

1 AN ACT concerning housing.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Comprehensive Housing Planning Act is
5 amended by changing Sections 5, 10, 15, and 20 as follows:

6 (310 ILCS 110/5)

7 Sec. 5. Definitions. In this Act:

8 "Area median household income" means the median household
9 income adjusted for family size for applicable income limit
10 areas as determined annually by the U.S. Department of Housing
11 and Urban Development under Section 8 of the United States
12 Housing Act of 1937. For purposes of analysis and policy
13 development, U.S. Census Bureau median household income data
14 may also be referenced to ensure comprehensive and regionally
15 relevant benchmarks.

16 "Authority" means the Illinois Housing Development
17 Authority.

18 ~~"Interagency Committee" means the Interagency Committee of~~
19 ~~the State Housing Task Force, which shall consist of the~~
20 ~~following members or their senior staff designees: the~~
21 ~~Executive Director of the Authority; the Secretaries of Human~~
22 ~~Services and Transportation; the Directors of the State~~
23 ~~Departments of Aging, Children and Family Services,~~

1 ~~Corrections, Commerce and Economic Opportunity, Emergency~~
2 ~~Management, Financial and Professional Regulation, Healthcare~~
3 ~~and Family Services, Human Rights, Juvenile Justice, Natural~~
4 ~~Resources, Public Health, and Veterans' Affairs; the Director~~
5 ~~of the Environmental Protection Agency; a representative of~~
6 ~~the Governor's Office; and a representative of the Governor's~~
7 ~~Office of Management and Budget.~~

8 "State Housing Task Force" or "Task Force" means a task
9 force comprised of the following persons or their designees:
10 the Executive Director of the Authority; a representative of
11 the Governor's Office; a representative of the Lieutenant
12 Governor's Office; the Secretaries of Human Services,
13 Transportation, and Financial and Professional Regulation; the
14 Directors of Aging, Children and Family Services, Corrections,
15 Commerce and Economic Opportunity, Emergency Management,
16 Healthcare and Family Services, Human Rights, Juvenile
17 Justice, Natural Resources, Public Health, and Veterans
18 Affairs; the Director of the Environmental Protection Agency;
19 and a representative of the Governor's Office of Management
20 and Budget. ~~and the Interagency Committee.~~ The Governor may
21 also invite and appoint the following to the Task Force:
22 representatives of the U. S. Departments of Housing and Urban
23 Development (HUD) and Agriculture Rural Development; and up to
24 18 housing experts, with proportional representation from
25 urban, suburban, and rural areas throughout the State. The
26 Speaker of the Illinois House of Representatives, the

1 President of the Illinois Senate, the Minority Leader of the
2 Illinois House of Representatives, and the Minority Leader of
3 the Illinois Senate may each appoint one representative to the
4 Task Force. The Executive Director of the Authority shall
5 serve as Chair of the Task Force. The Governor shall appoint a
6 housing expert from the non-governmental sector to serve as
7 Vice-Chair.

8 (Source: P.A. 99-564, eff. 7-15-16.)

9 (310 ILCS 110/10)

10 Sec. 10. Purpose. In order to maintain the economic health
11 of its communities, the State must have a comprehensive and
12 unified policy for the allocation of resources for affordable
13 housing and supportive services for historically underserved
14 populations throughout the State. Executive Order 2003-18
15 shall be codified into this Act. The purposes of this Act are
16 to accomplish the following:

17 (1) address the need to make available quality housing
18 at a variety of price points in communities throughout the
19 State;

20 (2) overcome the shortage of affordable housing, which
21 threatens the viability of many communities and has
22 significant social costs, such as homelessness,
23 concentration of poverty, and unnecessary
24 institutionalization;

25 (3) meet the need for safe, sanitary, and accessible

1 affordable and community-based housing and supportive
2 services for elderly persons and people with disabilities
3 and other populations with special needs;

4 (4) promote a full range of quality housing choices
5 near job opportunities, transit options, and related
6 amenities;

7 (5) meet the needs of constituencies that have been
8 historically underserved and segregated due to barriers
9 and trends in the existing housing market or insufficient
10 resources;

11 (6) facilitate the preservation of ownership of
12 existing homes and rental housing in communities;

13 (7) create new housing opportunities and, where
14 appropriate, promote mixed-income communities;

15 (7.5) maximize federal funding opportunities for
16 affordable housing or the services people need to maintain
17 their housing with required State funding, such as,
18 without limitation, for federal Continuum of Care networks
19 and HOME Investment Partnerships Program project sponsors;

20 ~~and~~

21 (8) encourage development of State incentives for
22 communities to create a mix of housing to meet the needs of
23 current and future residents; —

24 (9) facilitate public-private partnerships in
25 affordable housing using the Comprehensive Housing Plan
26 and Progress Report as tools to elevate the visibility of

1 comprehensive, affordable housing resources and services
2 to non-governmental sectors;

3 (10) encourage sustainable and environmentally
4 resilient affordable housing programming and practices;

5 (11) promote principles of diversity, equity, and
6 inclusion in affordable housing development and the built
7 environment;

8 (12) create housing to avoid displacement of existing
9 residents in areas with rapidly escalating housing costs;

10 (13) promote housing investment in communities with
11 vacant and abandoned properties; and

12 (14) support innovative models of homeownership,
13 including, but not limited to, community land trusts and
14 other shared equity models.

