



HOUSING4ALL Plan Update

The City of Evanston's
Strategic Housing Plan

cityofevanston.org/housing4all

Housing and Community Development Committee
Tuesday, January 20, 2026



What's Housing4All?

Community Input

Making the Case

Updated Initiatives

Taking Action



What is Housing4All?

- Climate Action → CARP
- Public Health → EPLAN
- Historic Preservation → Preserve 2040
- Business Districts → Evanston Thrives
- **Housing** → **Housing4All**



What is Housing4All?

- 10-Year Time Horizon
- Assess Our Needs
- Establish Our Priorities
- Focus on Taking Action



What is Housing4All?

- Evanston residents face acute housing challenges
- These challenges require bold, strategic action
- Actions need to be efficient and impactful
- The City cannot do it alone – collaboration is essential
- The City cannot pay for it alone - new funding is critical
- Evanston's economic and racial diversity is at stake

What is Housing4All?



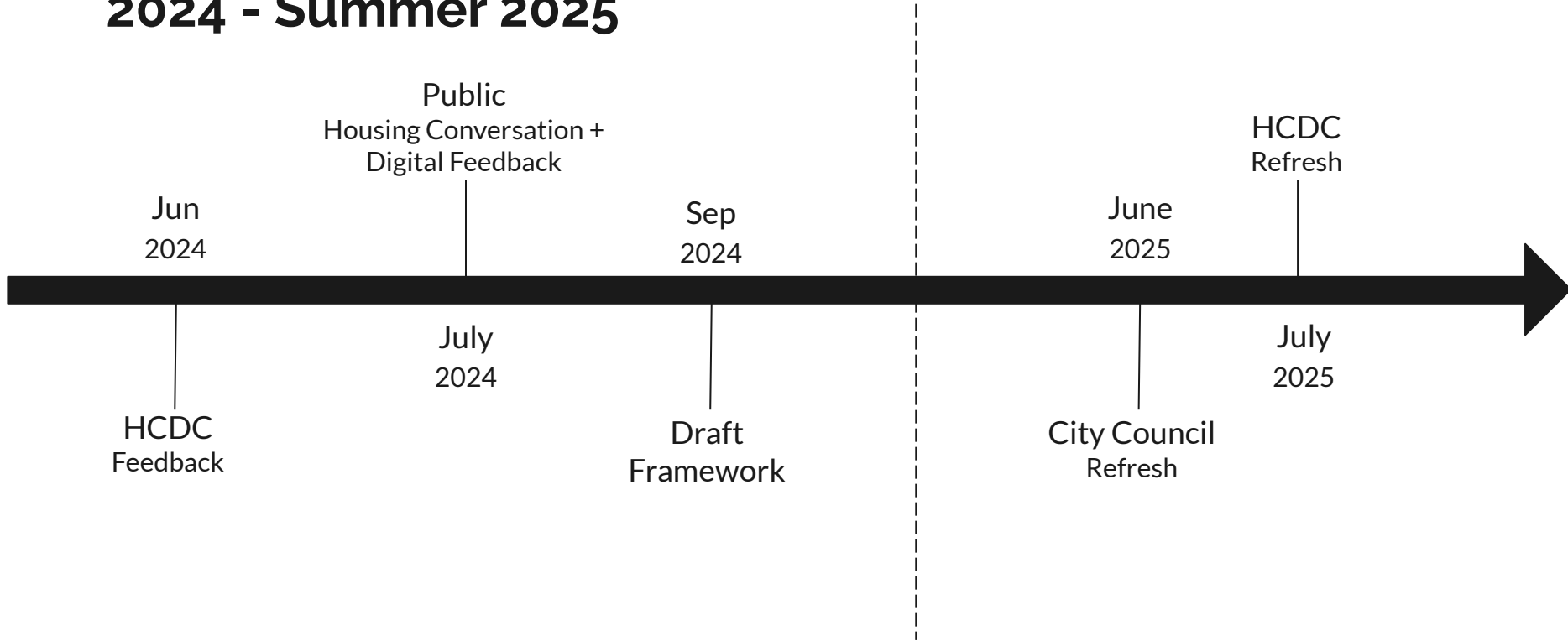
- A cure-all
- New housing (at approval)
- Audit of current programs
- A dusty plan on a shelf
- The end of the process



