



ILLINOIS
ACCESS TO
JUSTICE

RENTAL ASSISTANCE

PROGRAMS

A GUIDE FOR ILLINOIS RESIDENTS



RENTAL ASSISTANCE PROGRAMS

A GUIDE FOR ILLINOIS RESIDENTS

This guide provides an overview of two statewide programs and a program serving the City of Chicago, which will open in May 2021:

- Illinois Rental Repayment Program by the Illinois Housing Development Authority (IHDA)
- Illinois Housing Help by the Illinois Department of Human Services (IDHS)
- Emergency Rental Assistance Program by the City of Chicago Department of Housing (DOH)

The programs will provide a combination of emergency financial assistance, legal assistance, case management, and community outreach, to address housing crises for Illinois residents. All three programs will offer assistance of up to 15 months of rent through June 30, 2021.

Maximum rental assistance, locations served, application process and additional types of assistance will vary by program. All programs are open to people living in Illinois regardless of immigration status. Individuals can apply to all 3 programs but will only be granted assistance from 1 program.

HOW TO USE THIS GUIDE

Read over all 3 programs and determine if you may be eligible. Review the document checklist(s) and begin to collect everything you will need to apply. If you need assistance, find a provider in your area that can assist you with the application process. Review the frequently asked question section for each program for clarification.

WHAT'S IN THIS GUIDE

Illinois Rental Payment Program	Page 3
Illinois Housing Help	Page 8
City of Chicago Emergency Rental Assistance Program	Page 12
Know Your Housing Rights	Page 13
Where to Get Legal Advice.....	Page 13
Where Undocumented Individuals Can Get Legal Advice	Page 13
Chicago Metro Area Median Income Chart.....	Page 14

ABOUT ILLINOIS ACCESS TO JUSTICE: EVICTION PREVENTION OUTREACH & EDUCATION

Illinois Access to Justice (ILA2J) is a statewide program that seeks to mitigate the devastating consequences of all forms of detention and incarceration. Through a coalition of community- centered organizations, ILA2J is expanding the network of holistic legal services, including direct legal representation and mass legal literacy campaigns led by community navigators. Launched in April 2021, the Illinois Eviction Prevention Program is a multi-agency collaboration between IHDA, IDHS and the City of Chicago and many non-profit service providers across Illinois. The goal of the program is to keep families stably housed, ensure tenants and landlords are financially secure and prevent a tide of evictions due to COVID-19.



ILRPP ILLINOIS RENTAL PAYMENT PROGRAM

Areas Served

Entire State of Illinois

Dates to Apply

May: Landlord portal access (open for 3 weeks)

June: Tenant portal access

Where to Apply

Ilrpp.ihda.org

Type of Assistance

Rental Only

Maximum Assistance: \$25,000 per tenant

Eligibility

- Household is behind on their rent for at least 30 days
- Household lives in Illinois and rents their home as their primary residence
- Household's total gross income cannot exceed 80% Area Median Income for location
- Household has experienced a financial hardship directly or indirectly due to the pandemic
- At risk of homelessness or housing instability

Steps to Apply

1. Visit ILRPP.IHDA.ORG
 - a. ILRPP is a joint application that begins with the housing provider (landlord/property management company). Housing provider must complete application and upload required documents.
2. Tenant will be contacted by e-mail with instructions to complete their portion of the application. Tenant must complete application and upload required documents.

Document Checklist

Housing Providers (landlords)

- Evidence of past-due rent
- Copy of 2019 Property Tax Bill or 2021 monthly mortgage statement
- Direct deposit information or address where payment should be mailed
- Current signed lease (if available)
- Social Security Number or ITIN
- Employer Identification Number (if payment is made to a business entity)
- Rental unit information (unit type, address, rent amount)
- Fully executed & current property management agreement (if property management company)
- Valid email address

ILRPP ILLINOIS RENTAL PAYMENT PROGRAM

FOR QUESTIONS ON THE ILRPP PROGRAM AND SERVICE PROVIDERS, CALL: 866-454-3571

Tenants

- Government-issued photo ID
- A utility bill or proof of address (if the address on your ID is not your current address)
- Monthly rent and amount past-due
- Proof of household income in 2020
- Proof of public assistance (if applicable)
- Valid email address
- Proof of immigration status (or social security number) is **NOT** required

FREQUENTLY ASKED QUESTIONS

Do tenants need a Social Security Number or Individual Taxpayer ID Number (ITIN) to apply?
No, a Social Security Number or ITIN is not required for tenants.

