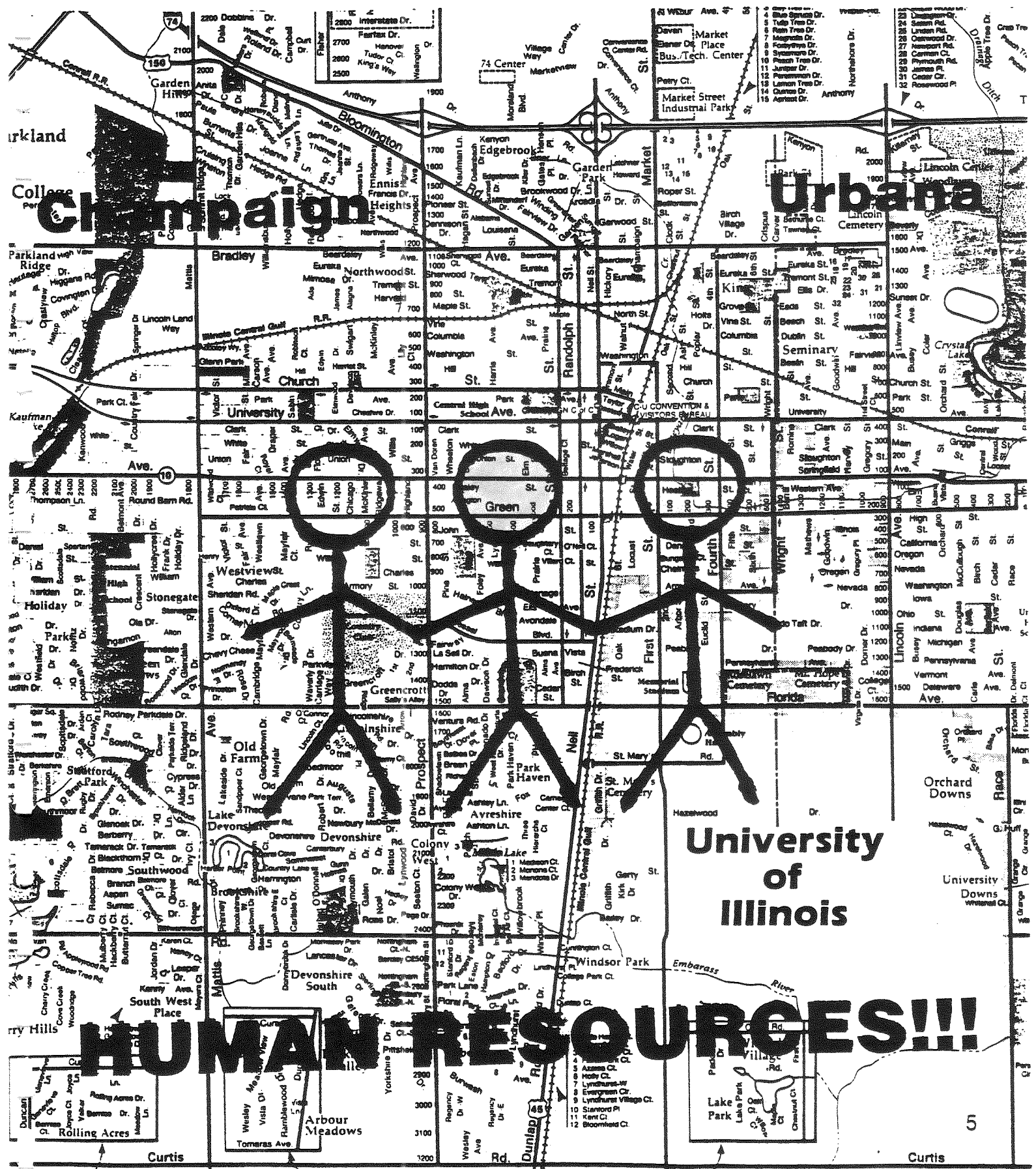
A Black Community also sprang up in the twin cities of Champaign and Urbana in roughly the area I have targeted for this study of housing and neighborhood conditions. There were only 2 Black residents listed in the 1850 census for Champaign County. By 1860, that number had grown to 48 and has continued to show an almost steady increase up to the present. The railroad played a major part in the steady black migration from the South after the Civil War and another large wave after World War II. Many blacks can trace their origins to family members who migrated north from the South (a large number from Mississippi) by railroad and settled in Champaign - Urbana. Many of them saw promise in this growing community and got off the train here.

Racism, segregation, and an affinity for other blacks kept the Black Community in C - U clustered into a tight knit geographic area. This type of segregated community or neighborhood was typical in Northern states. Strides made in Civil Rights (Human Rights), the striking down (as unconstitutional) of restrictive covenants barring minorities, and laws against discrimination in the housing markets, have all helped to open up more opportunities for blacks since the late 1960's. Still problems persist and a lack of access to and knowledge of opportunities exist today. During the years of blatant segregation "The North End" became a very close knit society where all of the residents went to the same school, churches, and or places of work. One positive outcome of segregation was a supportive and culturally rich Black Community which lived together regardless of widely differing incomes. The breaking down of segregation opened up housing opportunities outside of the North End, and also weakened the Black Community as a socio-economic, political, and neighborhood unit.

# Urban Renewal, Civil Rights, and The Black Community in C. - U.

Emancipation by this state's favorite son in 1865 was only one marker in the long journey to equality of opportunity for all citizens of this great land. Segregation and discrimination were still the order of the day in most places in the United States. Blacks were not served in many restaurants, hotels, and stores. In the 1940's, a small group of local citizens from within and outside Champaign-Urbana's Black Community, both black and white began to push for change. Around this time, the Frederick Douglass Center was built in Northeast Champaign. Slowly a few blacks began to find jobs in previously "whites only" businesses and dormitories began to open up to blacks at the University of Illinois. From the early 1950's to the early 1970's, the Civil Rights Movement gained momentum. The Urban Renewal Program to remove blight and improve living conditions grew in importance as the Civil Rights Movement gained strength. Both events locally mirrored the social climate that was sweeping across the nation at that time. Tensions ran high and tempers ran short as race relations were dealt with as they had not been dealt with in the past. Amidst all of this, Urban Renewal was touted as a means of improvement and a better life for all. But instead many proud, black and white small homeowners were uprooted by Urban Renewal. Many people were promised new housing that took 20 years in coming. The Black Community in Champaign- Urbana hemorrhaged. Just as it had in many other communities all over the country (black, white, Italian, Jewish, Polish, Irish, Etc.), Urban Renewal meant housing removal and the social, economic, cultural, and political fabric of the North End was torn apart. Positive role models and generational bonds were broken. Some whites were intimidated into selling their houses at lower prices, while blacks moving in were sold houses at outrageously high prices. The maintenance, tenant screening, and outreach programs declined in public housing. Champaign finally succeeded in building some new housing in the North End with the Martin Luther King Subdivision and Urbana has the Doctor Ellis Development. The Douglass Center and its Annex in Champaign remain as a beacon of community awareness. To Urbana's credit, they do have a general infrastructure (much needed street improvements) plan to improve the King Park Area of the North End. Educationally, the Booker T. Washington Elementary School is an excellent elementary school, so to is King School. With all of these North End improvements and excellent resources in the University of Illinois and Parkland College, how come problems persist in "The North End ?" Things may actually be getting worse with aids, drugs, crime, and homelessness all on the increase. However, below the surface, the same old roots of striving for equality, justice, and offering a helping hand(not a controlling, stealing, or condescending hand) to those who need it are still the real issues. Please see the next page for what we often overlook.

It can be as easy as sharing information and opening up better lines of communication, cooperation, and coordination. Sometimes we still forget these, our most valuable resources.

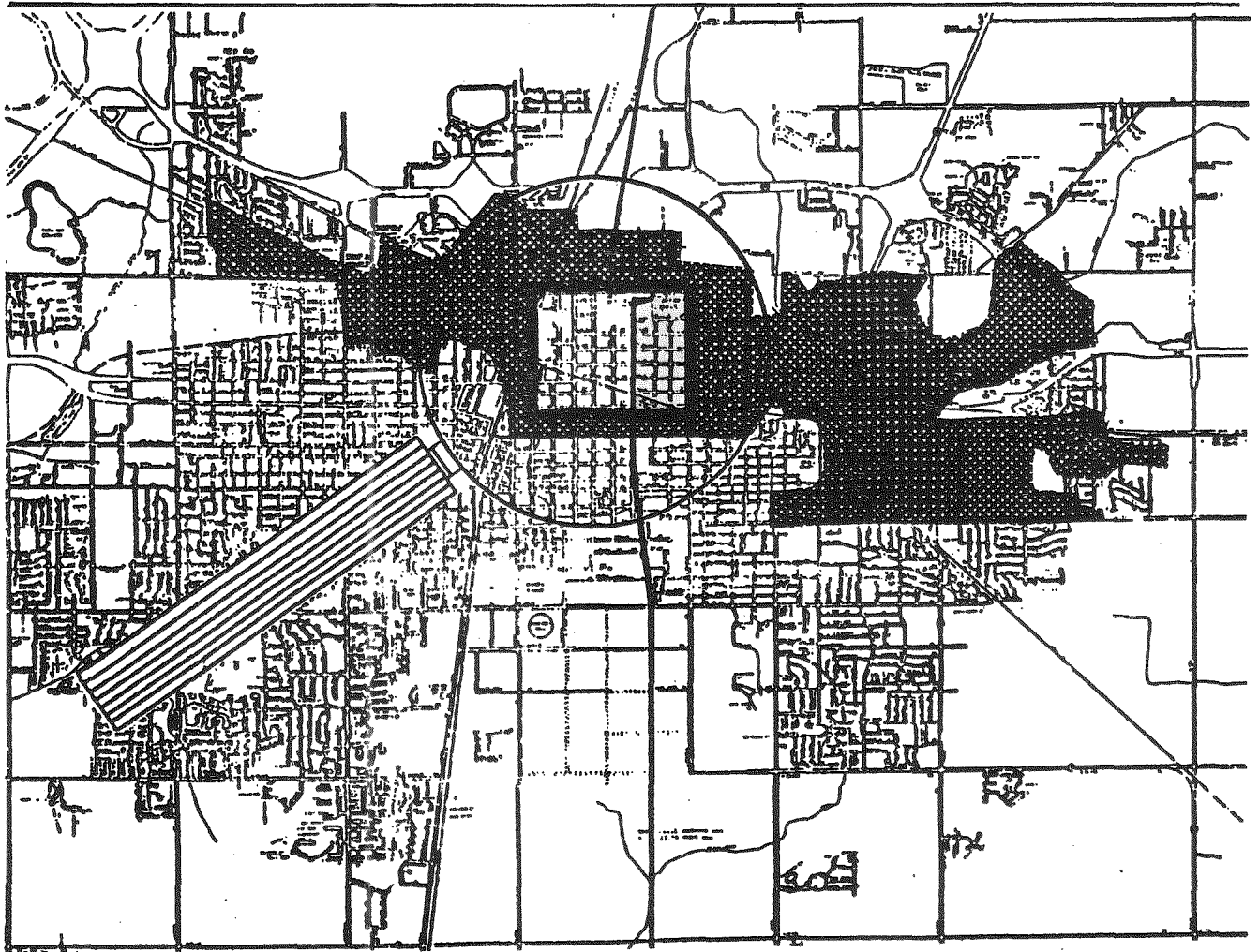


**HUMAN RESOURCES!!!**

# Demographics in Context

## MAP 2 : The Study Area within C.-U.

and within the targeted community development areas of both cities

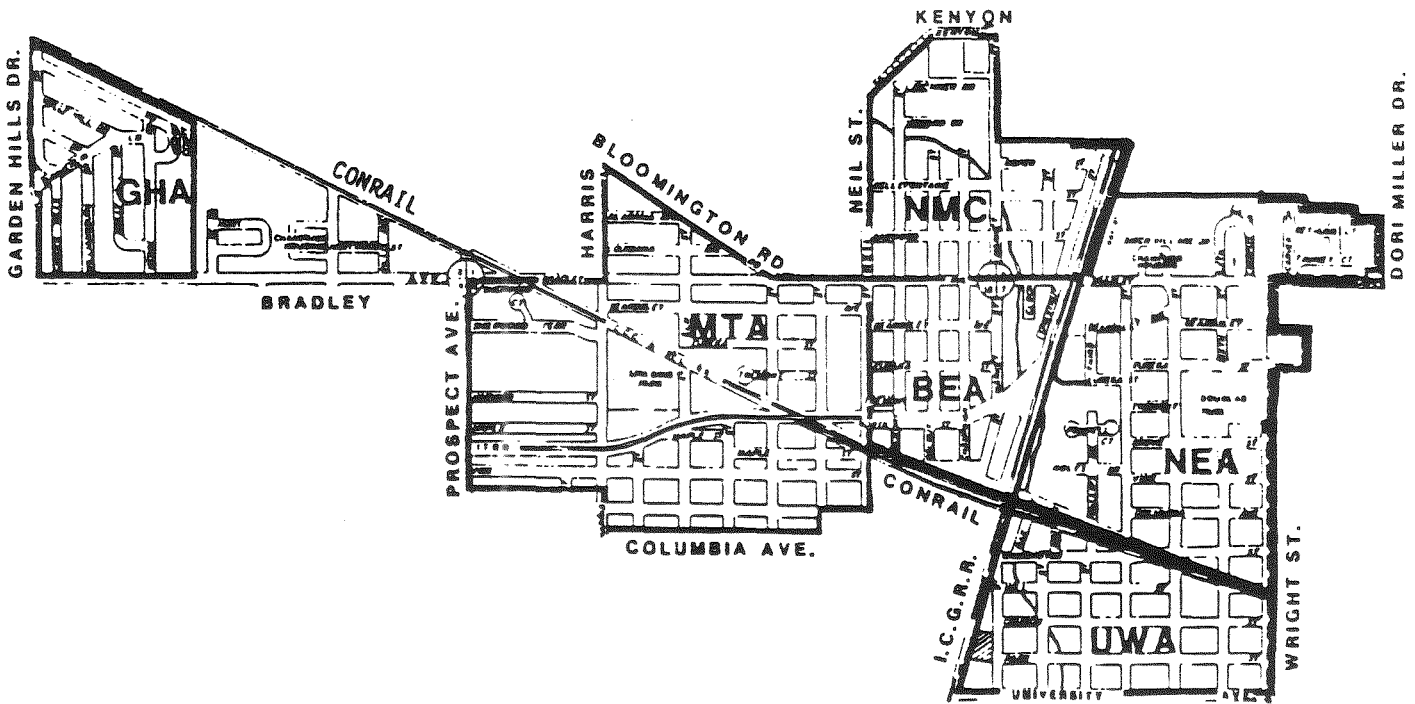


Because this study targets only a small section of Northeast Champaign and Northwest Urbana, we must also understand the needs of the area in terms of the surrounding community. While viewing the target community under the magnifying glass, we must also examine the socio-economic and cultural context in which it exist, as well as those factors which define it. Moreover, one of the goals of this study is that the findings will be used as a learning tool to inform, educate, and communicate, through the sharing of information.

Both Champaign and Urbana have designated community development target areas where C.D.B.G funds are supposed to be concentrated, and all of the Northend is covered in the target area. One of the most promising ways to institute new improvements in the Northend housing is the Community Development Block Grant Program. Community Development Block Grants are state administered federal funds given to cities and towns, which can fund neighborhood housing rehabilitation. One purpose of these grants is to eliminate blight in cities and help provide safe and sanitary housing for low to moderate income families, including minorities. The following maps show the existing community development target areas in Champaign and Urbana, respectively.

## Champaign's Community Development Target Area

MAP 3

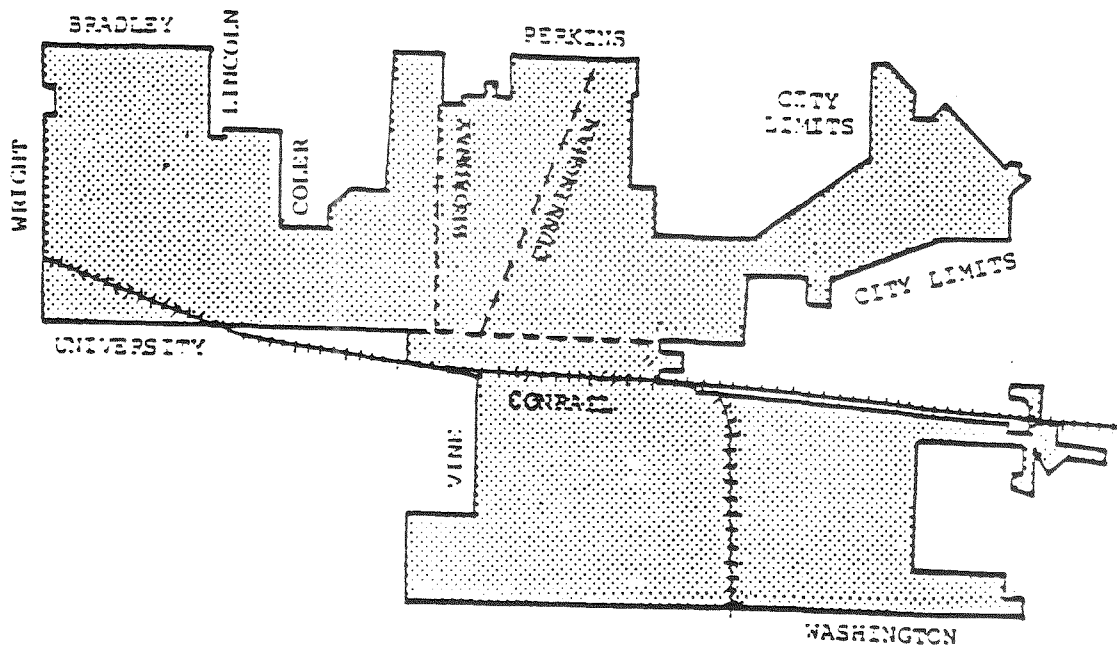


**BEA** Beardsley-Eureka Area **GHA** Garden Hills Area  
**NEA** Northeast Area **NMC** Neil-Market Corridor  
**MTA** Maple-Tremont Area **UWA** University-Washington Area



## MAP 4

### Urbana's Community Development Target Area



The word community is key to this study and merits a careful definition. A Community is a set of people and or institutions that have a specific characteristic(s) and/or interest in common. A community could be tied to a specific geographic area such as a neighborhood, or it could transcend a geographic area and be associated to race, religion, ethnic origin (any social and or physical characteristic). While the study area chosen functions as a geographic community unit, it also functions as a segment of the entire Black Community at large. Its origins and predominantly black population engender it to this second distinction. To improve the housing and neighborhood conditions in the Northend, however it will take communication, cooperation, and coordination from people within and outside of this geographic community.



## Key Socio-Economic Indicators

There are many demographic statistics we could examine. Four demographic variables can be used to give a good initial comparison of the North End and the larger community, they are Race, Unemployment, Education, and Income. The following 1980 Census figures compare state, county, city statistics with the two North End Census Tracts, tract 2 in Champaign and 53 in Urbana.

