



Sen. Michael W. Halpin

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10400SB1926sam001

LRB104 11184 KTG 23382 a

1 AMENDMENT TO SENATE BILL 1926

2 AMENDMENT NO. \_\_\_\_\_. Amend Senate Bill 1926 by replacing  
3 everything after the enacting clause with the following:

4 "Section 1. Short title. This Act may be cited as the  
5 Illinois Middle-Income Housing Grant Pilot Act.

6 Section 5. Definitions. As used in this Act.

7 "Authority" means the Illinois Housing Development  
8 Authority.

9 "Developer" includes for profit and nonprofit developers,  
10 as well as land banks.

11 "Development costs" means any costs associated with the  
12 construction or rehabilitation of a qualified residence.

13 "Household" means all persons using the qualified  
14 residence as their principal place of residence upon the sale  
15 or lease of the qualified residence by the developer.

16 "Household income" means the combined federal adjusted

1 gross income of the members of the household for the taxable  
2 year immediately preceding the year in which the qualified  
3 residence is sold or rented to the members of the household.

4 "Qualified residence" means a single-family residence that  
5 is a new construction or has been rehabilitated with \$30,000  
6 or more in rehabilitative development costs incurred by the  
7 taxpayer and:

8 (1) for an owner occupied development, is sold under a  
9 contract with a term of one year or longer to one or more  
10 individuals with a combined household income that exceeds  
11 80% of the median household income in Illinois but does  
12 not exceed 140% of the median household income in Illinois  
13 at the time of purchase; or

14 (2) for units available for rent, the developer has  
15 certified that the prevailing rent of each unit  
16 incentivized under the Illinois Middle-Income Housing  
17 Grant Pilot Program is consistent with the requirements of  
18 subsection (d) of Section 10. The city in which a  
19 development takes place must also have at least a \$1,000  
20 local match investment.

21 Section 10. Illinois Middle-Income Housing Grant Pilot  
22 Program.

23 (a) Subject to appropriation for this purpose, the  
24 Authority shall establish and administer a 3-year Illinois  
25 Middle-Income Housing Grant Pilot Program to facilitate

1 housing development in targeted communities across the State  
2 of Illinois. Eligible grant applicants shall include  
3 developers specifically in any community with an authorized  
4 River Edge Redevelopment Zone or any municipality that  
5 contains a River Edge Redevelopment Zone. Any community with  
6 this designation is eligible to apply to support projects  
7 anywhere within such communities. The Authority may enter into  
8 a subcontract agreement with developers with qualified  
9 residences.

10 Awards can be used for both redevelopment and new  
11 development projects.

12 Grant proposals may be submitted to the Authority directly  
13 to be used as a part of a development agreement with an  
14 eligible developer.

15 (b) The Authority shall:

16 (1) Adopt rules to implement and administer the  
17 Illinois Middle-Income Housing Grant Pilot Program,  
18 including rules concerning applications.

19 (2) Adopt rules for owner occupied housing,  
20 substantially similar to the rental unit rules.

21 (3) Create a simple certification process for cities  
22 to follow to ensure quick access to funds to facilitate  
23 project development.

24 (4) Keep record of all requests, including requests  
25 above and beyond current funding availability to  
26 demonstrate statewide need.

1 (c) Grant awards shall be available for eligible  
2 developers at \$20,000 per unit, calculated as 10% of the  
3 eligible cost of development up to \$200,000.

4 (1) The overall cost per unit of the project must  
5 remain less than \$300,000 per unit.

6 (2) Awards shall not exceed \$1,000,000 per project.

7 (d) Developers must certify that rental units will be  
8 available at or below the U.S. Department of Housing and Urban  
9 Development's recommended price point for 140% of area median  
10 income.

11 (1) The units must remain rented at such threshold for  
12 10 years - as certified by the developer and city, and  
13 submitted to the Authority.

14 (2) The Authority or the municipality in which a  
15 development takes place shall not require income  
16 verification by the developer for units developed under  
17 the pilot program. This paragraph shall not apply to other  
18 units developed under the same development agreement  
19 between the municipality and developer for which other  
20 incentives are utilized.

21 (e) The Illinois Middle-Income Housing Grant Pilot Program  
22 Fund is created as a special fund in the State treasury. The  
23 fund shall consist of any moneys appropriated to the Illinois  
24 Housing Development Authority for the Illinois Middle-Income  
25 Housing Grant Pilot Program and all interest earned on moneys  
26 in the fund. Moneys in the Fund shall be expended for the

1 Illinois Middle-Income Housing Grant Pilot Program and for no  
2 other purpose.

3 Section 15. The State Finance Act is amended by adding  
4 Section 5.1030 as follows:

5 (30 ILCS 105/5.1030 new)

6 Sec. 5.1030. The Illinois Middle-Income Housing Grant  
7 Pilot Program Fund."