15 (Source: P.A. 99-564, eff. 7-15-16.)

16 (310 ILCS 110/15)

17 Sec. 15. ~~Annual~~ Comprehensive Housing Plan.

18 (a) During the period from the effective date of this Act
19 through July 1, 2038 ~~December 31, 2026~~, the State of Illinois
20 shall prepare and be guided by a 3-year ~~an annual~~
21 comprehensive housing plan ("~~Annual~~ Comprehensive Housing
22 Plan"), which may be amended by the Task Force on an annual
23 basis, that is consistent with the affirmative fair housing
24 provisions of the Illinois Human Rights Act and specifically
25 addresses the following priority ~~underserved~~ populations:

1 (1) very low-income households, individuals, and older
2 adults earning below 50% of the area median household
3 income, with particular emphasis on households earning
4 below 30% of the area median household income;

5 (2) low-income households, individuals, and older
6 adults in need of permanent supportive housing ~~senior~~
7 ~~citizens~~;

8 (3) low-income households, individuals, and older
9 adults with a population-specific need, including, but not
10 limited to, justice-involved individuals; persons
11 experiencing homelessness; persons with a ~~any form of~~
12 disability, including persons with a ~~, but not limited to,~~
13 physical disability, a developmental disability, an
14 intellectual disability, a mental illness, a co-occurring
15 mental health condition ~~illness~~ and substance abuse
16 disorder, or ~~and~~ HIV/AIDS; survivors of gender-based
17 violence; unnecessarily institutionalized persons;
18 veterans; and youth, including those aging out of the
19 foster care system; and

20 (4) any other high need population, as determined by
21 the Task Force, to be defined in the Comprehensive Housing
22 Plan, and revisited each planning cycle, as needed.
23 ~~homeless persons and persons determined to be at risk of~~
24 ~~homelessness;~~

25 For the purposes of this Section, "homelessness" shall be
26 aligned with definitions guiding current statewide initiatives

1 aimed at serving this population.

2 ~~(5) low income and moderate income persons unable to~~
3 ~~afford housing that has access to work opportunities or~~
4 ~~transportation options;~~

5 ~~(6) low income persons residing in communities with~~
6 ~~existing affordable housing that is in danger of becoming~~
7 ~~unaffordable or being lost;~~

8 ~~(7) low income people residing in communities with~~
9 ~~ongoing community revitalization efforts; and~~

10 ~~(8) other special needs populations, including people~~
11 ~~with criminal records and veterans experiencing or at risk~~
12 ~~of homelessness.~~

13 (a-5) The Comprehensive Housing Plan shall reflect the
14 State's commitment to an affordable housing approach for
15 priority populations that promotes access to opportunity and
16 resources for low-income households through the following
17 priority initiatives:

18 (1) Affordable housing programs or investments that
19 enable individuals to have access to employment, including
20 housing programs that incentivize employer partnerships or
21 contributions in affordable housing; reserves a share of
22 units for employees of local companies or employers; is a
23 public-private partnership with an area employer; or
24 incentivizes housing investment proximate to fixed route
25 transit, such as rail or bus service.

26 (2) Preservation of existing affordable housing,

1 including rental and owner-occupied units, which includes
2 any program or investment in Illinois' existing housing
3 such as, repair or rehabilitation programs; accessibility
4 programs; weatherization or energy upgrade programs; or
5 other homeowner assistance programs.

6 (3) Planning and development initiatives in
7 communities with unmet housing needs, including
8 communities with low concentrations of affordable housing
9 and communities in need of revitalization and investment.
10 This may be accomplished through technical assistance,
11 physical planning, or capacity building programs that
12 address a pre-existing community need.

13 (4) Any other high need initiative, as determined by
14 the Task Force, to be defined in the Comprehensive Housing
15 Plan, and revisited each planning cycle, as needed.

16 (b) The ~~Annual~~ Comprehensive Housing Plan shall include,
17 but need not be limited to, the following:

18 (1) The identification of all funding sources for
19 which the State has administrative control that are
20 available for housing construction, rehabilitation,
21 preservation, operating or rental subsidies, and
22 supportive services.

23 (2) Goals for the number, affordability for different
24 income levels, and types of housing units to be
25 constructed, preserved, or rehabilitated each year for the
26 priority underserved populations identified in subsection

1 (a) ~~of Section 15~~, based on available housing resources.

2 (3) Funding recommendations for types of programs for
3 housing construction, preservation, rehabilitation, and
4 supportive services, where necessary, related to the
5 priority underserved populations identified in subsection
6 (a) and the priority initiatives identified in subsection
7 (a-5) of Section 15, based on the ~~Annual~~ Comprehensive
8 Housing Plan.