I do not have an email or access to the internet, what can I do?
Contact ILRPP call center at 1-866-454-3571.

Will tenants pay taxes on ILRPP funds if their application is approved?
No, ILRPP assistance awarded to renter households is not considered income.

What if my landlord doesn't want to participate in the Illinois Rental Payment Program?
Tenants may still be eligible for assistance during an upcoming tenant application period.

What qualifies as "experienced a financial hardship directly/indirectly due to the pandemic?"
Some examples include: Out of work, reduction in hours at work, loss of spousal/child support, inability to find work, having to stay home with children due to closure of day care/school.

What if my ID has an old address or my ID is expired?
You can still apply; provide another document with proof of current address.

Do tenants need a lease to apply?
If a current lease is not available, the landlord can write an affidavit in lieu of a lease.

Is there assistance for mortgage?
ILRPP is only available to renters.

How will funds be distributed to approved applicants?
Check will be issued directly to the housing provider.



ILRPP ILLINOIS RENTAL PAYMENT PROGRAM

FREQUENTLY ASKED QUESTIONS (cont'd)

Will housing providers pay taxes on funds if their tenant's application is approved?

Yes, ILRPP assistance will be considered gross income.

Are there immigration status requirements for Illinois Rental Payment Program assistance?

No. Additionally, ILRPP assistance is not a "public charge" benefit.

Are Section 8/Housing Choice Vouchers eligible?

No, not at this time.

What if I do not have formal proof of income?

The application will provide an option for a written attestation form where individuals in this situation can sign and complete. This will serve as proof of income.

Does my apartment need to be a "legal" apartment or if I am renting a room or other space from someone can I still qualify?

No, your apartment does not need to be a "legal" apartment. If you are renting a room or live in an "illegal" apartment you can still apply for your portion of the rent.

WHERE TO GET ASSISTANCE

Arab American Family Services Worth, Illinois (708) 599-2237	BEDS Plus Care La Grange, Illinois (708) 354-0858	Brighton Park Neighborhood Council Chicago, Illinois (773) 523-7110
Call for Help, Inc East St. Louis, Illinois (618) 397-0968	Catholic Urban Programs East St. Louis, Illinois (618) 398-5616	CEDA Chicago, Illinois (312) 288-8010
Center for Changing Lives Chicago, Illinois (773) 342-6210	Chicago Urban League Chicago, Illinois (773) 285-5800	Community Action Partnership of Central Illinois Canton, Monticello, Petersburg, Havana, Clinton, Lincoln, IL (217) 732-2159
Community Investment Corporation of Decatur, Inc. "CICD" Decatur, Illinois (217) 423-0352	Community Life Line East St. Louis, Illinois (618) 482-2950	Community Partners for Affordable Housing Libertyville, Illinois (847) 263-7478 ext 29

ILRPP ILLINOIS RENTAL PAYMENT PROGRAM

FOR QUESTIONS ON THE ILRPP PROGRAM AND SERVICE PROVIDERS, CALL: 866-454-3571

Where to get Assistance

<p>Connections for the Homeless Evanston, Illinois (847) 475-7070</p>	<p>Consumer Credit Counseling Service of Northern Illinois, Inc. Woodstock, Illinois (815) 338-5757</p>	<p>Duane Dean Behavioral Health Center Kankakee, Illinois (815) 939-0125</p>
<p>Embarras River Basin Agency Greenup, Illinois (217) 923-3113</p>	<p>Erie Neighborhood House Berwyn, Illinois (773) 217-9799</p>	<p>Family Service Agency of DeKalb County DeKalb, Illinois (815) 758-8616</p>
<p>Far South CDC Chicago, Illinois (773) 830-4733</p>	<p>First Home Alliance Inc Chicago, Illinois (870) 250-9025</p>	<p>Garfield Park Community Council Chicago, Illinois (773) 948-8989</p>
<p>Great Lakes Credit Union Bannockburn, Illinois (800) 982-7810</p>	<p>Greater Southwest Development Corp. Chicago, Illinois (773) 735-6727</p>	<p>Habitat for Humanity of Champaign County Champaign, Illinois (217) 359-0507</p>
<p>HANA Center Chicago, Illinois (773) 583-5501</p>	<p>Holsten Human Capital Development, NFP Chicago, Illinois (773) 339-0242</p>	<p>Housing Forward Oak Park and Maywood, Illinois (708) 338-1724</p>
<p>Housing Opportunity Development Corp. Skokie, Illinois (847) 564-2900</p>	<p>Illinois Migrant Council Crystal Lake, Illinois (815) 995-0300</p>	<p>Jamieson Community Center, Inc. Monmouth, Illinois (309) 734-4251</p>
<p>Justine Petersen Housing & Reinvestment Corp. St. Louis, Missouri (314) 533-2411</p>	<p>La Casa Norte Chicago, Illinois (773) 276-4900</p>	<p>Lake County Housing Authority Grayslake, Illinois (847) 223-1170</p>
<p>Lakeview Pantry Chicago, Illinois (773) 525-1777</p>	<p>METEC Peoria, Illinois (309) 676-3832</p>	<p>Metropolitan Tenants Organization Chicago, Illinois (773) 292-4988</p>



