

SUPPORT JUST CAUSE FOR EVANSTON

A Policy Solution to Prevent Displacement

SOLUTION: JUST CAUSE

Landlords would be required to provide one of seven acceptable reasons to non-renewal or terminate a lease.


- There are three “tenant fault” reasons:
 - Renter fails to pay rent
 - Renter does not follow the lease
 - Renter refuses to renew the lease
- And four “no-fault reasons,” where the landlord would be required to pay some relocation assistance for displacing the tenant when who has done nothing wrong.
 - Landlord is moving themselves or a qualified family member in
 - Landlord is making substantial repairs
 - Landlord is converting the unit to a condo
 - The building is being demolished or removed from the market

PROBLEM

- The Law Center for Better Housing estimates that 1/4 of evictions they see are “no-cause,” where the tenant has done nothing wrong.
- The problem is likely even more prevalent with non-renewals of a lease. Both can hide unlawful retaliation and discrimination against renters.
- Today, landlords are not required to give any reason and can non-renew a lease or evict a tenant at will.
- The most evicted communities are disproportionately Black and Brown, worsening racial inequities and segregation, and contributing to the loss of Evanston's Black population (down to 16% in 2023 from almost 23% in 2000).

NOTE: Nearly all federally-funded properties in Evanston (and across the nation) already require Just Cause to evict or non-renew.

The White House also supports Just Cause in its Blueprint for a Renter's Bill of Rights:

“To prevent evictions, renters should have access to just- or good-cause eviction protections that require a justified cause to evict a tenant, and tenants need to receive adequate notice if their lease is not being renewed.” 

WHAT ELSE DOES JUST CAUSE DO?

<p><i>REMEMBER: Just Cause will still allow landlords to evict or non-renew tenants who have not paid rent or broken the rules!</i></p>	<p><i>Larger landlords must provide a one-time relocation assistance payment of 3x current rent if the tenant is being displaced without fault. The amount is less for small and nonprofit landlords</i></p>	<p><i>Requires a tiered notice system depending on rent increase percentage.</i></p> <p><i><u>30 days</u> for %5 or less, <u>60 days</u> for %5-%10 and <u>90 days</u> for %10+</i></p>	<p><i>The proposal currently provides tenants with an option to take relocation assistance and move out when an upcoming rent increase exceeds 15% of rent.</i></p>
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OUR NEIGHBORS IN CHICAGO WHO HAVE ENDORSED A JUST CAUSE ORDINANCE

22nd Ward IPO	Equiticity	ONE Northside
25th Ward IPO	EZRA Multi-Service Center	Organized Communities Against Deportation
33rd Ward Working Families	Foster Care Alumni of America - Illinois Chapter	Open Communities
48th Ward Neighbors for Justice	Garfield Park Community Council	People's Action - Homes Guarantee
50th Ward United Working Families	Grassroots Collaborative	People for Community Recovery
A Just Harvest	Greater Auburn Development Corporation	Pilsen Alliance
AARP ILLINOIS	Greater Austin IPO	PolicyLink
Access Living	Harold Washington Vets Post 1987 & Auxiliary	Poor People's Campaign
Action Now Institute	Health & Medicine Policy Research Group	Progress Center for Independent Living
AIDS Foundation of Chicago	Healthy Illinois	Puerto Rican Cultural Center
Asian Americans Advancing Justice Chicago	HOME: Housing Opportunity & Maintenance for the Elderly	RAGE Englewood
Assata's Daughters	Housing Action Illinois	Right to the City
Autonomous Tenants Union	Housing Choice Partners	Rooted REPS
Black Lives Matter Chicago	Howard Brown Health	Safer Foundation
Brave Space Alliance	Hyde Park-Kenwood Coalition for Equitable Community Development	SEIU Healthcare IL/IN
Brighton Park Neighborhood Council	Illinois Public Health Institute	Shriver Center for Poverty Law
BYP 100 Chicago	Indivisible Chicago	SOMOS Logan Square
Center for Neighborhood Technology	Jane Addams Senior Caucus	Southside Together Organizing for Power (STOP)
Center for Popular Democracy	Jewish Council on Urban Affairs	Southsiders Organizing for Unity and Liberation (SOUL)
Centro Autonomo	Kenwood Oakland Community Organization	Southwestern Environmental Alliance
Chicago Alliance Against Racist and Political Repression	Latino Policy Forum	Saint Leonard's Ministries
Chicago Area Fair Housing Alliance	Law Center for Better Housing	Supportive Housing Providers Association
Chicago Area Peace Action	Legal Aid Society of Metro. Family Services	25th Ward IPO
Chicago Coalition for the Homeless	Lugenia Burns Hope Center	Tenants United of Hyde Park and Woodlawn
Chicago Democratic Socialists of America	Metropolitan Planning Council	Unete: Little Village Community Devel. Comm.
Chicago Homelessness and Health Response Group for Equity	Metropolitan Tenants Organization	United Neighbors of the Thirty-Fifth Ward (UN35)
Chicago Lawyers Committee for Civil Rights Under Law	MHAction	United Working Families
Chicago Teachers Union	NAMI Chicago	Upswing Advocates
Chicago Urban League	National Nurses United	Uptown People's Law Center
Circles & Ciphers	National Public Housing Museum	Voice of the People Uptown
Collaborative for Health Equity Cook County	Network 49	Warehouse Workers for Justice
Communities United	Northside Action for Justice	Westside Health Authority
Deborah's Place	Northside Community Resources	Women's March Illinois
Elevated Chicago	Northwest Side Housing Center	Working Family Solidarity
Enlace		
Enterprise Community Partners		