



**MANAGEMENT BULLETIN #511**

**DATE:** November 17, 2020

**TO:** Owners and Agents of IHDA Assisted and Financed Rental Properties

**CC:** Asset Management Department Staff

**FROM:** Asset Management Department, IHDA

**RE:** Implementing State Mandated Governmental Disaster Waitlist Preferences in Light of Covid-19

**SUMMARY:**

In the state of Illinois, owners and managing agents of IHDA assisted properties may implement State Mandated Waitlist Preferences as allowable by the Tenant Selection Plan in cases where eligible applicants may have been displaced, including as a result of a major disaster such as the current COVID-19 pandemic.

These preferences are supported by guidance outlined in Section 11 and 12 of 20 ILCS 3805;

(20 ILCS 3805/11) (from Ch. 67 1/2, par. 311)

Sec. 11. Among low or moderate income persons and families, preference for occupancy in a development financed under the Act shall be given to those persons and families displaced from an urban renewal area, or as a result of governmental action, or as a result of a major disaster, in accordance with applicable regulations and procedures.

(Source: P.A. 77-1654.)

(20 ILCS 3805/12) (from Ch. 67 1/2, par. 312)

Sec. 12. In order to encourage developments which are not economically homogeneous and to achieve rent charges which will make units available to persons and families of low income at low rentals, the Authority and a mortgagor may use devices including, but not limited to: direct rental assistance in the form of partial rent subsidy from any county, municipal, State or federal source; allocation of lower rents to less desirable locations and apartments with less facilities; and the raising of rents in the majority of apartments in the development in order to lower the rents of those in the lower rent charge category. With respect to each development the Authority shall, prior to initial occupancy, allocate and prescribe the number of lower rental

units and the rents to be charged therefor. The allocation may be reviewed and adjusted from time to time. The method of achieving lower rental charges shall, in each instance, be prescribed by the Authority.

(Source: P.A. 77-1654.)

Eligibility under these State Mandated Preferences must be verified by a third party. Finally, and to further ensure full compliance it should be noted that local preferences are subordinate to State Mandated Preferences.

Please contact your assigned Asset Manager with related questions.

Thank you in advance for your cooperation and sustained commitment towards being a quality affordable housing provider.

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**ATTENTION:**

Due to concerns surrounding COVID-19 (i.e. Coronavirus), IHDA will not be accepting visitors at our offices until further notice. Many on-site meetings are being held remotely or have been postponed. With no on-site meetings or visits, IHDA staff will continue to be available via email and telephone. We also urge you to check the IHDA website or call (312) 836-5200. Your patience is appreciated as we all adjust to this new work environment.