ILRPP ILLINOIS RENTAL PAYMENT PROGRAM

Where to get Assistance

Navicore Solutions Peoria, Illinois (732) 409-6281	Neighborhood Housing Services of Chicago Chicago, Illinois (773) 329-4111	Northside Community Development Chicago, Illinois (773) 262-2290
Northwest Compass, Inc. Mt. Prospect, Illinois (847) 392-2344	Northwest Side Housing Center Chicago, Illinois (773) 283-3888	NW HomeStart Rockford, Illinois (815) 962-2011
Oak Park Regional Housing Center Oak Park and Chicago, Illinois (708) 848-7150	Open Communities Evanston, Illinois (847) 501-5760	Outreach Community Ministries, Inc. Carol Stream, Illinois (630) 682-1910
Peoria Citizens Committee for Economic Opportunity, Inc. St. Peoria, Illinois (309) 671-3900	Restoration America Crystal Lake, Illinois (847) 783-0232	Rock Island Economic Growth Corp. Rock Island, Illinois (309) 794-6711
South Side Community Federal Credit Union Chicago, Illinois (312) 241-3022	South Suburban Housing Center Homewood, Illinois (708) 957-4674	Spanish Coalition for Housing Chicago, Illinois (773) 933-7575
Spanish Community Center Joliet, Illinois (815) 727-3683	The Immigration Project Normal, Illinois (309) 829-8703	The Neighbor Project Aurora, Illinois (630) 906-9400
The Resurrection Project Chicago, Illinois (312) 666-1323	The Salvation Army St. Louis, Missouri (618) 235-7378	Total Resource Community Development Organization Chicago, Illinois (773) 881-7710
Two Rivers Regional Council of Public Officials Quincy, Illinois (217) 718-5846	Western Egyptian EOC, Inc. Steeleville, Illinois (618) 965-3458	Will County Center for Community Concerns Joliet, Illinois (815) 722-0722
YWCA Metropolitan Chicago Chicago, Illinois (312) 328-0873		

ILLINOIS HOUSING HELP

Areas Served

Entire State of Illinois

Dates to Apply

May 2021 - June 2021

Where to Apply

To apply, you must receive a referral from an IDHS partner.

Type of Assistance

Rental assistance

Limited utilities

Maximum Assistance: No Maximum

Eligibility:

- Must be behind on rent at least 30 days
- Live in the state of Illinois (Expired Identification Accepted)
- Under 80% of the Area Median Income (priority given to below 50%)
- Financial hardship directly or indirectly due to the pandemic
- Immigration Status does NOT matter
- Priority will be given to: immigrants, refugees, and mixed-status households
- Proof of hardship due to COVID-19

Steps to Apply

1. Obtain a referral from an IDHS partner. You cannot apply on your own without a referral.
2. IDHS partners will assist applicants in applying for and obtaining funding.

Document Checklist

Housing Providers (landlords)

- Evidence of past-due rent
- Copy of 2019 Property Tax Bill or 2021 monthly mortgage statement
- Grant payment information for check distribution
- Current signed lease (if available)
- Social Security Number or ITIN
- Employer Identification Number (if payment is made to a business entity)
- Rental unit information (unit type, address, rent amount)
- Fully executed & current property management agreement (if property management company)
- Valid email address



ILLINOIS HOUSING HELP

Tenants

- Government-issued photo ID
- A utility bill or proof of address (if the address on your ID is not your current address)
- Monthly rent and amount past-due
- Proof of household income in 2020
- Proof of public assistance (if applicable)
- Valid email address
- Copy of lease or rental agreement
- Proof of immigration status (or social security number) is **NOT** required

Frequently Asked Questions

How do I contact an IDHS agency to apply?

