

Info from Illinois REALTORS® on COVID-19 (Coronavirus)

Evictions and emergency rental assistance

EVICTION MORATORIUM STATUS

The current eviction moratorium in Illinois expires on Aug 22.

WHAT IS THE PROGRAM?

The Illinois Housing Development Authority (IHDA) Emergency Rental Assistance program is for residents impacted by the COVID-19 pandemic. It will provide impacted renters \$5,000 for back rent and prepay future rent through 2020.

WHO IS ELIGIBLE?

Residents impacted by COVID-19 pandemic who:

- Had a loss of income due to COVID-19
- Have an unpaid rent balance that began on or after March 1, 2020
- Prior to March 1, 2020 had a household income less than 80 percent of Area Median Income (AMI); and
- Submitted an application and all required documents during the open application period

EXCEPT individuals who:

- Were behind on rent prior to March 1, 2020
- Received other COVID-19 related rental assistance (including assistance from the City of Chicago)
- Attained other rental assistance such as Section 8
- Had income prior to March 1, 2020 that was greater than 80 percent AMI

HOW DO MY TENANTS APPLY?

Applications will be accepted only online at www.era.ihda.org

The application process begins on Aug. 10 and is scheduled to end on Aug. 21, but the application window may close earlier if there is an extremely high volume.

WHAT DO I HAVE TO DO?

Landlords are not required to participate in the program.

But after a tenant applies, the landlord will be contacted by IHDA. If they choose to participate, landlords must promptly send the following information to complete the application process.

- Copy of the lease
- Financial information
- Tax bill or deed
- Property management agreement (if applicable)
- Proof of past due rent (ex: Tenant ledger, Rent Roll, five-day notice, email, or other proof)

HOW IS IHDA DETERMINING WHO RECEIVES THE ASSISTANCE?

IHDA will use a third-party entity to randomly select those who are awarded the assistance from the pool of eligible applicants.

Only about 30,000 will receive the assistance.

WHEN WILL TENANTS BE NOTIFIED WHETHER THEY WILL RECEIVE ASSISTANCE?

IHDA has indicated that notifications should be sent out within 10 days of a completed application being received. Approval notifications are scheduled for Sept. 1.

WHEN WILL PROPERTY OWNERS RECEIVE PAYMENTS?

Once a tenant is approved, payment will be wired directly to the landlord within 10 business days or within 15-20 days if by paper check.

Relief assistance is expected NOT to be subject to state taxes.

Please note that if a tenant is awarded funds from The Illinois Housing Development Authority (IHDA) Emergency Rental Assistance program, and the landlord chooses to accept the funds, the landlord must agree to not evict the tenant for the duration of the program. Other conditions may apply as well, such as agreeing not to charge the tenant late fees for missed payments.

