



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB5424

Introduced 2/13/2026, by Rep. Curtis J. Tarver, II

SYNOPSIS AS INTRODUCED:

310 ILCS 110/5
310 ILCS 110/10
310 ILCS 110/15
310 ILCS 110/20
310 ILCS 110/35 new
310 ILCS 110/25 rep.

Amends the Comprehensive Housing Planning Act. Requires the State to prepare and be guided by a 3-year Comprehensive Housing Plan, that is consistent with the affirmative fair housing provisions of the Illinois Human Rights Act and specifically addresses specified underserved populations including low-income households, individuals, and older adults with a population-specific need; survivors of gender-based violence; unnecessarily institutionalized persons; veterans; and youth, including those aging out of the foster care system; and any other high need population, as determined by the State Housing Task Force, to be defined in the Comprehensive Housing Plan, and revisited each planning cycle, as needed. Requires the Comprehensive Housing Plan to reflect the State's commitment to an affordable housing approach for priority populations that promotes access to opportunity and resources for low-income households through certain priority initiatives. Expands the membership on the State Housing Task Force to include the Directors or Secretaries of several State departments and agencies. Requires the State Housing Task Force to, in addition to other activities: (i) adopt a mission statement no later than June 30, 2027 that may be updated during each Comprehensive Housing Plan 3-year cycle, as needed; (ii) oversee the implementation of the Comprehensive Housing Plan; and (iii) vote on research questions and affordable housing topics, which will serve as a framework for meetings and activities, and on definitions to ensure they are aligned with State initiatives. Prohibits the Illinois Housing Development Authority from directly or indirectly having a financial interest in an Authority contract. Repeals a provision concerning the Interagency Committee and removes all references to the Interagency Committee.

LRB104 19340 KTG 32787 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 Comprehensive Housing Planning Act is
5 amended by changing Sections 5, 10, 15, and 20 and by adding
6 Section 35 as follows:

7 (310 ILCS 110/5)

8 Sec. 5. Definitions. In this Act:

9 "Authority" means the Illinois Housing Development
10 Authority.

11 ~~"Interagency Committee" means the Interagency Committee of~~
12 ~~the State Housing Task Force, which shall consist of the~~
13 ~~following members or their senior staff designees: the~~
14 ~~Executive Director of the Authority; the Secretaries of Human~~
15 ~~Services and Transportation; the Directors of the State~~
16 ~~Departments of Aging, Children and Family Services,~~
17 ~~Corrections, Commerce and Economic Opportunity, Emergency~~
18 ~~Management, Financial and Professional Regulation, Healthcare~~
19 ~~and Family Services, Human Rights, Juvenile Justice, Natural~~
20 ~~Resources, Public Health, and Veterans' Affairs; the Director~~
21 ~~of the Environmental Protection Agency; a representative of~~
22 ~~the Governor's Office; and a representative of the Governor's~~
23 ~~Office of Management and Budget.~~

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

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

2 (310 ILCS 110/10)

3 Sec. 10. Purpose. In order to maintain the economic health
4 of its communities, the State must have a comprehensive and
5 unified policy for the allocation of resources for affordable
6 housing and supportive services for historically underserved
7 populations throughout the State. Executive Order 2003-18
8 shall be codified into this Act. The purposes of this Act are
9 to accomplish the following:

10 (1) address the need to make available quality housing
11 at a variety of price points in communities throughout the
12 State;

13 (2) overcome the shortage of affordable housing, which
14 threatens the viability of many communities and has
15 significant social costs, such as homelessness,
16 concentration of poverty, and unnecessary
17 institutionalization;

18 (3) meet the need for safe, sanitary, and accessible
19 affordable and community-based housing and supportive
20 services for elderly persons and people with disabilities
21 and other populations with special needs;

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

25 (5) meet the needs of constituencies that have been

1 historically underserved and segregated due to barriers
2 and trends in the existing housing market or insufficient
3 resources;

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

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

8 (7.5) maximize federal funding opportunities for
9 affordable housing or the services people need to maintain
10 their housing with required State funding, such as,
11 without limitation, for federal Continuum of Care networks
12 and HOME Investment Partnerships Program project sponsors;

13 ~~and~~

14 (8) encourage development of State incentives for
15 communities to create a mix of housing to meet the needs of
16 current and future residents; -

17 (9) facilitate public-private partnerships in
18 affordable housing using the Comprehensive Housing Plan
19 and Progress Report as tools to elevate the visibility of
20 comprehensive, affordable housing resources and services
21 to nongovernmental sectors;

22 (10) encourage sustainable and environmentally
23 resilient affordable housing programming and practices;
24 and

25 (11) promote principles of diversity, equity, and
26 inclusion in affordable housing development and the built

1 environment.

