



103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

SB2013

Introduced 2/9/2023, by Sen. Mike Simmons

SYNOPSIS AS INTRODUCED:

310 ILCS 65/10.5 new

Amends the Illinois Affordable Housing Act. Requires all housing financed under the Illinois Affordable Housing Program to meet a minimum standard of living requirement. Provides that in order for a program applicant to be eligible to receive funding to acquire, construct, rehabilitate, develop, operate, insure, or retain affordable single-family or multi-family housing, the applicant must demonstrate that each housing unit can provide and meet certain quality standards, as applicable. Requires housing to have cooling and dehumidification systems that are capable of being operated independently from the heating system and that can operate when the heat index exceeds 80 degrees. Requires newly constructed housing to have permanent air conditioning. Requires the heating in all housing, during the months of October through May, unless a unit of government has standards that require a higher temperature of heat, to register at least 68 degrees Fahrenheit when the outside temperature falls below 55 degrees between 6 a.m. and 10 p.m. Requires any tenant complaints about heating to be rectified within 24 hours. Requires windows to open and close with safety mechanisms installed and to be inspected on a regular basis. Provides certain standards concerning the maintenance and upkeep of the premises of the single-family or multi-family housing; accessible laundry facilities for senior residents and residents with disabilities; control for insects, rodents, and pests; standard turnaround times for property manager or maintenance personnel to respond to tenant requests; and compliance checks and tenant reviews for property management companies. Effective immediately.

LRB103 30741 KTG 57220 b

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 Illinois Affordable Housing Act is amended
5 by adding Section 10.5 as follows:

6 (310 ILCS 65/10.5 new)

7 Sec. 10.5. Minimum standard of living requirement. All
8 housing financed under the Illinois Affordable Housing Program
9 must meet a minimum standard of living requirement. In order
10 for a program applicant to be eligible to receive funding to
11 acquire, construct, rehabilitate, develop, operate, insure, or
12 retain affordable single-family or multi-family housing, the
13 applicant must demonstrate that each housing unit can provide
14 and meet the following quality standards, as applicable:

15 (1) Cooling standards:

16 (A) Housing must have cooling and dehumidification
17 systems capable of being operated independently from
18 the heating system.

19 (B) Newly constructed housing must have permanent
20 air conditioning.

21 (C) All housing cooling and dehumidification
22 systems must operate when the heat index exceeds 80
23 degrees.

1 (2) Heating standards during the heating season,
2 October 1 through May 31, unless a unit of government has
3 standards that require a higher temperature of heat, for
4 all housing:

5 (A) Between 6 a.m. and 10 p.m., heat must register
6 at least 68 degrees Fahrenheit when the outside
7 temperature falls below 55 degrees.

8 (B) Between 10 p.m. and 6 a.m., heat must register
9 at least 62 degrees Fahrenheit.

10 (C) Housing must not have heat lapse longer than
11 24 hours.

12 (D) Any tenant complaint about heating must be
13 rectified within 24 hours.

14 (3) Windows must open and close with safety mechanisms
15 installed and must be inspected on a regular basis.

16 (4) Maintenance and upkeep.

17 (A) Housing, occupied primarily by persons 65
18 years of age or older or by persons with a disability,
19 must provide laundry machines that are fully
20 operational so that senior residents and residents
21 with disabilities do not have to travel far for their
22 laundry.

23 (B) Premises of the single-family or multi-family
24 housing must be kept fit for human habitation and must
25 be kept reasonably clean and safe and free of trash and
26 food waste.

1 (C) Property manager must provide for control of
2 insects, rodents, and other pests.

3 (D) Property manager or maintenance personnel must
4 respond within a reasonable amount of time (1-2 days)
5 for tenant requests, including, but not limited to,
6 appliances, windows, doors, and painting.

7 (5) Property Management. Property management companies
8 must adhere to compliance checks and tenant reviews.

9 Section 99. Effective date. This Act takes effect upon
10 becoming law.