



Programs for Rental and Mortgage Relief

2020 Program Overview

This grant program is intended for Chicago residents who have been impacted by the economic fallout from the COVID-19 pandemic, including those who have lost their jobs through layoff or furlough, as well as those who have retained their jobs but have had their hours or wages severely reduced.

If your mortgage was current prior to the outbreak of the pandemic, but is now in arrears, you may be eligible to receive assistance through this program.

You should know several important things prior to applying for this grant:

The maximum grant assistance amount will be \$3,300.

The level of assistance will be determined by the amount needed to bring your mortgage current. If you have a loan from the Veterans Administration (VA), Federal Home Loan Mortgage Corporation (Freddie Mac), Federal National Mortgage Association (Fannie Mae) or an FHA-insured mortgage, you are not eligible for this grant.

If you previously received a housing assistance grant from NHS or the City of Chicago in April of 2020, you are not eligible for this grant.

Please thoroughly review the program and eligibility requirements before checking your address and starting the application process

Mortgage Assistance Grant Program

General Eligibility Requirements

To qualify, you must at minimum:

Reside within the Chicago city limits.

Provide a government issued ID.

Demonstrate your total household income was at 120% or below the Area Median Income (AMI) prior to March 1, 2020. (Refer to the table below to determine your income eligibility.)

Have experienced a change in your financial status (after March 1, 2020) due to the COVID-19 crisis.

Must be 18 years of age or over, or be a financially independent minor.

Required Documents

The following documents are required at minimum. You may be asked to provide additional documentation.



Identification and Proof of Residency

Government Issued ID or Drivers' License with current address

Proof of Pre-Crisis Household Income

2019 Federal Tax Return

Household Financial Hardship Proof Post-Crisis (after March 1)

Unemployment Claim/Notice dated after March 1

OR

Documentation from former/current employer of layoff, furlough or reduction in hours

OR

Proof of self-employment and of reduction in income

Proof of Self-Employment (e.g. EIN/TIN number or business license.)

Paystubs or bank statements showing decreased income after March 1

Mortgage Status Documents (showing you were current as of March 1, and are now in forbearance or are delinquent on your payments)

Mortgage Statement AND Mortgage Reinstatement Document

<https://www.nhschicago.org/mortgageassistance/programoverview.aspx>

IHDA is developing programs for Emergency Rental Assistance and Emergency Mortgage Assistance for households who have lost income due to COVID-19. Both programs are currently under development.

- Applications for Emergency Rental Assistance will be available on August 10.
- Applications for Emergency Mortgage Assistance will be available on August 24.

If you need immediate assistance, please speak with your landlord or mortgage servicer about your specific situation.

Rental Assistance

There has been no suspension of rent payments for Chicago or the State of Illinois. This means tenants are still obligated to pay their rent per the terms of their lease.

Eviction Filing Moratorium



- Per Governor Pritzker’s [COVID-19 Executive Order No.45](#), between March 20, 2020 and August 22, 2020 (subject to further extension by the Governor), all state, county and local enforcement must cease and owners cannot file for eviction, except where a tenant poses a direct threat to the health and safety of other tenants, an immediate and sever risk to property or a violation of a building code, health ordinance or similar regulation. This applies to all property in Illinois.

Rental Housing Support Program

- Provides rental assistance to extremely low-income households living in participating properties.
- Contact one of the [administering agencies](#) directly to apply.
- The City of Chicago administers its own version of the Rental Housing Support Program.

Federal Stimulus

- [Calculate](#) how much you’ll get from the \$1,200 (or more) coronavirus checks.
- Over 80 percent of American adults will receive a payment.

Housing Counselors

- Housing counselors are another option that can help you understand your options if you are in risk of falling behind on your rent.
- [Contact a HUD-approved counseling agency](#).

Emergency Housing and Shelter Services

- Emergency and transitional housing providers give immediate shelter services to homeless persons and persons at risk of becoming homeless.
- [Contact an Emergency and Transitional Housing Provider](#) (Program administered by Illinois Department of Human Services).

Finding an Apartment



- ILHousingSearch.org will allow you to search thousands of affordable, subsidized and market rate units throughout Illinois. You can customize your search based on your specific needs, budget, and desired location.
- The service is also available through a toll-free, bilingual call center at: (877) 428-8844.

Homeownership Assistance

If you can pay your mortgage, pay your mortgage on time.

If you are struggling to make your mortgage payments, or believe you may fall behind soon, ***contact your loan servicer now.***

Current Homeowners

Single-Family Mortgage Forbearance

- The Coronavirus Aid, Relief, and Economic Security (CARES) Act allows a borrower with a Federally backed mortgage loan experiencing a financial hardship due, directly or indirectly, to the COVID-19 emergency may request forbearance on the Federally backed mortgage loan, regardless of delinquency status.
- The forbearance shall be granted for up to 180 days, and shall be extended for an additional period of up to 180 days at the request of the borrower.

What is a forbearance?

- Forbearance is when your mortgage servicer or lender allows you to pause or reduce your mortgage payments for a limited period of time. Forbearance doesn't erase what you owe, you are still required to repay any missed/reduced payments in the future. If your income is restored, reach out to your servicer and resume making payments as soon as you can. The CARES Act does not specify how each lender chooses to incorporate their forbearance policy, so struggling homeowners should reach out to their lender.

Foreclosure Moratorium

- Servicers of federally-backed mortgage loans may not initiate any judicial or non-judicial foreclosure process, move for a foreclosure judgment or order of sale or execute a



foreclosure-related eviction or foreclosure sale, for not less than the 60- day period beginning on March 18, 2020.