The IDHS partner agencies and their contact information are listed beginning on page 10 of this booklet.

Can I apply to the IEPP program without a referral?

No, you must obtain a referral and apply through an IDHS agency.

Do tenants need a Social Security Number or Individual Taxpayer ID Number (ITIN) to apply?

No, a Social Security Number or ITIN is not required for tenants.

I do not have an email or access to the internet, what can I do?

Contact IDHS call center at (312) 793-1546.

Will tenants pay taxes on IEPP funds if their application is approved?

IEPP funds will be dispersed to housing providers, so tenants will not be responsible for paying taxes.

What if my landlord does not want to participate in the Illinois Eviction Prevention Program?

Tenants may still be eligible for assistance during an upcoming tenant application period.

What qualifies as “experienced a financial hardship directly/indirectly due to the pandemic?”

Some examples include: Out of work, reduction in hours at work, loss of spousal/child support, inability to find work, having to stay home with children due to closure of day care/school.

What if my ID has an old address or my ID is expired?

You can still apply; provide another proof of address.

Do tenants need a lease to apply?

If there is no lease available, the landlord can write an affidavit in lieu of a lease.

ILLINOIS HOUSING HELP

Frequently Asked Questions

Is there assistance for mortgage?

Assistance is only available to renters.

How will funds be distributed to approved applicants?

Check will be issued directly to the housing provider.

Are there immigration status requirements for Illinois Eviction Prevention Program assistance?

No. Additionally, IEPP assistance is not a “public charge” benefit.

Are Section 8/Housing Choice Vouchers eligible?

No, not at this time.

What if I do not have formal proof of income?

The application will provide an option for a written attestation form where individuals in this situation can sign and complete. This will serve as proof of income.

Where to get Assistance

ORG	LANGUAGES	CONTACT INFO
Antioch Haven Homes Foundation	English	(773) 873-4433
Arab American Family Services	Arabic, Spanish, English	(708) 289-6093
Brighton Park Neighborhood Council	English, Spanish	(773) 523-7110
Center for Changing Lives	English, Spanish	(773) 342-6210
Centro Romero	English, Spanish	(773) 508-5300
Council of Islamic Organizations of Greater Chicago	English, Urdu, Arabic, Mali	312-506-0070
East Central Illinois Refugee Mutual Assistance Center	Spanish, French, Lingala, Vietnamese, Cantonese, Mandarin, Russian, Turkman, Azeri, German	(217) 344-8455
Family Focus - Chicago	English, Spanish	(773) 708-1741
Family Focus - Cicero	English, Spanish	(708) 652-0900 x2
Family Focus - Aurora	English, Spanish	(630) 256-7046
Farmworker and Landscaper Advocacy Project (FLAP)	English, Spanish	(847) 668-2114
(FEDECMI)/Casa Michoacan		(618) 457-0055 (312) 491-9317
Great True Vine Baptist Church	English	(773) 626-3542

ILLINOIS HOUSING HELP

Where to get Assistance

ORG	LANGUAGES	CONTACT INFO
Illinois Migrant Council	English, Spanish	(815) 995-0300
Inner-City Muslim Action Network	English, Spanish, Arabic	(773) 434-4626
La Federacion de Clubes Michoacanos en Illinois	English, Spanish, Zapoteco	(630) 520-3482
Mt. Carmel Children of God Baptist Church	English	(773) 863-1220
Mano a Mano Family Resource Center	English, Spanish	(847) 201-1521
Our Lady of Mount Caramel	English, Spanish, Italian, Polish	(708) 345-3632
Puentes de Esperanza	Spanish	(618) 398-0557
Rincon Family Services	English, Spanish	773-564-9070
Spanish Community Center	English, Spanish	(815) 727-3683
SAL Family and Community Services	English, Spanish	(309) 793-8201
The Immigration Project	English, Spanish, French	(309) 829-8703
The Resurrection Project	English, Spanish	(312) 666-1323
Western Illinois Dreamers	English, Spanish, French, Yoruba	(309) 836-5202
World Relief Chicagoland – Chicago	English, Spanish, Arabic, Korean, Hindi, Polish, Amharic, Bosnian, Dari, French, Gujarati, Kurdish, Kinyarwanda, Lingala, Lithuanian, Malay, Mandarin, Nepali, Oromo, Pashto, Persian, Portuguese, Punjabi, Rohingya, Romanian, Russian, Rwanda, Somali, Swahili, Tamil, Thai, Tigrigna, Turkish, Ukrainian, Urdu, Vietnamese	(630)462-7566
World Relief Chicagoland – DuPage/Aurora	Spanish, Arabic	(708) 953-8005
Xilin Association	English, Spanish, Chinese, Korean, Lao, Vietnamese, and other Southeast Asian languages	(312) 404-8502

