

HB4887



95TH GENERAL ASSEMBLY

State of Illinois

2007 and 2008

HB4887

by Rep. Mark H. Beaubien, Jr.

SYNOPSIS AS INTRODUCED:

310 ILCS 105/15

Amends the Rental Housing Support Program Act. In provisions concerning grants to local administering agencies, provides that in order to ensure that the distribution of the funds within the geographic areas are awarded on an equitable basis based on the amount of funds delivered by individual counties, the Illinois Housing Development Authority shall create a plan to reserve previously collected funds for the county from which the funds were originally generated. Effective immediately.

LRB095 17720 DRJ 43795 b

FISCAL NOTE ACT
MAY APPLY

A BILL FOR

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 Rental Housing Support Program Act is
5 amended by changing Section 15 as follows:

6 (310 ILCS 105/15)

7 Sec. 15. Grants to local administering agencies.

8 (a) Under the program, the Authority shall make grants to
9 local administering agencies to provide subsidies to landlords
10 to enable the landlords to charge rent affordable for
11 low-income tenants. Grants shall also include an amount for the
12 operating expenses of local administering agencies. Operating
13 expenses for local administering agencies shall not exceed 10%
14 for grants under \$500,000 and shall not exceed 7% for grants
15 over \$500,000.

16 (b) The Authority shall develop a request-for-proposals
17 process for soliciting proposals from local administering
18 agencies and for awarding grants. The request-for-proposals
19 process and the funded projects must be consistent with the
20 criteria set forth in Section 25 and with additional criteria
21 set forth by the Authority in rules implementing this Act.

22 (c) Local administering agencies may be local governmental
23 bodies, local housing authorities, or not-for-profit

1 organizations. The Authority shall set forth in rules the
2 financial and capacity requirements necessary for an
3 organization to qualify as a local administering agency and the
4 parameters for administration of the grants by local
5 administering agencies.

6 (d) The Authority shall distribute grants to local
7 administering agencies according to a formula based on U.S.
8 Census data. The formula shall determine percentages of the
9 funds to be distributed to the following geographic areas: (i)
10 Chicago; (ii) suburban areas: Cook County (excluding Chicago),
11 DuPage County, Lake County, Kane County, Will County, and
12 McHenry County; (iii) small metropolitan areas: Springfield,
13 Rockford, Peoria, Decatur, Champaign-Urbana,
14 Bloomington-Normal, Rock Island, DeKalb, Madison County,
15 Moline, Pekin, Rantoul, and St. Clair County; and (iv) rural
16 areas, defined as all areas of the State not specifically named
17 in items (i), (ii), and (iii) of this subsection. A geographic
18 area's percentage share shall be determined by the total number
19 of households that have an annual income of less than 50% of
20 State median income for a household of 4, as determined by the
21 U.S. Department of Housing and Urban Development, and that are
22 paying more than 30% of their income for rent. The geographic
23 distribution shall be re-determined by the Authority each time
24 new U.S. Census data becomes available. The Authority shall
25 phase in any changes to the geographic formula to prevent a
26 large withdrawal of resources from one area that could

1 negatively impact households receiving rental housing support.
2 Up to 20% of the funds allocated for rural areas, as defined in
3 this subsection, may be set aside and awarded to one
4 administering agency to be distributed throughout the rural
5 areas in the State to localities that desire a number of
6 subsidized units of housing that is too small to justify the
7 establishment of a full local program. In those localities, the
8 administering agency may contract with local agencies to share
9 the administrative tasks of the program, such as inspections of
10 units.

11 (d-5) In order to ensure that the distribution of the funds
12 within the geographic areas are awarded on an equitable basis
13 based on the amount of funds delivered by individual counties,
14 the Authority shall create a plan to reserve previously
15 collected funds for the county from which the funds were
16 originally generated.

17 (e) In order to ensure applications from all geographic
18 areas of the State, the Authority shall create a plan to ensure
19 that potential local administering agencies have ample time and
20 support to consider making an application and to prepare an
21 application. Such a plan must include, but is not limited to:
22 an outreach and education plan regarding the program and the
23 requirements for a local administering agency; ample time
24 between the initial notice of funding ability and the deadline
25 to submit an application, which shall not be less than 9
26 months; and access to assistance from the Authority or another

1 agency in considering and preparing the application.

2 (f) In order to maintain consistency for households
3 receiving rental housing support, the Authority shall, to the
4 extent possible given funding resources available in the Rental
5 Housing Support Program, continue to fund local administering
6 agencies at the same level on an annual basis, unless the
7 Authority determines that a local administering agency is not
8 meeting the criteria set forth in Section 25 or is not adhering
9 to other standards set forth by rule by the Authority.

10 (Source: P.A. 94-118, eff. 7-5-05.)

11 Section 99. Effective date. This Act takes effect upon
12 becoming law.