

HB 2877: COVID-19 Emergency Housing Act



A stronger Illinois begins at home

- **Codifies certain provisions of the federally-funded emergency rental assistance program.** The provisions are intended to ensure that people with the lowest incomes and most severe housing needs are able to access the **\$566.2 million** in emergency rent assistance to be distributed by the State of Illinois as soon as April 2021. Between state and local governments, the total rent assistance available in Illinois will be **\$834.7 million**.
- **Requires 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. Renters should not face permanent housing barriers due to the economic fallout of the COVID-19 pandemic. An eviction record, including even the mere filing of a case, hampers a tenant's ability to secure housing.
- **Requires 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 on July 31, 2022.
- **Prohibits tenant screening companies from disseminating a sealed eviction court record** and creates penalties for doing so. This provision sunsets on July 31, 2022.
- **Creates a temporary COVID-19 emergency homeowner and small landlord foreclosure moratorium** by halting judicial sales and orders of possession through July 31, 2021.

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- Passed House Housing Committee on March 17. and House on March 18. Now on to the Senate!
- Contact your State Senator asking them to vote yes at housingactionil.org/voteeha
- For more information, contact Bob Palmer at bob@housingactionil.org

Fair Housing Isn't Finished

Ending Source of Income Discrimination

Brief History of Fair Housing Law

- 1968-Johnson signs the Fair Housing Act, which protects against discrimination based on race, color, religion, and national origin.
 - 1974- sex was added as a protected category.
 - 1988-disability and family status were added.
 - Since 1974, when the Section 8 Housing Certificate program was launched, advocates in various localities and states have pushed to include source of income as a protected category.
 - Some policymakers have proposed protecting SOI at the federal level (including Tim Kaine, Orrin Hatch, and Elizabeth Warren) but it still remains a patchwork across the nation.
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So... what is Source of Income Discrimination?

Source of Income discrimination occurs when a landlord, mortgage lender, and/or other actors in the real estate market deny or otherwise treat unfairly households solely because their rent is subsidized in some way or they utilize non-wage income (e.g. child support, alimony etc) to pay all or a portion of their rent .

Put simply, this occurs because real estate actors **want to refuse** the household's legal source of income. The decision can be arbitrary and often serve as a proxy for other forms of discrimination.

Who is impacted?

- 2,681 veterans who utilize Veterans Affairs Supportive Housing vouchers (VASH) in order to avoid homelessness and help pay their rent.
 - 94,500 households who are Housing Choice Voucher holders
 - 264,282 individuals who are recipients of Social Security Insurance (SSI)
 - 214,344 individuals who receive survivor benefits
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The Campaign

HB2775 (Rep. Ford / LaPointe)
and SB2492 (Sen. Villivalam)

The Illinois Coalition for Fair Housing is made up of Illinois advocates and impacted leaders who are committed to making housing more equitable and just.

We have worked alongside elected officials to push forward legislation to end SOI discrimination in Illinois for good. This legislation has been endorsed by over 67 organizations and local officials.

What will the legislation do?

- Protect **ALL** Illinois residents from SOI discrimination.
 - Create clear guidelines for the real estate industry on how to treat rental assistance payments (i.e. vouchers) while evaluating renter income eligibility.
 - Allow victims of illegal SOI discrimination to seek justice in court for the first time in Illinois.
 - Strengthen the effectiveness of the State's COVID response by prohibiting landlords from refusing to accept Covid-19 rental assistance programs.
 - Amending the Eviction Act to allow a legal defense against an eviction for non-payment of rent if the owner refuses to accept emergency rental assistance programs.
 - Making it illegal for landlords to discriminate against a person because their industry is viewed as unstable (e.g. service workers).
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To Support This Campaign:

1. Visit: <https://forms.gle/wyZfxT1GUkrCjmeq8> to endorse as an individual or organization!
2. Visit <https://bit.ly/3dnfHNs> to sign up for action alerts!
3. Visit <https://www.housingchoicepartners.org/soi-campaign> and spread the word!

#FairHousingIsntFinished

HMHL Legislative Priorities – Spring 2021

- Housing is Recovery Pilot (SB1707/HB449)
 - Thousands with a serious mental illness or substance use disorder lack affordable housing, causing institutionalization, incarceration or overdose death.
 - Housing is a path to stability and recovery
 - Pilot provides a bridge rental subsidy paired with services and adopts the Housing First model.

HOUSING IS COST EFFECTIVE*	
Bridge Rental Subsidy:	\$27/Day
Treatment:	\$14-\$28/Day
Hospitalization:	\$1,000/Day
Incarceration:	\$101/Day
Institutionalization:	\$140/Day

Alternatives to Crisis Escalation (HB2944 HA1/SB347 SA1)

- Crisis support services covered by Medicaid are highly underutilized. Underutilization means crisis exacerbation, hospitalizations and emergency response.
- Act requires a targeted public education campaign to ensure partners are aware of the availability of services
- Allows for universal access to these crisis services so anyone can utilize them regardless of insurance status.
- Expands the scope of the central intake program and sets program standards.
- Helps build the foundation for centralized 988 call center hubs and response services.