



The Recognized Leader for Advocacy and
Resources to the Multifamily Industry

October 17, 2023

City of Evanston
Housing & Community Development Committee
2100 Ridge Avenue
Evanston, Illinois 60201

Housing & Community Development Committee Members:

On behalf of the Chicagoland Apartment Association (CAA), I am writing to urge you to reject any amendment to the Evanston Residential Landlord and Tenant Ordinance that would enact a Just Cause Eviction policy. CAA represents the owners and managers of over 275,000 residential rental apartments in 1800 apartment communities throughout the Chicagoland region, including over 2500 units in the City of Evanston.

Despite proponents' assertions that just cause eviction measures benefit residents, we believe, and experience has demonstrated, the opposite to be true. Just cause eviction restrictions hurt residents by limiting property owners' ability to respond to resident concerns and remove disruptive and threatening residents. Such policies harm rental communities and disincentivize investment in rental housing.

Just cause policies destabilize apartment communities by preventing owner-operators from effectively managing their properties. For example, just cause policies essentially eliminate a property owner or operator's right to serve a nonrenewal notice on a resident at the end of a lease term, granting residents an indefinite lease. Meeting the legal standard required to prove a resident is disruptive requires detailed record keeping on the part of the owner and corroborating testimony of affected residents against neighbors. This can be difficult to obtain as residents may fear retaliation from the individuals in question. The unfortunate outcome is that good residents move out.

Apartment owners and operators are in the business of providing quality housing to members of the community. They value long-term residents who remain in their home year after year and avoid filing evictions whenever possible due to the expensive process of managing resident turnover and other associated costs. Ironically, just cause eviction policies can result in increased eviction filings as owners no longer have the option of non-renewal and feel compelled to use the legal process to end a lease term.

CAA opposes the adoption of just cause eviction policies because such requirements adversely shift the balance in the landlord and tenant relationship to the detriment of residents and the community. We urge you to reject just cause policies and embrace measures that will attract, and not discourage, more investment in rental apartments.

Sincerely,

A handwritten signature in cursive script that reads 'Michael J. Mini'.

Michael J. Mini
Executive Vice President