



JUST CAUSE FOR EVICTION

A Chicago Campaign to Prevent Displacement

Just Cause for Eviction means that landlords can only evict renters for problematic behaviors or lease violations. All other reasons to remove a renter require that relocation assistance be provided so that renters have the financial means to move.

How Just Cause Works

- Landlords can follow the standard eviction process in these circumstances:
 - Renter fails to pay rent
 - Renter does not follow the lease
 - Renter refuses to renew the lease
- Landlords can evict but must also pay relocation assistance* in these circumstances:
 - Landlord is moving in a qualified family member
 - Landlord is making substantial repair or rehab of the unit
 - Landlord is converting the unit to a condominium
 - The building is being demolished or removed from the market

***Standard relocation payments are 5x the median rent per bedroom size, with lower payments for small landlords, senior landlords, and nonprofits.**

FACTS:

- Every year in Chicago, more than 10,000 families lose their housing due to no fault of their own. These events are traumatizing and can lead to stress and health issues, instability, homelessness, loss of employment, and unnecessary educational disruption for children.
- Unregulated, no-cause evictions can hide unlawful retaliation and discrimination against renters.
- The most evicted communities are disproportionately Black and Brown, exacerbating racial inequities, segregation, and the loss of Chicago's Black population.
- All public housing and tax credit properties in Chicago already require Just Cause for Eviction.

Just Cause for Eviction is already in place in more than 7 states and 15 cities across the country. Even the White House acknowledges that Just Cause for Eviction is good policy: "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?

Provides renters with greater stability and protection, and...

Helps the City by creating a landlord registry to better understand who owns rental units in Chicago and better communicate with those owners on important issues.	Helps renters by increasing protections against displacement by expanding the ability to cure beyond a one-time right.	Requires a tiered notice system depending on the rent increase percentage. 30 days for <5%, 60 days for 5-10% and, 90 days for 10+%	Provides lower relocation assistance requirements for small landlords, flexibility on how it can be paid, and opportunities for City-funded reimbursements
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JUST CAUSE FOR EVICTION ENDORSERS

100+ Organizations in support of passing the legislation

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		