TABLE I : The State v.s. the County with Unemployment, Education, and Incomes

	The State of Illinois 1980			Champaign County 1980		
	Total	White	Black	Total	White	Black
<u>Unemployment</u>	4.5%	3.8%	8.7%	5.7%	2.6%	6.8%
16 years or older in the labor force						
<u>Education</u>						
25 years or older						
0 - 4th	2.8%	2.0%	5.1%	<1%	6%	
5 - 8th	5.7%	5.7%	7.2%	8.3%	13.7%	
H.S. 1-3 yrs	15.0%	14.0%	23.1%	8.5%	16.9%	
4 years	35.1%	36.0%	29.4%	34.6%	29.5%	
College 1-3 yrs	15.2%	15.1%	29.4%	17.1%	17.6%	
4 yrs or more	16.2%	17.0%	8.3%	30.1%	16.3%	
<u>Incomes</u>						
Households median	\$19,321	\$20,389	\$12,473	\$16,436	\$17,013	\$11,197
Families mean	\$22,746	\$23,999	\$14,478	\$24,398	\$25,388	\$15,721

TABLE II : The City of Champaign and Urbana on Unemployment, Education, and Incomes

City of Champaign 1980			City of Urbana 1980		
	White	Black	White	Black	
<u>Unemployment</u>	4%	11%	3%	10%	
<u>Education for persons</u>					
25 years or older					
0-4th	<1%	5%	<1%	9%	
5-7th	2%	9%	2%	7%	
8th	4%	8%	6%	4%	
H.S. 1- 3 years	6%	19%	6%	3%	
4 years H.S.	29%	28%	21%	26%	
College 1-3 years	7%	3%	15%	8%	
4 years or more	36%	4%	50%	20%	
<u>Incomes</u>					
Households					
median	\$15,792	\$9,750	\$15,070	\$10,784	
mean	\$19,786	\$13,401	\$19,029	\$14,076	
Families					
median	\$23,699	\$11,660	\$22,146	\$13,591	
mean	\$27,124	\$14,995	\$24,702	\$16,041	
-----					
	Total		Total		
Actual #'s	White	Black	White	Black	
Education	22,993	3,255	14,083	1,461	
0-4th	41	99	83	51	
5-7th	403	334	229	97	
8th	1,035	276	808	56	
H.S. 1-3 years	1,709	659	861	210	
4 years H.S.	6,938	899	2,915	378	
College 1-3 years	4,236	419	2,076	280	
4 years or more	8,531	69	7,118	289	

TABLE III : Champaign's Census Tract 2 and Urbana's Census Tract 53

Census Tract 2 in Champaign	1980		Census Tract 53 in Urbana	1980	
Unemployment	11%	102/925	11%	87/803	
Education	Total	1,148	Total	922	
0-4th	95	7%	123	12%	
5-7th	214	9%	97	10%	
8th	132	10%	56	5%	
H. S. 1-3 years	258	21%	32	3%	
4 years of H. S.	279	23%	234	24%	
College 1-3 years	89	8%	77	18%	
4 or more years	81	6%	103	10%	
<u>Incomes Households</u>					
	median	\$8,323		\$13,892	
	mean	\$12,323		\$15,848	
Families	median	\$9,724		\$16,550	
	mean	\$12,376		\$16,706	

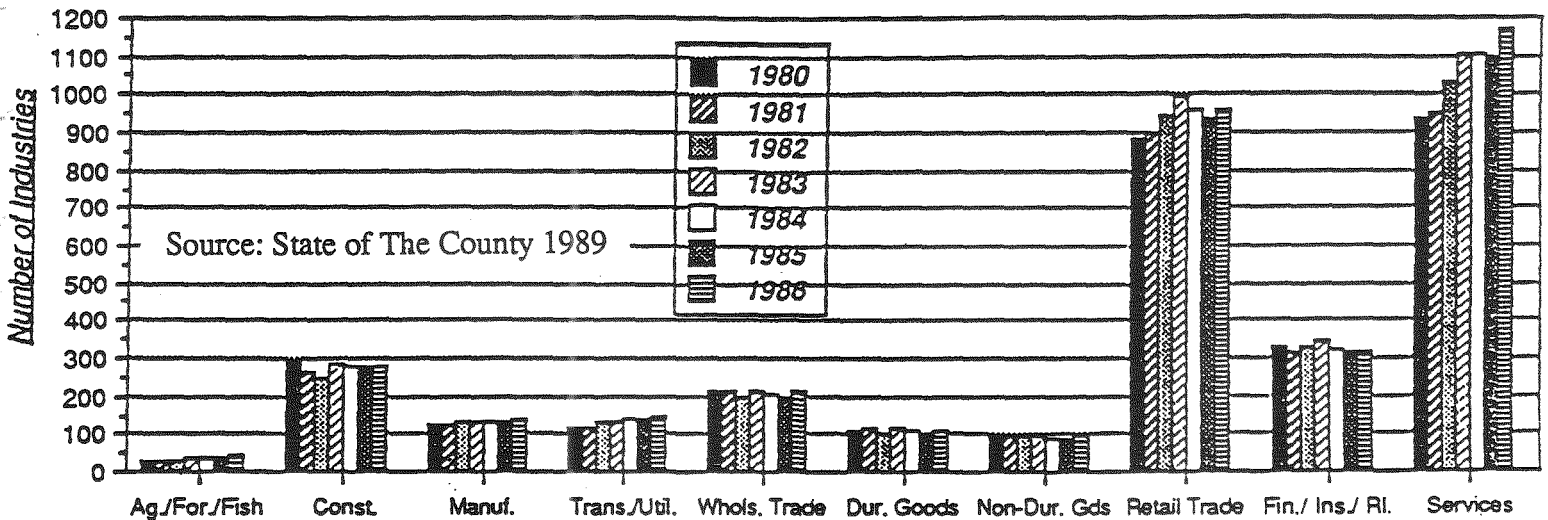
Incomes, Education, and Employment/Unemployment

" The influence of a large college student population on per capita income on Champaign County may be less than the influence of the County's low wage structure. A comparison of 1987 manufacturing earnings by the State of Illinois and metropolitan statistical area, published by the Illinois Department of Employment Security, showed relatively low earnings in Champaign County. The average hourly earnings were 86.0% of the State's; 72.5% of Davenport-Rock Island-Moline MSA's; 65.5% of Decatur MSA's; 70.1% of Peoria MSA's; 78.4% of Springfield MSA's; and 83.5% of Bloomington-Normal MSA's. Durable and nondurable goods earnings were similarly lower for Champaign County. A low wage structure may be due to the high number of college students that enter the work force each year in Champaign County. Students increase the demand for jobs, which offers area business a large number of highly qualified workers, thus inviting reduced wages to offset the high demand for jobs. A relatively low rate of unionization in the labor force may also play a role in the established wage structure. Further, a low PCI may be related to the high distribution of the County's labor force in lower paying jobs of the non-manufacturing service and public sector when compared to other areas (Source: State of the County 1989 by The Champaign County Regional Planning Commission)".

**Industry Employers, Minority and Overall Unemployment**

"Changes in 1988 employment by industry compared to that in 1980 showed the private and public sectors added jobs. The public sector added 2,925 jobs: up 19.6%. The private sector added 5,775: up 12.6%. The most dramatic changes occurred in professional services which increased by 3,600 jobs: up 46.0%. Retail trade lost the most jobs: down 1,300 or a 7.9% drop over the nine-year period. . . . The participation of racial and ethnic groups by gender in the 1987 Champaign County is shown in table 32 / FIGURE 3(Champaign County = the Champaign-Urbana-Rantoul Metropolitan Statistical Area). Blacks had the highest rate of unemployment of all groups, with one of ten out of work. This compared to 4.0% for whites and 2.9% for Asians, who had the lowest unemployment rate for all groups. Females made up 44.9% of total labor force, with an unemployment rate of 3.8%" (Source: State of the County by The Champaign County Regional Planning Commission)". **FIGURE : 2**

**Major Industries by Number of Establishments in Champaign County: 1980-1986.**



**FIGURE : 3**

**Table 32. Labor Force by Sex and Race/Ethnic Group, Champaign- Urbana-Rantoul MSA : 1987**

Sex and Minority Status	Civilian Labor Force			Percent Distribution			
	Force	Emp.	Unemp.	Force	Emp.	Unemp.	Rate
<b>Both Sexes</b>	86,980	83,099	3,881	100.0	100.0	100.0	4.5
<b>White, not Hispanic</b>	77,915	74,788	3,127	89.6	90.0	80.6	4.0
<b>Black, not Hispanic</b>	6,272	5,645	627	7.2	6.8	16.2	10.0
<b>Native Amer., not Hispanic</b>	173	166	7	0.2	0.2	0.2	4.0
<b>Asian &amp; Pac. Isl., not Hisp.</b>	1,545	1,500	45	1.8	1.8	1.2	2.9
<b>Remaining Races, not Hisp.</b>	102	95	7	0.1	0.1	0.2	6.9
<b>Hispanic, all races</b>	973	905	68	1.1	1.1	1.8	7.0
<b>Total Minority<sup>c</sup></b>	9,055	8,311	754	10.4	10.0	19.4	8.3



Sex and Minority Status	Civilian			Percent Distribution			
	Labor Force	Emp.	Unemp.	Labor Force	Emp.	Unemp.	Rate
<b>Female</b>							
White, not Hispanic	34,676	33,514	1,162	88.8	89.2	78.3	3.4
* Black, not Hispanic	3,149	2,882	267	8.1	7.7	18.0	8.5
Native Amer., not Hispanic	84	84	0	0.2	0.2	0.0	0.0
Asian & Pac. Isl., not Hisp.	622	600	22	1.6	1.6	1.5	3.5
Remaining Races, not Hisp. <sup>1</sup>	41	41	0	0.1	0.1	0.0	0.0
Hispanic, all races	463	430	33	1.2	1.1	2.2	7.1
<b>Total Minority<sup>2</sup></b>	<b>4,359</b>	<b>4,037</b>	<b>322</b>	<b>11.2</b>	<b>10.8</b>	<b>21.7</b>	<b>7.4</b>

<sup>1</sup>Includes all non-white races not elsewhere classified.

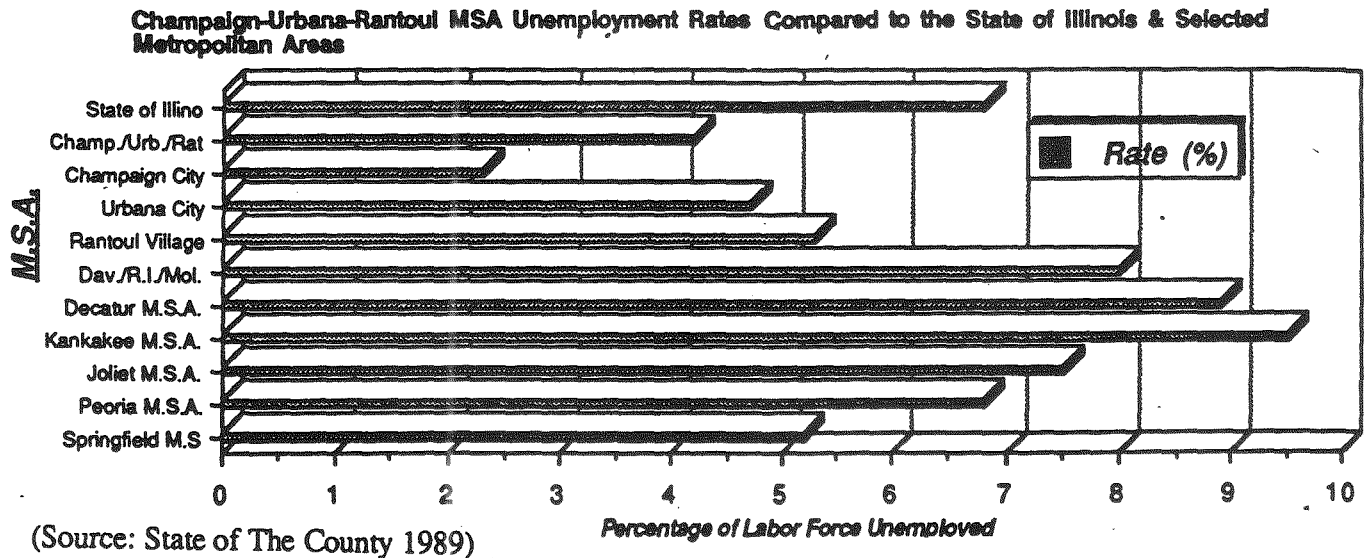
<sup>2</sup>Sum of Hispanic and all non-white races.

NOTE: Sum of individual items may not add to total because of rounding.

Source: Illinois Department of Employment Security Estimates

Source: State of The County 1989

FIGURE : 4

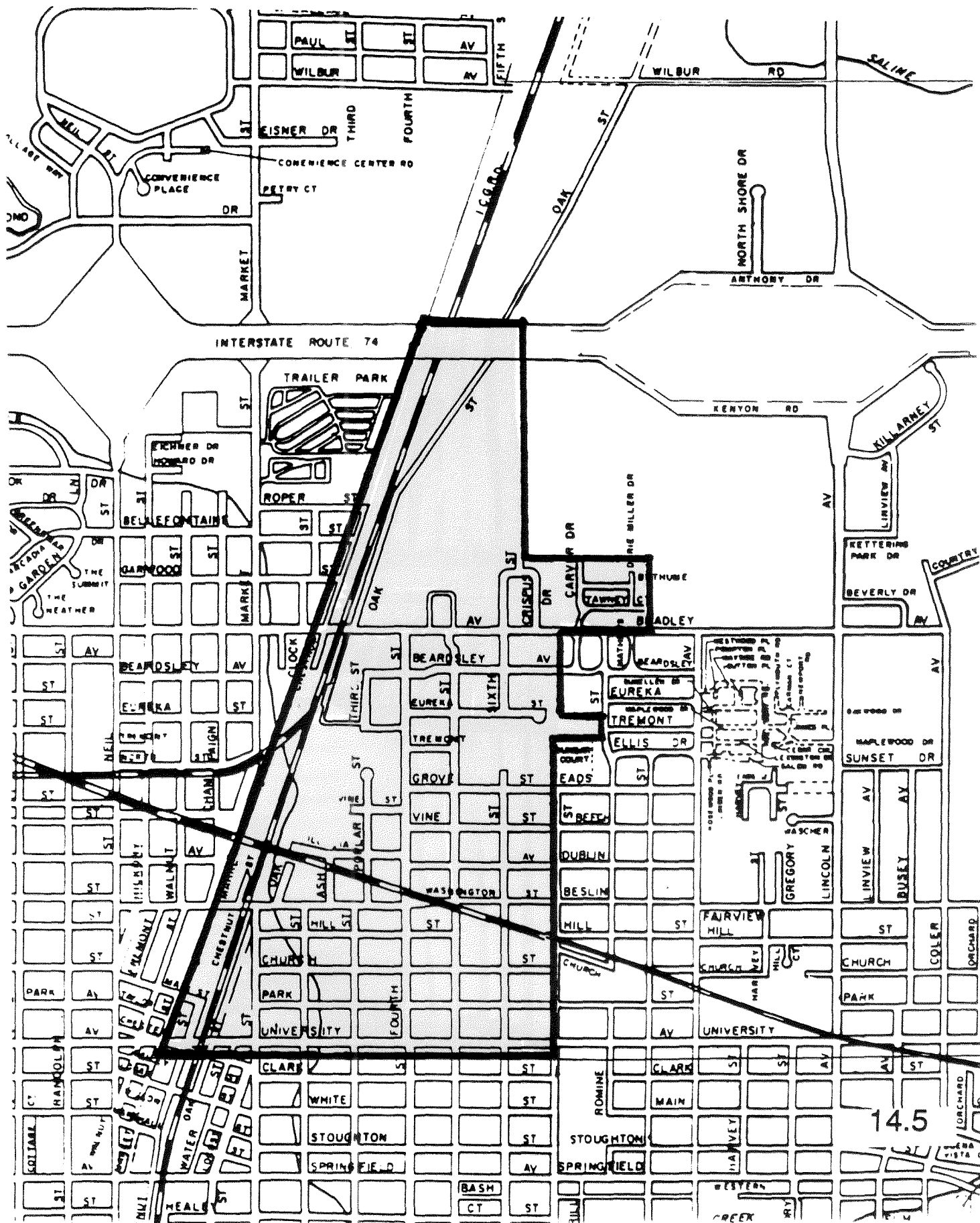


In sum, unemployment is well below the national and state level in Champaign County, and especially in the City of Champaign (2.3%) and Urbana (4.7%) in 1988. However, personal per capita incomes were among the lowest. This is accounted for by the fact that many of the new jobs added have been in the low paying end of the service sector as is the case nationally. Also, by race, for blacks, incomes and the level of education attained were among the lowest, while unemployment was among the highest (10%). These figures are even higher among residents of the North End Census tracts. The large campus community of students at Parkland College and the University of Illinois may account for some of the low wages and underemployment. Yet there are no clear cut reasons to explain why low incomes, low levels of education attained and high unemployment abound in the North End.

# Housing Conditions and Land Use in the North End

There have been several housing changes over the last 10 years that may increase the overall value and improve the overall conditions in the North End. The Dr. Martin Luther King Jr. Subdivision is 90% complete and Successful with new homes in the former Oak-Ash renewal site. The Beckman Institute of the University of Illinois on the southern border of the North End may have increased land values. The new alliance of Burnham and Mercy hospital (Covenant Medical Centers) have preliminary plans to develop a new hotel and convention center in the area adjacent to Mercy and in the North End. Still, a 1982 Study prepared by Professor Earl Jones and students in a community planning workshop at the University of Illinois remains the most recent and relevant indicator of housing conditions in Champaign's North End(Census Tract 2). The just recently completed King Park Plan 1989 -2000 (June 1989) by the City of Urbana's Community Development Department, covers Urbana's Census Tract 53. These two studies give the most current assessment of housing conditions in the entire North End. Jones' study covers most of Census Track 2 in Champaign and the King Park Plan covers much of Census Track 53 and roughly all of the area which is considered the North End in Urbana. Together these two reports comprise roughly all of the area known as the North End in both cities : a brief summary of the housing conditions and land use in each report will be presented. Thus, a composite of the housing and neighborhood conditions can be drawn to conclude this section(I). In the pages that follow, I will attempt to summarize and combine their findings to produce a clearer and comprehensive profile of the Housing Conditions and Land Use in the North End.

# Champaign's Census Tract 2



### Housing Conditions in Champaign's Census Tract 2

In 1982 Jones' study found that 45% of the housing units were built between 1959 and 1969, 30% before 1939, 1% between 1975 and 1978, and no new housing units were built between 1979 and March of 1980 (Source: U.S. Dept. of Commerce 1983.). They found the housing market stable, but weak; 58% of the owners of black occupied housing moved into their present residences in 1959 or earlier. Of the 766 occupied units, 55% were renter occupied and 45% owner occupied. In addition, the vacancy rate for the area in 1980 was 12% / 108 units (Source: U.S. Dept. of Commerce). Also, in 1978 the Champaign County Regional Planning Commission did a housing condition survey of all 715 dwelling units in Census Tract 2. The community planning workshop study, which did not include multi-family and public housing units found 31% of the residential structures in standard condition, 32% needing minor rehabilitation, 21% needing average rehabilitation, 14% needing major rehabilitation, 1% in need of demolition and 5% currently being rehabilitated. The following pages show a map of the area, summarize housing conditions in Champaign's Census Tract 2, total land use, and the estimated total to rehabilitate the entire existing residential housing (excluding public and multifamily units) in 1982. The cost to rehabilitate housing in Champaign's North End can be estimated at \$2,125,400.

### Explanations and Qualifications

In 1982 by the community planning workshop headed by Professor Earl Jones used the following conventions to categorize land use and housing conditions:

#### Land Use Classifications

1. Single Family Residential - Housing developed at a density less than 7.4 units per acre (usually Single family)
2. Multi-Family Residential-Housing developed at a density of greater than 17.4 units per acre (high density)
3. Institutional-Schools, churches community centers and health care facilities
4. Recreational-Parks and Playgrounds
5. Vacant-All land without Structures
6. Commercial-All general and neighborhood retail goods and services, light manufacturing
7. Streets-All streets except those in the Oak- Ash Renewal site (Now the Dr. Martin Luther King Subdivision)



These designations were used to categorize the condition of Housing...

Housing Condition Classifications

1. Standard-A house with only regular maintenance required, for example, painting or patches of siding
2. Minor Rehabilitation- One or two minor defects noted, or one or two repairs needed, for example gutter damage or railings
3. Average Rehabilitation-Usually two or more items in damaged condition, or two or more defects. for example, missing gutters and siding
4. Major Rehabilitation-Extensive damage, more than one item
5. Demolition-The condition does not require the house to be saved

The Age of Residential Structures

Time Frame	Percent
Built before 1939	30%
Between 1950 - 1969	45%
Between 1975 - 1978	1%
Built 1979 - 1980 March	0%

Housing Conditions in Northeast Champaign( Census Tract 2)

<u>Condition</u>	<u>Number</u>	<u>percentage</u>
Standard	120	31%
Minor Rehabilitation	124	32%
Average Rehabilitation	80	21%
Major Rehabilitation	54	14%
Demolish	4	1%
Rehab. in progress(1982)	2	5%

Source: Jones, 1982

<u>Total Land Use</u>		
<u>Category</u>	<u>Acreage</u>	<u>Percent</u>
Residential	76.76	38%
Multifamily	10.10	5%
Recreational	14.14	7%
Commercial	14.14	7%
Industrial	10.10	5%
Vacant	20.2	10%
Streets	56.56	28%
TOTAL	202.0	100%

Jones' workshop class worked with and for the City of Champaign's Community Development Department to approximate average cost for housing repairs. . .

