

# Support COVID-19 Emergency Housing Act

## HB 2877

(Sen. Aquino, Sen. Feigenholtz, Sen. D. Turner,  
Sen. Pacione-Zayas)

**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 canceling foreclosure sales for homeowners and small landlords through July 31, 2021.



## Supporters of [HB 2877](#) Include:

25th Ward Independent Political Organization  
AARP  
Access Living  
AIDS Foundation Chicago  
Alliance for Community Services  
Alliance to End Homelessness in Suburban Cook County  
American Welcome Center  
Association for Individual Development (AID)  
BEDS Plus Care, Inc.  
Interfaith Action of Evanston  
Center for Changing Lives  
Center for Housing and Health  
Center of Reform Judaism  
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  
Illinois Religious Action Center of Reform Judaism (RAC-IL)  
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  
ONE Northside  
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  
University YMCA New American Welcome Center  
Uptown People's Law Center  
UUANI (Unitarian Universalist Advocacy Network of Illinois)