



MANAGEMENT BULLETIN #530

DATE: 9/1/2021
TO: Owners and Agents of IHDA Assisted Properties
CC: IHDA Asset Management Staff
FROM: IHDA Asset Management Department
RE: Eviction Moratorium Update

SUMMARY:

On August 20, 2021, Governor Pritzker extended the [Gubernatorial Disaster Proclamation](#) for 30 days through **September 18, 2021**.

Also on August 20, [Executive Order 2021-19](#) effects the re-issue of certain previous orders including select portions of Executive Order 2021-13, imposing a moratorium on residential evictions **through September 18, 2021**.

Portions re-issued include:

- Section 2 of [Executive Order 2021-13](#), which prohibits the filing of new eviction actions for Covered Persons.
- Section 4, as amended by [Executive Order 2021-14](#), which prohibits the 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.

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.

Executive Order 2021-19 further amends Executive Order 2021-13 to add:

- Section 9, which states that the Governor's order does not preclude an owner or manager from challenging the truthfulness of a tenant's Declaration in court.

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.