Major Rehabilitation                      \$15,500

Average Rehabilitation                      \$8,200

Minor Rehabilitation                      \$5,100

Thus, Housing Rehabilitation Cost were estimated to be . \$2,125,400 in 1982

Minor Rehabilitation                      124    x    \$5,100

Average Rehabilitation                      80    x    \$8,200

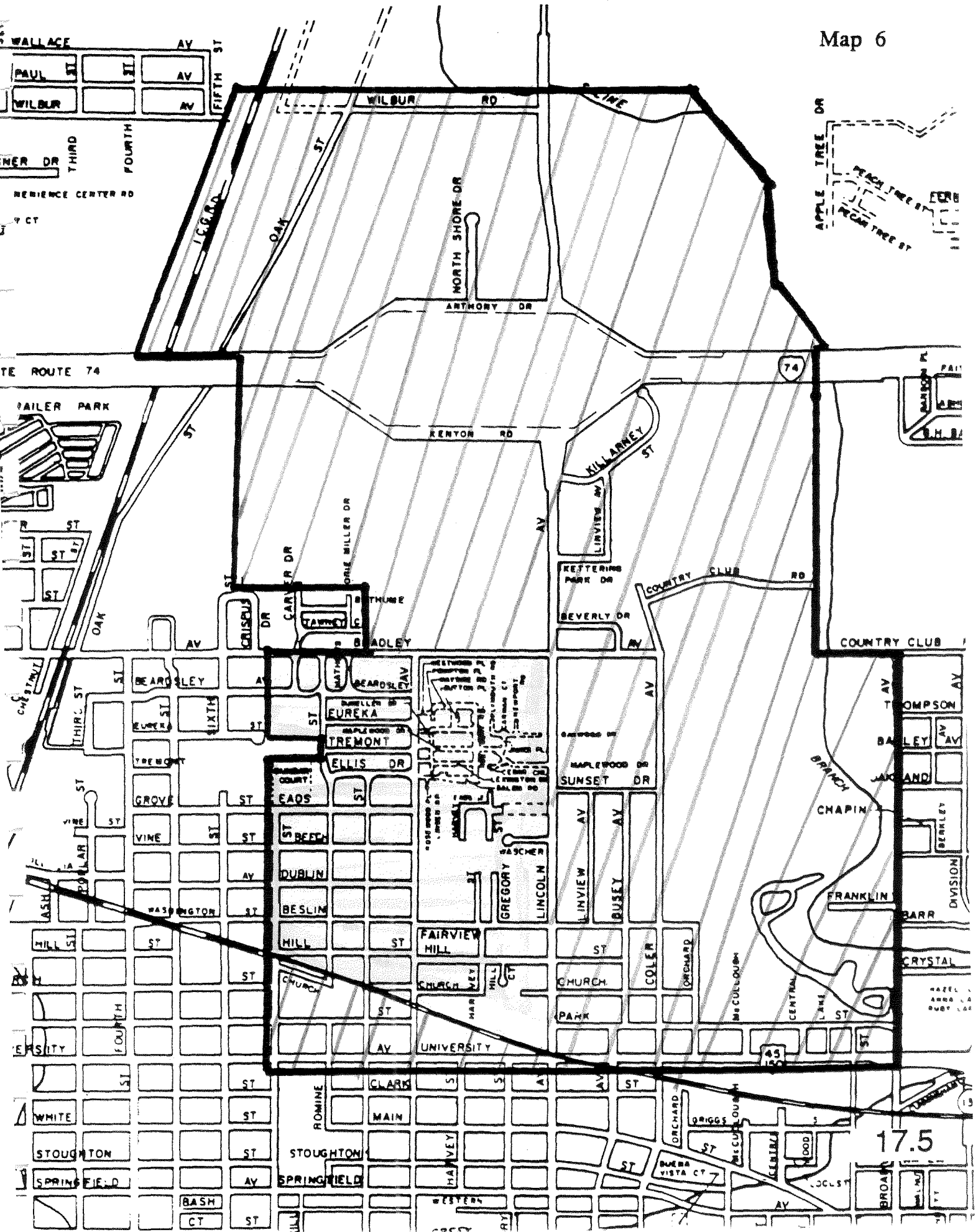
Major Rehabilitation                      54    x    \$15,500

\*Note: Administrative and or Demolition Cost were not included.

Now, adjusting for inflation, the current price in 1990 is \$2,990,651.24 approximtely. However, improvements made over the 7 year period will reduce this figure(Present value =2,125,400(1+.05)<sup>7</sup> - X). X = The number or repairs made and Housing no longer in the stock.

# Urbana's Census Tract 53 / King Park

Map 6



### Housing Conditions within part of Urbana's Census Tract 53

In June of 1989, the City of Urbana released the King park Plan for Northwest Urbana. It was the culmination of a years long study including several public meetings with area residents. In 1987 the city council of Urbana asked its Community Development Department to try and address poor housing conditions, infrastructure (streets), and other long standing problems in the area. The two basic objectives of the plan were to improve the quality of life for existing residents and attract compatible new developments, especially new affordable housing. A visual survey was done in June of 1988 for the King Park Area. They found 451 residential buildings including single family houses, duplex apartments, a nursing home and public housing. Also, there were spaces for roughly 220 mobile homes in the Lincoln Mobile Home Park. They found about 60% of the residential structures needed moderate or major repair work. Yet, they also found that less than 5% of the buildings were vacant or appear to be beyond repair (need to be demolished).

#### Explanations and Qualifications

A key distinction between the King Park plan and the study produced by the workshop class is that they visually surveyed all types of residential housing types in the King Park Area, whereas Jones' study only counted single family residences and excluded the following...

1. Privately owned apartment complexes
2. Public housing complexes(including a senior citizen building)
3. Scattered-site public housing
4. Privately owned boarding houses(originally single family )

Also, the King Park Plan was produced by and in accordance with the City of Urbana's rules, regulations, budget, and policies. The study of housing and capital improvements was prepared by students under the supervision of Professor Earl Jones and with the different input of the City of Champaign's guidelines in mind. Lastly, the King Park Plan provides a survey of housing conditions, but does not include cost estimations of rehabilitation, rather budget projections are provided for the amount of funding Urbana makes available for homeowners or rental property owners.

The Age of Residential Structures

Time Frame	number	Percent
Built before 1920	151	34.8%
Built 1920 - 1939	12	2.7%
Built 1940 - 1959	106	23.5%
Built 1960 - 1979	167	37%
Built 1980 - 1989	9	2.0%
Total	451	100%

\*Note : this does not include mobile homes-----

Source: Department of Community Development Service Survey  
(June 1988)

Housing Conditions in Northwest Urbana(much of Census Tract 53)

<u>Condition</u>	<u>number</u>	<u>Percentage</u>
Minimum or no repair needed	157	34.8%
Moderate repair needed	184	40.8%
Major Repair needed	88	19.5%
Not suitable for repair	17	3.8%
Vacant / boarded up	5	1.1%
TOTAL	451	100%

Category	Total Land Use	
	Acreage	Percent
One / Two Family Residential	74.99	37.3%
Multiple - Family Residential	4.97	2.5%
Mobile Home Park	91.36	9.6%
Commercial	.71	0.3%
Industrial	5.76	2.9%
Utilities	21.03	10.5%
Public / Semi - Public	9.58	4.8%
Parks	6.37	3.2%
Vacant	18.39	9.2%
Street and Alley Right - of -way	39.62	19.7%
<b>TOTAL</b>	<b>200.78</b>	<b>19.7%</b>

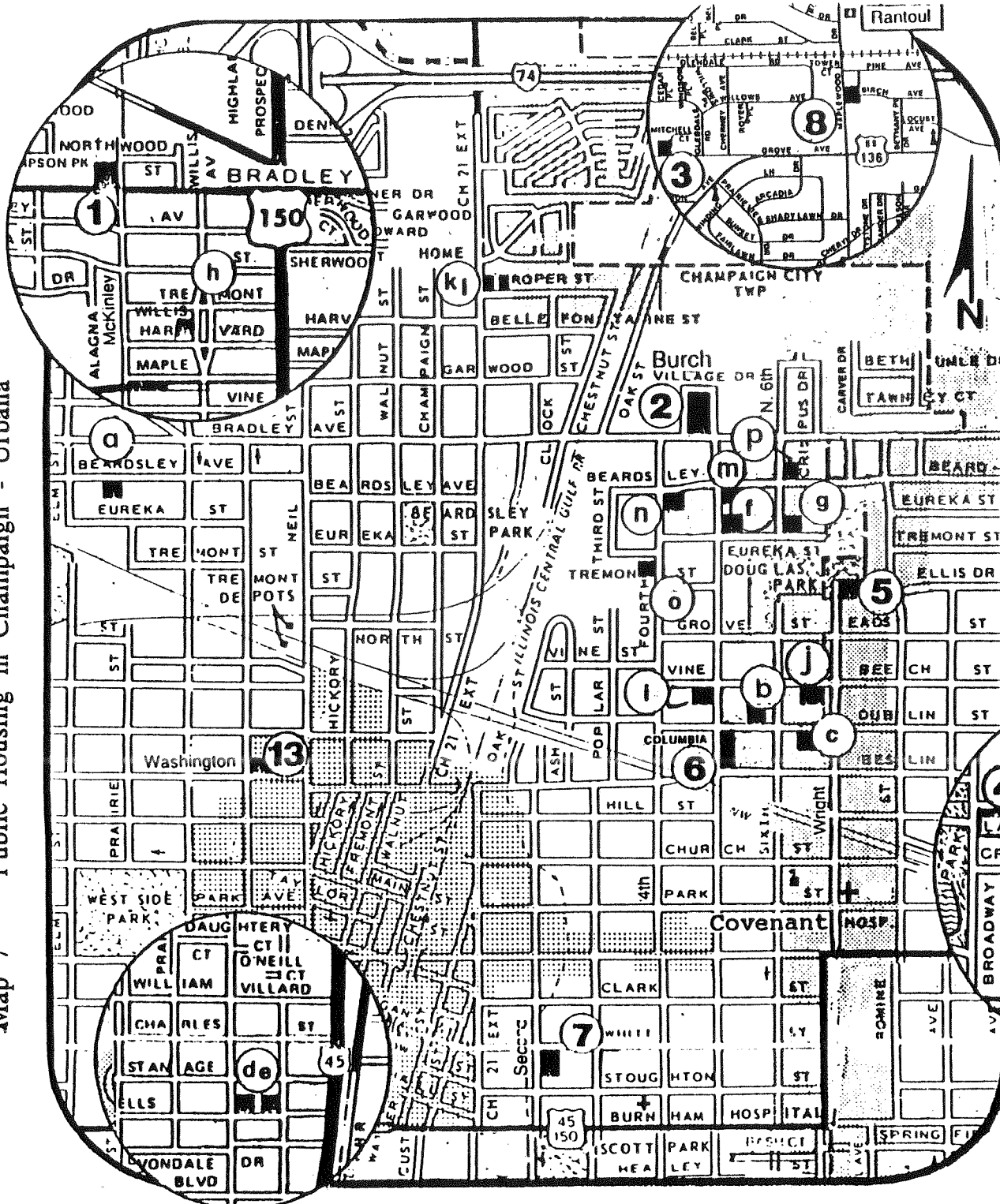
Source: Community Development Services Department Survey  
(April 1988)

Source: King Park Plan June 1989

## A Composite of Housing Conditions in The "North End"

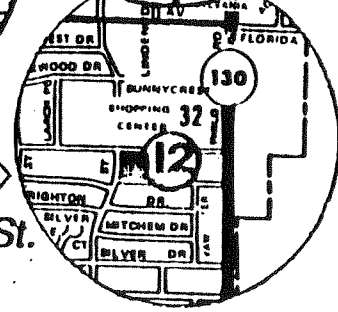
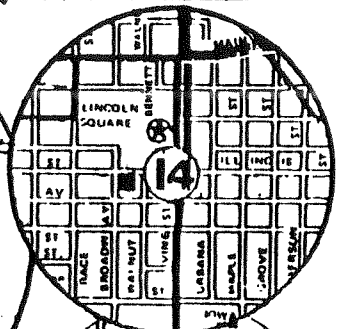
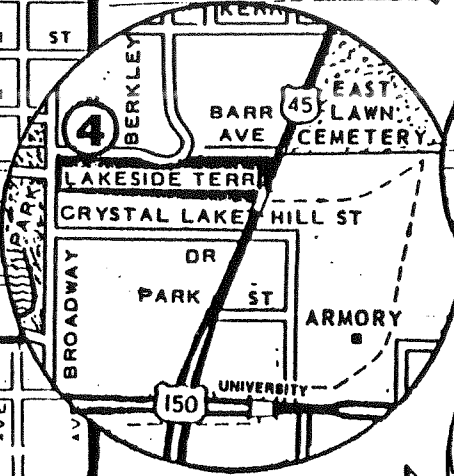
The socio-economic information from the U.S. Census, and the housing studies just presented confirm that there is much room for the physical improvement in the quality of housing, in reducing unemployment, raising levels of education attained, and raising incomes. Housing outwardly is only a physical manifestation of social and economic abnormalities that plague this predominantly black residential area. Many of the same social problems that all kinds of people face hit particularly hard here; such as unemployment, low levels of education attained, drugs, crime, and teenage pregnancy. People with lower to moderate incomes often face economic discrimination. Minorities, blacks in particular still are affected by the residual and ongoing effects of racial discrimination and stereotyping. The North End and its residents have long been stereotyped and economically discriminated against. The concentration and negative perception of public housing in the North End has been a major negative influence on the perception of the area. A map showing the concentration of public housing in the North End is on the next page. There is no recent survey of the actual physical conditions of public housing in the North End. Yet, informal observations and discussions with some tenants suggests the facilities are plagued by poor housing maintenance, and internal social problems among some residents which perpetuate the negative perceptions and attitudes towards public housing and the North End. Any comprehensive plan to improve the housing and neighborhood conditions must include public housing in the North End, and; any permanent solutions to the North End's problems must involve the entire C.-U. Community.

# HOUSING AUTHORITY OF CHAMPAIGN COUNTY



1. Bradley-McKinley Apts. 1300 N. McKinley, C.
2. Burch Village 504 E. Bradley, C.
3. Mitchell Courts 1200 E. Grove, Rantoul
4. Lakeside Terrace 800 N. Broadway, U.
5. Dunbar Court 1208 N. Wright, U.
6. Columbia Place 505 E. Columbia, C.
7. Skelton Place 302 S. Second, C.
8. Youman Place 300 N. Maplewood, Rantoul
9. Scattered Site Houses, Champaign
 

a. 409 W. Beardsley	i. 411 E. Vine
b. 512 E. Columbia	j. 607 E. Vine
c. 611 E. Columbia	k. 108 E. Roper
d. 206 Ells Ave.	l. 110 E. Roper
e. 208 Ells Ave.	m. 503 E. Beardsley
f. 508 E. Eureka	n. 403 E. Beardsley
g. 1002 N. 6th	o. 915 N. 4th
h. 811 N. Willis	p. 1106 N. 6th
12. Steer Place 1202 E. Harding, U.
13. Washington Square 108 W. Washington, C.
14. Edge of Mall Apts. 109 W. Illinois, U.



MAIN OFFICE:

1201 E. Colorado St.  
Urbana 367-1184



## Section II : Methodology of the Study

The future of the North End and its residents remain uncertain. The purpose of this study and its research is to improve the housing and neighborhood conditions for all of the residents of the North End, especially those of lower to moderate incomes who are the most vulnerable to neighborhood decline. In the first section a short socio-economic and cultural narrative of the geographic area and its residents was presented. Also, a brief, but comprehensive assessment of housing conditions and land use was assembled from existing research(secondary data) recombined into a more meaningful geographic community unit of study, the North End consist of both areas of Champaign and Urbana.

### **The Primary Data Component**

As a first step towards moving the entire Champaign-Urbana Community in the direction of solving the problems in the North End, a survey was conducted . It divided the community into 4 impact groups who all have a stake in improving housing and neighborhood conditions in the area. A minimum of 10 respondents were sampled from each of the impact groups for their perceptions of the North End, its problems and how to solve them. The ultimate goal or purpose of this study and its survey is improving housing and neighborhood conditions for all of the residents of the North End. To achieve the purpose of this study, that goal had to be operationalized. The operational objective was to identify key groups who would most likely be involved in any solutions to the housing and community development needs of the residents of the North End. Once identified, their responses to survey questions were recorded for comparison and contrast, to see what similarities and differences exist, and if any possible areas of consensus can be reached on solutions to the problems identified. Four target groups were identified, They were: I Local Officials(elected, planning, and institutional / the University of Illinois), II Local Business and Community Leaders representing the Black Community, III Interested and/or concerned Individuals Outside of the North End, and IV a random sample of North End Residents. A minimum sample of 40 participants was decided upon representing formal and informal leadership and involvement in the community(10 in each group). A flow diagram on the following page gives an overview of the primary data component (Section II) of this study's structure and the kinds of information to be analyzed in section III(Analysis and Findings).

Figure V:

## Goal - Concept

The ultimate goal is to improve the quality of housing and neighborhood conditions for all residents of the North End, especially those of lower to moderate income, by sharing information and consensus building between key actors. The concept is to see how these key groups who would most likely be involved in any solutions view the housing and community development needs of the residents of the North End.



## Operational Objective

The operational objective is to identify these groups and record their responses for comparison and contrast to see what similarities and differences exist, to see if any possible areas of consensus can be reached and to see what kinds of solutions might address those needs.

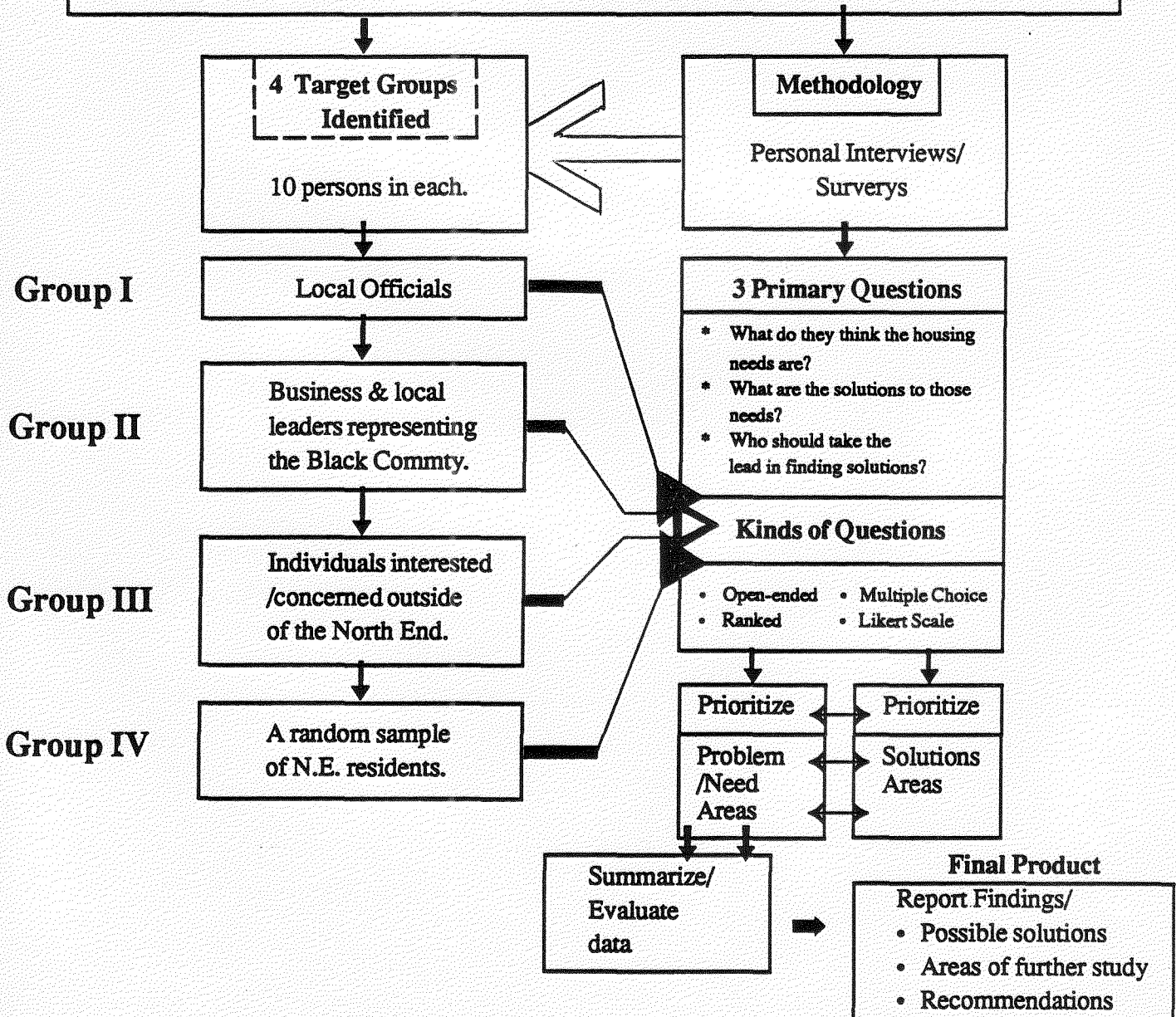


TABLE : IV . . . How & Why the survey participants were chosen :

<u>Membership in a relevant Impact Group</u>	<u>To Represent key Actors with various attributes</u>
I Local Officials	- FORMAL AUTHORITY / LEADERSHIP
	- HISTORY OF COMMUNITY INVOLMENT
II Local Business &Community Leaders Representing The Black Community	- COMMUNITY LEADERSHIP
	- FORMAL AND INFORMAL AUTHORITY
	- LEADERSHIP IN THE BLACK COMMUNITY
	- WORD OF MOUTH RECOMMENDATIONS
III Individuals Interested and or Concerned about housing and Neighborhood Conditions in The North End	- GENERAL EXPERTISE IN . . .
	SOCIAL RELATIONS,
	HOUSING & RELATED FIELDS, AND
	RACE RELATIONS
	- COMMUNITY ACTIVISM
IV North End Residents	- AT RANDOM WITH TWO CONDITIONS :
	1) Interest in improving the housing and neighborhood conditions in their community
	2) Possibility to also fit into any of the above categories

TABLE V : BREAKDOWN OF PARTICIPANTS BY GROUP AND EXPERTISE . . .

