



**FOR IMMEDIATE RELEASE**

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## **Diverse Coalition of Stakeholders Urging the Illinois General Assembly to Avoid the Pitfalls of Rent Control**

*Illinois House Committee on Housing has advanced HB 116 to allow rent control in Illinois, despite substantial evidence it would diminish affordable housing*

**SPRINGFIELD**—The SHAPE Illinois coalition, a group of stakeholders consisting of multifamily housing providers, affordable housing advocates, union building trades, and local elected officials, will continue to advocate against the destructive policy of rent control as HB 116 moves to the Illinois House chamber. Earlier today, the Illinois House Committee on Housing advanced the bill.

### **Michael Mini, Executive Vice President, Chicagoland Apartment Association:**

*“Our industry recognizes that housing affordability is a significant challenge facing many Illinois residents. The number of families renting their homes stands at an all-time high and is growing. Unfortunately, the supply is falling short of demand and can only be resolved by increasing the number of new apartments and maintaining the supply of existing rental units. House Bill 116 does not increase the supply of affordable housing – in fact, it does the opposite; it will lead to less housing availability. Artificial price caps lead to a slow-down in development.*

*Instead, as viable alternatives to rent control, we are supporting legislation that offers tax relief and tax credits for the construction and rehab of affordable housing, more resources for the state’s Rental Housing Support Program, keeping the Affordable Housing Trust Fund alive, and an expanded use of existing accessory dwelling units, all among a host of positive measures being considered this session.”*

### **Ralph Affrunti, President, Chicago & Cook County Building & Construction Trades Council:**

*“The battle over rent control, which would decrease the quantity and quality of affordable housing, continues to be a concern for us in Illinois. It remains clear that the Chicagoland area has a shortage of affordable housing and increasing the supply of multi-family building options is an urgent need. Our Union Trades stand ready to work. I’m concerned that House Bill 116 will ultimately cause great harm to people looking for housing. This bill does not increase the supply of affordable housing – in fact, it does the opposite – it will lead to less new housing, which is the wrong way to go in Chicago.”*

### **Carl Pettigrew, CEO, New Venture Realty:**

*“For those like me who own and manage apartment units, we are directly impacted by factors such as higher property taxes, expensive maintenance projects, and increasing costs of doing business in Illinois, just to name a few dynamic stresses on my budget. Under a rent-controlled environment, there is no room to account for significantly increased expenses. Rent control shrinks the neighborhood’s supply of housing because people like me are simply forced to exit – turning in our keys to the bank becomes the reality we face. Apartments that were once a source of pride for our communities can fall into disrepair. This is not about statistics and theory; real people are affected. Rent control ultimately lowers the quantity and quality of affordable housing.”*

**Tom Cuculich, Executive Director, Chicagoland Associated General Contractors:**

*“The need for increasing the supply of affordable housing existed well before the pandemic – but the events over the past year shined a spotlight on the issue creating increased urgency to ensure stability in Illinois’ housing market. The pandemic has threatened the financial viability of the housing market – both residential and commercial properties are facing significant challenges. Adding rent control would only further distress—and potentially devastate—the housing industry.”*

**Mayor Tyrone Ward, Mayor of Robbins and President of Southland Regional Mayoral Black Caucus:**

*“The Southland Regional Mayoral Black Caucus opposes the policy of rent control because it could kill the economic rebound we are beginning to see in our communities. Allowing municipal rent control would bring a patchwork of rules that would stifle our efforts to continue our collective community improvements. Other cities have discovered that while rent control might benefit a few, the majority are left with higher housing prices, fewer options, and diminished quality of affordable homes.”*

Alternatively, SHAPE Illinois will continue to support legislative initiatives that create more vitally important affordable housing, including, 1) HB 805 (Rep. Tarver) to provide tax relief for the construction and rehab of affordable housing, 2) SB 2440 (Sen. Hunter) to add a state tax credit for affordable housing development, 3) SB 524 (Sen. Aquino), HB 3878 (Rep. Tarver) and HB 2540 (Rep. Stoneback) which all allocate more resources to the state’s Rental Housing Support Program by doubling the surcharge on each county’s document recordation fees, 4) HB 3107 (Rep. Evans) keeps the Affordable Housing Trust Fund alive by providing tax credits for affordable housing donations, and 5) HB 812 (Rep. Gabel) which increases the supply of units within existing housing stock by allowing the utilization of more garden units, attics and coach houses.

**About SHAPE Illinois**

SHAPE Illinois (Support Housing Affordability, Progress and Equality) is a coalition formed by the Chicagoland Apartment Association including affordable housing advocates, union building trades, local elected officials and others in the multifamily housing industry to partner together to educate lawmakers and consumers regarding the pitfalls of rent control policies and to identify better solutions to help solve affordable housing concerns in Illinois. More information is available at [www.shapeillinois.com](http://www.shapeillinois.com).

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