Support COVID-19 Emergency Housing Act

(\textbf{HB 2877 / SB 668})


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.

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.

### 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.
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)