<u>GROUP I</u>	<u>GROUP II</u>	<u>GROUP III</u>
1 Elected Official	Business Owner	Planning Admin.
2 Planning Official	Community Activist	University Professor
3 Planning Official	Youth Program Organizer	Architect
4 Planning Official	Social Service Admin.	Physician
5 Planning Official	Elected Official	Housing Researcher
6 Planning Official	Community Organizer	Financial Representative
7 University Admin.	Tenant Council	University Staff
8 University Admin.	Social Commentator	Citizen Activist
9 Police Official	Minister	Sociologist
10 Park Official	Social Service Admin.	Urban Planner
11 .....	.....	Organizational Behavior Researcher

## Features of the Study and its Conceptual Basis

Some of the features of the entire structure of of this study are the following:

1) Incorporation of a 7 Step Planning Process -

2) Three Basic Planning Questions are asked and answered within this framework -

What do we want ?

What do we have ?

How do we get it ?

3) The structure also encourages Citizen Participation and Representation -

4) Active participation and observation by the primary researcher -

5) A mutual pedagogical exchange between participants and the student researcher

I am especially proud to reveal that many of the features incorporated in this study are a culmination of my own formal education in Urban and Regional Planning and my own personal/professional ethic and value system of what Planning should be. The 7 Step Process is a hybrid of a Traditional Planning Model and a Strategic Planning Model for Community Development:

### 7 Step Hybrid Strategic Planning Process

1) Establish Goals

2) Determine Objectives

3) An Analysis of external factors, Socio-Economic, Political that effect  
Organization

4) Assess Needs

5) A Critical Diagnosis of the various Elements of Organization

6) The Development of Implementation Strategies

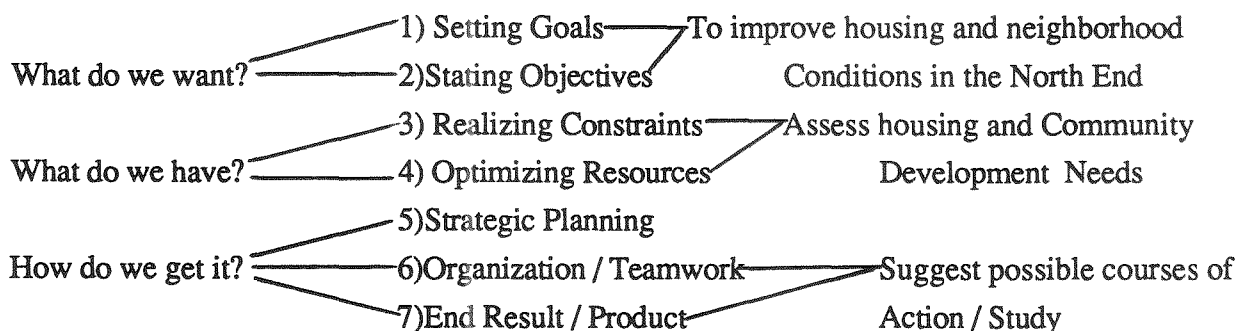
7) Articulation of Objectives and Sub-objective

" a Planner's primary obligation is to serve the public interest ...A Planner must strive to give citizens the opportunity to have a meaningful impact on the development of plans and programs, ...[and] must strive to expand choice and opportunities for all persons, recognizing a special responsibility to the needs of disadvantaged groups and persons, must urge the alteration of policies, institutions, and decisions which oppose such needs ( Source: AICP 1981)."

## The Conceptual Basis for the Study's Structure

Many of the conceptual strategies used to produce the structure of this study were adapted from the works of Friend & Hickling, *Planning Under Pressure: The Strategic Choice Approach* (1987) and *Community Development in Perspective*, (1985), edited by Christenson & Robenson. The appeal of the types of planning processes to be found in those works are that they allow for dealing with uncertainties and opening up decision making through various means of participation . For example, the secondary data collected in the first part of this study could have been used to construct a sketch plan for the North End. This is a good start, but I hoped to achieve more than a simulation with the majority of inputs from planners and not the perspective clients. Thus, the second part ( Section II & III) makes uses of a survey tool to illicit citizen participation and representation in the assessment of the area. It also seeks to build a base of support and organization among the client group, residents of the North End, by way of community leaders, groups, neighborhood organizations, etc.

"Butler and Howell (1980) divide needs assessment techniques into two categories: techniques for using existing information, such as the census and content analysis; and techniques for using network analysis, the survey, key informant involvement, live histories, nominal group process, the delphi technique, advisory groups and task forces, community forums, and community impressions. Several of these techniques, presented in a less sophisticated form, might be suggested to a community betterment group: (1) search out information already available on the community; (2) list what you like best about other communities; (3) list what you think needs to be improved in the community; (4) make observations; (5) ask community leaders about the community; (6) interview community community residents; (7) interview potential users of a particular service; (8) have community residents fill out a questionnaire; and (9) bring people together to discuss community needs (Source: *Perspectives in Community Development* 1985)." Lastly, this is a personal adaptation of the planning process, the three basic questions, and the residents of the North End who are the defacto clients of this study.



Section III :

## Analysis and Findings

The results of this survey will be presented with examples of the questions that were asked of the 41 participants who returned their questionnaire out of the 60 contacts made. The first question on the survey asked the participant to pick which group or groups they most strongly identified themselves with, to check if they agreed with the group they were assigned to in the sampling process. The next five questions asked participants to: 1) rank what they felt were the three most important housing needs in the North End. 2) What caused the needs to exist? 3) What can be done to solve the need(s)? 4) How can those solutions be financed, and 5) who should take the leadership role in solving them? The questionnaire/interview tool appears in the Appendix (A). The aim was to achieve highly qualitative and accurate responses for Comparison and contrast between key groups. The functional objective is to examine the results yielded by the survey to identify the housing and community development needs of North End Residents, to see if any consensus exist between key groups, and to see what kinds of priority housing needs, possible solutions, and finance solutions emerge.

### Key Group Identification v.s. Self Identification

The initial question item presented in the survey was a barometer of how well participants fit the key groups they were chosen to represent. Each participant was asked to rank which groups they most strongly identified with, with 1 being the strongest identification and 4 being the weakest. This was done to gauge how well selected key actors matched up to the group they were predicted and assumed to belong to beforehand on the basis formal and informal information. The choices given were taken directly from the four target groups that were identified at the very conception of this project. The self identification choices given to participants appears below as it did on the questionnaire.

- (A) Local Officials representing all of the C. - U. Area \_\_\_\_\_
- (B) Business/ Community Leaders representing the Black Community \_\_\_\_\_
- (C) Individual Interested / Informed about issues in the North End \_\_\_\_\_
- (D) Residents of the North End and or you are a resident there \_\_\_\_\_

All participant were assumed to be Individuals Interested and or concerned about issues in the North End, Choice (C). It is a common baseline of interest for all of the participants in the 4 key Groups identified. the 3rd and 4th choices (weakest) were disregarded. The results are shown on the next page in Table V (Match of Participants to their Predicted Impact Group).

TABLE V : The Match of Participants to Predicted Impact Group Membership

1	<u>Targeted Local Official Participants</u>	(A)
	100% (10) of them answered A with a Ranking of	1
	100% (10) of them answered C with a Ranking of	2
2	<u>Targeted Business /Community Leaders Participating</u>	(B)
	43% (6) of them answered B with a Ranking of	1
	36% (5) of them answered D with a Ranking of	1
	14% (2) of them answered C with a Ranking of	1
	7% (1) of them answered A with a Ranking of	1
	75% (6) of them answered C with a Ranking of	2
	25% (2) of them answered A with a Ranking of	2
	*Note: one individual ranked all responses 1st and another individual ranked two responses with 1's. Their responses were left in because they felt so strongly, however %'s were calculated at 14 responses ranked 1st, when there were actually 10 total respondents and 8 responses ranked 2nd.	
3	<u>Individuals Interested/Informed about issues in the North End</u>	(C)
	81% (10) of them answered C with a Ranking of	1
	9% (1) of them answered B with a Ranking of	1
	27% (3) of them answered A with a Ranking of	2
	18% (2) of them answered B with a Ranking of	2
	9% (1) of them answered C with a Ranking of	2
	*Note: Five persons only marked a 1st choice.	
4	<u>Randomly Chosen Residents of the North End</u>	(D)
	90% (9) of them answered D with a Ranking of	1
	10% (1) of them answered C with a Ranking of	1
	60% (6) of them answered C with a Ranking of	2
	30% (3) of them answered B with a Ranking of	2
	10% (1) of them answered D with a Ranking of	2

### GROUP I : LOCAL OFFICIALS

There was a perfect fit of targeted local officials ( Choice A) because all of the participants predicted and sampled to belong in this group also identified themselves as members of this group first ( with a ranking of 1). It can also be considered a perfect fit because the next strongest bond of identification they all selected (with a ranking of 2) was individuals interested and/or informed (called Interested Outside Expertise in the tables) about issues in the North End ( Choice C). They fit the hierarchical characteristics of formal authority and leadership associated with this group. They all viewed themselves as (1) local officials first and (2) individuals interested and/or informed about issues in the North End second. This suggests that their self identification and selection as representatives of key actors within Group I was appropriate to the parameters of this study.

### GROUP II : BUSINESS / COMMUNITY LEADERS

There was not a "perfect" fit of targeted business / community leaders ( Choice B), but there was an acceptable fit of participants in this complex grouping. The four choices given are roughly analagous to the four target groups. Yet, the level of overlap and complexity of identifying the target group varies and also how they view themselves. For example, business / community leaders ( Choice B) and North End Residents ( Choice D) combined accounted for a 79% majority(11/14) of the # 1 rankings selected by participants predicted and sampled to be in this group ( Choice B). The remaining #1 rankings when combined accounted for 21% (3/14) from choice D and choice A. Either choice for a # 1 ranking is acceptable when we consider the cumulative and overlapping nature of participants intended to represent this group. This group was intended to be composed of and representative of the business / community leaders in the North End study area. All of the participants predicted and sampled to belong in this group either work in the North End, live there, and or represent concerns of the Black Community there. Thus, all of the four choices were not mutually exclusive and exhaustive for a # 1 ranking. The next strongest bond of self identification members in this group selected was individuals interested / informed about issues in the North End ( Choice C) by a majority of 75% (6/8) and also local officials ( Choice A) with 25%. While their results are not as orderly as group I, they do suggest that all of the participants sampled in this group did indeed meet its criteria.



### GROUP III : INDIVIDUALS INTERESTED/INFORMED ABOUT NORTH END ISSUES

There was a practical fit of individuals interested and or informed about issues in the North End ( Choice C) because almost all (10/11) of the participants predicted and sampled to belong in this group identified themselves as members in this group first ( with a raking of 1). All of the participants in this study were required to have at very least some interest and/or concern about housing and other issues in the North End. The other practical element each participant in this group had in common was expertise in various social, economic, and institutional areas which could prove vital in improving housing and neighborhood conditions for residents of the North End. They all represented intersted expertise outside of the physical North End Study Area, with the possible exception of one participant in this group who's influence may reach inside and out of that boundary. They all live and work primarily outside of the North End, but have expertise that can prove beneficial to the residents. The next strongest bond of identification participants in this group identified themsevels as with a ranking of 2 was local officials (3/11), business / community leaders (2/11), and individuals interested and or informed about issues in the North End (1/11). It is not suprising that almost half (5/11) of the participants left all other choices and rankings blank except for a # 1 in Choice C. This suggest that an interest in the North End was the most commond bond of participants in this key group had along with the criteria of expertise in various areas which are detailed in Section II (p.23). It shows the various practical areas of expertise each participant in this key group brings to improve the housing and neighborhood conditions. The kinds of expetise they represent can play a vital role in achieveing that goal and does in lending expertise and assistance to this study.

### GROUP IV: RESIDENTS OF THE NORTH END

There was a reasonable fit of randomly chosen residents of the North End (Choice D). Almost all (9/10) of the participants predicted and randomly sampled to belong in this group also identified themselves as members of this group first (with a ranking of 1). Any plans to improve the housing and neighborhood conditions in the North End must include the residents and their organizations if it is to succeed. Unsurprisingly, the second strongest bond of identification they identified with was group III, Individuals interested and/or informed about issues in the North End (with a ranking of 2 and by a 60% majority). In contrast to Group III, Group IV represents informal / formal authority of people who live within the North End and are experts in the day to day housing and neighborhood conditions there.

## The Primary Data Component: Assessing Housing and Community Needs in the North End

The second item set on the survey (in part one of the questionnaire) is the most important. This was the most crucial part of the study because it asked participants the five opened-ended questions dealing with a critical assessment of housing needs in the North End. These questions identify the problems, the assets of the community, and types of actions that might have the best chance to be implemented. These questions were asked. . .

1. What do you think the three most important housing needs of the resident of the North End are in order of importance?  
1)-----  
2)-----  
3)-----
2. In your opinion, why do each of the housing needs you identified in question number one exist? 1)-----  
2)-----  
3)-----
3. What do you think it will take to solve the housing needs you identified in question 1, so as to improve the quality of housing available to residents in the North End?  
1)-----  
2)-----  
3)-----
4. Looking back at your answer to question 3, how do you think your solutions should be financed? 1)-----  
2)-----  
3)-----
5. Where do you feel the leadership to solve housing and community development problems in the North End should come from? -----

The following pages summarize and analyze the choices ranked 1st for each of the five questions broken down by the participants group. In addition, a composite summary of all choices (1st, 2nd, and 3rd) is also summarized with an analysis and interpretation of the data. \* Note: all Four Groups had ten participants, except Group III, which had 11 participants because one more survey was returned late on the last day of data entry.

**TABLE VI : Housing Needs Ranked 1st to Question #1**

Group	I	II	III	IV	Total
	Local Officials n=10	Black Business/ Cmty. Leaders n=10	Interested Outside Expertise n=11	North End Residents n=10	
<u>New Housing</u>	<u>30%</u>	<u>50%</u>	<u>27%</u>	<u>40%</u>	<u>37.5%</u>
Low Cost	20%	20%	27%	40%	
New Single Family	10%	10%	0	0	
Scattered Site Public Housing	0	20%	0	0	
<u>Rehab Housing</u>	<u>60%</u>	<u>10%</u>	<u>36%</u>	<u>20%</u>	<u>32.5%</u>
Rehabilitation	20%	0	27%	10%	
Maintenance Aid	20%	10%	0	0	
Maintenance Education	20%	0	9%	0	
Penalize Negligent Absentee Owners	0	0	0	10%	
<u>Community Organizing Around Housing</u>	<u>0%</u>	<u>30%</u>	<u>18%</u>	<u>10%</u>	<u>15.0%</u>
Unified Community Efforts	0	20%	9%	0	
Organize Housing Services	0	0	9%	0	
Programs Turning Renters into Owners	0	10%	0	10%	
<u>Housing Related Needs</u>	<u>10%</u>	<u>10%</u>	<u>18%</u>	<u>30%</u>	<u>17.5%</u>
Crime Prevention/Safety Programs	10%	0	18%	20%	
Economic Development / Job Training	0	10%	0	10%	
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>99.0</b>	<b>100.0</b>	<b>102.5</b>

## Housing Needs Ranked 1st Collectively and Individually by Group

### SUMMARY of RESULTS

Table VI shows the results participants ranked 1st when asked to identify housing needs. Of the various types of housing needs, low cost New Housing was identified most often (37.5%) when all of the key groups were viewed collectively. Secondly, various types of mechanisms to Rehab Housing were identified and viewed as the next most pressing (32.5%) set of housing needs ranked 1st. Other Housing Related Needs such as Crime Prevention / Safety Programs and Economic Development / Job Training was next (17.5%), followed by actions aimed at illiciting Community Organizing Around Housing with 15%. All of these figures can be found in the Total Column along the right-hand side of the preceding page (table).

### ANALYSIS of RESULTS

What does it mean? Overall, the key groups together identified New Housing and Housing Rehab most often. This suggests that there is definitely a collective consensus that both types of Housing needs should be pursued as goals to be achieved. Also, while there is numerically less consensus support for other Housing Related Needs and Community Organizing Around Housing, their identification and relationship as being possible solution areas to the first set of needs identified reinforces their importance. Community Organizing Around Housing and support for other Housing Related Needs can be viewed as a means to achieve the goals of more low cost new housing and rehabilitated housing. Collectively there is consensus that New Housing, Rehab Housing, Community Organizing Around Housing, and other Housing Related Needs are important, only to what degree and extent their relationship should be is unclear.

### RESPONSE TO HOUSING NEEDS BY INTEREST GROUP

Individually, Local Officials (I) viewed Rehab Housing as the most important housing need by 60%, New Housing 2nd by 30%, with 10% for other Housing Related Needs and 0% of them identified Community Organizing Around Housing. In contrast, Black Business/Community Leaders (II) viewed New Housing as the most important need by 50% and Community Organizing Around Housing 2nd at 30%. Only 10% of them listed Rehab Housing and other Housing Related Needs a piece. Whereas, Interested Outside Experts (III) viewed Rehab Housing as the most important need 36% followed closely by New Housing 2nd with 27% with Community Organizing Around Housing and other Housing Related Needs tied with 18% a piece. However, the majority of North End Residents (IV) viewed New Housing as the most important housing need with 40%, followed closely by other Housing Related Needs 2nd at 30%. Lastly, they viewed Rehab Housing with 15% and Community Organizing Around Housing at 10% respectively.

