



MANAGEMENT BULLETIN #528

DATE: 7/26/2021
TO: Owners and Agents of IHDA Assisted Properties
CC: IHDA Asset Management Staff
FROM: IHDA Asset Management Department
RE: Eviction Moratorium Update

SUMMARY:

On July 23, 2021, Governor Pritzker extended the [Gubernatorial Disaster Proclamation](#) for 30 days through August 21, 2021.

Also on July 23, 2021, [Executive Order 2021-15](#) re-issues certain previous orders including select portions of [Executive Order 2021-13](#), imposing a moratorium on residential evictions. **Note: unless otherwise extended in advance, these provisions will expire after the dates noted below.**

- Section 2 of Executive Order 2021-13, which prohibits the **commencement or continuation of new eviction actions** for Covered Persons unless they impose a direct threat to other tenants or the property, has been extended **through July 31, 2021**.
- Section 4 of Executive Order 2021-13, which orders law enforcement to cease **enforcement of eviction orders** for Covered or Non-Covered Persons unless they pose a direct threat to other tenants or the property, has been extended **through August 21, 2021**.

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.

Landlords must provide a Tenant Declaration form to tenants 5 days prior to commencing an eviction or termination of tenancy action. A model tenant declaration form for the state of Illinois is available [here](#). Tenants are not required to use IHDA's model form to qualify as Covered Persons, but they should make the same declarations and do so under penalty of perjury.

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.

