

# Support Just Cause in Evanston



**Just Cause** is a policy designed to prohibit arbitrary and discriminatory displacement of tenants and to promote stability and transparency for renters. Housing providers would be required to provide a legitimate reason to non-renew or terminate a lease.

## Just Cause Proposal

The proposed ordinance would outline reasons for which a housing provider could terminate or non-renew a lease.

- Tenant Fault Reasons
  - Renter fails to pay rent
  - Renter violates the lease agreement
  - Renter refuses to renew the lease within a required notice period
- No-Fault Reasons
  - Housing provider is moving themselves or a qualified family member into the unit
  - Housing provider is going to make substantial renovations to the unit
  - The unit is going to be converted into a condominium
  - The building is being demolished or removed from the market

Read more about the proposal at [justcausechicago.org/just-cause-evanston](https://justcausechicago.org/just-cause-evanston).

## Relocation Assistance and Notice

- When a tenant is being displaced through no fault of their own, the landlord would be required to pay relocation assistance. The current proposal requires larger landlords to pay 3x the cost of monthly rent and that smaller landlords pay 1x rent amount.
- The proposal also includes a safeguard against landlords simply raising the rent to out-of-reach levels to avoid providing good cause to remove a tenant. To mitigate this, if the landlord will increase rent more than 15%, tenants can instead choose a relocation assistance payment and move.
- The Housing and Community Development Committee has discussed potential exemptions for small, owner-occupied landlords.

## Why Just Cause?

- Today, housing providers are not required to provide any reason for non-renewals, creating opportunities to hide unlawful retaliation and discrimination against renters, or disguising attempts to artificially gentrify the community.
- The most evicted communities are disproportionately Black and Brown, worsening racial inequities and segregation; [Evanston is losing Black renters rapidly.](#)
- Just Cause is already required in all federally subsidized housing across the country, including in Evanston. It is supported by [Mayor Brandon Johnson](#) and the [White House](#).
- Relocation assistance is also already required in Evanston in the case of a unit being converted to a condo.

## Other Examples of Just Cause

- New Jersey (1974)
- California (2019)
- New Hampshire (1985)
- Oregon (2019)
- Washington (2021)
- Albany, Beacon, Kingston, and Newburgh, NY; Baltimore, MD; and Philadelphia, PA