

1 AN ACT in relation to housing.

2 Be it enacted by the People of the State of Illinois,  
3 represented in the General Assembly:

4 Section 1. Short title. This Act may be cited as the  
5 Illinois Housing Initiative Act of 2003.

6 Section 5. Comprehensive housing plan.

7 (a) During the period from the effective date of this  
8 Act through December 31, 2008, the State of Illinois shall  
9 operate under an annual comprehensive housing plan that  
10 includes the development or rehabilitation of a range of  
11 permanent housing in all regions of the State for the  
12 following underserved populations:

13 (1) Families earning below 50% of area median  
14 income, with particular emphasis on families earning  
15 below 30% of area median income.

16 (2) Low-income seniors.

17 (3) Low-income persons with any form of disability,  
18 including but not limited to physical disability,  
19 developmental disability, mental illness, co-occurring  
20 mental illness and substance abuse disorder, or HIV/AIDS.

21 (4) Homeless persons and persons determined to be  
22 at risk of homelessness.

23 (5) Low and moderate-income persons unable to  
24 afford housing near work.

25 (b) The annual comprehensive housing plan shall be  
26 developed by a task force composed of representatives of the  
27 Lieutenant Governor's Office; the State Treasurer's Office;  
28 the Illinois Housing Development Authority; the Illinois  
29 Development Finance Authority; the Department on Aging and  
30 the departments of Human Services, Commerce and Economic  
31 Opportunity, Children and Family Services, Public Health, and

1 Public Aid; the Illinois Institute for Rural Affairs of  
2 Western Illinois University; and the United States Department  
3 of Agriculture. The Speaker of the House of Representatives,  
4 the President of the Senate, and the minority leaders of the  
5 House of Representatives and the Senate shall each appoint  
6 one representative to the task force. The Governor shall  
7 appoint 12 housing experts to the task force, with equal  
8 representation from urban and rural areas throughout the  
9 State. The task force shall be chaired by a person designated  
10 by the Governor. The task force's responsibilities shall be:

11 (1) To establish goals for the number, type, and  
12 location of housing units to be constructed and  
13 rehabilitated each year for the underserved populations  
14 identified in subsection (a) of this Section, based on  
15 available housing resources.

16 (2) To coordinate all State policies and funding  
17 decisions for housing construction and rehabilitation,  
18 and supportive services where necessary, related to the  
19 underserved populations identified in subsection (a),  
20 based on the comprehensive housing plan.

21 (3) To recommend State actions that promote the  
22 construction of affordable housing by private sector,  
23 not-for-profit, and government entities.

24 (4) To report annually, to the Governor and the  
25 General Assembly, on progress made toward achieving the  
26 projected goals of the comprehensive housing plan during  
27 the previous 12 months and from the effective date of  
28 this Act.

29 (c) In developing the annual comprehensive housing plan,  
30 the Governor, or a person designated by the Governor, shall  
31 involve, to the extent possible, appropriate representatives  
32 of the federal government, local government and  
33 municipalities, public housing authorities, for-profit and  
34 not-for-profit developers, supportive housing providers,

1 business, labor, lenders, and fair housing agencies.

2 Section 10. Illinois Housing Initiative; purposes and  
3 process.

4 (a) The Illinois Housing Initiative (hereafter "the  
5 Initiative") is created for the period from the effective  
6 date of this Act through December 31, 2008. The purpose of  
7 the Initiative shall be to coordinate and streamline the  
8 allocation of available housing resources to make it possible  
9 to prioritize the development of housing for underserved  
10 populations in accordance with the annual comprehensive  
11 housing plan. The purpose of the Initiative shall also be to  
12 further the goal set forth by the U.S. Supreme Court in the  
13 case of *Olmstead v. L.C. ex rel. Zimring* (119 S. Ct. 2176) by  
14 providing housing for disabled persons in their own homes or  
15 in community-based settings.

16 (b) At least once per year, or as often as appropriate,  
17 the Governor or his or her designee shall issue a request for  
18 proposals or request for qualifications announcing the target  
19 number, type, and location of housing units to be constructed  
20 and rehabilitated for the underserved populations identified  
21 in subsection (a) of Section 5, based on available resources.  
22 The request for proposals or request for qualifications shall  
23 include, but not be limited to:

24 (1) the funding for construction or rehabilitation  
25 costs that may be available for each type of housing;

26 (2) the funding for operating cost subsidies that  
27 may be available for each type of housing;

28 (3) the funding for supportive services that may be  
29 available, if appropriate, for each type of housing;

30 (4) the eligibility requirements for applicants;

31 (5) the relevant program guidelines;

32 (6) the selection criteria and process; and

33 (7) the conditions that must be met by applicants

1 and selected respondents.

2 (c) Recommendations for funding decisions in response to  
3 the request for proposals or qualifications shall be made by  
4 a subcommittee of the task force specified in Section 5, or  
5 as designated by the Governor. Final funding decisions shall  
6 be made in accordance with law.