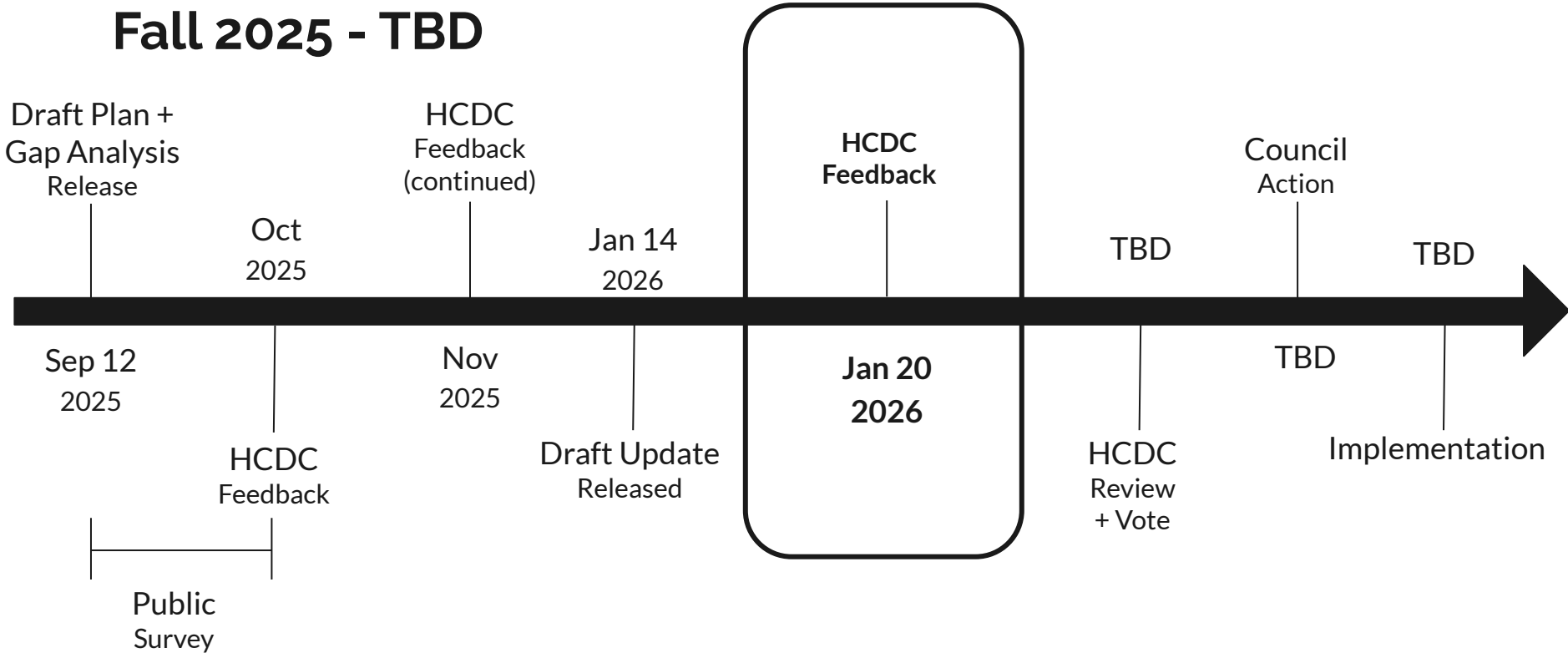
- A north star
- New housing (after approval)
- New, impactful initiatives
- Embedded in decision-making
- A critical first step



2024 - Summer 2025



Fall 2025 - TBD





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Recent Input: Overview

677 Survey Responses
Sep - Oct 2025

HCDC Meetings
Oct - Nov 2025



What we heard: Objectives

Objective	Overall Agree
	Weighted by Income
Preserve affordable housing	80%
Create new housing	67%
Protect residents from displacement	73%



What we heard: Initiatives

- All initiatives received majority support from respondents, except for one
 - 1.10 Adaptive Reuse (90%)
 - 3.1 Expand fair housing education and enforcement (86%)
 - 3.10 Improve promotion of current City and partner housing resources (81%)

What we heard: Preserve

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

What we heard: Create

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

What we heard: Protect

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



HCDC Feedback, Examples

- Early implementation of anti-displacement initiatives
- Stronger prioritization of initiatives
- Greater incorporation of funding
- More data-driven



