

Support HB 5574 (HA 1)

COVID-19 And Economic Recovery Emergency Renter and Homeowner Protection Act (*Rep. Ramirez/Sen. Peters*)

The COVID-19 and Economic Recovery Emergency Renter and Homeowner Protection Act, which will sunset at the end of the economic crisis, is created to provide temporary relief and protections to renters, homeowners, and persons in need of housing during and in the aftermath of the pandemic. Due to this public health emergency many Illinoisans have suffered a sudden and unexpected loss of income, which has left individuals, families, and small businesses vulnerable to evictions and foreclosures. When the Governor's state of emergency declaration expires, unpaid rental debt, late fees, and court costs that have accrued during this time against residential and small business commercial tenants will be due. In this time of crisis and uncertainty no one should fear losing their home.

Key Statistics

Unemployment claims in Illinois are exceeding levels from the 2008 Great Recession

Long-term economic impacts are anticipated, with forecasts of 30% unemployment rate in the second quarter of 2020

31% of adults in a nationally representative sample report that they are worried they cannot pay rent, a mortgage, or utilities

To ease the economic and public health burdens Illinoisans face due to COVID-19 the Act provides:

Financial Relief for Residential Renters, Homeowners, and Small Landlords

- Residential rent payments are cancelled during the moratorium period (*180 days after enactment*) for those experiencing hardships
- Establishes a fund to recoup cancelled residential rent and delinquent mortgage payments and for tenants to secure funds to move

Homeowner Protections

- 180-day moratorium on foreclosure proceedings and condominium evictions
- Deadlines related to foreclosure proceedings are stayed for the duration of the moratorium period
- Ensures mortgage servicers offer flexible forbearance programs to homeowners not already protected by the CARES Act
- Ensures no one will face penalties or lose their home if they cannot pay property taxes or assessments

Renter Protections

- 180-day moratorium on eviction proceedings for residential and small business renters
- Any rent accrued during the moratorium would not be a basis for an eviction case
- After the moratorium, the landlord must satisfy pre-filing requirements, including offering a reasonable repayment plan, before beginning an eviction action to ensure eviction is the last resort
- Provides a tenant with affirmative defenses related to COVID-19 hardships
- Prohibits landlords from charging late fees, evicting tenants without cause, engaging in illegal lock-outs, or retaliation

Protections Against Discrimination

- Adds protected classes to the Illinois Human Rights Act, including individuals with, perceived to have, or at a greater risk of contracting COVID-19
- Requires landlords and lenders to accept rent or mortgage payments made on behalf of a tenant or borrower who receives a third-party source of funds (*i.e. government or private relief funds*)
- Ensures returning citizens have a fair chance at housing and can safely shelter in place

Organizational Supporters

Access Living	Jane Addams Senior Caucus
Alliance to End Homelessness in Suburban Cook County	James B. Moran Center for Youth Advocacy Jewish Council on Urban Affairs
Bickerdike Redevelopment Corporation	Latino Policy Forum
Center for Changing Lives	Lawyers' Committee for Better Housing
Center for Disability & Elder Law	Legal Council for Health Justice
Chicago 400 Alliance	Lift the Ban Coalition
Chicago Area Fair Housing Alliance	Metropolitan Tenants Organization
Chicago Alliance Against Sexual Exploitation	Metropolitan Planning Council
Chicago Anti Eviction Campaign	Neighbors for Affordable Housing
Chicago Coalition for the Homeless	North/Northwest Suburban Task Force on Supportive Housing for Individuals with Mental Illness
Chicago Housing Initiative Coalition	Northside Action for Justice
Chicago Lawyers' Committee for Civil Rights	Northwest Side Housing Center
Chicago Legal Clinic	ONE Northside
Chicago Teachers Union	Puerto Rican Agenda Housing Committee
Chicago Urban League	Right to Recovery Coalition
Coalition for Equitable Community Development	Supportive Housing Providers Association
Community Renewal Society	Shriver Center on Poverty Law
Connections for the Homeless	United Neighbors of the 35th Ward
Domestic Workers Coalition	United Working Families
Evanston Development Cooperative	Uptown People's Law Center
Farmworker and Landscaper Advocacy Project	Westside Justice Center
Grassroots Collaborative	Working Family Solidarity
Health & Medicine Policy Research Group	
Housing Action Illinois	