DATE: 7/26/2021

TO: Owners and Agents of IHDA Assisted Properties

CC: IHDA Asset Management Staff

FROM: IHDA Asset Management Department

RE: Eviction Moratorium Update

SUMMARY:

On July 23, 2021, Governor Pritzker extended the Gubernatorial Disaster Proclamation for 30 days through August 21, 2021.

Also on July 23, 2021, Executive Order 2021-15 re-issues certain previous orders including select portions of Executive Order 2021-13, imposing a moratorium on residential evictions. Note: unless otherwise extended in advance, these provisions will expire after the dates noted below.

- Section 2 of Executive Order 2021-13, which prohibits the commencement or continuation of new eviction actions for Covered Persons unless they impose a direct threat to other tenants or the property, has been extended through July 31, 2021.

- Section 4 of Executive Order 2021-13, which orders law enforcement to cease enforcement of eviction orders for Covered or Non-Covered Persons unless they pose a direct threat to other tenants or the property, has been extended through August 21, 2021.

Covered Persons are defined as tenants or residents who provide the landlord with a Declaration about expected earnings, their commitment to make housing payments and their inability to do so, and their risk of homelessness in the event of eviction.

Landlords must provide a Tenant Declaration form to tenants 5 days prior to commencing an eviction or termination of tenancy action. A model tenant declaration form for the state of Illinois is available here. Tenants are not required to use IHDA’s model form to qualify as Covered Persons, but they should make the same declarations and do so under penalty of perjury.

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.