



Rep. Curtis J. Tarver, II

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10400HB5424ham001

LRB104 19340 KTG 35494 a

1 AMENDMENT TO HOUSE BILL 5424

2 AMENDMENT NO. _____. Amend House Bill 5424 by replacing
3 everything after the enacting clause with the following:

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

1 Authority.

2 ~~"Interagency Committee" means the Interagency Committee of~~
3 ~~the State Housing Task Force, which shall consist of the~~
4 ~~following members or their senior staff designees: the~~
5 ~~Executive Director of the Authority; the Secretaries of Human~~
6 ~~Services and Transportation; the Directors of the State~~
7 ~~Departments of Aging, Children and Family Services,~~
8 ~~Corrections, Commerce and Economic Opportunity, Emergency~~
9 ~~Management, Financial and Professional Regulation, Healthcare~~
10 ~~and Family Services, Human Rights, Juvenile Justice, Natural~~
11 ~~Resources, Public Health, and Veterans' Affairs; the Director~~
12 ~~of the Environmental Protection Agency; a representative of~~
13 ~~the Governor's Office; and a representative of the Governor's~~
14 ~~Office of Management and Budget.~~

15 "State Housing Task Force" or "Task Force" means a task
16 force comprised of the following persons or their designees:
17 the Executive Director of the Authority; a representative of
18 the Governor's Office; a representative of the Lieutenant
19 Governor's Office; the Secretaries of Human Services,
20 Transportation, and Financial and Professional Regulation; the
21 Directors of Aging, Children and Family Services, Corrections,
22 Commerce and Economic Opportunity, Emergency Management,
23 Healthcare and Family Services, Human Rights, Juvenile
24 Justice, Natural Resources, Public Health, and Veterans
25 Affairs; the Director of the Environmental Protection Agency;
26 and a representative of the Governor's Office of Management

1 ~~and Budget. and the Interagency Committee.~~ The Governor may
2 also invite and appoint the following to the Task Force:
3 representatives of the U. S. Departments of Housing and Urban
4 Development (HUD) and Agriculture Rural Development; and up to
5 18 housing experts, with proportional representation from
6 urban, suburban, and rural areas throughout the State. The
7 Speaker of the Illinois House of Representatives, the
8 President of the Illinois Senate, the Minority Leader of the
9 Illinois House of Representatives, and the Minority Leader of
10 the Illinois Senate may each appoint one representative to the
11 Task Force. The Executive Director of the Authority shall
12 serve as Chair of the Task Force. The Governor shall appoint a
13 housing expert from the non-governmental sector to serve as
14 Vice-Chair.

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

16 (310 ILCS 110/10)

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

24 (1) address the need to make available quality housing
25 at a variety of price points in communities throughout the

1 State;

2 (2) overcome the shortage of affordable housing, which
3 threatens the viability of many communities and has
4 significant social costs, such as homelessness,
5 concentration of poverty, and unnecessary
6 institutionalization;

7 (3) meet the need for safe, sanitary, and accessible
8 affordable and community-based housing and supportive
9 services for elderly persons and people with disabilities
10 and other populations with special needs;

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

14 (5) meet the needs of constituencies that have been
15 historically underserved and segregated due to barriers
16 and trends in the existing housing market or insufficient
17 resources;

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

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

22 (7.5) maximize federal funding opportunities for
23 affordable housing or the services people need to maintain
24 their housing with required State funding, such as,
25 without limitation, for federal Continuum of Care networks
26 and HOME Investment Partnerships Program project sponsors;

1 ~~and~~

2 (8) encourage development of State incentives for
3 communities to create a mix of housing to meet the needs of
4 current and future residents; ~~-~~

5 (9) facilitate public-private partnerships in
6 affordable housing using the Comprehensive Housing Plan
7 and Progress Report as tools to elevate the visibility of
8 comprehensive, affordable housing resources and services
9 to non-governmental sectors;

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

12 (11) promote principles of diversity, equity, and
13 inclusion in affordable housing development and the built
14 environment;

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

17 (13) promote housing investment in communities with
18 vacant and abandoned properties; and

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

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

23 (310 ILCS 110/15)

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

25 (a) During the period from the effective date of this Act

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

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

12 (2) low-income households, individuals, and older
13 adults in need of permanent supportive housing ~~senior~~
14 ~~citizens~~;

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

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

6 For the purposes of this Section, "homelessness" shall be
7 aligned with definitions guiding current statewide initiatives
8 aimed at serving this population.

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

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

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

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

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

25 (1) Affordable housing programs or investments that
26 enable individuals to have access to employment, including

1 housing programs that incentivize employer partnerships or
2 contributions in affordable housing; reserves a share of
3 units for employees of local companies or employers; is a
4 public-private partnership with an area employer; or
5 incentivizes housing investment proximate to fixed route
6 transit, such as rail or bus service.

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

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

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

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

25 (1) The identification of all funding sources for
26 which the State has administrative control that are

1 available for housing construction, rehabilitation,
2 preservation, operating or rental subsidies, and
3 supportive services.

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

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

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

21 (5) Recommended State actions that promote the
22 construction, preservation, and rehabilitation of
23 affordable housing by private-sector, not-for-profit, and
24 government entities and address those practices that
25 impede such promotion.

26 (6) Specific suggestions for incentives for counties

1 and municipalities to develop and implement local
2 comprehensive housing plans that would encourage a mix of
3 housing to meet the needs of current and future residents.

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

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

1 expenditures, obligations, bond allocations, and fund balances
2 for all programs or funds addressed in the ~~Annual~~
3 Comprehensive Housing Plan.

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

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

13 (310 ILCS 110/20)

14 Sec. 20. State Housing Task Force.

15 (a) The State Housing Task Force shall:

16 (1) (Blank).

17 (1.5) Adopt a mission statement no later than June 30,
18 2027. The mission statement may be updated during each
19 Comprehensive Housing Plan 3-year cycle, as needed.

20 (2) Create necessary subcommittees and appoint
21 subcommittee members and outside experts, with the advice
22 of the Task Force ~~and the Interagency Committee.~~

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

25 (4) Involve, to the extent possible, appropriate

1 representatives of the federal government, local
2 governments and municipalities, public housing
3 authorities, local continuum-of-care, for-profit, and
4 not-for-profit developers, supportive housing providers,
5 business, labor, lenders, advocates for the priority
6 ~~underserved~~ populations named in this Act, and fair
7 housing agencies.

8 (4.5) Be responsible for providing the information
9 needed to develop the Comprehensive Housing Plan as well
10 as the Progress Report.

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

14 (6) Oversee the implementation of the Comprehensive
15 Housing Plan by coordinating, streamlining, and
16 prioritizing the allocation of available production,
17 rehabilitation, preservation, financial, and service
18 resources.

19 (7) Vote on research questions and affordable housing
20 topics, which shall serve as a framework for meetings and
21 activities, and on definitions to ensure they are aligned
22 with State initiatives.

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

25 (b) Task Force members who are housing experts shall be
26 limited to 2 terms of 4 years. A housing expert may serve a

1 third 4-year term following a break of at least 4 years.

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

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

5 (2) share and present expertise and research relevant
6 to discussions, as needed; and

7 (3) staff specialized workgroups, as needed.

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

9 (310 ILCS 110/25 rep.)

10 Section 10. The Comprehensive Housing Planning Act is
11 amended by repealing Section 25."