



## MANAGEMENT BULLETIN #526

**DATE:** 6/30/2021  
**TO:** Owners and Agents of IHDA Assisted Properties  
**CC:** IHDA Asset Management Staff  
**FROM:** IHDA Asset Management Department  
**RE:** Eviction Moratorium and COVID-19 Reopening Updates

### SUMMARY:

On June 11, 2021, Governor Pritzker Executive Orders continuing the state prohibition on evictions, and announcing the reopening of the State of Illinois from other COVID-19 restrictions. On June 25, 2021, Governor Pritzker extended the [Gubernatorial Disaster Proclamation](#) for 30 days and reissued several Executive Orders through July 24, 2021.

#### **Executive Order 2021-13: Evictions**

The Centers for Disease Control (CDC) has extended the national federal eviction moratorium through July 31, 2021. Property owners, managers and tenants should be aware that Governor Pritzker's eviction protections also currently remain in effect.

[Executive Order 2021-13](#) restates existing prohibitions on filing and enforcement of eviction actions for Covered Persons. Covered Persons are defined as tenants or residents who provide the landlord with a Declaration about expected earnings, their commitment to make housing payments and their inability to do so, and their risk of homelessness in the event of eviction.

The CDC requires a similar declaration, and has updated its model Tenant Declaration form [here](#). Governor Pritzker's Order charges IHDA with providing a model Tenant Declaration form for the state of Illinois. A Tenant Declaration form citing state protections is available [here](#).

Landlords must provide a Tenant Declaration form to tenants 5 days prior to commencing an eviction or termination of tenancy action. Tenants are not required to use this exact form to qualify as Covered Persons, but they should make the same declarations and do so under penalty of perjury.

Executive Order 2021-13 extended additional protection to Noncovered Persons who have not filed a declaration, but the protection for Noncovered Persons expired Friday, June 25, 2021.

The protection for Covered Persons does not have a stated expiration date. Further, on June 25, 2021, [Executive Order 2021-14](#) re-issued most sections of Executive Order 2021-13, except for the section that extended eviction protections to Noncovered Persons.

#### **Executive Order 2021-12: Phase 5 Reopening Order**

Phase 5 for the Restore Illinois Plan is the Reopening phase, in which all sectors of the economy reopen without restrictions on large gathering.

[Executive Order 2021-12](#) declares that all 11 regions of Illinois have entered Phase 5, and that masks and social distancing are no longer required of individuals or businesses when everyone present has been vaccinated. However the Executive Order recommends the continued use of masks and social distancing for those who have not been fully vaccinated, or who are elderly or vulnerable as the result of an illness.

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**ATTENTION:**

*Due to concerns surrounding COVID-19 (i.e. Coronavirus), IHDA will not be accepting visitors at our offices until further notice. Many on-site meetings are being held remotely or have been postponed. With no on-site meetings or visits, IHDA staff will continue to be available via email and telephone. We also urge you to check the IHDA website or call (312) 836-5200. Your patience is appreciated as we all adjust to this new work environment.*

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