



Rep. Martha Deuter

**Filed: 3/20/2026**

10400HB4571ham001

LRB104 18074 RTM 35625 a

1 AMENDMENT TO HOUSE BILL 4571

2 AMENDMENT NO. \_\_\_\_\_. Amend House Bill 4571 by replacing  
3 everything after the enacting clause with the following:

4 "Section 5. The Counties Code is amended by adding  
5 Sections 5-1195 and 5-1196 as follows:

6 (55 ILCS 5/5-1195 new)

7 Sec. 5-1195. Powers of specified counties to create or  
8 preserve affordable housing. Counties having a population of  
9 greater than 750,000 residents and fewer than 2 million  
10 residents and counties having the county executive form of  
11 government and a population of greater than 650,000 and fewer  
12 than 2 million residents, according to the most recent federal  
13 decennial census, may:

14 (1) acquire real property for the purpose of creating  
15 or preserving affordable housing for households making up  
16 to 140% of the area median income annually;

1           (2) enter into agreements to transfer real property,  
2           with any unit of local government, including forest  
3           preserve districts created under the Downstate Forest  
4           Preserve District Act, any school district, or the State,  
5           for the purpose of creating or preserving affordable  
6           housing for households making up to 140% of the area  
7           median income annually;

8           (3) enter into agreements to donate, lease below  
9           market rate, or sell below market rate, real property for  
10           the purpose of the creation or preservation of affordable  
11           housing for households making up to 140% of the area  
12           median income annually;

13           (4) undertake any activity permitted by the Affordable  
14           Housing Planning and Appeal Act for the purpose of  
15           creating, developing, encouraging the development, or  
16           preservation of the development of affordable housing for  
17           households making up to 140% of the area median income  
18           annually; and

19           (5) select purchasers and lessors for properties held  
20           by the county, a county land bank, or county land trust.

21           The selection of purchasers and lessors under paragraph  
22           (5) shall be made in a manner designed to increase and maintain  
23           affordable housing within the county without regard to the  
24           fair market value of the real property.

1       Sec. 5-1196. Affordable housing grant programs.

2       (a) As used in this Section, "affordable housing" means  
3 housing for households making up to 140% of the area median  
4 income annually.

5       (b) Counties having a population of greater than 750,000  
6 residents and fewer than 2 million residents and counties  
7 having the county executive form of government and a  
8 population of greater than 650,000 and fewer than 2 million  
9 residents, according to the most recent federal decennial  
10 census, may encourage and facilitate the creation of  
11 affordable housing within the geographic boundaries of the  
12 county, including areas within municipalities, by offering, to  
13 developers of affordable housing units, financial incentives,  
14 including, but not limited to, grants and loans, and  
15 infrastructure improvements, including, but not limited to,  
16 stormwater detention, public water and sewer improvements, and  
17 similar improvements that facilitate increasing the supply of  
18 affordable housing units. Improvements that facilitate  
19 increasing the supply of affordable housing units shall be  
20 considered improvements for a public purpose.

21       (c) Counties having a population of greater than 750,000  
22 residents and fewer than 2 million residents and counties  
23 having the county executive form of government and a  
24 population of greater than 650,000 and fewer than 2 million  
25 residents, according to the most recent federal decennial  
26 census, may enter into agreements with developers relating to

1 grants, loans, and similar incentives to facilitate affordable  
2 housing within the county. As part of an agreement or in return  
3 for an infrastructure improvement, the county may impose a  
4 restriction on the title of an affordable housing development,  
5 subject to the agreements under this subsection, that  
6 restricts the income level of inhabitants of all or part of the  
7 development. The income restrictions are limited to periods  
8 not to exceed 15 years. For purposes of deed restrictions, a  
9 county may use the United States Department of Housing and  
10 Urban Development fair market rent or other federally  
11 established rent tables to calculate the maximum allowable  
12 rent for units benefiting from grants, financial incentives,  
13 and infrastructure development under the program.

14 (d) Counties having a population of greater than 750,000  
15 residents and fewer than 2 million residents and counties  
16 having the county executive form of government and a  
17 population of greater than 650,000 and fewer than 2 million  
18 residents, according to the most recent federal decennial  
19 census, may enter into agreements with property owners to  
20 engage in clearance and remediation activities, including the  
21 removal of buildings and improvements, the movement of  
22 structures to other sites, and the remediation of known or  
23 suspected environmental contamination."