9 (4) Specific actions needed to ensure the coordination
10 of State government resources that can be used to build or
11 preserve affordable housing, provide services to accompany
12 the creation of affordable housing, and prevent
13 homelessness.

14 (5) Recommended State actions that promote the
15 construction, preservation, and rehabilitation of
16 affordable housing by private-sector, not-for-profit, and
17 government entities and address those practices that
18 impede such promotion.

19 (6) Specific suggestions for incentives for counties
20 and municipalities to develop and implement local
21 comprehensive housing plans that would encourage a mix of
22 housing to meet the needs of current and future residents.

23 (7) Identification of options that counties,
24 municipalities, and other local jurisdictions, including
25 public housing authorities, can take to construct,
26 rehabilitate, or preserve housing in their own communities

1 for the priority ~~underserved~~ populations identified in
2 Section 10 of this Act.

3 (c) The Task Force ~~Interagency Committee~~, with staff
4 support and coordination assistance from the Authority, shall
5 develop the ~~Annual~~ Comprehensive Housing Plan. Beginning July
6 1, 2028, the ~~The State Housing Task Force shall provide advice~~
7 ~~and guidance to the Interagency Committee in developing the~~
8 ~~Plan. The Interagency Committee shall deliver the Annual~~
9 Comprehensive Housing Plan to the Governor and the General
10 Assembly by July ~~January 15 of each year~~ or the first business
11 day thereafter, and every 3 years thereafter. The Authority,
12 on behalf of the Task Force ~~Interagency Committee~~, shall
13 prepare a ~~an Annual~~ Progress Report by January 30 of each April
14 ~~1 of the following~~ year to the Governor and the General
15 Assembly, reporting on the activities of the prior fiscal
16 year. ~~on the progress made toward achieving the projected~~
17 ~~goals, as defined in paragraph (2) of subsection (b), of the~~
18 ~~Annual Comprehensive Housing Plan during the previous calendar~~
19 ~~year.~~ These reports shall include estimates of revenues,
20 expenditures, obligations, bond allocations, and fund balances
21 for all programs or funds addressed in the ~~Annual~~
22 Comprehensive Housing Plan.

23 (d) The Authority shall provide staffing to the
24 ~~Interagency Committee and the~~ Task Force. It shall also
25 provide the staff support needed to help coordinate the
26 implementation of the ~~Annual~~ Comprehensive Housing Plan during

1 the course of the year. The Authority shall be eligible for
2 reimbursement of up to \$300,000 per year for such staff
3 support costs from a designated funding source, if available,
4 or from the Illinois Affordable Housing Trust Fund.

5 (Source: P.A. 99-564, eff. 7-15-16.)

6 (310 ILCS 110/20)

7 Sec. 20. State Housing Task Force.

8 (a) The State Housing Task Force shall:

9 (1) (Blank).

10 (1.5) Adopt a mission statement no later than June 30,
11 2027. The mission statement may be updated during each
12 Comprehensive Housing Plan 3-year cycle, as needed.

13 (2) Create necessary subcommittees and appoint
14 subcommittee members and outside experts, with the advice
15 of the Task Force ~~and the Interagency Committee.~~

16 (3) Ensure adequate public input into the ~~Annual~~
17 Comprehensive Housing Plan.

18 (4) Involve, to the extent possible, appropriate
19 representatives of the federal government, local
20 governments and municipalities, public housing
21 authorities, local continuum-of-care, for-profit, and
22 not-for-profit developers, supportive housing providers,
23 business, labor, lenders, advocates for the priority
24 ~~underserved~~ populations named in this Act, and fair
25 housing agencies.

1 (4.5) Be responsible for providing the information
2 needed to develop the Comprehensive Housing Plan as well
3 as the Progress Report.

4 (5) ~~Develop the~~ ~~Have input into the development of the~~
5 ~~Annual~~ Comprehensive Housing Plan and the ~~Annual~~ Progress
6 Report prepared by the Authority.

7 (6) Oversee the implementation of the Comprehensive
8 Housing Plan by coordinating, streamlining, and
9 prioritizing the allocation of available production,
10 rehabilitation, preservation, financial, and service
11 resources.

12 (7) Vote on research questions and affordable housing
13 topics, which shall serve as a framework for meetings and
14 activities, and on definitions to ensure they are aligned
15 with State initiatives.

16 (8) Contribute to public engagement activities, as
17 necessary, in support of the Housing Task Force's mission.

18 (b) Task Force members who are housing experts shall be
19 limited to 2 terms of 4 years. A housing expert may serve a
20 third 4-year term following a break of at least 4 years.

21 (c) Task Force members who are housing experts shall:

22 (1) provide research, as needed, on topics to advance
23 affordable housing statewide;

24 (2) share and present expertise and research relevant
25 to discussions, as needed; and

26 (3) staff specialized workgroups, as needed.

1 (Source: P.A. 99-564, eff. 7-15-16.)

2 (310 ILCS 110/25 rep.)

3 Section 10. The Comprehensive Housing Planning Act is
4 amended by repealing Section 25.