

# IHDA CARES

Assisting Households Impacted by COVID-19



## Emergency Housing Assistance Programs

- Coronavirus Relief Funds (CRF) Background
  - The Coronavirus Aid, Relief, and Economic Security (CARES) Act (P.L. 116-136) allocated \$3.5 billion in Coronavirus Relief Funds (CRF) to the State of Illinois.
  - The Illinois General Assembly included a line-item in their FY2021 Budget (P.A. 101-0637) allocating \$396 million in CRF to IHDA to fund affordable housing grants, for the benefit of persons impacted by the COVID-19 public health emergency, for emergency rental assistance, emergency mortgage assistance and subordinate financing, in the approximate amounts:
    - \$217 million statewide;
    - \$100 million specifically to meet the needs of people in disproportionately impacted areas, based on positive COVID-19 cases; and
    - \$79 million for providers in areas that did not receive direct CRF allotments  
(Excludes: City of Chicago and Cook, DuPage, Kane, Lake and Will Counties)
  
- The **Emergency Rental Assistance (ERA)** program will provide renters impacted by COVID-19 \$5,000 for back rent and prepay through 2020, or until funds are exhausted.
  - IHDA will accept applications **August 10 through August 21**
  - Household income must be at or below 80% Area Median Income
  - You have an unpaid rent balance that began on or after March 1, 2020 due to loss of income related to COVID-19 pandemic
  - Applications will be selected by a third-party randomization service, not through first come, first served
  - If approved, payment will be wired directly to the landlord within 10 business days; or 15-20 days if by paper check
  - Visit [era.ihda.org](http://era.ihda.org) to apply and find additional information
  
- The **Emergency Mortgage Assistance (EMA)** program will provide homeowners impacted by COVID-19 up to \$15,000 to reinstate their mortgage and prepay through 2020 or until funds are exhausted.
  - IHDA will accept applications **August 24 through September 4**
  - Household income must be at or below 120% Area Median Income
  - You have a past due balance or a forbearance balance that began sometime on or after March 1, 2020 due to loss of income related to COVID-19 pandemic
  - Applications will be selected by a third-party randomization service, not through first come, first served
  - Must be primary residence and mortgage balance is \$425,000 or less
  - Your mortgage is in 1st lien/mortgage position
  - If approved, payment be sent directly to servicer approximately 7-10 days after you sign the Promissory Note. A second payment will occur up to one month after the first payment
  - Visit [ema.ihda.org](http://ema.ihda.org) to apply and find additional information

*Potential applicants may contact IHDA's call center at (312) 883-2720, or toll-free at (888) 252-1119.  
For those who are deaf, hard of hearing or speech-impaired, please contact Navicore Solutions for free assistance  
at (877) 274-4309 (TTY).*