

HELPING SOLVE THE AFFORDABLE HOUSING CHALLENGE

PROPOSED POLICY	DESCRIPTION
State Tax Credit for Affordable Housing	Creating a state tax credit (the “Build Illinois Homes Tax Credit”) HB 2044/SB 1737 (Avelar/Hunter) would incentivize construction of affordable housing, create private investment, and expand access to existing un-used federal aid.
Statewide Affordable Housing Appeals Board and YIMBY	When local zoning decisions inhibit the creation of affordable housing, Illinois should create an opportunity to appeal to a statewide appeals board, similar to the extremely successful policy in Massachusetts called <i>Chapter 40B</i> . This will help combat NIMBYism and some issues with aldermanic prerogative. SB 1348 (Gillespie) proposes expedited approval of affordable housing projects through exemptions of certain requirements related to planning, zoning, and construction.
Illinois Workforce Housing & Housing Stability Act	Among the ideas in SB 2413 (Hunter) / HB 3152 (Evans) is a provision focused on eliminating barriers to new home construction, specifically in restrictive zoning codes. This effort would increase neighborhood density, without dramatic increases in the cost of living. This bill contains creative ideas to increase housing availability where the job market is creating demand for it and for blue-collar workers facing financial constraints.
Creative Housing Ideas That Make Sense Today	Ideas include: increasing the supply of units within existing housing stock by allowing the utilization of more garden units, attics and coach houses/accessory dwelling units (ADU) following the City of Chicago pilot program launched in 2022; expanding transit-oriented development modeled after cities like Los Angeles; and changing regulations to allow for smaller homes.
Public-Private Partnerships	Replicating other areas’ public-private partnerships (similar to the Housing Choice Voucher program) can help match market-rate units with working families and individuals and fund the gap between market rent and the residents’ payment portion.
Preservation and Generation of Affordable Housing	To support the mission of the Illinois Housing Development Authority (IHDA), proposals like HB 13 (Ford) would supply greater funds for the rehabilitation of vacant and abandoned residential housing. HB 1377 (N. Hernandez) and SB 1902 (Rose) can help in building new affordable residences and SB 1743 (Stadelman) converts unused office space to residential housing.
Explore How to Define Affordable; Allocate Aid	Because cost of living, job opportunities, and access to assistance programs may vary by neighborhood, a study or pilot program could help ensure that income limits and other program thresholds are realistic at the local community level to effectively help those in need.
Local Affordable Housing Planning	Affordable housing options vary from place to place. To bring awareness and support where more is needed, SB 1476 (Gillespie) would have local governments develop and implement plans for increasing the local stock of affordable housing.