



SPEAKER REGISTRATION FORM



COOK COUNTY AND FOREST PRESERVE DISTRICT
BOARDS OF COMMISSIONERS

Thank you for registering to speak at a meeting of the Cook County Board or Forest Preserve District Board. Each person who registers will have three minutes to address the board or committee. You may bring documents for the Board to consider and/or you can submit written comment electronically to cookcounty.board@cookcountyil.gov

Witness Name _____

Organization (if any) _____

City _____

State _____

ZIP _____

*Tell us which meeting you wish to be recorded as a witness. If you don't know the meeting or date, we can help at 312.603.6398 or email us. Please fill out a separate form for each meeting at which you wish to speak

*Tell us the File ID number (example 17-0000) of the item on which you are registering your position. If you don't know the number, we can help at 312.603.6398 or email us.

*What do you want to do? Mark a check next to your choice

ATTEND THE MEETING and

SPEAK IN FAVOR of a specific item _____

SPEAK IN OPPOSITION to a specific item _____

SPEAK FOR INFORMATION ONLY _____

DO NOT ATTEND THE MEETING but

REGISTER IN FAVOR of a specific item (You may email written comments) _____

REGISTER IN OPPOSITION to a specific item (You may email written comments) _____

PROVIDE WRITTEN COMMENT FOR INFORMATION ONLY (You may email written comments) _____



November 16, 2020

Board of Commissioners of Cook County
118 N Clark St Ste 6
Chicago, IL 60602

Re: Proposed Residential Tenant Landlord Ordinance

Dear Commissioners:

I write to you on behalf of Enterprise Community Partners in support of the Cook County Residential Tenant Landlord Ordinance (Item #20-3562). Enterprise is a national affordable housing and community development nonprofit with offices in 11 cities including here in Chicago. We support affordable, sustainable and equitable housing to advance resident and neighborhood stability that fosters healthy communities of opportunity. We view the procedures and protections for tenants and landlords put forward in the proposed ordinance as basic building blocks of housing stability that is needed to ensure the health and wellbeing of nearly a quarter million of your constituents. Research has shown that ordinances like these reduce involuntary mobility or displacement. This low-to-no cost action will demonstrate your commitment to your residents during these trying times and we strongly urge you to pass it.

The United States is a highly mobile nation, with nearly one in seven people switching homes each year for a diverse array of reasons including moving for job opportunities, growing or shrinking household size and to live near family, among many others. We often distinguish between voluntary moves (e.g., a job opportunity out of town) that have positive outcomes, with involuntary moves (e.g., evictions), which can lead to negative outcomes for residents. Research has demonstrated that frequent and involuntary moves are especially detrimental to children, leading to poor health and educational outcomes and contributing to cycles of poverty¹. Neighborhoods with high rates of mobility and involuntary displacement also suffer from rising crime and residents lacking a sense of community and satisfaction with their neighborhood.

Long before the pandemic, the negative impacts of involuntary mobility/displacement had been gaining research and policy attention, especially from the seminal work of Matthew Desmond on the impacts of evictions in neighboring Milwaukee². But as we know, evictions are only the tip of the displacement iceberg, and we often see renters being pushed out due to utility cutoffs, deferred maintenance, lockouts, harassment, and price increases, among other factors. During this time of global pandemic, many are beginning to recognize that *Housing is Healthcare* – without it, people can't shelter in place or quarantine, and housing instability can lead to rising

¹ Desmond, M. and T. Shollenberger (2015) "Forced Displacement from rental Housing: Prevalence and Neighborhood Consequences" *Demography*, 52: 1751-1772.

² Desmond (2016) *Evicted: Poverty and Profit in the American City*.

homelessness or doubling up with family and friends, leading to overcrowded, unhealthy living environments and increasing the spread of COVID-19.

Today more than ever we need to enact as many protections as possible to reduce the risk of displacement and increase the stability of our residents. This ordinance will create safeguards against illegal lockouts, protections against leases that eliminate basic renter rights, procedures for withholding rent until building condition problems are addressed, protections from retaliation, and requirement of notice before a landlord enters the unit. Recent research by Cleveland State University professor Megan Hatch showed that basic tenant landlord laws significantly reduce involuntary mobility rates³ - an outcome that will benefit the health and wellbeing of your residents.

Passing a strong countywide ordinance will increase stability for both renters and landlords, increasing housing security amidst a precarious rental landscape made even more difficult by the ongoing pandemic. The time to provide basic protections to all residents of Cook County is long overdue. Therefore, Enterprise Community Partners, alongside community partners and tenants of Cook County, firmly support the Cook County Residential Tenant Landlord Ordinance.

Thank you for time and support of this critical ordinance.

Sincerely,
Miriam Zuk, Ph.D.
Senior Program Director
Enterprise Community Partners

³ Hatch, M (2020) "[Voluntary, Forced, and Induced Renter Mobility: The Influence of State Policies](#)" *Journal of Housing Economics*