

## **Relocation Assistance**

A major part of the Just Cause for Eviction Ordinance is to establish a standard Relocation Assistance amount to help people move if they are forced to move through no fault of their own. While this Bill recognizes that a property owner can remove a tenant for certain specific reasons that are not the tenant's fault, it also establishes that they cannot place the entire expense of moving on the tenant. This is a form of restorative justice, seeking to make that tenant whole as much as possible by helping them establish a new home.

Relocation Assistance is not a new concept. It is used by the federal government, states, and municipalities across the country, even in very limited cases here in Chicago. Relocation Assistance helps the tenant transition to a new home in a timely manner and, thereby, helps avoid the time, money, and uncertainties of eviction court altogether for both the tenant and the landlord. It also keeps an eviction notice from appearing on a tenant's credit report, which can cause significant harm as they seek housing in the future.

The following causes listed as legal under the Just Cause bill, those that are not the fault of the tenant, would require an owner to provide relocation assistance, with small and non-profit owners paying less than larger owners:

- The owner would like to occupy the unit or move in a qualified close relative;
- The owner converts the unit to a condominium;
- The unit requires major rehabilitation that would be hazardous to the tenants should they remain;
- The owner permanently removes the unit from the rental housing market, such as repurposing the building for commercial use or scheduling it for demolition.

It is the intent of the ordinance that every tenant that is displaced through no fault of their own gets help towards resettling in their new home and that landlords not continue to shift those costs onto the tenant as has been the general practice until now.