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Making the Case

- **Evanston Residents:** A new section, to provide greater detail about household income, families and children, students, and seniors in Evanston (Pages 12-22)
- **Maps:** An easier way to identify the geographic differences regarding cost burden, race and ethnicity, household income, and net worth (Pages 26-37)
- **Charts:** Another way to visualize the makeup of Evanston residents and their varying housing challenges (Pages 12-29)



Evanston Residents

- Deeper dive into household income, families and children, students, and seniors in Evanston
- Income Profiles, Family Data and Charts, Student Population Analysis, and Senior Data and Charts
- See next slide for example of new data visualizations

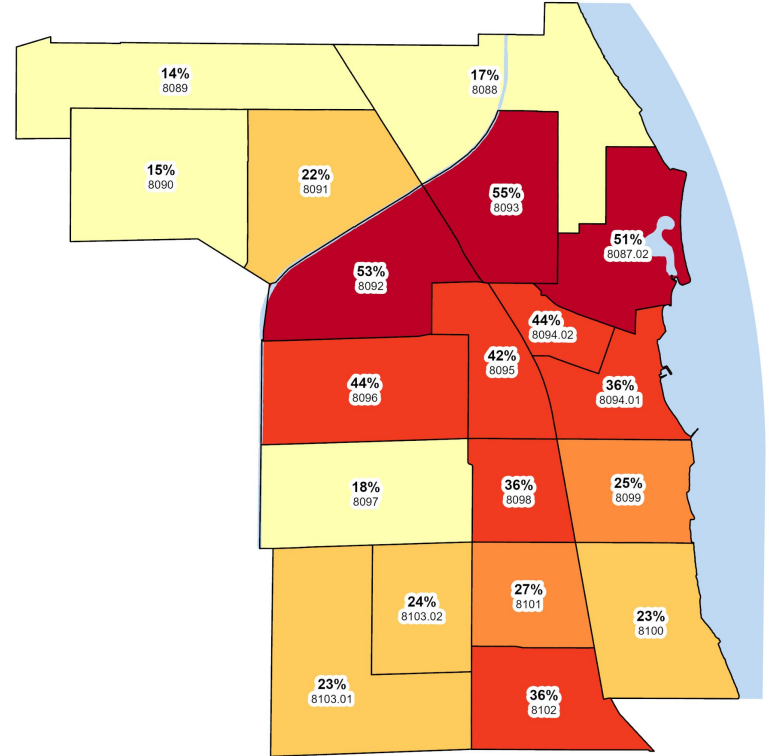
Extremely Low, ≤ 30% AMI	1-Person	4-Person
Income Range	\$0 - \$25,000	\$0 - \$36,000
Eligible Public Programs	WIC, LIHEAP, SNAP*, Medicaid*	WIC, LIHEAP, SNAP, Medicaid
Employment Examples	Minimum wage job (full-time, part-time)	
Affordable, Rentals	0-5%	0-6%

Higher, 150%+ AMI	1-Person	4-Person
Income Range	\$126,000+	\$179,850+
Affordable, Rentals	99+%	99+%
Affordable, For-Sale⁺	48+%	65+%

