***Support Renter’s Rights?***

***Here are ways to make your voice heard.***

The City of Evanston’s Housing & Community Development Committee (HCDC) will be meeting on ***November 30th at 6:30pm*** to continue discussing suggestions to update Evanston’s Residential Landlord Tenant Ordinance (RLTO). Landlord/Tenant ordinances govern how much landlords can require as move-in fees, what they can put in their leases, how they manage late payments and eviction, what repairs must be made and how, and more.

***One of the items discussed will be Just Cause. Here are some quick facts.***

* **What is it?**
	+ A “just cause” for eviction and non-renewals provision. This would require landlords to provide a reason for evicting or not renewing someone’s lease, and those reasons would be limited.
* **Who supports it?**
	+ The Federal Government
		- [White Housing Blueprint for a Renter’s Bill of Rights](https://www.whitehouse.gov/wp-content/uploads/2023/01/White-House-Blueprint-for-a-Renters-Bill-of-Rights.pdf), where Just Cause is plainly endorsed (pg. 16). Additionally, relocation assistance is already a matter of law when units are converted to condominiums in Evanston. These facts show us that the philosophy of Just Cause is not new or particularly radical at all.
		- Justt cause requirements exist in nearly all federally subsidized housing units across the country.
	+ Evanston’s [Condominium Regulations](https://library.municode.com/il/evanston/codes/code_of_ordinances?nodeId=TIT5HORE_CH4RECORE):
		- A core part of just cause is requiring landlords to pay relocation assistance when the tenant is not at fault for their displacement. The condo law already provide that, depending on the tenant’s income.
	+ Mayor Brandon Johnson [has listed](https://www.chicago.gov/content/dam/city/depts/mayor/TransitionReport/TransitionReport.07.2023.pdf) Just Cause as a short term goal of his administration.
	+ 100 of Chicago’s most influential nonprofits have endorsed a [similar proposal](https://www.justcausechicago.org/).
	+ The National Low-Income Housing Coalition, one of the most prominent national housing groups, have [expressed support.](https://nlihc.org/sites/default/files/Promoting-Housing-Stability-Through-Just-Cause-Eviction-Legislation.pdf)
* **Will landlords will still be able to remove tenants who do not pay rent or violate their lease?**
	+ Yes. The law is written so that material lease violations or non-payment of rent are valid still totally valid reasons to non-renew or evict a tenant.

***On board? Contact your local official! Templates and Council Member contacts are Below.***

* ***1st Ward – Clare Kelly*** ***ckelly@cityofevanston.org***
	+ ***224-612-2008***
* ***2nd Ward – Krissie Harris*** ***kharris@cityofevanston.org***
	+ ***847-448-0986***
* ***3rd Ward – Melissa Wynne*** ***mwynne@cityofevanston.org***
	+ ***847.840.7751***
* ***4th Ward – Jonathan Nieuwsma*** ***jnieuwsma@cityofevanston.org***
	+ ***773-255-0716***
* ***5th Ward – Bobby Burns*** ***bburns@cityofevanston.org***
	+ ***224-714-2184***
* ***6th Ward – Thomas Suffredin*** ***tsuffredin@cityofevanston.org***
	+ ***847.859.7810***
* ***7th Ward – Eleanor Revelle*** ***erevelle@cityofevanston.org***
	+ ***312.459.0644***
* ***8th Ward – Devon Reid*** ***dreid@cityofevanston.org***
	+ ***872-203-4291***
* ***9th Ward –*** ***jgeracaris@cityofevanston.org***
	+ ***847-868-2197***

***Email Script:***

*Dear Councilmember \_\_\_\_\_,*

*My name is \_\_\_\_\_, and I [relationship to Evanston]. I urge you to support strengthening renter’s rights. A stronger RLTO with a Just Cause provision will create more transparency, fairness, and resources for vulnerable renters. [Insert any relevant experience with “no-fault” non-renewals or eviction or other relevant renter issue]. Thank you.*

***Phone Script:***

*Hello, my name is \_\_\_\_\_, and I [relationship to Evanston]. I am calling today to urge you to support strengthening renter’s rights; I know many Councilmembers will soon have the opportunity to make decisions on proposals to change the city’s RLTO, including by creating a “just cause” law. I support this because [Insert any relevant experience with “no-fault” non-renewals or eviction or other relevant renter issue].*

***Public Comment Template:*** *(Submit comment here* [*https://docs.google.com/forms/d/e/1FAIpQLSf1QZ8GLY7STuiXuR4sKIvp790H8wNxJd6VCu-ZXJey4bD-Bg/viewform*](https://docs.google.com/forms/d/e/1FAIpQLSf1QZ8GLY7STuiXuR4sKIvp790H8wNxJd6VCu-ZXJey4bD-Bg/viewform)*, and be sure to select the meeting on 11/30/23.)*

*My name is \_\_\_\_\_, and I [relationship to Evanston]. I urge you to support strengthening renter’s rights. A stronger RLTO with a Just Cause provision will create more transparency, fairness, and resources for vulnerable renters. [Insert any relevant experience with “no-fault” non-renewals or eviction or other relevant issue]. Thank you.*