



Sen. Iris Y. Martinez

Filed: 2/23/2006

09400SB2290sam002

LRB094 18584 WGH 56290 a

1 AMENDMENT TO SENATE BILL 2290

2 AMENDMENT NO. _____. Amend Senate Bill 2290 by replacing
3 everything after the enacting clause with the following:

4 "Section 1. Short title. This Act may be cited as the
5 Comprehensive Housing Planning Act.

6 Section 5. Definitions. In this Act:

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

9 "Executive Committee" means the Executive Committee of the
10 State Housing Task Force, which shall consist of 13 members of
11 the State Housing Task Force: the Chair, the Vice-Chair, a
12 representative of the Governor's Office, a representative of
13 the Governor's Office of Management and Budget responsible for
14 Bond Cap allocation in the State, the Director of Commerce and
15 Economic Opportunity or his or her designee, the Secretary of
16 Human Services or his or her designee, and 7 housing experts
17 from the State Housing Task Force as designated by the
18 Governor.

19 "Interagency Subcommittee" means the Interagency
20 Subcommittee of the State Housing Task Force, which shall
21 consist of the following members or their designees: the
22 Executive Director of the Authority; the Secretaries of Human
23 Services and Transportation; the Directors of the State
24 Departments of Aging, Children and Family Services, Commerce

1 and Economic Opportunity, Financial and Professional
2 Regulation, Healthcare and Family Services, Human Rights,
3 Natural Resources, Public Health, and Veterans' Affairs; the
4 Director of the Environmental Protection Agency; a
5 representative of the Governor's Office; and a representative
6 of the Governor's Office of Management and Budget.

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

33 Section 10. Purpose. In order to maintain the economic

1 health of its communities, the State must have a comprehensive
2 and unified policy for the allocation of resources for
3 affordable housing and supportive services for historically
4 underserved populations throughout the State. Executive Order
5 2003-18, issued September 16, 2003, created the Illinois
6 Housing Initiative through December 31, 2008, which led to the
7 adoption of the first Annual Comprehensive Housing Plan for the
8 State of Illinois. The General Assembly determines that it is
9 now necessary to codify provisions of Executive Order 2003-18
10 in order to accomplish the following:

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

14 (2) overcome the shortage of affordable housing, which
15 threatens the viability of many communities;

16 (3) meet the need for safe, sanitary, and accessible
17 affordable housing and supportive services for people with
18 disabilities;

19 (4) promote a full range of quality housing choices
20 near jobs, transit, and other amenities;

21 (5) meet the needs of constituencies that have been
22 historically underserved and segregated due to barriers
23 and trends in the existing housing market or insufficient
24 resources;

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

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

29 (8) encourage development of State incentives for
30 communities to create a mix of housing to meet the needs of
31 current and future residents.

32 Section 15. Annual Comprehensive Housing Plan.

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

1 through June 30, 2016, the State of Illinois shall prepare and
2 be guided by an annual comprehensive housing plan ("Annual
3 Comprehensive Housing Plan") that is consistent with the
4 affirmative fair housing provisions of the Illinois Human
5 Rights Act and specifically addresses the following
6 underserved populations:

7 (1) households earning below 50% of the area median
8 income, with particular emphasis on households earning
9 below 30% of the area median income;

10 (2) low-income senior citizens;

11 (3) low-income persons with any form of disability,
12 including, but not limited to, physical disability,
13 developmental disability, mental illness, co-occurring
14 mental illness and substance abuse disorder, and HIV/AIDS;

15 (4) homeless persons and persons determined to be at
16 risk of homelessness;

17 (5) low-income and moderate-income persons unable to
18 afford housing near work or transportation; and

19 (6) low-income persons residing in existing affordable
20 housing that is in danger of becoming unaffordable or being
21 lost.

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

24 (1) The identification of all funding sources for which
25 the State has administrative control that are available for
26 housing construction, rehabilitation, preservation,
27 operating or rental subsidies, and supportive services.

28 (2) Goals for the number and types of housing units to
29 be constructed, preserved, or rehabilitated each year for
30 the underserved populations identified in subsection (a)
31 of Section 15, based on available housing resources.

32 (3) Funding recommendations for types of programs for
33 housing construction, preservation, rehabilitation, and
34 supportive services, where necessary, related to the

1 underserved populations identified in subsection (a) of
2 Section 15, based on the Annual Comprehensive Housing Plan.

3 (4) Specific actions needed to ensure the coordination
4 of State government resources that can be used to build or
5 preserve affordable housing, provide services to accompany
6 the creation of affordable housing, and prevent
7 homelessness.

8 (5) Recommended State actions that promote the
9 construction, preservation, and rehabilitation of
10 affordable housing by private-sector, not-for-profit, and
11 government entities and address those practices that
12 impede such promotion.

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

17 (7) Identification of options that counties,
18 municipalities, and other local jurisdictions, including
19 public housing authorities, can take to construct,
20 rehabilitate, or preserve housing in their own communities
21 for the underserved populations identified in Section 10 of
22 this Act.

