

## **Key Housing Votes in Illinois' 93rd and 94<sup>th</sup> General Assembly—Summary of the Bills**

Housing Action Illinois has compiled tabular reports on how members of the Illinois House and Senate voted on key housing legislation that we supported during the 93rd and 94<sup>th</sup> General Assemblies, which cover the years 2003 through 2006. This document summarizes each piece of legislation.

### **Affordable Housing Planning and Appeal Act**

This bill, which became law in 2003, requires municipalities that the Illinois Housing Development Authority has determined to have less than 10 percent affordable housing in their housing stock to approve a plan to address that deficit. It also eventually creates the State Housing Appeals Board to hear appeals of decisions by local governments to reject specific affordable housing developments in their community. Negotiated amendments to the Act have been made twice since its original passage.

### **Affordable Housing Tax Credit Extension**

This bill, which became law in 2005, extends the life of the Illinois Affordable Housing Tax Credit for donations to certain affordable housing projects through 2011.

### **Comprehensive Housing Planning Act**

This act requires the state to develop an annual Comprehensive Housing Plan to coordinate and streamline the allocation of available housing resources in order to prioritize the development of housing for underserved populations, including low-income households, people at-risk of homelessness and people with disabilities. This legislation turns Governor Blagojevich's 2003 Executive Order requiring an annual housing plan and creating a Housing Task Force into law. The Executive Order replaced the **Illinois Housing Initiative Act** that was passed by the General Assembly in 2003.

### **Federally Assisted Housing Preservation Act**

This bill, which became law in 2004, requires the owner of an assisted housing development to give 12 (instead of 6) months notice of the owner's intent to sell. It also provides for representation of a tenant association by a not-for-profit corporation or private purchaser. This legislation was previously introduced in a slightly different version in 2003 as the **Federally Subsidized Housing Preservation Act** but did not become law at that time.

### **Housing Opportunity Tax Incentive Act**

The bill, which became law in 2003, provides for a housing opportunity tax abatement program for the purpose of promoting access to housing near work and to alleviate the concentration of low-income households in areas of high poverty.

### **Location Matters/Business Location Incentives**

This bill, which became law in 2006, will allow the state to offer additional incentives to businesses to locate new offices or facilities in close proximity to affordable workforce housing, public transit or areas with large, unemployed populations.

### **Mobile Home Lease Requirements**

This bill, passed by the General Assembly in 2006 but vetoed by Governor Blagojevich, amends the Mobile Home Landlord and Tenant Rights Act by protecting owners of manufactured homes from being forced to move or abandon their homes due to drastic rent increases for the land in publicly-traded manufactured home parks and/or because the park is closed by the owner.

### **Mortgage Fraud Rescue Act**

This bill, which became law in 2006, targets illicit businesses called "mortgage rescuers" that fraudulently promise to "save homes" for individuals, but often charge a fee for providing no service or assume the deed to the home, evicting the original owner. Among other provisions, the bill requires that distressed property consultants must provide homeowners with a written contract listing all services, requires that all contracts must contain a right to cancel at any time, and restricts any compensation until all services have been performed.

### **Rental Housing Support Program**

This bill, which became law in 2005, creates a new state-funded rental assistance program that will make rent affordable to families at 30% or below of their local area median income. Funding comes from a new \$10 state surcharge on real estate document recordings. The final version of the bill differs slightly from two earlier versions also voted on.

### **Residential Tenant Protection Act**

This bill, rejected by the House in 2006, would protect tenants against unlawful evictions in which landlords remove property, change locks, shut off utilities, or engage in other illegal actions. This bill would also clarify the only proper legal method for evicting tenants who do not uphold the requirements of their rental agreements.

### **Safe Homes Act**

This bill, which became law in 2006, will provide victims of domestic or sexual violence and their families with options to access or maintain safe housing, or to flee existing dangerous housing. For victims who are leaseholders and victims who are not leaseholders, the bill defines distinct processes for changing locks and early termination of rental agreements.

### **Source of Income Amendment to Illinois Human Rights Act**

This bill, rejected by the House in 2003 and subsequently introduced in 2004 and 2005 but not voted on, would prohibit discrimination on the basis of legal source of income, including Housing Choice Vouchers, in real estate transactions.