## ANALYSIS of FINDINGS

What does it mean? There is a distinct difference in priorities of housing needs reported among the 4 key interest groups. Individually, each key group viewed the priority of those housing needs differently. Local Officials (I) overwhelming (60%) saw Rehab Housing as the greatest need followed by New Housing at 30%, with the remainder going to other Housing Related Needs. None of them identified Community Organizing Around Housing. This implicitly suggests that they view the rehabilitation of housing as the most important need and a pragmatic area to concentrate efforts. The other area they see as a need to a lesser extent and implicitly with fewer efforts to be concentrated in is New Housing. This is followed by other Housing Related Needs such as crime prevention/safety programs and Economic Development /Job Training. It is reasonable to expect from an official's point of view that based upon their experience and fiscal orientation, they would view Rehab Housing as the best alternative and greatest need. In contrast, Black Business/Community Leaders (II) view New Housing as the most important housing need and implicitly as the most important goal by 50% followed by Community Organizing Around Housing at 30% 2nd. It is also reasonable to understand why they would view community organizing as an important need and vehicle to attain housing rehabilitation programs, new low cost housing, as well as other needs related to housing as well. The types of needs identified are very similar, but the priorities are very different. Whereas, Interested Outside Experts (III) were fairly evenly split over all categories of need. Yet, they slightly favored Rehab Housing more (37%) over New Housing at 27%. They split the other two categories evenly with the remainder. This is not surprising since this was the most diverse group with only their interest and/or concern about housing in the area in common. However, North End Residents (IV) viewed New Housing (40%) and other Housing Related Needs (30%) as the most important housing needs. People who live in the area see a need for new low cost housing, but almost equally they see the need for Crime Prevention/Safety Programs and Economic Development/Job Training. They see the effects of crime, low incomes, and high unemployment on a daily basis. The idea of Rehab Housing received only 20% and Community Organizing Around Housing at only 10%. It is very possible that most residents may not be aware of the potential benefits of community organizing and housing rehabilitation. People tend to believe what they see, which may explain why residents long over-looked and forgotten would want to see new low cost housing and job training programs first. The next page shows what 1st, 2nd, and 3rd choices yielded when all responses were weighted equally and accounted for.

Table VII :

Housing Needs Ranked 1st, 2nd or 3rd Combined in Response to Question #1

(with all responses given equal weight and accounted for)

Group	I	II	III	IV	Total
	Local Officials n=29	Black Business/ Cmty. Leaders n=26	Interested Outside Expertise n=32	North End Residents n=28	N=115
<u>New Housing</u>	<u>37.9%</u>	<u>38.5%</u>	<u>25.0%</u>	<u>32.1%</u>	<u>33.0%</u>
Low Cost	34.5%	11.5%	21.9%	14.3%	20.9%
New Single Family	3.4%	3.8%	3.1%	3.6%	3.5%
Scattered Site Public Housing	0	11.5%	0	0	2.6%
Other types of New Housing	<u>0</u>	<u>11.5</u>	<u>0</u>	<u>14.3</u>	<u>6.1</u>
<u>Rehab Housing</u>	<u>44.8%</u>	<u>10%</u>	<u>36%</u>	<u>20%</u>	<u>32.5%</u>
Rehabilitation	6.9%	7.8%	3.1%	10.7%	7.0%
Maintenance Aid	13.8%	0	3.1%	0	5.2%
Maintenance Education	6.9%	3.8%	6.3%	3.6%	7.0%
Penalize Negligent Absentee Owners	0	11.5%	3.1%	14.3%	4.3%
Other Rehab Objectives	<u>17.2</u>	<u>0</u>	<u>15.6</u>	<u>7.1</u>	<u>10.4</u>
<u>Community Organizing Around Housing</u>	<u>10.3%</u>	<u>19.2%</u>	<u>18.7%</u>	<u>7.1%</u>	<u>13.9%</u>
Unified Community Efforts	6.9%	7.7%	15.6%	0	7.8%
Organize Housing Service	0	0	3.1%	0	0.9%
Programs Turning Renters into Owners	3.4%	11.5%	0	7.1%	5.2%
<u>Housing Related Needs</u>	<u>6.9%</u>	<u>10%</u>	<u>18%</u>	<u>30%</u>	<u>17.5%</u>
Crime Prevention/Safety Programs	3.4%	3.8%	15.6%	14.3%	9.6%
Economic Development / Job Training	3.4%	11.5%	3.1%	3.6%	5.2%
Other Related Needs Expressed	<u>0</u>	<u>3.8</u>	<u>6.2</u>	<u>7.1</u>	<u>4.3</u>
TOTAL	99.9	100.0	99.9	99.9	99.9

## A Housing Needs Assessment of the North End

Table VII shows all of the responses to the housing needs question whether ranked 1st, 2nd, or 3rd. They were all weighted equally and tallied into the appropriate response category. This was done to supplement, cross-reference, and reaffirm the findings of 1st ranked responses in Table VI. The rationale is that any thing ranked as most important (whether ranked 1st, 2nd, or 3rd) merits mention and to see what response categories receive the most votes or simply emerge. This is the 2nd way tables relating to the 5 critical questions are presented.

The housing needs assessed by participants in this study remain fairly consistent when 1st, 2nd, and 3rd ranked responses were all equally weighted and tallied by group. Differences in the priorities of housing needs also remained fairly consistent between the different impact groups. Each group viewed the priorities of housing needs differently, as in the analysis of findings in Table VI. These views, while different, are all legitimate approaches and reflect the different perspectives of each of the 4 key groups.

### ANALYSIS of FINDINGS

The diversity of views from the key groups is a problematic cause of inaction. A clear consensus of what the housing needs are and how they can be solved between all of the 4 key groups may not be possible at this point. First, these groups need to know how each other views, assess and prioritizes housing needs in the North End. We can use Table VII as a summary of all possible votes on housing program needs by each group. Also, we can view what sub-category responses emerge when all groups are cross-tabulated and totalled. Then clearly low cost housing (20.9%) gets the most votes, followed by crime prevention / safety programs (9.6%), etc. Perhaps this would be a starting point for a unified planning discussion among members of all of the key groups. Once members of each group knows the views of the other and discusses them, some common ground leading to a housing program priority or a design that addresses all all of these needs to to some degree, may be found. Definitely this will not be an easy task. At least some of the findings of this study can be used to start the discussion process leading to compromise and consensus building between the key groups. Finally, the next page shows a list of all responses to the housing needs assessed and gives some indication of priority by the 4 different housing needs areas identified. The total number of votes each category and individual response received is shown, as extrapolated from Table VII. This list identifies some possible program solution areas for discussion and dissemination between all of the key groups. It is an assessment of housing needs in the North End.

Priority Housing Needs Identified

<p><u>38</u>    <u>New Housing</u></p> <p>24    Low Cost</p> <p>4    Single Family</p> <p>4    Increased #/bedrooms per Household</p> <p>3    Scattered Site</p> <p>1    Duplex</p> <p>1    Coop-Style Housing</p> <p>1    Emergency and Transitional</p>	<p><u>Rehab Housing</u></p> <p>Rehab</p> <p>Maintenance Education</p> <p>Safe and Sanitary</p> <p>Maintenance Aid</p> <p>Penalize Negligent Absentee Owners</p> <p>Rent/Mortgage Repair Aid</p> <p>Stricter Code Enforcement</p>	<p><u>39</u></p> <p>8</p> <p>8</p> <p>8</p> <p>6</p> <p>5</p> <p>3</p> <p>1</p>
<p><u>22</u>    <u>Housing Related Needs</u></p> <p>11    Crime Prevention and Safety Programs</p> <p>6    Economic Development/Job Training</p> <p>1    Socio-Econ. Restructuring of Black Community</p> <p>1    Change Negative Area Perception</p> <p>1    Supervised Youth and Adult Recreation</p> <p>1    Racial Socio-Econ. Desegregation</p>	<p><u>Cmty. Organizing Around Housing</u></p> <p>Unified Community Efforts</p> <p>Programs Turning Renters into Owners</p> <p>Organize Housing Services</p>	<p><u>16</u></p> <p>9</p> <p>6</p> <p>1</p>



**TABLE VIII : Reasons Ranked 1st: Why Housing Needs Exist to Question #2**

Group	I	II	III	IV	Total
	Local Officials n=10	Black Business/ Cmty. Leaders n=10	Interested Outside Expertise n=11	North End Residents n=10	
<u>Economic</u>	<u>30%</u>	<u>30%</u>	<u>18%</u>	<u>20%</u>	<u>23%</u>
High Cost of Housing	0	10%	0	10%	
Unprofitability of Low Income Housing	20%	0	9%	0	
Inability to Make/Afford Repairs	10%	0	9%	10%	
New Houses Available Too Expensive	0	20%	0	0	
<u>Socio-Economic</u>	<u>40%</u>	<u>50%</u>	<u>27%</u>	<u>40%</u>	<u>38%</u>
Sex/Race/Income Discrimination	0	30%	18%	10%	
Low Income H'holds Need More Aid	40%	10%	0	10%	
Lowered Expectations of Residents	0	10%	0	10%	
Lack of Self/Community Respect	0	0	0	10%	
Poor Perception of the Area	0	0	9%	0	
<u>Unorganized Housing Services</u>	<u>10%</u>	<u>10%</u>	<u>18%</u>	<u>0%</u>	<u>10%</u>
Minimal Awareness of Existing Programs	0	0	9%	0	
A Lack of Coordinated Improvements	10%	10%	0	0	
Cmty. Leadership/Efforts Too Splintered	0	0	9%	0	
<u>Other Related Reasons</u>	<u>20%</u>	<u>10%</u>	<u>36%</u>	<u>40%</u>	<u>27%</u>
Slum/Absentee Ownership of Property	10%	0	0	10%	
Many Structures are Very Old	10%	0	9%	0	
Lax Code Enforcement & No Area Plan	0	0	9%	10%	
City Neglect of the Area	0	0	9%	0	
Drugs and Crime	0	0	0	10%	
Poor Relations with the Police	0	0	9%	0	
High Density Public Housing Crowded	0	10%	0	10%	
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>99.0</b>	<b>100.0</b>	<b>98.0</b>

## Reasons Ranked 1st Why Housing Needs Exist Collectively and Individually by Group

### **SUMMARY of RESULTS**

Table VIII shows the results participants ranked 1st when asked why housing needs exist. Of the various types of reasons identified why serious housing needs exist, Socio-Economic reasons (38%) were identified most often when all of the key groups were viewed collectively. Secondly, Other Related Reasons (27%) were viewed as the next most pressing set of reasons why housing needs exist which were ranked 1st. It was followed closely by solely Economic reasons at 23% and Unorganized Housing Services at 10%. All of these figures can be found in the totals column along the right-hand side of Table VIII.

### **ANALYSIS of RESULTS**

What does it mean overall? The overall reasons why housing needs exist were linked to Socio-Economic and Other Related Reasons. There is definitely a collective consensus that the reasons housing needs exist in the North End today are deeply rooted in social and economic causes. Such causes are sex/race/income discrimination, the need more welfare aid, lowered expectations of residents, lack of self/community respect, and a poor perception of the area. All have social and economic costs far beyond the reach of this analysis, but at least they have been identified. Strictly Economic reasons and Unorganized Housing Services reasons were also identified and are also valid reasons that deserve further study, but are not as prominent as long-standing Socio-Economic and Other Related Reasons. (1) Socio-Economic, (2) Other Related Reasons, strictly (3) Economic, and (4) Unorganized Housing Services are the major categories of reasons why housing needs exist and in this case their ranking seems to accurately reflect their priority of impact.

### **BREAKDOWN OF REASONS GIVEN BY INTEREST GROUP**

Individually, Local Officials (I) viewed Socio-Economic reasons as the most important root cause of housing needs (40%), solely Economic reasons 2nd (30%), with Other Related Reasons (20%) and Unorganized Housing Services (10%). Similarly, Black Business/Community Leaders (II) also viewed Socio-Economic reasons as the most important cause of housing needs (50%), followed by Economic reasons (30%), with the remaining 20% split evenly between Unorganized Housing Services and Other Related Reasons. In contrast, Interested Outside Individuals (III) viewed Other Related Reasons as the most important reason why housing needs exist (36%), with Socio-Economic reasons 2nd (27%) and the remainder equally split between solely Economic reasons (18%) and Unorganized Housing Services (18%). Whereas, North End Residents viewed Socio-Economic and Other Related Reasons tied as equally most important with 40% each. Solely Economic reasons was 2nd with 20% and none of the residents felt Unorganized Housing Services was an important reason.

## ANALYSIS of FINDINGS

What does it mean? There is some unanimity between Local Officials and Black Business / Community Leaders. They both viewed Socio-Economic reasons, in general, first (40% and 30% respectively). Also, they both viewed solely Economic reasons, in general, why housing needs exist in the North End second by 30%. However, the specific root causes or sub-category responses cited why housing needs exist are all very diverse within and between each of the 4 key groups.

Individually, Local Officials (I) as a group identified poverty (40%) or the sub-category of Low income Households Need more Aid, as the dominant reason why housing needs exist in the North End. This sub-category fits under the general response category of a Socio-economic reason because the term aid here reflects and represents a more complex idea. It represents the idea that some Low income Households need more aid in the form of social skills and economic / financial assistance to deal with poor housing conditions which are only a symptom of a larger problem in the area. That problem is poverty and all of the ills associated with it. The next highest specific root cause they cited is the Unprofitability of Low cost Housing (20%), which fell under the general category of a solely Economic reason. Local Officials tended to think about the housing problem from the point of view of potential outside developers / investors. Yet, again the root cause is ostensibly "poverty" of renters in the area.

Black Business / Community Leaders (II) also chose Socio-Economic and solely Economic reasons, in general, to explain why housing needs exist in the North End. However, they see a specific sub-category of Discrimination (30%) as the most pervasive cause of housing needs in the area. This is also a complex reason which fits under the general category of Socio-economic responses. Yet, this choice is markedly different from the "poverty or Low income Households Need more Aid sub-category response given by Local Officials: it gives a possible explanation for poverty in the area, namely discrimination. Black Leaders also identified a solely Economic general reason second. However, the sub-category they see next is that New Housing is too Expensive (20%). This is also a contrast in perspective from the local officials who focused on the Unprofitability of Low income Housing second. Both views are related, but the point of origin for Black leaders comes from their consumer constituency. Whereas, local officials tend to see it from the point of view of outside potential producers ( developers / investors).

Interested Outside Experts (III) produced a virtual non-consensus of responses, with a wide range of answers within this group. The largest general response category was Socio-Economic reasons (36%), followed by solely Economic reasons (27%). The only sub-category to receive more than 1 vote (2 votes) was Discrimination (18%).

Local Resident Respondents (IV) were also widely diversified in their responses. They all identified different sub-category reasons. Perhaps these last two key groups are more acutely

aware of the variety of symptoms which typify needs in troubled areas. Moreover, all of the key groups may never agree on the main root cause(s) of why housing needs exist in the North End. Even within each group there is a great diversity of opinions and views. Yet, all of their responses do have validity. Differences occur in identifying the main reasons why housing needs exist in the area because the problem has many sources. It is complex and will require a wholistic approach if housing needs are to be solved. The perspective and depth to which you choose to analyze the root causes of housing needs will alter your answers, but not necessarily negate them. The collective and individual wisdom of all of these 41 responses to this question are accurate. The next page shows what 1st, 2nd, and 3rd ranked responses to this question yielded when all of the responses were weighted equally and tallied.

Table IX:

Reasons Ranked 1st, 2nd, or 3rd Combined in Response to Question #2

Group	I	II	III	IV	Total
	Local Officials n=27	Black Business/ Cmty. Leaders n=28	Interested Outside Expertise n=31	North End Residents n=27	
<u>Economic</u>	<u>40.7%</u>	<u>25%</u>	<u>22.6%</u>	<u>44.4%</u>	<u>N=113</u>
High Cost of Housing	0	7.1%	0	18.5%	6.2%
Unprofitability of Low Income Housing	14.8%	3.6%	9.7%	0	7.0%
Inability to Make/Afford Repairs	11.1%	0	9.7%	11.1%	8.0%
New Houses Available Too Expensive	3.7%	7.1%	0	3.7%	3.5%
<u>Other Economic</u>	<u>11.1%</u>	<u>7.1%</u>	<u>3.2%</u>	<u>11.1%</u>	<u>8.0%</u>
<u>Socio-Economic</u>	<u>37.0%</u>	<u>35.7%</u>	<u>48.4%</u>	<u>29.6%</u>	<u>38.0%</u>
Sex/Race/Income Discrimination	3.7%	17.9%	35.5%	11.1%	17.7%
Low Income H'holds Need More Aid	25.9%	7.1%	0	3.7%	8.8%
Lowered Expectations of Residents	0	7.1%	3.2%	3.7%	3.5%
Lack of Self/Community Respect	0	3.6%	3.2%	7.4%	3.5%
Poor Perception of the Area	3.7%	0	3.2%	3.7%	2.6%
<u>Other Socio-Economic</u>	<u>3.7%</u>	<u>0</u>	<u>3.2%</u>	<u>0</u>	<u>1.8%</u>
<u>Other Related Reasons</u>	<u>14.8%</u>	<u>21.4%</u>	<u>22.6%</u>	<u>25.9%</u>	<u>21.2%</u>
Slum/Absentee Ownership of Property	7.4%	0	3.2%	11.1%	5.3%
Many Structures are Very Old	3.7%	7.1%	3.2%	0	3.5%
Lax Code Enforcement & No Area Plan	3.7%	0	3.2%	3.7%	2.6%
City Neglect of the Area	0	0	3.2%	0	0.9%
Drugs and Crime	0	0	3.2%	7.4%	2.6%
Poor Relations with the Police	0	0	3.2%	0	0.9%
High Density Public Housing Crowded	0	10.7%	0	3.7%	3.5%
<u>More Related Other Reasons</u>	<u>0</u>	<u>3.6%</u>	<u>3.2%</u>	<u>0</u>	<u>1.8%</u>
<u>Unorganized Housing Services</u>	<u>7.4%</u>	<u>17.9%</u>	<u>6.4%</u>	<u>0%</u>	<u>18.0%</u>
Minimal Awareness of Existing Programs	0	0	3.2%	0	0.9%
Lack/Coordinated Improvement Efforts	3.7%	14.3%	0	0	4.4%
Community Leaders/Efforts Too Splintered	0	0	3.2%	0	0.9%
<u>Other Unorganized Efforts</u>	<u>3.7%</u>	<u>3.6%</u>	<u>0</u>	<u>0</u>	<u>1.8%</u>
TOTAL	99.9	100.0	100.0	99.9	99.9

## Assessing the Reasons Why Housing Needs Exist in the North End

Table IX shows the aggregate responses to the question asking why housing needs exist in the North End, whether ranked 1st, 2nd or 3rd. They were all weighted equally and tallied into the appropriate "reasons" category. This was done to supplement, cross-reference, and reaffirm the findings of the 1st ranked responses in Table VIII. Once again, the rationale is that anything ranked as most important (whether ranked 1st, 2nd, or 3rd) merits mention and to see what categories receive the most votes or simply emerge.

The reasons why housing needs exist cited by participants in this study shifted slightly when 2nd and 3rd ranked responses were added and weighted equally by each group. Each group viewed the priorities (Order) of general reasons cited differently from those revealed in Table VIII, which only consisted of 1st ranked responses. For example, Local Officials reversed their order of leading general reasons with 40.7% citing solely Economic reasons 1st, followed by Socio-Economic reasons 2nd (37.0%). Also, all of the other groups showed some kind of change in order, either in their leading two general reasons or the latter two.

### **ANALYSIS of FINDINGS**

Once again, the reasons cited why housing needs exist in the North End are very diverse. This diversity of reasons cited exist within and between the 4 key groups. Table IX is very revealing and provides a useful summary of the diverse responses to this complex question. One can not totally except one specific root cause or reason, to the exclusion of all of the other reasons cited here. All of the reasons cited have a relationship that helps explain why housing needs exist in the North End. The differences between the 4 key groups can be explained as differences in perspectives and/or the level of analysis used in assessing why housing needs exist there. Once again, the collective wisdom of all of the participants responses is accurate. However, some interesting relationships between the reasons cited by individual groups as well as the collective response is revealed. For example, Local officials (I) see Poverty as the main cause (25.9%) of housing needs in in the area, while overall among the 4 key groups Discrimination (17.7%) was identified and holds the greatest numerical consensus. Secondly, the next highest sub-category local officials cited was the Unprofitability of Low Income Housing. Whereas, a simple majority of Black Business / Community Leaders (II) cite the sub-category of Discrimination (17.9%) first. Secondly, they see A Lack of Coordinated Efforts to Improve the Area (14.3%). Similarly, Interested Outside Experts (III) also see the sub-category of Discrimination (35%) first as the major reason/factor why housing needs exist in the North End. The Unprofitability of Low income Housing and the Inability of Residents to Make/Afford Repairs was a distant second specific reason they cited. Almost all of the rest of their sub-category responses were evenly split.

