

Support COVID-19 Emergency Housing Act

([HB 2877](#) / [SB 668](#))

(Rep. Ramirez, Rep. Welch, Rep. LaPointe, Rep. Collins, Rep. Guzzardi, Sen. Aquino)

The pandemic has only exacerbated the housing crisis. In these uncertain times, no one should fear losing their home.

COVID-19 has caused unprecedented economic instability for renters, homeowners, and landlords across Illinois.

State and local governments in Illinois will be receiving approximately \$834 million in emergency rental assistance from the December 2020 federal COVID-19 stimulus bill, with \$566 million going to state agencies. These funds help landlords recoup lost revenue and stabilize landlords and the rental market. This rental assistance program must be set up to ensure that the funds can be distributed efficiently and effectively before the eviction moratorium expires.

The foreclosure moratorium ensures homeowners can access necessary supports to save their homes. It also provides critical relief for small landlords whose tenants have fallen behind on rent by allowing the time necessary to access critical rental relief funds. Renters are also protected from the long-term consequences of having an eviction record. An eviction record, even the mere filing of a case hampers a tenant's ability to secure housing.

Key Statistics

- Experts estimate between 279,410 and 590,000 households are at risk of eviction in Illinois.
- According to the National Low Income Housing Coalition, the cost to taxpayers of evictions is between \$2.6 billion and \$5.4 billion.
- Nationally, Eviction Lab data shows that Black individuals make up about 21% of all renters, but 35% of all renters in eviction cases filed during the pandemic.
- In 2017, 23 of the 25 community areas in Chicago with the highest eviction filing rates were majority Black Community Areas.

The COVID-19 Emergency Housing Act addresses the housing crisis caused by the pandemic by creating protective measures for renters, homeowners, and landlords by:

- Requiring the sealing of all eviction records between March 2020 and March 2022 upon filing, with limited unsealing allowed if a judgment is entered and the case is unrelated to nonpayment of rent.
- Requiring the sealing of older eviction records if the court finds that doing so is in the interests of justice, the case is dismissed, the tenant did not breach the lease, or the parties agree to seal the record. This provision sunsets in July 2022.
- Prohibiting tenant screening companies from disseminating a sealed eviction court record.
- Codifying the federally-funded Emergency Rental Assistance program.
- Temporarily halting certain foreclosure proceedings and filings through May 1, 2021 and judicial sales and orders of possession through July 31, 2021.



Supporters of [HB 2877](#) / [SB 668](#) Include:

25th Ward Independent
Political Organization
AARP
Access Living
AIDS Foundation Chicago
Alliance for Community
Services
Alliance to End
Homelessness in Suburban
Cook County
Association for Individual
Development (AID)
BEDS Plus Care, Inc.
Interfaith Action of
Evanston
Center for Changing Lives
Champaign-Urbana Tenant
Union
CHHRGE
Chicago 400 Alliance
Chicago Area Fair Housing
Alliance
Chicago Coalition for the
Homeless
Chicago DSA
Chicago Teachers Union
Chicago Tenants Movement
Chicago Urban League
Chicago's 35th Ward
Communities United
Community Renewal
Society
Connection of Illinois, Inc
Connections for the
Homeless
Cook County Sheriff's
Office
Cornerstone Community
Development Corporation
Duane Dean Behavioral
Health Center
DuPage Habitat for
Humanity
Elements Consulting
Farmworkers of Illinois

Federacion de Clubes
Unidos Zacatecanos en
Illinois
Food Not Bombs Humboldt
Park
Health & Medicine Policy
Research Group
Health and Human Services
Housing Action Illinois
Illinois Legal Aid Online
Illinois Prison Project
Illinois Public Health
Institute
Impact Behavioral Health
Center
Innovations to ImPROve
Maternal OuTcomEs in
Illinois (I PROMOTE-IL)
Instituto del Progreso
Latino
Interfaith Action of
Evanston
James B. Moran Center for
Youth Advocacy
Joining Forces for
Affordable Housing
Latin United Community
Housing Association
(LUCHA)
Latino Policy Forum
Lawyers' Committee for
Better Housing
Legal Council for Health
Justice
Lift the Ban
Little Village
Environmental Justice
Organization
Logan Square
Neighborhood Association
LULAC-IL (League of
United Latin American
Citizens-IL)
Manufactured Home
Owners Association of
Illinois
Metropolitan Planning
Council

Metropolitan Tenants
Organization
National Association of
Social Workers - Illinois
Chapter
North Suburban Legal Aid
Clinic
Northside Action for Justice
Northwest Side Community
Development Corporation
Northwest Side Housing
Center
P.A.S.O - West Suburban
Action Project
Pilsen Alliance
Rincon Family Services
Rogers Park Community
Response Team
SEIU Healthcare
SEIU Local 73
Shriver Center on Poverty
Law
Social Action Committee,
Carbondale Unitarian
Fellowship
South Suburban Housing
Center
Southwest Suburban
Immigrant Project
St. Augustine College
St. Vincent de Paul Society,
St. Mary Parish, Evanston
The Network Advocating
Against Domestic Violence
Únete La Villita
United African
Organization
United Northwest Side
Neighbors for Affordable
Housing
United Working Families
Uptown People's Law
Center
UUANI (Unitarian
Universalist Advocacy
Network of Illinois)