Credit Scores

- If you are approved for a forbearance, a payment delay or other payment arrangement with your creditor or servicer (and you are current on your accounts) then the creditor or servicer will continue to report you to the credit rating agencies as current. Your credit report/score will not be negatively impacted by these non- or delayed payments during the covered period of the arrangement.

Finding a Housing Counselor

- Housing counselors can help you understand your options if you are having trouble paying your mortgage. They can communicate with your mortgage lender or servicer on your behalf and help you find legal representation if necessary. Counselors can also help you create a budget to manage your expenses and possibly stay in your home.
- All services are free.
- [Find a counselor](#) near you today and begin to get the help you need.

Hardest Hit Fund Program

- The HHF Homeowner Emergency Loan Program ceased accepting applications in April 2019.
- Should there be a new allocation of funds from Congress, IHDA will make an announcement.

Additional Housing Resources

- The Consumer Financial Protection Bureau has established a website with COVID-19 relief options.
- [Click here](#) to see if you may be entitled to further aid.

Potential Homebuyers

- All IHDA Mortgage programs are still available across the state.



- [Click here to find a participating lender.](#)

Realtors & Partners

- Expect no service disruptions.
- All our programs are fully funded and available.
- All reviews are still being conducted in a timely manner.
- please [contact us with any questions](#). We're here to help any way can.

Multifamily Finance Updates

2020 LIHTC Applications

- The submission date of the final applications was extended to **April 13, 2020 by 5:00 p.m.**
- The new target Board date for 2020 LIHTC applications is July 17, 2020.
- As a reminder the application documents are available on the IHDA website in the [Developer Resource Center](#). Please be sure to review the [FAQs](#) included with the documents.
- Applications for 4% LIHTCs are being accepted on a rolling basis during the second and third quarters of 2020.
- As a reminder the application documents are available on the IHDA website in the [Developer Resource Center](#). Please be sure to review the [FAQs](#) included with the documents.
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Federal Low Income Housing Tax Credit Relief Under IRS Revenue Procedure 2014-49

- On April 21, 2020, IHDA issued guidance on [Federal Low Income Housing Tax Credit Relief Under IRS Revenue Procedure 2014-49](#). If you have questions, please email multifamilyfin@ihda.org.

Construction

- Construction inspections of occupied rehabilitation projects are suspended through April 30, 2020



- Inspections for new construction and unoccupied rehabilitation projects are limited.
- The timely review of draw requests will continue.

Closings

- Flexibility is being provided to sponsors close to closing whose developments may be impacted by market forces related to higher interest rates.

Underwriting

- Deals may be shifted from IHDA financing products to conduit structures to secure the best rates and terms.

Asset Management Updates

COVID-19 Guidance on Evictions (As of 5/1/2020)

- Property owners and management agents of IHDA-financed or assisted rental units can find the Management Bulletin on COVID-19 Guidance on Evictions [here](#).

Operating Reserves

- IHDA has expanded the number of staff that are able to approve such requests.
- IHDA recognizes that reserves may need to be used for a variety of expenses, including: additional deep cleaning, resident services, temporary staff or loss of rental income. IHDA is committed to maintaining flexibility in the use of operating reserves during this time.

Inspections

- All site visits, on-site management/file reviews and periodic physical inspections have been suspended for the time being.
- Inspections of new construction sites where no residents are living will continue



Late Fees

- Late fees on IHDA mortgage products are being waived.

Due Dates

- Due dates for submission of financial audits are being extended by 30 days.

Community Affairs Updates

New Program Funding Round

- The Illinois Housing Development Authority (“IHDA”) issued a request for applications for the Coronavirus Urgent Remediation Emergency Fund Community Outreach and Assistance (“COA”) Grant for the Emergency Mortgage Assistance (“EMA”) and Emergency Rental Assistance (“ERA”) Programs on June 19, 2020. Applications were accepted through June 26, 2020.
- Housing counseling agencies, community-based organizations, and non-profit organizations including legal assistance groups were eligible COA applicants. IHDA expects to announce awards by August 2020. Check back [here](#) for additional updates about the COA Program.

State of Illinois Resources

State of Illinois (COVID-19) Response

- [Stay up-to-date on all things Illinois COVID-19](#). Protecting the health, safety and wellbeing of Illinoisans is Governor Pritzker’s top priority. The administration continues to work closely with local health departments, county officials and federal partners to put systems in place to respond to COVID-19. This website will provide the latest news releases related to coronavirus, resources, FAQs, video archives of press conferences and tips from leading experts to keep you and your family safe.



Illinois Department of Public Health

- The mission of IDPH is to protect the health and wellness of the people of Illinois through the prevention, health promotion, regulation and the control of disease and injury. Please click [here](#) for the latest updates from IDPH.

Illinois COVID-19 Donations

- If you or your organization is interested in donating Personal Protective Equipment (PPE), please coordinate directly by contacting: donations@illinois.gov
- For all other donations, please email: Business.Donations@illinois.gov

Illinois Department of Employment Security

- For all COVID-19 unemployment benefits information, please visit the [IDES site](#).

Illinois Department of Revenue (IDOR)

- The Illinois income tax filing deadline has been pushed back from April 15 to July 15. Illinois taxpayers may still file their taxes now and receive a timely refund.
- IDOR has established [this web page](#) to provide information and resources to help Illinois taxpayers, businesses and others affected by the coronavirus.

How to Contact IHDA

Online: visit www.ihda.org for current information and contacts for all active IHDA programs.

Email: see our Contact Us page for key department contacts.

Phone: for all general inquiries, call (312) 836-5200 to be connected with the appropriate department.

See our Staff Directory for a complete list of staff phone numbers by department.