North End Residents (IV) selected the High Cost of Housing first (18.5%) as the main reason why housing needs exist. The rest of the answers were also split (with 11.1, 7.4, or 3.7%). Thus, simply identifying and assessing the reasons why different groups (people) view the housing and neighborhood conditions is important. It can help us to possibly understand their assessment of housing needs, possible solutions, and also suggest a priority of needs/problems and solutions tailored to a specific area. Nevertheless, understanding exactly why all of the reasons were selected by participants and agreeing totally with any particular one is myopic and impossible. They all have legitimacy from different perspectives: the important goal here is to bring to light those key group differences and similarities. The most important finding is that the relationship and ties between Poverty and Discrimination need to be discussed and understood by all parties if a much needed wholistic solution is to be found. That goes beyond the scope of this study. Now that all of the key groups involved have identified their views individually and collectively, at least consensus building may be possible and/or other appropriate courses of action can be taken once this information is shared. To that end, the next page list all of the reasons assessed why housing needs exist in the North End and list the total number of votes they received taken from Table IX.

Reasons Identified Why Housing Needs Exist

<p><u>37</u>    <u>Economic</u></p> <p>9    Inability to Make/Afford Repairs</p> <p>8    Unprofitability of Low Income Housing</p> <p>7    High Cost of Housing</p> <p>5    Red Lining and Devaluation of Area</p> <p>4    New Houses Available are Too Expensive</p> <p>2    Minimal Low Income Housing Aid</p> <p>2    Low Cost Housing Shortage</p>	<p><u>Socio-Economic</u></p> <p>Sex/Race/Income Discrimination</p> <p>Low Income H'holds Need More Aid</p> <p>Lowered Expectations of Residents</p> <p>Lack of Self/Community Respect</p> <p>Poor Perception of the Area</p> <p>Poor Support from Leading Institutions</p> <p>Need More Section 8 Housing</p>	<p><u>43</u></p> <p>20</p> <p>10</p> <p>4</p> <p>4</p> <p>3</p> <p>1</p> <p>1</p>
<p><u>9</u>    <u>Unorganized Housing Services</u></p> <p>5    Lack of Coordinated Improvement Efforts</p> <p>3    A Failure of Leadership in North End</p> <p>1    Minimal Awareness of Existing Programs</p> <p>1    Community Leaders/Efforts Too Splintered</p>	<p><u>Other Related Reasons</u></p> <p>Slum/Absentee Ownership of Property</p> <p>Many Structures are Very Old</p> <p>High Density Public Housing Crowded</p> <p>Lax Code Enforcement &amp; No Area Plan</p> <p>Drugs and Crime</p> <p>City Neglect of the Area</p> <p>Majority/Public Housing Located There</p> <p>Self Serving Housing Authority</p>	<p><u>24</u></p> <p>6</p> <p>4</p> <p>4</p> <p>3</p> <p>3</p> <p>1</p> <p>1</p> <p>1</p>



Table X:

Solutions Ranked 1st to Solve Housing and Community Development Needs to Question #3

Group	I	II	III	IV	Total
	Local Officials	Black Business/ Cmty. Leaders	Interested Outside Expertise	North End Residents	
	n=10	n=10	n=11	n=10	N=41
<u>Increased Government Expenditures</u>	<u>20%</u>	<u>40%</u>	<u>36%</u>	<u>30%</u>	<u>32%</u>
Add'l. Funding/More Cmty. Involvement	0	0	9%	0	
Cont'd. City/State Investment in C.D.	0	0	9%	0	
More Local/Fed. Aid for New Const.	10%	0	0	0	
More Scattered Site Public Housing	0	0	0	10%	
More Section 8 Housing	0	0	0	10%	
Better Code Enforcement of Rental Prop.	10%	40%	18%	10%	
<u>Public and Private Sector</u>	<u>40%</u>	<u>50%</u>	<u>27%</u>	<u>30%</u>	<u>37%</u>
Active Participation at Lending Institutions	10%	0	0	0	
Prog. Making More H'owners/Tax Rev.	0	10%	0	0	
Public and Private Partnerships	10%	0	9%	10%	
Commitments-Public/Private Investors	10%	30%	18%	0	
Economic Development/Job Training	10%	10%	0	20%	
<u>Organized Housing Services</u>	<u>30%</u>	<u>10%</u>	<u>18%</u>	<u>20%</u>	<u>19%</u>
Special Housing Support Services	20%	0	0	0	
Develop Housing Leadership in the Area	0	0	0	10%	
More Coord'tion Among Existing Groups	0	10%	9%	10%	
Improve Awareness About Existing Prog.	10%	0	0	0	
Citizen Participation & Organization	0	0	9%	0	
<u>Social Solutions Alone</u>	<u>10%</u>	<u>0</u>	<u>18%</u>	<u>20%</u>	<u>11%</u>
Improve Pride in the Community	10%	0	0	10%	
Social/Economic/Political Revolution	0	0	9%	0	
Improve & Monitor Educ./Keep Kids and Adults in Programs	0	0	9%	0	
Improve Relations with Police	0	0	0	10%	
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>99.0</b>	<b>100.0</b>	<b>99.0</b>

## Solutions Ranked 1st Collectively and Individually by Group to Solve Housing Needs

### SUMMARY of RESULTS

Table X shows the results participants ranked 1st when asked to solve housing needs. Of the various types of solutions posed to solve the housing needs of the North End, Public and Private Sector (37%) programs and partnerships were viewed most often as the kind of solutions that are needed by all of the key groups collectively. The next most popular kinds of solutions called for Increased Government Expenditures (32%) for housing and community development needs. Those solutions were followed by Organized Housing Services (19%) and Social Solutions Alone (11%) respectively. These figures can be found on the preceding page (table) in the right corner, total column.

### ANALYSIS of RESULTS

What does it mean overall? Clearly there is a numerical collective consensus that solutions should come from Public and Private Sector programs and partnerships; also it is felt that Increased Government Expenditures are needed to increase and aid such solutions. Next, Organized Housing Services were identified as a possible solution area followed by Social Solutions Alone. While social solutions by themselves were ranked last collectively with 1st choice answers, it is still very significant because it suggests that you cannot solve the housing needs with them alone, but they are an integral part of any solutions to those needs.

### SOLUTIONS SUGGESTED BY INTEREST GROUP

Individually, Local Officials (I) tended to view Public and Private Sector Solutions 1st (40%), with Organized Housing Services 2nd (30%). They viewed Increased Government Expenditures as the next solution area with 20% and Organized Housing Services 4th (30%). Similarly, Black Business/Community Leaders (II) viewed Public and Private Sector solutions 1st (50%) also. In contrast, they viewed Increased Government Expenditures 2nd (40%), with Organized Housing Services 3rd (10%) and none (0%) viewed Social Solutions Alone as a solution set to housing needs. Whereas, Interested Outside Experts (III) viewed Increased Government Expenditures 1st (36%), followed by Public and Private Sector solutions a close 2nd (27%). They viewed, too, Organized Housing Services and Social Solutions Alone tied at 18% apiece for 3rd. However, North End Residents (IV) viewed Increased Government Expenditures and Public and Private Sector Solutions tied as the best ways to solve housing needs 1st (30% a piece). Secondly, they viewed Social Solutions Alone and to Organize Housing Services tied for 2nd (20% a piece) as the kinds of solutions to solve the housing needs in the area.

## ANALYSIS of FINDINGS

What does it mean? There is some unanimity between Local Officials, Black Business /Community Leaders and North End Residents. They all viewed Public and Private Sector initiatives as the best kind of remedies to solve housing and community development needs in general, by simple majorities (40% , 50%, and 30%). However, the specific methods or sub-category solutions they perscribe to solve housing needs in the North End are all very diverse. Individually, Local Officials (I) identified the sub-category of Special Housing Support Services with 20% and evenly split all of their other responses in different sub-category responses. In contrast, Black Business / Community Leaders (II) on this level identified the sub-category of Better Code Enforcement of Rental Properties first by 40% and commitments from Public and Private Investors second (30%). The rest of their responses were evenly split. Next, Interested Outside Experts (III) identified both Better Code Enforcement of Rental Property and Commitments from Public and Private Investors tied with 18%. The rest of their responses were also evenly split over other different sub-categories. Whereas, North End Residents (IV) identified the sub-category of Economic Development / Job Training with 20% and evenly split all of their other responses in different sub-categories.

Thus, clearly there is a distinct diversity of views within and among the 4 key groups on how specifically to solve the housing and community development needs of residents in the North End. Yet, the dynamic tension revealed by similar kinds of general remedies contrasted may produce an important first step in consensus building through discussion, review, and compromise resulting in creative solutions to complex issues. As a result of this study all 4 groups should have a clearer idea of how each other views possible solutions to the housing needs in the area and what similarities and differences exist in reaching a common improvement goal. The next page shows what 1st, 2nd, and 3rd ranked responses to this question yielded when they were all weighted equally and accounted for in the proper solutions categories.

Table XI: Solutions Ranked 1st, 2nd, or 3rd Combined in Response to Question #3

Group	I	II	III	IV	Total
	Local Officials n=28	Black Business/ Cmty. Leaders n=25	Interested Outside Expertise n=30	North End Residents n=26	
<u>Increased Government Expenditures</u>	<u>32.1%</u>	<u>28%</u>	<u>23.3%</u>	<u>27%</u>	<u>27.5%</u>
Add'l. Funding/More Cmty. Involvement	3.6%	8%	6.7%	7.7%	6.4%
Cont'd. City/State Investment in C.D.	10.7%	0	3.3%	0	3.7%
More Local/Fed. Aid for New Const.	7.1%	0	6.7%	0	3.7%
More Scattered Site Public Housing	0	4.9%	0	3.8%	1.8%
More Section 8 Housing	0	0	0	3.8%	0.9%
Better Code Enforcement of Rental Prop.	7.1%	16%	6.7%	11.5%	10.1%
<u>Other Increased Gov't. Expenditures</u>	<u>3.6%</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.9%</u>
<u>Public and Private Sector</u>	<u>28.6%</u>	<u>32%</u>	<u>30%</u>	<u>19.2%</u>	<u>27.5%</u>
Active Participation at Lending Inst.	7.1%	4%	3.3%	3.8%	4.6%
Prog.Making More H'owners/Tax Rev.	3.6%	4%	3.3%	0	2.7%
Public and Private Partnerships	3.6%	0	3.3%	3.8%	2.7%
Commitments-Public/Private Investors	3.6%	12%	10%	0	6.4%
Economic Development/Job Training	3.6%	8%	10%	7.7%	7.3%
<u>Other Public/Private Sector</u>	<u>7.1%</u>	<u>4%</u>	<u>0</u>	<u>3.8%</u>	<u>3.7%</u>
<u>Organized Housing Services</u>	<u>32.1%</u>	<u>32%</u>	<u>23.3%</u>	<u>42.3%</u>	<u>32.1%</u>
Special Housing Support Services	17.9%	12%	13.3%	15.4%	14.7%
Develop Housing Leadership in the Area	10.7%	8%	3.3%	3.5%	7.3%
More Coord'tion Among Existing Groups	0	12%	3.3%	7.7%	4.6%
Improve Awareness About Existing Prog.	3.6%	0	0	3.8%	1.8%
Citizen Participation & Organization	0	0	3.3%	7.7%	2.7%
<u>Other Organized Housing Services</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3.8%</u>	<u>0.9%</u>
<u>Social Solutions Alone</u>	<u>7.1%</u>	<u>8.0%</u>	<u>23.3%</u>	<u>11.5%</u>	<u>12.8%</u>
Improve Pride in the Community	3.6%	4.0%	6.7%	7.7%	5.5%
Social/Economic/Political Revolution	0	0	3.3%	0	0.9%
Improve & Monitor Educ./Keep Kids and Adults in Programs	0	4.0%	3.3%	0	2.7%
Improve Relations with Police	0	0	0	3.8%	0.9%
<u>Other Social Solutions Alone</u>	<u>3.6%</u>	<u>0</u>	<u>6.7%</u>	<u>0</u>	<u>0.9%</u>
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>99.0</b>	<b>100.0</b>	<b>99.0</b>

## Identifying and Assessing Solutions to Community Housing Needs

Table XI shows all of the responses to the question of what solutions will address housing needs whether ranked 1st, 2nd, or 3rd. They were all weighted equally and tallied into the appropriate solution response categories. This was done to supplement, cross-reference, and reaffirm the findings of 1st ranked responses in Table X. Once again, the rationale is that anything ranked as important (whether ranked 1st, 2nd, or 3rd) merits mention and to see what solution categories receive the most votes or simply emerge.

The solutions to housing needs identified and assessed by participants in this study changed their priorities (order) of general solutions categories when 1st, 2nd, and 3rd ranked responses were all equally weighted and tallied by group. There is also further diversity with sub-categories of solution responses within and among each of the 4 key groups. These diverse views of possible solutions to housing needs are all legitimate alternatives and reflect the different perspectives of very diverse assessments.

### ANALYSIS of FINDINGS

The diversity of solutions from the key groups is a problematic cause of inaction. A clear consensus of what solutions are needed to remedy housing and community development needs in the North End between all of the 4 key groups may not be possible at this point. First, these groups need to know how each other views / assesses and prioritizes the solutions to housing needs in the North End. We can use Table XI as a summary of all possible votes on the various kinds of solutions to housing needs by each group. Also, we can view what sub-category solutions responses emerge when all groups are cross-tabulated and totalled. Then we can see that Special Housing Support Services being established in the area received the most votes (14.7%). Second they see Better Code Enforcement of Rental Properties (10%). Commitments from Public and Private Investors and Developing Housing Leadership in the Area tied for third (7.3%), etc. Moreover, even though there is a great diversity of solutions perhaps this would be a starting point for a unified planning discussion among members of all the key groups. Once members of each group know the views / solutions posed by themselves and the other group members, perhaps some common ground leading to a set of housing needs solutions or design solution plans that address all of those concerns to some degree maybe found. Definitely this will not be an easy task. At least some of the findings of this study can be used to start the discussions process leading to compromise and consensus building between the key groups. Finally, the next page shows a list of all solution responses assessed to housing needs and gives some indication of priority by the 4 different housing needs solution areas identified. The total number of votes each category and individual response received is shown as extrapolated from Table XI. This list also identifies

many diverse viewpoints of housing needs and solutions for discussion and dissemination between all of the key groups. It identifies and assesses solutions proposed to address community housing needs. It can serve as a starting point to discuss, develop, and formulate possible programs and policies.

Solutions Identified to Solve Housing Needs

<p><u>30</u>    <u>Increased Government Expenditure</u></p> <p>11    Better Code Enforcement of Rental Prop.</p> <p>7     Add'l Funding &amp; More Cmty. Involvement</p> <p>4     Cont'd. City/State Investment in C.D.</p> <p>4     More Local/Fed. Aid for New Construction</p> <p>2     More Scattered Site Public Housing</p> <p>1     More Section 8 Housing</p> <p>1     Physical Infrastructure Improvements Alone</p>	<p><u>Organized Housing Services</u></p> <p>Special Housing Support Services      16</p> <p>Develop Housing Leadership in the Area      8</p> <p>Coordinated Efforts Among Exist. Groups      5</p> <p>Citizen Participation &amp; Cooperation      3</p> <p>Improve Awareness About Exist. Prog.      2</p> <p>More Transitional/Emergency Housing      1</p>
<p><u>30</u>    <u>Public and Private Sector</u></p> <p>8     Economic Development/Job Training</p> <p>7     Commitments-Public/Private Investors</p> <p>5     Active Participation of Lending Institutions</p> <p>3     Prog.Making More H'owners/Tax Revenues</p> <p>3     Public &amp; Private Partnerships</p> <p>3     Improve (Soc./Phys./Econ.) Infrastructure</p> <p>1     Increase Sm. Bus./Multi-family Const.</p>	<p><u>Social Solutions Alone</u></p> <p>Improve Pride in the Community      6</p> <p>Improve Education/Keep Kids and Adults in Program      3</p> <p>More Information on Affirmative Action/ Housing Discrimination      3</p> <p>Social/Economic/Political Revolution      1</p> <p>Improve Relations with the Police      1</p>

Table XII : Ways Ranked 1st of How to Finance Solutions to Question #4

Group	I Local Officials n=10	II Black Business/ Cmty. Leaders n=10	III Interested Outside Expertise n=11	IV North End Residents n=10	Total n=41
<u>Direct Government Funding</u>	<u>60%</u>	<u>60%</u>	<u>45%</u>	<u>60%</u>	<u>56%</u>
More Local and Federal Aid	10%	0	27%	10%	
Properly Used H.U.D. Funds	10%	10%	9%	40%	
Community Development Block Grants	20%	30%	9%	0	
Expand State Housing Fund	0	10%	0	10%	
General City Funds	0	10%	0	0	
Redirect Funds Already Available	10%	0	0	0	
Money from the Defense Budget	10%	0	9%	0	
<u>Public and Private Sector</u>	<u>40%</u>	<u>40%</u>	<u>54%</u>	<u>0%</u>	<u>33%</u>
Public/Private Funding of Cmty. Dev.	30%	10%	9%	0	
Quasi-Public Non-Profit Organization	0	20%	9%	0	
Local Business and Residents	10%	10%	9%	0	
Devlp'er's Tax Used for Low Inc. H'ing	0	0	9%	0	
Larger % Taxes Stay in Area/Cmty. Tiff	0	0	9%	0	
<u>Missing or No Answer</u>	<u>0%</u>	<u>0%</u>	<u>9%</u>	<u>40%</u>	<u>11%</u>
TOTAL	100.0	100.0	99.0	100.0	100.0

## Finance Solutions Ranked 1st Collectively and Individually by Group

### **SUMMARY of RESULTS**

Table XII shows the results participants ranked 1st when asked to fund housing solutions. Of the various ways to finance the housing solutions proposed for the North End, only two general categories emerged. (1) Direct Government Funding of programs and initiatives in connection alternatively with (2) Public and Private Funding financing solutions. Collectively, all of the key groups felt that using Direct Government Funding is the best way to finance solutions to housing needs by 56%, followed by Public and Private Funding 2nd (33%) and 11% had no answer.

### **ANALYSIS of RESULTS**

What does it mean overall? Clearly there is a collective majority in favor of using Direct Government Funding to pay for improving housing conditions. This suggest that only the proper legislative and appropriations mechanism have not been put into place yet locally as well as nationally. Perhaps new revenues will have to be generated and or existing funding reappropriated. Local Officials (I) and Black Business/Community Leaders (II) agree that Direct Government Funding is the best way to finance housing solutions by 60% each. They also agree that the next best kind of financing for solutions to housing needs in the North End should come from Public and Private Funding sources (both by 40%). In contrast, Interested Outside Experts (III) viewed Public and Private Funding as the best way (by 54%) to finance solutions to the housing needs. However, North End Residents (IV) also viewed Direct Government Funding as the best way to finance housing solutions with 60% and 40% of them had no answer.

### **FINANCE SOLUTIONS SELECTED BY GROUP**

Individually, there is consensus between Local Officials (I) Black Business/Community Leaders (II), and North End Residents (IV) that Direct Government Funding is the best way to finance housing solutions. Whereas Interested Outside Experts (III) saw public and private funding 1st, they also viewed Direct Government Funding as a close 2nd finance solution. All of these results suggest that primarily more Direct Government Funding should be used at least primarily until Public and Private Funding sources have been initiated, coordinated, and set in place. The next page presents a table where the combined 1st, 2nd, and 3rd responses to this question were weighted equally and tallied.



## ANALYSIS of FINDINGS

What does it mean? there is definitely a distinct majority of key group support (3/4) and consensus for more Direct Government Funding to finance solutions to housing needs in general. Local Officials (I) , Black Business / Community Leaders (II), and North End residents (IV) all agreed on this point each by a 60% majority. However, only 45% of Interested outside Experts agreed. This suggest that the idea or view of government making more funds available to finance housing is a popular and favorable one. Yet, Interested Outside Experts (III) maybe more pragmatic because they realize the government has no national housing policy and is in a period of fiscal retrenchment. Also, they may take into account that any successful campaign to secure financing for housing needs must start at the local level. Simply stated, desiring more funds from the government is a "quick fix" approach to secure financing. However, demanding and receiving any additional funding from the government will still usually take a long and bureaucratic processes at best. In addition, the impresions given by those participants interviewed from members of all of the 4 key groups was that the government should provide more funding and do more. Nevertheless, most participants were diverse in stating specifically where it would come from and how. Thus, eventhough Public and Private Sector funding came in numerically second in general as the best way to secure funding to solve housing and community development needs, it may be the most realistic way to generate revenues to finance solutions to housing needs in the North End. The Next page shows all 1st, 2nd, and 3rd ranked responses to finance solutions weighted equally and tallied into the appropriate finance solution categories.