Maps

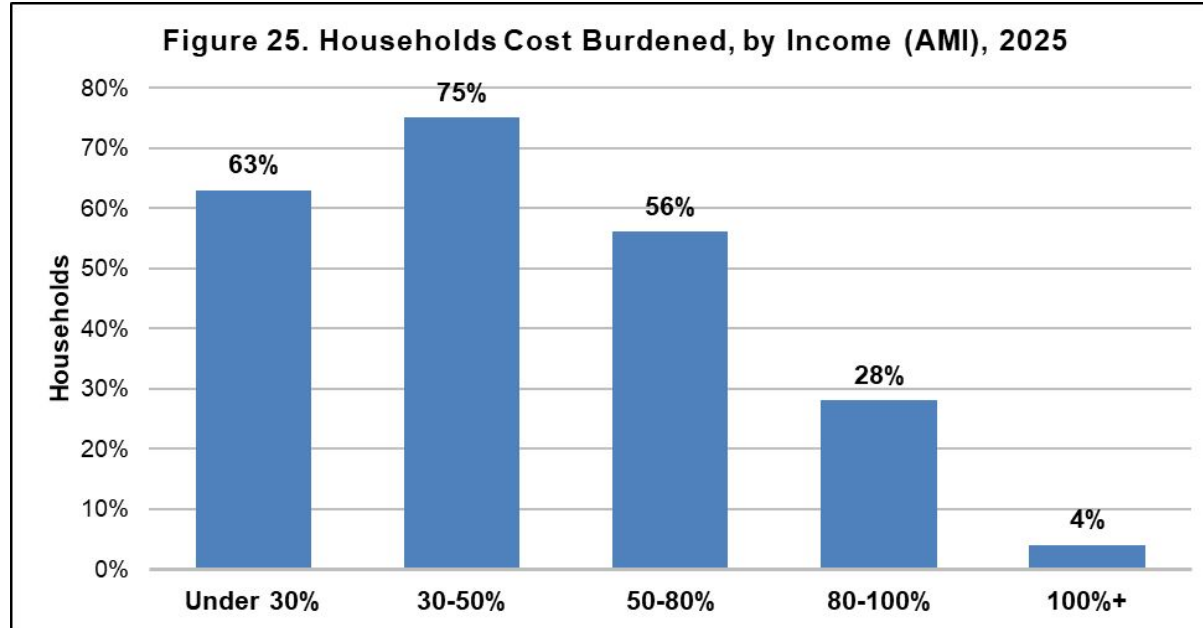
- Maps added to help visualize household income, cost burden, race and ethnicity, and household net worth by Census Tract.

Household Income under \$60,000, 2025



Source: Development Planning Partners, Housing Gap Analysis Workbook, Sept. 2025.

Charts



Source: Development Planning Partners, *Housing Gap Analysis Workbook*, Sept. 2025.

Making the Case: Prompt

Are there any changes or suggestions that would better articulate Evanston's housing challenges?



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Updated Initiatives

10

Strengthened

12

Similar

5

Incorporated

8

Added



Updated Initiatives

Strengthened:

Draft: Explore just cause eviction policy by 2032

Update: Strengthen renter protections by 2028

Incorporated:

Draft: Explore employer-assisted housing programs

Update: Deepen and expand housing partnerships

Added:

Implement tenant / community right to purchase program



Updated Initiatives: Prompt

Are there critical initiatives that are missing?



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Taking Action: Tags

Implement an anti-deconversion policy [Preserve]

Plan Synergy: **E-PLAN, Envision Evanston, Thrives**

Strategy Overlap: **Protect**

Type: **Policy**

Status: **New**

Alignment: **High**

Scale: **Citywide**

Income: **50% - 120% AMI**

Impact (Years): **Permanent**

Cost: **€**

Funding: **NA**

Taking Action: Case Studies

Case Study: Chicago Anti-Deconversion Ordinance

In 2021, Chicago passed anti-deconversion ordinances for the Pilsen neighborhood and the immediate area around the Bloomingdale Trail (606). Both ordinances eliminated as-of-right construction of single- and two-family homes within a target area unless the majority of lots on the proposed block are single- or two-family homes. These ordinances were designed to reduce displacement of low- and moderate- income households in two- to eight-unit buildings. There are also demolition fees associated with both ordinances as well (Nitkin, 2022).

Target population: Under 120% AMI

Applicability: Prior to proposing an equivalent policy, the City of Evanston will need to identify the zoning districts and/or parcels that are experiencing displacement pressure and the relevant housing typologies that will make the policy successful.



Taking Action: Implementation*

Implement an anti-deconversion policy [Preserve]

Policy approval / program launch by: **2028**

Lead Department: **Community Development**

Supporting Department(s): **Law**

Income: **50% - 80% AMI**

Funding Committed: **NA**

*Implementation years based on meeting City Council's (draft) goal of Housing4All Plan approval by June 2026.



Taking Action: Prioritized Initiatives

- **Catalytic Initiatives:** Particularly impactful, funding committed or is not needed, and policy approval / program launch is 2027 or 2028 [highlighted in blue]
- **“Protect” Initiatives:** Anti-displacement initiatives also prioritized - policy approval / program launch is 2027 or 2028



Taking Action: Prompt

**Should priorities be shifted, such as
“catalytic” initiatives or implementation year?**

Prompts Summary

Are there changes or suggestions that would better articulate Evanston's housing challenges?

Are there critical initiatives that are missing?

Should priorities be shifted, such as "catalytic" initiatives or implementation year?