

POLICY ALTERNATIVE	DESCRIPTION
<p>Tax Incentives for Affordable Rental Properties</p>	<p>Expand property tax relief for construction of new apartment buildings and rehabbing of existing units for projects who agree to keep a portion of units at affordable rents.</p>
<p>Increase the Surcharge on County Recordation Fees</p>	<p>Allocate additional resources to the Rental Housing Support Program by increasing the surcharge on each county's recordation fees. This will help increase capacity of the Chicago Low Income Housing Trust Fund and other rental subsidy programs around the state.</p>
<p>Preserve & Protect Existing Affordable Housing Programs</p>	<p>Illinois Affordable Housing Trust Fund dollars should be used for their intended purposes, to create and preserve actual units of affordable housing. Social services should be funded through General Revenue Funds rather than the IAHTF.</p>
<p>Public-Private Partnerships</p>	<p>Replicate other areas' public-private partnerships (similar to the Housing Choice Voucher program) to match market-rate units with working families and individuals, funding the gap between market rent and the residents' payment portion.</p>
<p>Statewide Affordable Housing Appeals Board</p>	<p>Create an opportunity to appeal local zoning decisions that inhibit the creation of affordable housing to a statewide appeals board, similar to the extremely successful policy in Massachusetts called Chapter 40B. This will help combat NIMBYism and some issues with aldermanic prerogative.</p>
<p>Creative Housing Ideas That Make Sense Today</p>	<p>Increase the supply of units within existing housing stock by allowing the utilization of more garden units, attics and coach houses; expand transit-oriented development modeled after cities like Los Angeles; change regulations to allow for smaller homes.</p>