Table XIII : Finance Solutions Ranked 1st, 2nd, and 3rd Combined

Group	I	II	III	IV	Total
	Local Officials n=28	Black Business/ Cmty. Leaders n=22	Interested Outside Expertise n=27	North End Residents n=15	N=92
<u>Direct Government Funding</u>	<u>60.7%</u>	<u>54.5%</u>	<u>51.8%</u>	<u>80%</u>	<u>60%</u>
More Local/Federal Aid	14.3%	4.5%	25.9%	6.7%	14.1%
Properly used H.U.D. Funds	17.9%	13.6%	3.7%	26.7%	14.1%
Cmty. Development Black Grants	10.7%	13.6%	11.1%	20%	13.0%
Expand State Housing Funding	3.6%	13.6%	3.7%	13.3%	7.6%
General City Funds	3.6%	9%	3.7%	0	4.3%
Redirect Funds Already Available	3.6%	0	0	13.3%	3.3%
Money from the Defense Budget	3.6%	0	3.7%	0	2.2%
<u>Other Direct Gov'ment Funding Total</u>	<u>3.6%</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1%</u>
Urban Renewal Monies	3.6%	0	0	0	1%
<u>Public and Private Funding</u>	<u>39.3%</u>	<u>45.4%</u>	<u>48.1%</u>	<u>20%</u>	<u>40%</u>
Public/Private Funding Cmty. Developer	10.7%	4.5%	14.8%	0	8.7%
Quasi-Public Non-Profit Organization	7.1%	18.1%	7.4%	0	8.7%
Local Business and Residents	3.6%	9.0%	11.1%	0	6.5%
Dev'er's Tax Used for Low Income H'ing	0	4.5%	0	6.7%	2.2%
Larger % Taxes Stay in Area (Cmty. Tiff)	0	0	3.7%	0	1%
<u>Other Public and Private Funding Totals</u>	<u>17.9%</u>	<u>9%</u>	<u>11.1%</u>	<u>13.3%</u>	<u>13%</u>
Loans/Tax Incentive to Build Low Income Housing	10.1%	9%	11.1%	6.7%	9.8%
Train Residents for Higher Paying Jobs	3.6%	0	0	0	0
Local Lenders/Cmty. Investment Act	0	0	0	6.7%	1%
Inspection & Code Enforcement Fees	3.6%	0	0	0	1%
<b>TOTAL</b>	<b>100.0</b>	<b>99.9</b>	<b>99.0</b>	<b>100.0</b>	<b>100.0</b>

## Assessing Finance Solutions to Housing and Community Development Needs

Table XIII shows all of the responses to the question of how solutions to housing and community development needs can be financed, whether ranked 1st, 2nd, or 3rd. They were all weighted equally and tallied into the appropriate finance solution categories. This was done to supplement, cross-reference, and reaffirm the findings of 1st ranked responses only found in Table XII. Once again, the rationale is that anything ranked as important (whether ranked 1st, 2nd, or 3rd) merits mention and to see what categories receive the most votes or simply emerge.

Assessing finance solutions to housing and community development needs in general and even in some specific generic sources of funding is important. It is fiscally irresponsible to propose solutions to housing and community development needs without also discussing financing for such programs. Thus, all respondents participating in this study were also asked to give their views on who, how, and from where financing for housing solutions can and should come from. Overall, the majority of all the key groups collectively (60%) felt that some form of Direct Government Funding should be used to finance solutions to solve housing and community development needs in the North End first. Secondly, the other way identified to finance solutions (by 40%) is through Public and Private Funding of programs and initiatives.

### ANALYSIS of FINDINGS

There is consensus among all the groups that Direct Government Funding sources should be used as the primary source of financing. Only differences as to what degree and specific sub-category finance solution it should be used in connection with Public and Private Funding sources second remain. All of this means that the primary responsibility for providing “seed money” should come from the government and the responsibility to make that known rest with local leaders and the electorate. Next, as an out-growth and separately in conjunction Public and Private Funding initiatives should also be undertaken. As it is discussed in other parts of this report, there are already many housing and socially orientated groups in existence, however, coordination, cooperation, and communication between them is very poor. Subsequently, Public and Private initiatives to improve the housing and neighborhood conditions for the residents of the North End is weak. The next page shows a list of all of the kinds of finance solutions that were proposed in detail and the total number of votes each received when all responses were weighted equally and totalled, as extrapolated from Table XIII. They can be discussed and used to generate ideas on how different kinds of solutions can be used once a specific plan or program path is chosen.

## Finance Solutions to Housing Needs

<u>Direct Government Funding</u>	<u>55</u>
Properly used H.U.D. Funds	13
More Local and Federal Aid	13
Community Development Block Grants	12
Expand State Housing Funding	7
General City Funds	7
Redirect Funds Already Available	3
Money from the Defense Budget	2
(Other includes)	
Urban Renewal Monies	1
<u>Public and Private Funding</u>	<u>37</u>
Public/Private Funding of a Community Developer	8
Quasi-Public Non-Profit Organization	8
Local Business and Residents	6
Developers Tax Used for Low Income Housing	2
Larger % Taxes Stay in Poor Area (Community Tiff)	1
(Other includes)	
More Loans/Tax Incent. to Build Low Income Housing	1
Train Residents for Higher Paying Jobs	1
Inspection & Code Enforcement Fees	1

Table XIX : Informal Rankings 1st of Who Should Lead Such Efforts to Question #5

Group	I Local Officials n=10	II Black Business/ Cmty. Leaders n=10	III Interested Outside Expertise n=11	IV North End Residents n=10	Total N=41
<u>Formal Governmental Authority</u>	<u>20%</u>	<u>20%</u>	<u>9%</u>	<u>0%</u>	<u>12%</u>
Local Officials	20%	10%	9%	0	
Congress and the Administration	0	10%	0	0	
<u>Informal Authority Within the Community</u>	<u>70%</u>	<u>60%</u>	<u>54%</u>	<u>80%</u>	<u>66%</u>
Homeowners	10%	0	0	10%	
North End Residents	10%	10%	27%	30%	
Community Leaders	10%	0	9%	20%	
From Within the Community	10%	10%	9%	0	
Coalition of Residents/Leaders/Groups,etc.	0%	20%	0	20%	
Neighborhood Based Organization	30%	10%	9%	0	
Tenants Councils in Public Housing	0	10%	0	0	
<u>Authority Inside &amp; Outside the Community</u>	<u>10%</u>	<u>20%</u>	<u>27%</u>	<u>20%</u>	<u>19%</u>
Ministers/Churches & Other Civic Org's.	0	10%	9%	20%	
People Within and Outside of the Area	10%	10%	9%	0	
The Black Community at Large	0	0	9%	0	
<u>Missing or No Answer</u>	<u>0%</u>	<u>0%</u>	<u>9%</u>	<u>0%</u>	<u>1%</u>
TOTAL	100.0	100.0	99.0	100.0	98.0

## Informal 1st Rankings of Housing Leadership Needed Collectively and Individually

### **SUMMARY of RESULTS**

Table XIX shows the results participants ranked 1st when asked who should lead efforts to improve the housing and community development needs of the North End. Of the various types of leaders and kinds of leadership needed to improve the housing needs in the North End, Informal Authority Within the Community was the kind of leadership that was identified most often (66%) when all of the key groups were viewed collectively. Secondly, Authority Inside and Outside of the Community was identified (by 19%). Thirdly, Formal Governmental Authority received 12% of the 1st choice answers.

### **ANALYSIS of RESULTS**

What does it mean overall? The collective and individual consensus by all of the 4 key groups is that the leadership and/or prime impetus for improving the housing and neighborhood conditions in the North End must come from within the Community. This does not mean that assistance from outside of the community cannot be accepted, but it only means that North End residents must support and have input into any neighborhood based community improvement programs.

### **BREAKDOWN OF HOUSING LEADERSHIP ROLES BY GROUP**

Individually, the majority (70%) of Local Officials (I) viewed what can be categorized as Informal Authority Within the Community as the most important place for leadership concerning housing issues to emerge in general. At a distant 2nd (20%) they ranked Formal Governmental Authority and Authority Inside and Outside of the Community 3rd. Black Business / Community Leaders (II) also viewed Informal Authority Within the Community 1st (60%). Formal Governmental Authority and Authority Inside and Outside the Community tied for a distant 2nd with 20% apiece. Whereas, Interested Outside Experts (III) also viewed Informal Authority Within the Community as the most important place (54%) from which housing leadership to solve housing needs should come from. Secondly they saw Authority Inside and Outside of the Community by 27%, with 9% for Formal Government Authority and 9% had no answer. Overwhelmingly, North End Residents (IV) viewed Informal Authority Within the Community (themselves) as the best place for housing leadership in the Area to come from by 80%. At a distant 2nd (20%) they see Authority Inside and Outside the Community as the next best source of leadership in such matters. None of them identified Formal Governmental Authority.

## ANALYSIS of FINDINGS

What does it mean? There is definitely a consensus among all the 4 key groups individually that the Leadership needed to improve the housing and neighborhood conditions in the North End must come from Informal Authority within the Community. As it was stated in the Analysis of Results, the Leadership and / or prime impetus for improving the housing and neighborhood conditions in the North End must come from within the community. Once again, this does not mean that assistance from outside of the community can not be accepted, but it only means that North End residents must support and have input into any neighborhood / community based housing improvement programs. This is a significant finding and analysis to make because identifying and forming the kind of leadership group to solve and implement housing needs / community improvements is the most critical task leading to success. All of the key groups individually and collectively agree on this by a large majority, except Interested Outside Experts, who had the lowest majority in comparison (54%). This is an important finding because it suggests only plans with input, leadership, and specifically tailored for the residents of the North End will work and Local Officials, Black Business / Community Leaders, Interested Outside Experts, and North End Residents all agree on this point. There is diversity within the individual sub category of Informal Authority Within the Community. However, the common thread that binds all of them together is that they implicitly recognize that informal or the best authorities in leading and helping to solve housing problems and make improvements in the North End are the residents / leaders in the community, community organizations, and or some brain trust thereof. Further validation of this conclusion comes when the 1st, 2nd, and 3rd ranked responses to this question were equally weighted and tallied into the corresponding leadership categories. Those results appear in the table on the next page.

**Table XX : Where Leadership Must Come From to Improve North End Housing**  
**1st, 2nd, and 3rd Responses Combined**

Group	I Local Officials n=23	II Black Business/ Cmty. Leaders n=20	III Interested Outside Expertise n=27	IV North End Residents n=18	Total N=88
<b><u>Informal Authority Within the Community</u></b>	<b><u>63.6%</u></b>	<b><u>55%</u></b>	<b><u>59.2%</u></b>	<b><u>77.8%</u></b>	<b><u>62.5%</u></b>
Homeowners	4.5%	0	0	5.5%	2.2%
North End Residents	4.5%	10%	14.8%	27.8%	13.6%
Community Leaders	18.2%	10%	14.8%	22.2%	15.9%
From Within the Community	9.1%	5%	3.7%	0	4.5%
Coalition of Residents/Leaders/Groups	9.1%	15%	14.8%	16.7%	13.6%
Neighborhood-Based Organizations	18.2%	5%	11.1%	0	10.2%
Tenants Council/Public/Private Complexes	0	10%	0	5.5%	2.2%
<b><u>Authority Inside/Outside of the Community</u></b>	<b><u>17.4%</u></b>	<b><u>30%</u></b>	<b><u>33.3%</u></b>	<b><u>22.2%</u></b>	<b><u>26.1%</u></b>
Ministers/Churches & Other Civic Org's.	0	10%	7.4%	11.1%	6.8%
People Within & Outside of the Area	8.7%	5%	7.4%	0	5.6%
The Black Community at Large	4.3%	0	14.8%	11.1%	7.9%
<b><u>Other Authority I/O Community Total</u></b>	<b><u>4.3%</u></b>	<b><u>15%</u></b>	<b><u>3.7%</u></b>	<b><u>0%</u></b>	<b><u>5.7%</u></b>
Local Government & Lending Institutions	4.3%	10%	0	0	3.4%
Private Developers	0	5%	0	0	1.1%
Chamber of Commerce	0	0	3.7%	0	1.1%
<b><u>Formal Governmental Authority</u></b>	<b><u>21.7%</u></b>	<b><u>15%</u></b>	<b><u>7.4%</u></b>	<b><u>0</u></b>	<b><u>11.4%</u></b>
Local Officials	13%	5%	3.7%	0	5.7%
Congress and the Administration	4.3%	5%	0	0	2.2%
<b><u>Other Formal Gov. Authority Total</u></b>	<b><u>4.3%</u></b>	<b><u>5%</u></b>	<b><u>3.7%</u></b>	<b><u>0</u></b>	<b><u>3.4%</u></b>
Champaign County Housing Authority	4.3%	5%	3.7%	0	3.4%
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>99.0</b>	<b>100.0</b>	<b>99.0</b>



## Assessing Who Should Lead North End Housing Improvements

Table XX shows all of the results participants ranked 1st when asked who should provide the leadership to solve the housing and community development needs / problems of the North End, whether ranked 1st, 2nd, or 3rd. They were all weighted equally and tallied into the appropriate "Leadership" categories. This was done to supplement, cross-reference, and reaffirm the responses of only 1st ranked responses in Table XIX. Once again, the rationale is that anything ranked as most important (whether ranked 1st, 2nd, or 3rd) merits mention and to see what categories receive the most votes or simply emerge.

Assessing and identifying the most appropriate leadership approach to solve the housing and community development needs is an integral component of this entire study. Moreover, this is the last of the 5 critical open-ended questions posed and is the most important if the goal of this study to improve the housing and neighborhood conditions in the North End is to be achieved. Thus, directly following this analysis of finding on leadership a Policy Conclusions section will follow. It will review and examine the major findings of these 5 key questions posed and what is suggested in terms of the original research question, goals, and objectives.

### ANALYSIS of FINDINGS

Once again, the findings of Table XIX are reaffirmed. there is a definite consensus individually as well as collectively by all of the 4 key groups that the Leadership to solve / improve the housing and community development needs of the residents of the North End must come from Informal Authority within the Community. In summary, Informal Authority Within the Community is viewed 1st (62.5%) when all of the key groups responses are considered collectively. Next, Authority Inside and Outside of the Community was 2nd (26.1%) and 3rd (11.4%) was Formal Governmental Authority. The consensus is that Leadership to solve the housing and community development needs of the North End must come from people within the Community. This does not exclude outside assistance, but once again suggests the major impetus and input on courses of action should come from Residents and Leaders of the North End. The technical expression of planning alternatives may be presented and discussed building upon their ideas. Implicitly, this suggests that Community Organizing around housing in the Area is needed. Local Officials are formal representatives, but they need input from constituents in their Area. Community Organizing around housing and Organizing Housing Services will greatly improve the housing and neighborhood conditions in the North End. There is a multitude of available resources in the Champaign-Urbana area including various groups and organizations. If efforts to improve the housing and neighborhood conditions in the North End are to be successful, local leaders, residents with the community must first organize, cooperate, coordinate, and communicate with each other as well as with individuals and institutions outside of the community.

This page closes this question with a list composed of all of the responses taken from Table XX. It shows the specific kinds of leadership who will have to be involved in the process.

Who Should Take the Lead on Housing Issues in the North End?

<u>Informal Authority Within the Community</u>	<u>55</u>
Community Leaders	14
North End Residents	12
Coalition of Residents/Leaders/Groups, etc.	12
A Neighborhood-Based Organization	9
From Within the Community	4
Homeowners	2
Tenants Council in Public/Private Complexes	2
<u>Authority Inside &amp; Outside of the Community</u>	<u>23</u>
The Black Community at Large	7
Ministers/Churches & Other Civic Organizations	6
People Within and Outside of the Area	6
Local Government & Lending Institutions	3
Private Developers	1
Chamber of Commerce	1
<u>Formal Governmental Authority</u>	<u>10</u>
Local Officials	5
Champaign County Housing Authority	3
Congress and the Administration	2

## POLICY CONCLUSIONS

What kinds of policy directions can we postulate from our summary of major conclusions to ultimately achieve the goal of this study to improve the housing and neighborhood conditions for residents of the North End? Ideally, and originally, consensus building among the 4 key groups , starting with the sharing of information about their views on housing needs in the area, was the goal of this study. Their views were obtained and summarized in this study. The key groups now need to read the results, meet and discuss each others views.. Then consensus building and compromise on the best kinds of solutions between the key groups can begin. The groupsnow need to collectively identify, prioritize, and build consensus support for solutions to housing needs in the North End.

After all of this information has been shared and discussed between the 4 key groups, building a workable consensus among them may still be impossible. The diversity and entrenched views on housing within and among the 4 groups is a real and problematic cause of inaction. Unfortunately, all of the diverse views have legitimacy.

The summary of major conclusions gives us some indications that that the most appropriate policy direction to adopt should adhere to the following: (1) There is a consensus that North End residents must play a pivotal role in housing leadership. (2) Only plans with resident input, leadership and specifically tailored for residents will work. A planning process that plans with people instead of for them is needed. Planners need to work with North End Residents / Groups / Organizations and Leaders to develop and foster Housing Leadership in the area. There is nothing wrong with involving the other key groups. However, the best policy direction and appropriate policy conclusion is to start with and focus on the group most likely to benefit or suffer from the decisions made to affect change in their community. The nucleus of any consensus building and or plans to improve the housing and neighborhood conditions in the North End must start with resident groups / organizations / Leaders. They must learn to lead and provide the prime impetus for improving housing and neighborhood conditions. This does not mean that assistance from outside of the community cannot be accepted, only that North End residents must be the focus and leading force in any neighborhood based community improvement programs.

## Solutions Consistent with Policy Conclusions

Much more information sharing, caucusing, and consensus building needs to take place between resident groups, organizations, and leaders in the North End on housing / quality of life issues. That goes far beyond the parameters of this study. However, some indication of the kinds of policies and solutions that need to be explored as a first step in the planning process are revealed by the results and analysis of findings of this study. In particular, we can use secondary ( a socio-economic area profile ) and primary data information focusing on the results from the Residents of the North End(IV) as our main barometer of solutions that need to be explored first. Second, the results, ideas, and assistance of Black Business / Community Leaders(II) and Interested Outside Experts(III) can also be utilized in shaping the most viable solutions to housing needs which are consistent with the major conclusions and policy conclusions of this study. North End Residents specifically felt that solutions addressing crime prevention / safety programs and economic development / job training need to receive as much attention as directly related housing issues. Clearly, the socio-economic profile of the area and its residents suggest that solutions need to address raising the levels of income, formal education attained, and lowering the areas high unemployment which disproportionately accounts for most of the unemployment in the entire Champaign-Urbana area. Finally, any solutions to improve the housing and neighborhood conditions in the North End must include the residents in the leadership and development of any community improvement plans.

Part II of the survey asked participants to respond to a set of statements by choosing one of the answers that was provided. Here are the results of that poll on Housing and Neighborhood Conditions in the North End .....

1. I believe a joint neighborhood organization representing the North end of both Champaign and Urbana can succeed in establishing a Neighborhood Housing Service.

