



Rep. Will Guzzardi

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10400HB3616ham001

LRB104 11342 KTG 24887 a

1 AMENDMENT TO HOUSE BILL 3616

2 AMENDMENT NO. _____. Amend House Bill 3616 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Affordable Housing Planning and Appeal Act
5 is amended by changing Sections 5 and 20 as follows:

6 (310 ILCS 67/5)

7 Sec. 5. Findings. The legislature finds and declares that:

8 (1) there exists a shortage of affordable, accessible,
9 safe, and sanitary housing in the State;

10 (2) it is imperative that action be taken to assure
11 the availability of workforce and retirement housing; ~~and~~

12 (3) local governments in the State that do not have
13 sufficient affordable housing are encouraged to assist in
14 providing affordable housing opportunities to assure the
15 health, safety, and welfare of all citizens of the State;

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1 (4) increasing the inventory and affordability of
2 housing choices for people earning between 80% and 140% of
3 the area median income, termed the missing middle, also
4 helps preserve affordable housing, prevents homelessness,
5 and encourages investment in more inclusive, mixed-income
6 communities throughout the State; and

7 (5) studying the inventory and affordability gaps that
8 affect the missing middle is also crucial to ensuring
9 workforce and retirement housing in the State.

10 (Source: P.A. 93-595, eff. 1-1-04.)

11 (310 ILCS 67/20)

12 Sec. 20. Determination of exempt local governments.

13 (a) Beginning October 1, 2004, the Illinois Housing
14 Development Authority shall determine which local governments
15 are exempt and not exempt from the operation of this Act based
16 on an identification of the total number of year-round housing
17 units in the most recent data from the U.S. Census Bureau for
18 each local government within the State and by an inventory of
19 owner-occupied and rental affordable housing units, as defined
20 in this Act, for each local government from the U.S. Census
21 Bureau and other relevant sources.

22 (b) The Illinois Housing Development Authority shall make
23 this determination by:

24 (i) totaling the number of owner-occupied housing
25 units in each local government that are affordable to

1 households with a gross household income that is less than
2 80% of the median household income within the county or
3 primary metropolitan statistical area;

4 (ii) totaling the number of rental units in each local
5 government that are affordable to households with a gross
6 household income that is less than 60% of the median
7 household income within the county or primary metropolitan
8 statistical area;

9 (iii) adding the number of owner-occupied and rental
10 units for each local government from items (i) and (ii);
11 and

12 (iv) dividing the sum of (iii) above by the total
13 number of year-round housing units in the local government
14 as contained in the latest U.S. Census Bureau and
15 multiplying the result by 100 to determine the percentage
16 of affordable housing units within the jurisdiction of the
17 local government.

18 (c) Beginning on the effective date of this amendatory Act
19 of the 98th General Assembly, the Illinois Housing Development
20 Authority shall publish a list of exempt and non-exempt local
21 governments and the data that it used to calculate its
22 determination at least once every 5 years. The data shall be
23 shown for each local government in the State and for the State
24 as a whole. Upon publishing a list of exempt and non-exempt
25 local governments, the Illinois Housing Development Authority
26 shall notify a local government that it is not exempt from the

1 operation of this Act and provide to it the data used to
2 calculate its determination.

3 (d) A local government or developer of affordable housing
4 may appeal the determination of the Illinois Housing
5 Development Authority as to whether the local government is
6 exempt or non-exempt under this Act in connection with an
7 appeal under Section 30 of this Act.

8 (e) Additionally, the Illinois Housing Development
9 Authority shall make the following calculations:

10 (i) totaling the number of owner-occupied housing
11 units in each local government that are affordable to
12 households with a gross household income that is at or
13 below 30% of the median household income within the county
14 or primary metropolitan statistical area;

15 (ii) totaling the number of rental units in each local
16 government that are affordable to households with a gross
17 household income that is at or below 30% of the median
18 household income within the county or primary metropolitan
19 statistical area;

20 (iii) adding the number of owner-occupied and rental
21 units for each local government from items (i) and (ii);
22 and

23 (iv) dividing the sum of (iii) above by the total
24 number of year-round housing units in the local government
25 as contained in the latest U.S. Census Bureau and
26 multiplying the result by 100 to determine the percentage

1 of extremely low-income affordable housing units within
2 the jurisdiction of the local government;

3 (v) totaling the number of owner-occupied housing
4 units in each local government that are affordable to
5 households with a gross household income that is between
6 80% and 140% of the median household income within the
7 county or primary metropolitan statistical area;

8 (vi) totaling the number of rental units in each local
9 government that are affordable to households with a gross
10 household income that is between 60% and 80% of the median
11 household income within the county or primary metropolitan
12 statistical area;

13 (vii) totaling the number of rental units in each
14 local government that are affordable to households with a
15 gross household income that is between 80% and 140% of the
16 median household income within the county or primary
17 metropolitan statistical area;

18 (viii) adding the number of owner-occupied and rental
19 units for each local government from items (v), (vi), and
20 (vii); and

21 (ix) dividing the sum of (viii) above by the total
22 number of year-round housing units in the local government
23 as contained in the latest U.S. Census Bureau and
24 multiplying the result by 100 to determine the percentage
25 of affordable middle housing units within the jurisdiction
26 of the local government.

1 (Source: P.A. 98-287, eff. 8-9-13.)".