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

3 (310 ILCS 110/15)

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

5 (a) During the period from the effective date of this Act
6 through July 1, 2038 ~~December 31, 2026~~, the State of Illinois
7 shall prepare and be guided by a 3-year ~~an annual~~
8 comprehensive housing plan, which may be amended by the Task
9 Force on an annual basis, ("~~Annual~~ Comprehensive Housing
10 Plan") that is consistent with the affirmative fair housing
11 provisions of the Illinois Human Rights Act and specifically
12 addresses the following underserved populations:

13 (1) very low-income households, individuals, and older
14 adults earning below 50% of the area median income, with
15 particular emphasis on households earning below 30% of the
16 area median income;

17 (2) low-income households, individuals, and older
18 adults ~~senior citizens~~;

19 (3) low-income households, individuals, and older
20 adults with a population-specific need ~~persons with any~~
21 ~~form of disability,~~ including, ~~but not limited to,~~
22 physical disability, developmental disability,
23 intellectual disability, mental illness, co-occurring
24 mental health condition ~~illness~~ and substance abuse
25 disorder, and HIV/AIDS;

1 (3-5) survivors of gender-based violence;
2 unnecessarily institutionalized persons; veterans; and
3 youth, including those aging out of the foster care
4 system; and

5 (4) any other high need population, as determined by
6 the Task Force, to be defined in the Comprehensive Housing
7 Plan, and revisited each planning cycle, as needed.
8 ~~homeless persons and persons determined to be at risk of~~
9 ~~homelessness;~~

10 ~~(5) low income and moderate income persons unable to~~
11 ~~afford housing that has access to work opportunities or~~
12 ~~transportation options;~~

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

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

18 ~~(8) other special needs populations, including people~~
19 ~~with criminal records and veterans experiencing or at risk~~
20 ~~of homelessness.~~

21 (a-5) The Comprehensive Housing Plan shall reflect the
22 State's commitment to an affordable housing approach for
23 priority populations that promotes access to opportunity and
24 resources for low-income households through all of the
25 following priority initiatives:

26 (1) Affordable housing programs or investments that:

1 enable individuals to have access to employment, including
2 housing programs that incentivize employer partnerships or
3 contributions in affordable housing; reserve a share of
4 units for employees of local companies or employers; are
5 public-private partnerships with an area employer; or
6 incentivize housing investment proximate to fixed route
7 transit, such as rail or bus service.

8 (2) Preservation of existing affordable housing,
9 including rental and owner-occupied units, which includes
10 any program or investment in Illinois' existing housing
11 such as, repair or rehabilitation programs; accessibility
12 programs; weatherization or energy upgrade programs; or
13 other homeowner assistance programs.

14 (3) Planning and development initiatives in
15 communities with unmet housing needs, including
16 communities with low concentrations of affordable housing
17 and communities in need of revitalization and investment.
18 This may be accomplished through technical assistance,
19 physical planning, or capacity building programs that
20 address a pre-existing community need.

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

24 For purposes of this Act, "homelessness" shall be aligned
25 with definitions guiding current statewide initiatives aimed
26 at serving this population.

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

3 (1) The identification of all funding sources for
4 which the State has administrative control that are
5 available for housing construction, rehabilitation,
6 preservation, operating or rental subsidies, and
7 supportive services.

8 (2) Goals for the number, affordability for different
9 income levels, and types of housing units to be
10 constructed, preserved, or rehabilitated each year for the
11 priority underserved populations identified in subsection
12 (a) of Section 15, based on available housing resources.

13 (3) Funding recommendations for types of programs for
14 housing construction, preservation, rehabilitation, and
15 supportive services, where necessary, related to the
16 underserved populations identified in subsection (a) and
17 the priority initiatives identified in subsection (a-5) of
18 ~~Section 15~~, based on the ~~Annual~~ Comprehensive Housing
19 Plan.

20 (4) Specific actions needed to ensure the coordination
21 of State government resources that can be used to build or
22 preserve affordable housing, provide services to accompany
23 the creation of affordable housing, and prevent
24 homelessness.

25 (5) Recommended State actions that promote the
26 construction, preservation, and rehabilitation of

1 affordable housing by private-sector, not-for-profit, and
2 government entities and address those practices that
3 impede such promotion.