41.5%	34.1%	22%	0%	2.4%
Strongly Agree	Agree	Uncertain	Disagree	Strongly Disagree

2. Housing needs in the North End are being adequately addressed.

2.4%	7.3%	4.3%	58.5%	26.8%
Strongly Agree	Agree	Uncertain	Disagree	Strongly Disagree

3. Most residents in the North End already know about the housing and community development programs available to them.

2.4%	4.9%	26.8%	56.1%	9.8%
Strongly Agree	Agree	Uncertain	Disagree	Strongly Disagree

4. The sidewalks, streets, and sewers are in extremely poor condition in the North End.

2.4%	41.5%	14.6%	39%	2.4%
Strongly Agree	Agree	Uncertain	Disagree	Strongly Disagree

5. I believe crime is a major problem in the North End.

3.1%	46.3%	7.3%	12.2%	2.5%
Strongly Agree	Agree	Uncertain	Disagree	Strongly Disagree

6. Available funds should be concentrated on the rehabilitation of existing properties in the North End.

41.5%	36.6%	12.2%	9.8%	0%
Strongly Agree	Agree	Uncertain	Disagree	Strongly Disagree

7. Unless the residents organize neighborhood improvement groups, substandard housing in low to moderate income areas will never be fixed.
- |                |       |           |          |                   |
|----------------|-------|-----------|----------|-------------------|
| 24.4%          | 51.2% | 7.3%      | 17.1%    | 0%                |
| Strongly Agree | Agree | Uncertain | Disagree | Strongly Disagree |
8. I believe unemployment is a major problem in the North End.
- |                |       |           |          |                   |
|----------------|-------|-----------|----------|-------------------|
| 39%            | 43.9% | 7.3%      | 9.8%     | 0%                |
| Strongly Agree | Agree | Uncertain | Disagree | Strongly Disagree |
9. Many houses need repair in the North End.
- |                |       |           |          |                   |
|----------------|-------|-----------|----------|-------------------|
| 34.1%          | 53.7% | 7.3%      | 2.4%     | 2.4%              |
| Strongly Agree | Agree | Uncertain | Disagree | Strongly Disagree |
10. Most of the Public Housing Units in the North End need a lot of repairs.
- |                |       |           |          |                   |
|----------------|-------|-----------|----------|-------------------|
| 46.3%          | 36.6% | 12.2%     | 4.9%     | 0%                |
| Strongly Agree | Agree | Uncertain | Disagree | Strongly Disagree |
11. The managers and or residents of Public housing complexes in the North End should form neighborhood watches to help protect themselves and their neighbors.
- |                |       |           |          |                   |
|----------------|-------|-----------|----------|-------------------|
| 58.5%          | 24.4% | 9.8%      | 7.3%     | 0%                |
| Strongly Agree | Agree | Uncertain | Disagree | Strongly Disagree |
12. I realize both city governments and the county housing authority have limited budgets to deal with housing concerns.
- |                |       |           |          |                   |
|----------------|-------|-----------|----------|-------------------|
| 22%            | 41.5% | 14.6%     | 17.1%    | 4.9%              |
| Strongly Agree | Agree | Uncertain | Disagree | Strongly Disagree |

13. Unless the city makes a resource commitment to a low income neighborhood nothing will ever be done to substantially improve the quality of that neighborhoods housing.
- |                |       |           |          |                   |
|----------------|-------|-----------|----------|-------------------|
| 34.1%          | 31.7% | 19.5%     | 14.6%    | 0%                |
| Strongly Agree | Agree | Uncertain | Disagree | Strongly Disagree |
14. A majority of people in the Champaign-Urbana Area view the North End Favorably and as a nice place to live.
- |                |       |           |          |                   |
|----------------|-------|-----------|----------|-------------------|
| 2.4%           | 7.3%  | 2.4%      | 46.3%    | 41.5%             |
| Strongly Agree | Agree | Uncertain | Disagree | Strongly Disagree |
15. Most people who live in the North End could live in almost any other are of Champaign-Urbana if they chose to.
- |                |       |           |          |                   |
|----------------|-------|-----------|----------|-------------------|
| 4.9%           | 7.3%  | 7.3%      | 51.2%    | 29.3%             |
| Strongly Agree | Agree | Uncertain | Disagree | Strongly Disagree |
16. I honestly believe that representatives of both city governments and the county housing authority would be willing to work together with the support of North End Residents to solve community needs in the North End.
- |                |       |           |          |                   |
|----------------|-------|-----------|----------|-------------------|
| 12.2%          | 39%   | 26.8%     | 17.8%    | 4.9%              |
| Strongly Agree | Agree | Uncertain | Disagree | Strongly Disagree |

THE FINAL SECTION ASKED PARTICIPANTS.....

1. Would you be willing to work with local business and community leaders, and other interested citizens in developing strategies to solve housing and community development needs in the North End?
- |             |            |           |               |             |
|-------------|------------|-----------|---------------|-------------|
| 43.9% Said  | 46.3% Said | 7.3% Said | 0% Said       | 2.4%        |
| Very Likely | Likely     | Unlikely  | Very Unlikely | *(1)Missing |
2. Would you be willing to work with representatives from both city governments and from the Champaign County Housing Authority in an official capacity if a Neighborhood Housing Services Board was organized to represent the residents of the North End?
- |             |            |          |               |                |
|-------------|------------|----------|---------------|----------------|
| 39% Said    | 31.7% Said | 22% Said | 4.9% Said     | 2.4%           |
| Very Likely | Likely     | Unlikely | Very Unlikely | *(1)Don't Know |

3. If you think of any other important related area, programs, proposals, etc., that have been left out, relating to these housing issues, please list them bellow.....

Many of the 41 Participants in the study opted to leave this question blank. However, here is a list of all other areas participants listed. It functions as a TEMPORAL CHALK BOARD OF IDEAS, bringing different people together at different times and places over housing issues in the North End, as does the entire study.

- 1 Many studies are done in the area: Unfortunately we never see the results.
- 2 More Pressure needs to be put on local officials and the community leaders should organize together.
- 3 Self-Help organizing to push official to work with them is important. Explore the idea of neighborhood joint ownership of property -- Community owned land with private houses on it.
- 4 Along with a Neighborhood Housing Service to improve, stabilize housing conditions, other programs could include a housing center to deal with available rental property community wide. Also, a fair housing board might be effective to monitor discrimination etc. Both ideas stem from the need to open up the entire community to create equal access to housing and breakdown some of the negative images of the North End.
- 5 Organization, Information, and Money!!!
- 6 Zero in on the private sector role in the development of the North End(local lenders). Also, what can an N. H. S. do to help the community? Will it Really help?
- 7 Send results to both planning departments as well (Planning & Community Development)
- 8 More emphasis on youth and providing role models and more importantly hope.
- 9 Talk to Covenant medical center( Burnham and Mercy) about their expansion and development plans in the area and find out if they are willing to work with a N.H.S.
- 10 Don't overlook employment problems in the Area a)Train/bring semi skilled companies into the area b)You may extend boundaries to county fair grounds if it is to show the black community. c) Gentrification threat from student housing is destabilizing the area
- 11 More involvement of lending institutions / use community development \$ to build more housing

The very last question asked was would you like a copy of the summary report of this survey and its findings.

36 People Said Yes, 4 people said no, and 1 person left it blank.



## **ATTITUDES / PERCEPTIONS & REALITY**

### **ASSESSING HOUSING AND NEIGHBORHOOD CONDITIONS**

In summary, there are some persistent problems in the area informally known as the North End. However, the most devastating problems are rooted in socio-economic causes. Earlier, in the first section it was shown that low incomes, low levels of formal education attained, and that high unemployment abound in the North End. Economically, while unemployment rates in general in both cities and the county are low, the kinds of jobs in general that are being created are low wage service sector jobs. Many of the residents of the North End are of low to moderate income and many of the residents in public housing in the area are on fixed incomes (Aid to Families with Dependent Children & Senior citizen pensions). This explains why many of the residents can not afford to make costly housing repairs. Yet, overall the housing stock, private and public is not in extremely poor condition. Also, the streets and infrastructure in Champaign's Northeast section of the North End are in fairly good condition, and if Urbana implements the King Park Plan, Urbana's northwest section of the North End will be in very good condition as well. Socially, the perception of the area and attitudes towards it from people and institutions outside of the area and some people from within are the most devastating affronts to the well being of the residents of the area. 80.5% of the people when asked if they thought most people viewed the area as a nice place to live said no. This is significant because attitudes and perceptions help shape behavior, behavior help shapes reality. In order to improve the housing and neighborhood conditions of the residents of the North End, we must change some attitudes and perceptions of the residents first in a positive manner. If you do not believe in yourself or your community, you can not expect anyone else too. There have been and are a lot of neighborhood groups and organizations doing some positive things, such as the Concerned Citizens for better Neighborhoods who meet in the Douglass Center Annex. In addition, there are many resources available throughout the twin cities. Local lending institutions, Parkland College, and the University of Illinois all should be more involved. There needs to be more coordination, cooperation, and communication between the vast number of organizations and resources available and neighborhood or community based organizations / groups.

## SHORT - TERM POLICY RECOMMENDATIONS

For Opening up better Lines of Communication & Cooperation between groups, organizations, Institutions and Government Agencies, Here is a list of resource groups citizens and the agencies themselves might consider using and coordinating efforts to improve the community.

### In the Community at large

The University of Illinois  
Principal Scholars Program  
Other campus program / groups  
The Urban league  
The City of Urbana  
Community Development  
Human Relations Dept.  
Other units  
Both Park Districts  
The City of Champaign  
Community Development Dept.  
Human Relations Dept.  
other units  
Empty Tomb  
Family Services of Champaign County  
Both Police Departments  
The Champaign County Housing Authority  
The Champaign County Regional Planning Commission  
(OTHER)

### From within the Community

Concerned Citizens for better Neighborhoods  
The Eads Street Development Corporation  
The Black Community Network  
Other Community / Neighbor groups  
Home Owners Associations  
Boys/Girls Club  
The Champaign- Urbana Project  
Public Housing Tenant Councils  
Local Churches  
Local Business  
\*Compile a List of Housing Services  
\*Compile a List of Childcare Services  
\*Compile a List of Social Services  
\*Organize and Develop Tenant Organizations  
\*Organize a Job Bank  
\*Promote Positive Relations with the Police

(OTHER)

## LONG - RANGE AND ONGOING POLICY RECOMMENDATIONS

Here are some ideas that local citizens groups and agencies might utilize to improve the housing and neighborhood conditions in the North End.

- \*Improve Awareness About Existing Housing Programs provided to property owners
- \*Start, maintain a seniors assistance program with minor housing maintenance
- \*Improve and monitor education the progress of children in "High Risk Households"
- \*Create Job Training Programs for adults / Make Childcare available to mothers who need it
- \*Change attitudes about Police / get involved even if it just means making an anonymous phone call

## FINAL THOUGHTS

In closing, the long-range goals of the Community will have to be decided by the residents of the North End. Outside assistance can come from many sources, but they have to take the lead. The entire community should and could do more, but it is up to the residents of the North End in particular and the Black Community in general to do more. In the long- run, much better coordination, cooperation, and organization is needed if the trends in low levels of income, levels of education attained, and high unemployment are to be reversed. However, the first step is to Change the attitudes and perceptions of the residents of the North End. With all of the available resources, the development of Human resources is the most important key to improvement. Inclosed is a copy of the most comprehensive list of available services in the Champaign - Urbana Area (Compiled by Family Services of Champaign County). Community residents, leaders, and organizations must lead the way. Hopefully, if nothing else this study can be only a beginning for developing the community in the North End and Its residents to be able to face the challenges of the next century.

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- 3 Champaign County Regional Planning Commission. STATE OF THE COUNTY: CHAMPAIGN COUNTY, ILLINOIS 1989(YEARLY), Urbana: C.C.R.P.C. 1989.
- 4 City of Champaign. Community Development Block Grant Program: Final Statement of Community Development and Projected Use of Funds. Champaign: City of Champaign Community Development Department Summary 1989-90.
- 5 City of Urbana. King Park Plan 1989 - 2001. Urbana: Department of Community Development, June 1989.
- 6 Fountain, John. "Housing Troubles Plague North Champaign". The Daily Illini, 3-part series, May 9th, 10th, and 11th 1988.
- 7 Urban Planning 337 : Community Planning Workshop. Landuse, Housing and Capital Improvements in the Northend. Ed. Professor Earl R. Jones. Urbana: Department of Urban and Regional Planning, The University of Illinois at Urbana-Champaign, Spring 1982.
- 8 Urban League of Champaign County. The State of Black Champaign County. Champaign: The Urbana League of Champaign County 1984.

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### Other Suggested Readings

(1)Hard Times on the Praire : Alonzo Mitchel

(2)The Evolution of a Commercial Strip : John A. Jakle and Richard Mattson

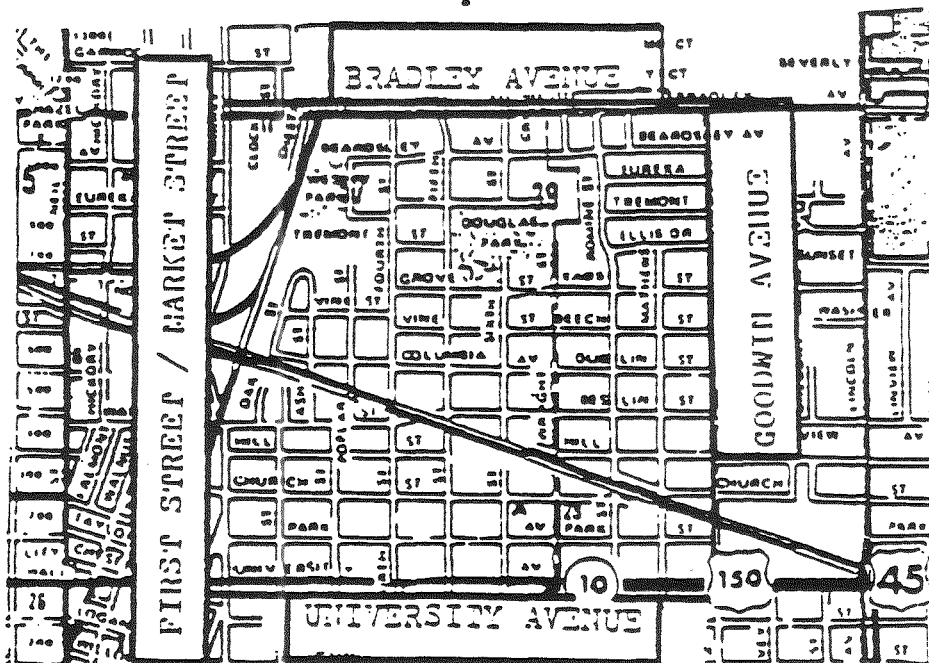
# APPENDIX A :

The actual survey / interview tool used in the Primary Data Study

## WHAT'S UP ?

### IN

## The North End



# Housing and Neighborhood Concerns In the North End

Many people from different segments of the Champaign-Urbana community have agreed that there are many persistent problems in the North End. (See Map.) However, no consensus and/or clear profile on what the major problems are and what can be done to alleviate these problems has ever been reached. The recent Dr. Martin Luther King, Jr. Housing Subdivision project has been a success, but as the final phases of that project begin, the future of the rest of the North End remains uncertain.

Hello, let me introduce myself. My name is Otha Trimm and I am a Black graduate student at the University of Illinois. I am studying in the Department of Urban and Regional Planning. As part of my masters project research I am studying what problems people see in the North End and what they would like to see changed. I am hoping that with your support real progress can be made, and that the neighborhood conditions in the North End area as a whole can be improved. This is my way not only to endeavor in scholarly pursuits, but to give something back to the community — which I believe is the foremost goal of my research. I am not receiving any special funding for this project; it's all coming out of my pocket. So I ask you to please give a little of your time and fill out this survey. Together I believe we can make a difference for the better.

The ultimate goal of this research is to improve the quality of housing and neighborhood conditions for low to moderate income residents of the North End — the area most vulnerable to declines in the quality of housing and neighborhood conditions.

The enclosed survey attempts to determine how different segments of the Champaign-Urbana community can affect change in the North End, be affected by change in the North End, or view the housing needs of the North End. What are the similarities within C-U on the North End Housing problems and how, if possible, can these differences be reconciled so that priority housing and community development needs can be identified and addressed?

Four groups of citizens have been defined: (I) Local officials representing all of C-U, (II) Local business and community leaders representing the Black Community, (III) Local leaders and individuals interested and informed about housing issues in the North End specifically, and (IV) a random sample of local residents of the North End.

This survey takes an average of 35 minutes to complete. The first part of the survey consists of five open-ended questions and the second part consists of 24 closed multiple-choice questions and one optional question. Your own individual answers to the questions will be kept anonymous. Only references to the four groups of respondents is defined by the study will be used.

*Please complete and return this survey no later than Friday, October 20, 1989.*

Housing and Neighborhood Concerns  
In the North End PART I

Your opinions were sought because it was felt that you are a representative of \_\_\_\_\_

Please rank the following four groups with a 1 next to the group that you feel best represents you, a 2 by the next best, a 3 by the 3rd best, and a 4 by the least representative.

- (A) Local Officials representing all of C-U \_\_\_\_\_
- (B) Business/Community Leader representing the Black Community \_\_\_\_\_
- (C) Individual interested/informed about issues in the North End \_\_\_\_\_
- (D) Residents of the North End and or you are a resident there \_\_\_\_\_

-----

1. What do you think are the three most important housing needs of the residents of the North End in order of importance?

1. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. In your opinion, why do each of the housing needs you identified in question number 1 exist?

1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_

3. What do think it will take to solve the housing needs you identified in question 1, so as to improve the quality of housing available to residents in the North End?

1. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. \_\_\_\_\_

\_\_\_\_\_

4. Looking back at your answer to question 3, how do you think your solutions should be financed?

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

5. Where do you feel the leadership to solve housing and community development problems in the North End should come from?

\_\_\_\_\_

\_\_\_\_\_

I now want to define some terms that may be unfamiliar to you, which I want to use in the next part of the survey.

Some communities have successfully addressed their housing and community development needs by organizing a neighborhood or local community group which joins and opens up a local branch of Neighborhood Housing Services(NHS). N.H.S. is a nationwide program operated by the Neighborhood Reinvestment Corporation. Their programs establish partnerships between neighborhood groups, local government and lenders to encourage neighborhood reinvestment. Once established, N.H.S. loans and/or grants money for the rehabilitation of neighborhood housing and other community improvements.

Community Development Block Grants are federal or state funds given to cities and towns, which in turn can fund neighborhood housing rehabilitation. The purpose of these grants is to help eliminate blight in cites and help provide safe and sanitary housing for low to moderate income families, particularly minorities.



Housing and Neighborhood Concerns  
In the North End PART II

This part of the survey will ask you to respond to a set of statements by choosing one of the answers provided. For each question your choice of answers are:

.....

1	2	3	4	5
strongly agree	agree	uncertain	disagree	strongly disagree

.....

Please circle the answer you feel is the best under each question .....

6. I believe a joint neighborhood organization representing the North End of both Champaign and Urbana can succeed in establishing an N.H.S.

1	2	3	4	5
strongly agree	agree	uncertain	disagree	strongly disagree

7. Housing needs in the North End are being adequately addressed.

1	2	3	4	5
strongly agree	agree	uncertain	disagree	strongly disagree

8. Most residents in the North End already know about the housing and community development programs available to them.

1	2	3	4	5
strongly agree	agree	uncertain	disagree	strongly disagree

9. The sidewalks, streets, and sewers are in extremely poor condition in the North End.

1	2	3	4	5
strongly agree	agree	uncertain	disagree	strongly disagree

10. I believe crime is a major problem in the North End.

1	2	3	4	5
strongly agree	agree	uncertain	disagree	strongly disagree

11. Available funds should be concentrated on the rehabilitation of existing properties in the North End.

1	2	3	4	5
strongly agree	agree	uncertain	disagree	strongly disagree

12. Unless the residents organize neighborhood improvement groups, substandard housing in low to moderate income areas will never be fixed.

1	2	3	4	5
strongly agree	agree	uncertain	disagree	strongly disagree

13. I believe unemployment is a major problem in the North End.

1	2	3	4	5
strongly agree	agree	uncertain	disagree	strongly disagree

14. Many houses need repair in the North End.

1	2	3	4	5
strongly agree	agree	uncertain	disagree	strongly disagree

15. Most of the public housing units in the North End need a lot of repairs.

1	2	3	4	5
strongly agree	agree	uncertain	disagree	strongly disagree

16. The managers and or residents of public housing complexes in the North End should form neighborhood watches to help protect themselves and their neighbors.

1	2	3	4	5
strongly agree	agree	uncertain	disagree	strongly disagree

17. I realize both city governments and the county housing authority have limited budgets to deal with housing concerns.

1	2	3	4	5
strongly agree	agree	uncertain	disagree	strongly disagree

18. Unless the city makes a resource commitment to a low income neighborhood nothing will ever be done to substantially improve the quality of that neighborhoods housing.

1	2	3	4	5
strongly agree	agree	uncertain	disagree	strongly disagree

19. A majority of people in the Champaign-Urbana Area view the North End favorably and as a nice place to live.

1	2	3	4	5
strongly agree	agree	uncertain	disagree	strongly disagree