23 (c) The Interagency Subcommittee, with staff support and
24 coordination assistance from the Authority, shall develop the
25 Annual Comprehensive Housing Plan. The State Housing Task Force
26 shall provide advice and guidance to the Interagency
27 Subcommittee in developing the Plan. The Interagency
28 Subcommittee shall deliver the Annual Comprehensive Housing
29 Plan to the Governor and the General Assembly by January 1 of
30 each year or the first business day thereafter. The Authority,
31 on behalf of the Interagency Subcommittee, shall prepare an
32 interim report by September 30 and a final report by April 1 of
33 the following year to the Governor and the General Assembly on
34 the progress made toward achieving the projected goals of the

1 Annual Comprehensive Housing Plan during the previous calendar
2 year. These reports shall include estimates of revenues,
3 expenditures, obligations, bond allocations, and fund balances
4 for all programs or funds addressed in the Annual Comprehensive
5 Housing Plan.

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

15 Section 20. Executive Committee. The Executive Committee
16 shall:

17 (1) Oversee and structure the operations of the Task
18 Force.

19 (2) Create necessary subcommittees and appoint
20 subcommittee members, with the advice of the Task Force and
21 the Interagency Subcommittee, as the Executive Committee
22 deems necessary.

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

25 (4) Involve, to the extent possible, appropriate
26 representatives of the federal government, local
27 governments and municipalities, public housing
28 authorities, local continuum-of-care, for-profit, and
29 not-for-profit developers, supportive housing providers,
30 business, labor, lenders, advocates for the underserved
31 populations named in this Act, and fair housing agencies.

32 (5) Have input into the development of the Annual
33 Comprehensive Housing Plan and the Annual Report prepared

1 by the Authority before the Authority submits them to the
2 Task Force.

3 Section 25. Interagency Subcommittee. The Interagency
4 Subcommittee and its member agencies shall:

5 (1) Be responsible for providing the information
6 needed to develop the Annual Comprehensive Housing Plan as
7 well as the interim and final Plan reports.

8 (2) Develop the Annual Comprehensive Housing Plan.

9 (3) Oversee the implementation of the Plan by
10 coordinating, streamlining, and prioritizing the
11 allocation of available production, rehabilitation,
12 preservation, financial, and service resources.

13 Section 30. Notice of Funding Availability. The Authority,
14 in consultation with other participating members of the
15 Interagency Subcommittee, shall annually issue a joint Notice
16 of Funding Availability ("NOFA") to notify potential
17 applicants of funding for specific programs expected to be
18 available through State agencies to meet housing and supportive
19 service needs identified in the Annual Comprehensive Housing
20 Plan. Prior to issuance of this NOFA, and before October 1 of
21 each year, each Interagency Subcommittee member shall provide
22 the Chairman of the Interagency Subcommittee with a report of
23 funding earmarked for the NOFA, contingent on funding
24 availability through annual appropriation. The Authority and
25 other members of the Interagency Subcommittee may continue to
26 provide additional opportunities for funding available under
27 programs they administer, apart from this joint NOFA. The joint
28 NOFA shall indicate the target number and types of housing
29 units to be constructed, rehabilitated, preserved, and
30 targeted for supportive services funding for the underserved
31 populations. A NOFA may include, but need not be limited to,
32 information regarding:

1 (1) available funding for property acquisition,
2 construction, rehabilitation, or preservation of each type
3 of housing;

4 (2) available funding for operating cost subsidies,
5 including any rental assistance;

6 (3) projected funding for supportive services for the
7 targeted units upon their occupancy, subject to annual
8 appropriation of funds;

9 (4) the eligibility requirements for applicants;

10 (5) relevant program guidelines;

11 (6) selection criteria and the selection process; and

12 (7) the conditions to be met by applicants and selected
13 respondents.

14 Each agency with authority for approving allocations of
15 funds shall review proposed funding actions with the
16 Interagency Subcommittee. Final funding decisions shall be
17 made by the responsible agency in accordance with applicable
18 law.

19 Section 90. The Illinois Private Activity Bond Allocation
20 Act is amended by adding Section 7.5 as follows:

21 (30 ILCS 345/7.5 new)

22 Sec. 7.5. Bond issuer; annual report. The issuer of bonds
23 utilizing bond volume cap from the Local Government Pool and
24 the State Agency Pool shall file an annual report with the
25 Governor and the General Assembly. The annual report from each
26 issuer must include, but is not limited to, the following
27 information:

28 (1) For multifamily rental units:

29 (A) the total number of developments;

30 (B) the total number of units, by income levels
31 served;

32 (C) the total number of units targeted to each

1 particular underserved population addressed in the
2 Annual Comprehensive Housing Plan; and

3 (D) any outreach efforts undertaken to serve the
4 targeted units.

5 (2) For single family homeownership units:

6 (A) the total number of loans and households who
7 achieved homeownership with issuer bond proceeds;

8 (B) the amounts of individual loans generated by
9 the bond proceeds;

10 (C) the actual and effective interest rates
11 offered to borrowers;

12 (D) the total number of assisted homeowners
13 identified as an underserved population addressed in
14 the Annual Comprehensive Housing Plan, when available;

15 (E) the number of first-time homebuyers; and

16 (F) the number of assisted homeowners who received
17 any homeownership counseling.

18 (3) For all housing units:

19 (A) the percentage of bond proceeds used in
20 conjunction with the projects and loans;

21 (B) the total cost of issuance for the bonds
22 issued;

23 (C) the amount of bond proceeds, if any, used to
24 refund prior bonds; and

25 (D) the total amount of unused proceeds, if any, at
26 the time of the report.

27 The Governor and the General Assembly shall utilize
28 information readily available through existing reporting
29 requirements to report on the State Agency Pool.

30 Section 99. Effective date. This Act takes effect upon
31 becoming law."