



HOUSING4ALL Draft Plan

The City of Evanston's
Strategic Housing Plan

cityofevanston.org/housing4all

Housing and Community Development Committee
Thursday, November 6, 2025

Committee Direction

1. Staff
Recommendations

2. Committee
Recommendations

3. Timeline:
Draft Plan Update

4. Timeline:
Next meeting



What is Housing4All?

Community Feedback

Staff Recommendations

Committee Direction

What we heard: Objectives

	Responses
Support	66%
	Majority
Oppose	Majority
	66%

Objective	Overall Agree		
	Unweighted	Weighted: Tenure	Weighted: Income
Preserve affordable housing units	75%	77%	80%
Create new housing to address gaps in the supply	59%	66%	67%
Protect residents from displacement	68%	73%	73%

What we heard: Preserve

	Responses
Support	66%
	Majority
Oppose	Majority
	66%

#	Preserve affordable housing units	Overall Agree		
		Unweighted	Weighted: Tenure	Weighted: Income
1.1	Extend the affordability periods of subsidized affordable housing	71%	75%	76%
1.2	Sustain existing naturally occurring affordable housing (NOAH)	78%	79%	78%
1.3	Establish a “one-stop shop” of housing rehabilitation resources	64%	68%	68%
1.4	Expand shared-equity homeownership models, including land trusts and limited equity cooperatives	57%	60%	59%
1.5	Establish an Acquisition & Preservation Fund	51%	55%	55%
1.6	Establish a joint call for housing project funding	56%	65%	64%
1.7	Explore instituting a housing impact fee	45%	52%	54%
1.8	Explore an anti-deconversion policy	53%	59%	60%
1.9	Explore the creation of a transfer of development rights program	34%	39%	39%
1.10	Support policies for adaptive reuse	89%	91%	90%

What we heard: Create

	Responses
Support	66%
	Majority
Oppose	Majority
	66%

#	Create new housing to address gaps in the supply	Overall Agree		
		Unweighted	Weighted: Tenure	Weighted: Income
2.1	Redevelop City-owned properties	79%	79%	80%
2.2	Partner with religious institutions to redevelop surplus property	73%	72%	74%
2.3	Develop an accessory dwelling unit (ADU) financing and technical assistance program	66%	69%	67%
2.4	Strengthen the inclusionary housing ordinance to maximize affordable unit creation	48%	57%	57%
2.5	Update the zoning code to facilitate housing development and allow different housing types	51%	58%	59%
2.6	Streamline the entitlement and permitting processes	74%	77%	76%
2.7	Explore employer-assisted housing programs	60%	61%	60%

What we heard: Protect

	Responses
Support	66%
	Majority
Oppose	Majority
	66%

#	Protect residents from displacement	Overall Agree		
		Unweighted	Weighted: Tenure	Weighted: Income
3.1	Expand fair housing education and enforcement	81%	87%	86%
3.2	Establish housing provider mitigation fund	57%	65%	65%
3.3	Create an asset building / financial counseling program	72%	76%	77%
3.4	Update building code to reduce the cost of construction	69%	72%	73%
3.5	Expand impact of rental registration program	71%	76%	75%
3.6	Diversify and expand anti-displacement funding sources	57%	63%	64%
3.7	Explore local hospital housing investment partnership	56%	62%	63%
3.8	Explore just cause eviction policy	51%	60%	68%
3.9	Explore rental assistance expansion	66%	72%	72%
3.10	Improve promotion of current City and partner housing resources	75%	80%	81%



Staff Recommendations (1-2)

Introduction:

1. Add “Understanding our Community” section
 - a. By income
 - b. Students
 - c. Seniors
 - d. Households w/children
2. Address household growth overall, not just for seniors

Staff Recommendations (3-5)

Needs:

3. Update Key Takeaways

Current

Economic diversity is at risk
Racial diversity is at risk
The Black population has declined
Segregation, renters, homeownership, seniors
Students have diverse housing needs

Proposed

Economic and racial diversity are at risk
Segregation, renters, homeownership, seniors
There is a lack of “missing middle” housing

4. Add census tract maps for greater readability

5. Add data charts for greater readability



Staff Recommendations (6)

Goals:

6. Clearly connect the Plan's goals to the goals of each objective



Staff Recommendations (7-10)

Strategies:

7. Consolidate strategies and add an extra layer of detail
8. Add 3 strategies essential for each objective
 - a. Expand funding
 - b. Expand collaboration
 - c. Expand data tracking and reporting
9. Add a table summarizing strategies and initiatives
 - a. Vision / objective alignment
 - b. Income bracket(s) served
 - c. Alignment with community feedback
10. Add additional case studies, highlighting relevance to Evanston



Staff Recommendations (11-14)

Implementation:

11. Provide more detailed timeframe by initiative
12. Add lead and supporting departments by initiative

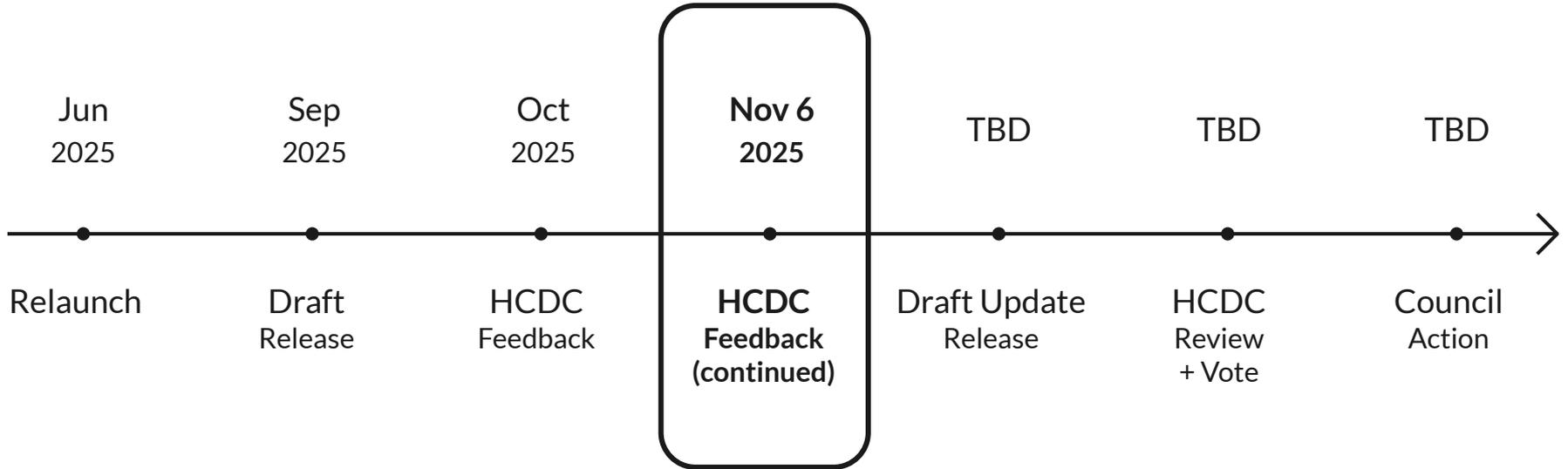
Oversight:

13. Include specifics regarding frequency and audience of regular reporting

Current Programs:

14. More clearly connect current programs to Plan objectives

We are Here



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