

**ILLINOIS
REALTORS®**

THE VOICE FOR
REAL ESTATE IN ILLINOIS

February 12, 2026

Dear Members of the Evanston Housing & Community Development Committee (HCDC),

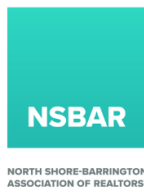
REALTORS® appreciate both the City and Committee's commitment to advancing housing affordability and stability in Evanston. We share the City's objective of ensuring access to safe, quality housing across a range of price points and incomes, while fostering a community where residents can remain housed and continued investment supports long-term affordability.

The effectiveness of the Housing 4 All Plan will depend heavily on implementation choices that meaningfully expand supply and preserve a more affordable market. We appreciate the City's expanded use of data and infographics, which enhance clarity and support a more data-driven presentation. Expanding fair housing opportunities is a goal we all share, and we also commend the City for exploring property tax relief and establishing funding mechanisms to help property owners maintain and improve their homes. We are encouraged by the City's willingness to consider building code reforms that prioritize safety while improving cost efficiency, explore right-sized parking solutions, streamline permitting and review processes, reduce unnecessary red tape, and more actively promote accessory dwelling units (ADUs).

On the other hand, measures that constrain supply, increase transaction or operating risk, or undermine housing providers' ability to reinvest can increase costs for renters and homeowners. As such, Housing 4 All includes Just Cause Eviction and Tenant Opportunity to Purchase Act ("TOPA") provisions. Just Cause Eviction proposals to have faced legal scrutiny from the City's Corporation Counsel and were omitted from the City's most recent landlord-tenant ordinance; TOPA's initial roll out in the City of Chicago has been ripe with issues. While we agree with the goal of housing stability, these two policies undermine affordability, discourage new construction and accelerate the loss of rental supply. REALTORS® respectfully urge reconsideration of Just Cause Eviction and TOPA.

It is also worth noting that while preservation is an important objective, anti-deconversion policies that broadly restrict the free market can suppress reinvestment, reduce development flexibility, and ultimately constrain overall housing supply. Over time, such restrictions risk increasing costs and limiting housing options. Any consideration of anti-deconversion measures should either be removed, or be narrowly tailored, data-driven, and carefully evaluated to avoid undermining affordability and long-term housing vitality.





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REALTORS® support an affordability strategy focused on expanding housing supply and supporting reinvestment through reduced regulatory barriers. Streamlined approvals, modernized zoning and reformed building codes, predictable regulatory frameworks, and incentive-based tools are proven methods to lower costs and accelerate housing delivery. We look forward to continued constructive engagement and to providing market-based, technical input as Housing 4 All implementation discussions move forward.

Sincerely,

Michael Dobrow

Local Government Affairs Director, North Shore-Barrington Association of REALTORS® / Illinois REALTORS®

mdobrow@illinoisrealtors.org

(847) 951-3326

