

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.