



STATEMENT: COOPERATION FROM APARTMENT OWNERS AND MANAGERS DURING THE COVID-19 DISASTER RESPONSE

March 27, 2020—The Chicagoland Apartment Association (CAA) is an association of people who own and manage over 225,000 market rate and affordable rental apartments across Chicagoland and throughout the state ranging from downtown high-rises to neighborhood two-flats. As an industry, we support the employment of over 440,000 people in Illinois who continue to selflessly serve residents as property managers, maintenance technicians, custodians, leasing agents and in other essential roles – no amount of personal protection can ensure the safety of all these workers. But as always, we are committed to providing safe, quality housing, and our members’ mission has never been more important than in times of crisis as our society finds itself today from the COVID-19 pandemic.

We fully understand this pandemic is not just compromising public health, but it also threatens the financial viability of some individuals. This is a difficult time for millions of people, and we recognize that our residents are not immune from facing these unprecedented pressures.

Many of our rental housing professionals already have individual plans in place to work with their residents in this unparalleled crisis. There is no “one approach fits all.” The best strategy is for owners, managers and residents to partner together to find the optimal solution. Providing a secure home for all of our residents is our primary goal. To protect renters and ensure that everyone has a home to self-isolate and stay safe in, CAA encourages apartment owners and managers to consider adopting the following policies during the time Illinois is under a disaster declaration:

Create payment plans, waive late fees, extend grace periods, and forego rent increases for residents who are unable to pay their rent on time due to documented loss of income caused by the outbreak.

Freeze all evictions in accordance with the Governor’s Executive Order.

Help identify governmental and community resources to share with residents to secure food, financial assistance, and healthcare services.

Develop a response plan for potential COVID-19 exposure inside multifamily buildings.

Owners, managers, and tens of thousands of essential apartment workers are facing similar intense financial pressures as their residents during this health crisis. The two-way cooperative spirit demonstrated in the recommendations above can help assure that the livelihoods of all involved will emerge stronger when the COVID-19 pandemic has been defeated.

###