7 Section 15. Illinois Housing Initiative; awards for  
8 housing construction and rehabilitation.

9 (a) For each year of the Initiative, the Governor shall  
10 identify in the State budget the total pool of moneys  
11 available through the Initiative for housing construction,  
12 housing rehabilitation, and supportive services where  
13 necessary. The funding pool may include, but is not limited  
14 to, a portion of the following federal and State moneys as  
15 are available to the State and are not otherwise committed as  
16 of the effective date of this Act:

- 17 (1) State Affordable Housing Trust Fund;
- 18 (2) Federal HOME Program;
- 19 (3) Federal Community Development Block Grant;
- 20 (4) Housing Choice Vouchers;
- 21 (5) Low income housing tax credits;
- 22 (6) Donation tax credits;
- 23 (7) Tax-exempt bond volume caps;
- 24 (8) State general revenue funds;
- 25 (9) Rental assistance programs available through  
26 specific programs for persons with special needs, wards  
27 of the State under the supervision of the Department of  
28 Children and Family Services, or other persons;
- 29 (10) Federal or other moneys that may become  
30 available; and
- 31 (11) Private grants, loans, and guarantees from  
32 local banks, foundations and businesses, if available and  
33 clearly allocated for this purpose.

1           (b) To the extent possible, the State shall encourage  
2 municipalities and public housing authorities desiring to  
3 construct or rehabilitate housing in their own communities  
4 for the underserved populations identified in subsection (a)  
5 of Section 5 to participate in the Initiative by adding to  
6 the funding pool some portion of their own allocation of  
7 federal, State, or local moneys.

8           Section 20. Illinois Housing Initiative; awards for  
9 supportive services.

10          (a) For each year of the Initiative, the Governor shall  
11 identify in the State budget the total pool of moneys for  
12 supportive services to be awarded for housing for the  
13 underserved populations identified in subsection (a) of  
14 Section 5 who need and request some level of supportive  
15 services in addition to housing. To serve these populations,  
16 the request for proposals or request for qualifications shall  
17 require applicants selected to participate to develop a  
18 supportive services plan for persons served.

19          (b) The funding pool for supportive services may  
20 include, but is not limited to, a portion of the following  
21 State or federal moneys available to the State:

22           (1) State moneys matched by the federal government  
23 through the Medicaid program for eligible seniors or  
24 other persons by expanding the Supportive Living Program  
25 and converting vacant long-term nursing facility beds.

26           (2) State moneys matched by the federal government  
27 through the Medicaid program for eligible persons with  
28 disabilities who desire to and are able to reside in  
29 supportive or supervised community residences or other  
30 accessible housing or to live independently.

31           (3) State moneys matched by the federal government  
32 through the Medicaid program for eligible persons with  
33 mental illness or persons with co-occurring mental

1 illness and substance abuse disorder who desire to and  
2 are able to reside in supportive or supervised community  
3 residences or in supportive housing or other housing  
4 programs, or to live independently, by converting  
5 long-term nursing facility beds in Institutions with  
6 Mental Diseases (IMDs) that are not currently eligible  
7 for Medicaid funding.

8 (4) State moneys matched by the federal government  
9 through the Medicaid program, State general revenue  
10 moneys, or other moneys for structural modifications and  
11 assistive technology devices for persons with  
12 disabilities who desire to and are able to reside in  
13 their own homes.

14 (5) State moneys matched by the federal government  
15 through the Medicaid program, State general revenue  
16 moneys, or other moneys for grants for operating cost  
17 subsidies or social services that are available to the  
18 State and are offered in conjunction with housing  
19 programs.

20 Section 90. The Illinois Housing Development Act is  
21 amended by changing Section 7 and adding Section 7.30 as  
22 follows:

23 (20 ILCS 3805/7) (from Ch. 67 1/2, par. 307)

24 Sec. 7. The Authority may exercise the powers set forth  
25 in Sections 7.1 through 7.30 ~~7-26~~.

26 (Source: P.A. 87-250.)

27 (20 ILCS 3805/7.30 new)

28 Sec. 7.30. Financial assistance for new teachers. The  
29 Authority may develop and implement a program of financial  
30 assistance for new teachers purchasing a first home. The  
31 program shall consist of financial assistance to recently

1 hired teachers to obtain 30-year mortgages, at interest rates  
2 no greater than those for mortgages under the Authority's  
3 other programs for first-time home buyers, for the purchase  
4 of primary residences for the first time. Assistance shall  
5 be available only to teachers employed by school districts  
6 defined by the State Board of Education as financially needy  
7 or experiencing a shortage of teachers. The program shall be  
8 limited to persons employed at the time of application as  
9 elementary or secondary public school teachers who have been  
10 employed in any teaching positions cumulatively for no more  
11 than 2 years at the time of application and who commit to  
12 continue teaching in the public schools of the school  
13 district for at least 3 years after their closing date. An  
14 eligible residence must be located in Illinois and must be  
15 the applicant's first purchase of a primary residence in any  
16 location.

17 The Authority shall adopt rules necessary for any program  
18 authorized by this Section.

19 Section 99. Effective date. This Section and Section 90  
20 take effect on July 1, 2003.