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

8 (7) Identification of options that counties,
9 municipalities, and other local jurisdictions, including
10 public housing authorities, can take to construct,
11 rehabilitate, or preserve housing in their own communities
12 for the priority underserved populations identified in
13 Section 10 of this Act.

14 (c) The Task Force ~~Interagency Committee~~, with staff
15 support and coordination assistance from the Authority, shall
16 develop the ~~Annual~~ Comprehensive Housing Plan. ~~The State~~
17 ~~Housing Task Force shall provide advice and guidance to the~~
18 ~~Interagency Committee in developing the Plan. Beginning July~~
19 1, 2028 the Task Force ~~The Interagency Committee~~ shall deliver
20 the ~~Annual~~ Comprehensive Housing Plan to the Governor and the
21 General Assembly by July ~~January 15 of each year~~ or the first
22 business day thereafter, and every 3 years thereafter. The
23 Authority, on behalf of the Task Force ~~Interagency Committee~~,
24 shall prepare a ~~an Annual~~ Progress Report by January 30 ~~April 1~~
25 of each ~~the following~~ year to the Governor and the General
26 Assembly, reporting on the activities of the prior fiscal year

1 ~~on the progress made toward achieving the projected goals, as~~
2 ~~defined in paragraph (2) of subsection (b), of the Annual~~
3 ~~Comprehensive Housing Plan during the previous calendar year.~~
4 These reports shall include estimates of revenues,
5 expenditures, obligations, bond allocations, and fund balances
6 for all programs or funds addressed in the ~~Annual~~
7 Comprehensive Housing Plan.

8 (d) The Authority shall provide staffing to the
9 ~~Interagency Committee and the~~ Task Force. It shall also
10 provide the staff support needed to help coordinate the
11 implementation of the ~~Annual~~ Comprehensive Housing Plan during
12 the course of the year. The Authority shall be eligible for
13 reimbursement of up to \$300,000 per year for such staff
14 support costs from a designated funding source, if available,
15 or from the Illinois Affordable Housing Trust Fund.

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

17 (310 ILCS 110/20)

18 Sec. 20. State Housing Task Force.

19 (a) The State Housing Task Force shall:

20 (1) (Blank).

21 (1-5) Adopt a mission statement no later than June 30,
22 2027. The mission statement may be updated during each
23 Comprehensive Housing Plan 3-year cycle, as needed.

24 (2) Create necessary subcommittees and appoint
25 subcommittee members and outside experts, with the advice

1 of the Task Force ~~and the Interagency Committee.~~

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

4 (4) Involve, to the extent possible, appropriate
5 representatives of the federal government, local
6 governments and municipalities, public housing
7 authorities, local continuum-of-care, for-profit, and
8 not-for-profit developers, supportive housing providers,
9 business, labor, lenders, advocates for the priority
10 ~~underserved~~ populations named in this Act, and fair
11 housing agencies.

12 (5) Be responsible for providing the information
13 needed to develop the Comprehensive Housing Plan as well
14 as the Progress Report. ~~Have input into the development of~~

15 (6) Develop the ~~Annual~~ Comprehensive Housing Plan and
16 the ~~Annual~~ Progress Report prepared by the Authority.

17 (7) Oversee the implementation of the Comprehensive
18 Housing Plan by coordinating, streamlining, and
19 prioritizing the allocation of available production,
20 rehabilitation, preservation, financial, and service
21 resources.

22 (8) Vote on research questions and affordable housing
23 topics, which will serve as a framework for meetings and
24 activities, and on definitions to ensure they are aligned
25 with State initiatives.

26 (9) Contribute to public engagement activities, as

1 necessary, in support of the Task Force's mission.

2 (b) Housing experts are limited to 2 terms of 4 years. A
3 housing expert may serve a third 4-year term following a break
4 of at least 4 years.

5 (c) Housing expert Task Force members shall:

6 (1) Provide research, as needed, on topics to advance
7 affordable housing statewide.

8 (2) Share and present expertise and research relevant
9 to discussions, as needed.

10 (3) Staff specialized workgroups, as needed.

11 (d) State Agency members of the Task Force shall provide
12 interagency coordination and funding efforts to facilitate
13 meeting the purposes of this Act, including the housing needs
14 of priority populations.

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

16 (310 ILCS 110/35 new)

17 Sec. 35. Contract prohibition. The Illinois Housing
18 Development Authority shall not directly or indirectly have a
19 financial interest in an Authority contract.

20 (310 ILCS 110/25 rep.)

21 Section 25. The Comprehensive Housing Planning Act is
22 amended by repealing Section 25.