



**Office of the Governor
JB Pritzker**

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Governor Pritzker Launches Largest Emergency Housing Assistance Programs in the Nation

*Over \$300 Million for Rent and Mortgage Relief Will Help 40,000
Households Impacted by COVID-19*

CHICAGO – Governor JB Pritzker and the Illinois Housing Development Authority (IHDA) today announced two programs that will help renters and homeowners who have lost a job or income due to the COVID-19 pandemic. Through the Emergency Rental Assistance and Emergency Mortgage Assistance Programs, IHDA will allocate \$300 million to help income-eligible residents across the state pay their rent or mortgage during this national emergency. The launch of these programs coincides with the conclusion of the state’s residential eviction moratorium. Approximately 40,000 households are expected to be assisted before the end of 2020.

“The pains of the COVID-19 crisis have impacted every Illinoisan, but no one has carried a burden larger than those least able to weather a financial hardship – every action we take to pave our way through this crisis, and beyond it, must include doing all that we can to keep people from falling through the cracks. As I announced in June, Illinois is dedicating over \$300 million to help approximately 40,000 households through the COVID-19 pandemic: \$150 million each for rental and mortgage assistance programs – the largest housing assistance program a state has developed in response to the COVID-19 pandemic to date,” **said Governor JB Pritzker.** “Launching today, the Emergency Rental Assistance Program will support Illinois tenants unable to pay their rent due to a COVID-19-related loss of income. Approved applicants will receive a one-time grant of \$5,000 paid directly to their

landlord to cover missed rent payments beginning in March and prepay through December 2020, or until the \$5,000 is exhausted, whichever comes first.”

“As COVID-19 continues to impact our state, it is more important than ever that vulnerable households have the resources and support they need to stay in their homes,” **said IHDA Executive Director Kristin Faust**. “I thank Governor Pritzker and the Illinois General Assembly for making this funding possible, and I encourage those who have lost a job or seen their income decline as a result of COVID-19 visit our application portals to apply.”

Emergency Rental Assistance Program

Available August 10, 2020, the Emergency Rental Assistance Program (ERA) will support Illinois tenants unable to pay their rent due to a COVID-19-related loss of income. Tenants whose application is approved will receive a one-time grant of \$5,000 paid directly to their landlord to cover missed rent payments beginning March 2020 and prepay payments through December 2020, or until the \$5,000 is exhausted, whichever comes first. The assistance will be in the form of a grant and repayment will not be required. Applications for ERA will be accepted August 10th through August 21st. Due to anticipated high volume, the application window may close early. IHDA will use a third-party entity to select a pool of applications to be reviewed for eligibility. Approximately 30,000 tenants are expected to receive funding. Apply online at: era.ihda.org.

Tenant Eligibility:

- Household income before March 1, 2020 was at or below 80 percent of the Area Median Income;
- An adult member of the household must have had a loss of income due to the COVID-19 crisis on or after March 1, 2020; and
- Household has an unpaid rent balance that began on or after March 1, 2020.

Emergency Mortgage Assistance Program

Available August 24, 2020, the Emergency Mortgage Assistance Program (EMA) will assist homeowners who have experienced a COVID-19-related loss of income resulting in past due mortgage balances starting March 2020. Approved applicants will receive up to \$15,000 paid directly to their mortgage servicer. Assistance will cover the homeowner’s past due or forbearance balance and their regular mortgage payments through December 30, 2020, or until the funding is exhausted, whichever comes first. Payments may include all escrowed first mortgage expenses including property taxes, insurance and certain fees. The assistance will be in the form of a grant and repayment will not be required. Applications for EMA will be accepted from August 24th through September 4th. Due to anticipated high volume, the application window may close early. IHDA will use a third-party entity to select a pool of applications to be reviewed for eligibility. The program is expected to assist approximately 10,000 households. Apply online at: ema.ihda.org.

Homeowner Eligibility:

- Household adjusted gross income from 2019 Tax Return was at or below 120 percent of the Area Median Income;
- An adult member of the household has had a loss of income due to the COVID-19 crisis on or after March 1, 2020;
- Homeowner's mortgage was current as of February 29, 2020;
- The mortgage is past due or in forbearance.

Financial assistance from both programs is funded through Illinois' allocation of federal Coronavirus Relief Funds from the Coronavirus Aid, Relief, and Economic Security (CARES) Act (P.L. 116-136). Passed in March 2020, the CARES Act provided \$3.5 billion in Coronavirus Relief Funds to the State of Illinois to help residents and businesses impacted by the pandemic. In May, the Illinois General Assembly directed \$396 million of this funding to IHDA to provide direct assistance to struggling renters and homeowners. The funding must be completely distributed by December 30, 2020.

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About the Illinois Housing Development Authority

IHDA (www.ihda.org) is a self-supporting state agency that finances the creation and the preservation of affordable housing across Illinois. Since its creation in 1967, IHDA has allocated \$18 billion and financed approximately 255,000 affordable housing units for residents of Illinois.