CITY OF CHICAGO

EMERGENCY RENTAL ASSISTANCE PROGRAM (ERAP)

Areas Served

City of Chicago

Dates to Apply

May 24, 2021 – June 8, 2021

Where to Apply

[Chicago.gov/RentHelp](https://chicago.gov/RentHelp)

Type of Assistance

Rent and Utilities

Maximum Assistance: No Maximum

Eligibility

- Must be a City of Chicago resident
- Under 80% of the Area Median Income (priority given to below 50%)
- Financial hardship directly or indirectly due to the pandemic
 - If you do not have proof, you can sign a legal document stating you experienced a hardship and your housing is at risk.
- Immigration Status does **NOT** matter

Steps to Apply

1. Visit [Chicago.gov/RentHelp](https://chicago.gov/RentHelp). Tenants or Landlords can begin the application process and submit documents. Both tenants and landlords will be required to submit documents
 - If applying as a tenant, you must provide an email or phone number for your landlord. If a landlord does not respond or declines to complete an application, the tenant's application may still move forward.
 - If applying as a landlord, if they include the tenant contact information, the tenant will be contacted and asked to complete an application.

Document Checklist

The list of required documents is still being finalized but you can begin to gather the following:

- Government-issued photo ID
 - State issued ID
 - TVDL
 - City Key
 - Passport
- Copy of lease or rental agreement
- A utility bill or proof of address (if the address on your ID is not your current address)
- Monthly rent and amount past-due
- Utility bills and amount past due
- Proof of household income in 2020
 - Tax Returns
 - W-2
 - 1099
 - Paystubs
 - Income attestation (if paid in cash)
- Proof of public assistance (if applicable)
- Valid email address
- Landlord's contact information (email or phone)

KNOW YOUR RIGHTS

As a tenant you have the right to:

- Not be discriminated against
 - Includes immigration status
- Privacy
 - Landlord cannot enter without notice
- Not be retaliated against for requesting repairs or exercising your rights
- A habitable home
- Repairs in your unit
- Document
 - Communicate via text, email or letters

If you are at risk of being evicted you have the right to:

- Receive written notice
- Fix the lease violation within a specific amount of time
- Be represented by an attorney in court proceedings
- Remain in unit until an eviction ruling by a legal court is issued and which can only be executed by a sheriff
- Complete a declaration form
 - A declaration form is required to stop an eviction for non-payment of rent according to the Illinois Eviction Moratorium. Visit www.rentervention.com for help in completing the form.

WHERE TO GET LEGAL ADVICE

Eviction Help Illinois is a state-funded network of 16 non-profit organizations providing legal aid, mediation services, and connections to rental assistance in response to the eviction crisis.

Contact Eviction Help Illinois by phone, online, or text message. A legal aid professional will connect you with an organization in your area for a free consultation.



1-855-631-0811



www.evictionhelpillinois.org



English: 844-939-4280
Spanish: 844-939-4289

For undocumented individuals in need of legal assistance, contact one of the below agencies:

ORGANIZATION	SERVICE AREA	HOW TO CONTACT
Catholic Charities	Consultations: All Illinois Counties Representation: Lake County	312-948-6821 Monday - Friday 9am - 4pm
North Suburban Legal Aid Clinic	Lake County	847-737-4042 Monday - Friday 9am - 5pm
Public Interest Law Initiative	All Illinois Counties	IL.FreeLegalAnswers.org 833-275-7454, Ext. 1
University YMCA	Champaign County	217-417-5897 Monday - Friday 8am - 4pm laline@universityymca.org
Westside Justice Center	Will County	773-940-2213 Monday - Friday 9am - 5pm



AREA

MEDIAN INCOME

AREA

**CHICAGO-JOLIET-NAPERVILLE,
IL HUD METRO FMR AREA**

HOUSEHOLD SIZE

AMI

1	2	3	4	5	6	7	
\$32,650	\$37,300	\$41,950	\$46,600	\$50,350	\$54,100	\$57,800	50%
\$52,200	\$59,650	\$67,100	\$74,550	\$80,550	\$86,500	\$92,450	80%

Note:

Income limits are for the Chicago-Naperville-Joliet, Illinois Metro Area



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