

IN THE
SUPREME COURT OF ILLINOIS

In re:	)	
	)	
State Funded Court-Based Rental Assistance Program	)	M.R. 32420
	)	

Order

In 2021, the Illinois Department of Human Services (“IDHS”), in partnership with the Illinois Housing Development Authority (“IHDA”) and the Illinois Supreme Court, created and launched a rental assistance program only available to parties who are in the eviction court process (the “Court-Based Rental Assistance Program” or “CBRAP”). This original program, which was in response to the Coronavirus pandemic and federally funded, closed on June 30, 2024.

Beginning in fiscal year 2025, the State of Illinois allocated \$75 million to continue the CBRAP in Illinois for eviction litigants in need.

In furtherance of the State of Illinois’ commitment to addressing housing instability and reopening the CBRAP, which will be administered by IHDA; and in the exercise of the general administrative and supervisory authority over the courts of Illinois conferred on this Court pursuant to Article VI, Section 16 of the Illinois Constitution of 1970 (Ill. Const. 1970, art. VI, sec. 16), IT IS HEREBY ORDERED that:

1. All summons issued in residential eviction cases shall include the attached, or substantially similar, notices regarding the Court-Based Rental Assistance Program in English and Spanish. The notices shall be attached to each residential eviction summons filed with the Clerk of the Circuit Court. Local Circuit Courts may modify these notices with relevant local information, if applicable.
2. Pursuant to Supreme Court Rule 8, IHDA, a body politic and corporate of the State of Illinois created by the Illinois Housing Development Act (20 ILCS 3805/1 *et seq.*), and its designees shall have access to information contained in sealed, impounded, confidential, or otherwise non-public court files to verify that an eviction action is currently pending against a CBRAP applicant and whether an eviction order has been entered against the applicant.
3. Each circuit clerk will assign an individual or individuals to respond to inquiries from IHDA and its designees in a timely manner pursuant to Paragraph 2 of this order and will provide to the Administrative Office of Illinois Courts (“AOIC”) the name, contact information, and preferred method of communication of such assigned individual(s) and any updates to this contact information as needed in a timely manner. The AOIC will provide each circuit clerk with a list of representatives from IHDA and its designees who will submit inquiries for the purpose of administering

the CBRAP, including their names and contact information.

4. Nothing in this order permits the release of a sealed, impounded, confidential, or otherwise non-public court file or the information contained therein for a commercial purpose.
5. This order is effective immediately and shall remain in effect until further order of this Court.



IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Court, this 30th day of September, 2024.

Cynthia A. Grant

Clerk,
Supreme Court of the State of Illinois

FILED

September 30, 2024
SUPREME COURT
CLERK

Illinois Court-Based Rental Assistance Program Toolkit

Illinois Court-Based Rental Assistance is awarded to eligible households in an amount up to \$15,000. This assistance can cover past due rent, up to two future months of rent, and up to \$500 in court costs. The program is set up as a joint application between the tenant and the housing provider/ landlord. Assistance is a one-time benefit per household during the funding round.

Eligibility Requirements

To receive assistance through the Illinois Court-Based Rental Assistance Program (CBRAP), tenants must meet the following criteria:

- Tenant must be in a court-eviction proceeding and provide eviction court documentation.
- The household is behind on rent and is at risk of experiencing homelessness or housing instability.
- Current household income must be below 80% of the Area Median Income (AMI), adjusted for household size.
- Proof of citizenship is not required.

Documentation Requirements

Information needed to apply will include:

Tenants:

- Government-issued photo ID
- Proof of address (dated within 90 days)
- Proof of household income
- Rent details and amount past due
- Current signed lease (if available)
- Eviction court documents (Complaint/ Summons)
- Valid email address and phone number
- Proof of public assistance (if applicable)
- If receiving Section 8, a copy of recertification of income with new rental amount and copy of voucher with tenant portion of rent

Housing Providers/ Landlords:

- Government-issued photo ID, LLC, Certificate of Good Standing, or Articles of Incorporation
- Proof of ownership
- Proof of unpaid rent (ledger is required)
- Current signed lease (if available)
- Eviction court papers (Complaint/Summons)
- Valid email address and phone number
- Fully executed and current property management agreement (if payment is made to a property manager)



KIT DE HERRAMIENTAS DEL PROGRAMA DE ASISTENCIA PARA RENTA BASADO EN LA CORTE DE ILLINOIS

La asistencia para renta basada en la corte de Illinois se otorga a los hogares que reúnen los requisitos de elegibilidad por un monto de hasta \$15,000. Esta asistencia puede cubrir la renta atrasada, hasta dos meses de alquiler futuros y hasta \$500 en costos judiciales. El programa se configura como una solicitud conjunta entre el inquilino y arrendador/proveedor de vivienda. La asistencia es un beneficio único por hogar durante la ronda de financiación.

Requisitos de Elegibilidad

Para recibir asistencia a través del Programa de Asistencia para Renta Basado en la Corte de Illinois (CBRAP), los inquilinos deben cumplir con los siguientes criterios de elegibilidad:

- El inquilino debe estar en un proceso judicial de desalojo y proporcionar la documentación del tribunal de desalojo.
- El hogar está atrasado en el pago del alquiler y corre el riesgo de quedarse sin hogar o de sufrir inestabilidad de vivienda.
- El ingreso familiar actual debe ser inferior al 80 % del ingreso medio del área (AMI), ajustado al tamaño del hogar.
- No se requiere prueba de ciudadanía.

Documentación Requerida

La información necesaria para aplicar incluirá:

Inquilino:

- Identificación con fotografía emitida por el gobierno
- Comprobante de domicilio (fechado dentro de los últimos 60 días)
- Comprobante de ingresos del hogar
- Detalles del alquiler y monto vencido
- Contrato de alquiler actual y firmado (si está disponible)
- Documentos del tribunal de desalojo (demanda/citación)
- Dirección de correo electrónico y número de teléfono válidos
- Comprobante de asistencia pública (si corresponde)
- Si recibe la Sección 8, una copia de la recertificación de ingresos con el nuevo monto del alquiler y una copia del comprobante con la parte del alquiler

Arrendador/Proveedor de Vivienda:

- Identificación con fotografía emitida por el gobierno; LLC, certificado de buena reputación o artículos de constitución
- Comprobante que es el propietario de la unidad en renta
- Prueba de alquiler impago (se requiere libro de contabilidad)
- Contrato de arrendamiento firmado actual (si está disponible)
- Documentos del tribunal de desalojo (demanda/citación)
- Dirección de correo electrónico y número de teléfono válidos
- Contrato de administración de la propiedad completamente ejecutado y vigente (si el pago se realiza a un administrador de la propiedad)

