

1 AN ACT in relation to housing.

2 Be it enacted by the People of the State of Illinois,
3 represented in the General Assembly:

4 Section 1. Short title. This Act may be cited as the
5 Illinois Housing Initiative Act of 2003.

6 Section 5. Comprehensive housing plan.

7 (a) During the period from the effective date of this
8 Act through December 31, 2008, the State of Illinois shall
9 operate under an annual comprehensive housing plan that
10 prioritizes the development of a range of permanent housing
11 for the following underserved populations:

12 (1) Families earning below 50% of area median
13 income, with particular emphasis on families earning
14 below 30% of area median income.

15 (2) Low-income seniors.

16 (3) Low-income persons with any form of disability,
17 including but not limited to physical disability,
18 developmental disability, mental illness, co-occurring
19 mental illness and substance abuse disorder, or HIV/AIDS.

20 (4) Homeless persons and persons determined to be
21 at risk of homelessness.

22 (5) Low and moderate-income persons unable to
23 afford housing near work.

24 (b) The annual comprehensive housing plan shall be
25 developed by a task force composed of all key State agencies
26 with functions related to housing and other experts in
27 housing, chaired by a person designated by the Governor. The
28 task force's responsibilities shall be:

29 (1) To project goals for the number, type, and
30 location of housing units to be constructed and
31 rehabilitated each year for the priority populations

1 identified in subsection (a) of this Section, based on
2 available housing resources.

3 (2) To coordinate all State policies and funding
4 decisions for housing construction and rehabilitation,
5 and supportive services where necessary, based on the
6 comprehensive housing plan.

7 (3) To identify State actions that promote the
8 construction of affordable housing by private sector,
9 not-for-profit, and government entities, and to address
10 those practices that impede the development of such
11 housing.

12 (4) To report at 6-month intervals, to the Governor
13 and the General Assembly, on progress made toward
14 achieving the projected goals of the comprehensive
15 housing plan during the previous 6 months and from the
16 effective date of this Act.

17 (c) In developing the annual comprehensive housing plan,
18 the Governor, or a person designated by the Governor, shall
19 involve, to the extent possible, appropriate representatives
20 of the federal government, local government and
21 municipalities, public housing authorities, for-profit and
22 not-for-profit developers, supportive housing providers,
23 business, labor, lenders, and fair housing agencies.

24 Section 10. Illinois Housing Initiative; purposes and
25 process.

26 (a) The Illinois Housing Initiative (hereafter "the
27 Initiative") is created for the period from the effective
28 date of this Act through December 31, 2008. The purpose of
29 the Initiative shall be to coordinate and streamline the
30 allocation of available housing resources to make it possible
31 to prioritize the development of housing for underserved
32 populations in accordance with the annual comprehensive
33 housing plan. The purpose of the Initiative shall also be to

1 further the goal set forth by the U.S. Supreme Court in the
2 case of *Olmstead v. L.C. ex rel. Zimring* (119 S. Ct. 2176) by
3 providing housing for disabled persons in their own homes or
4 in community-based settings.

5 (b) At least once per year, or as often as appropriate,
6 the Governor or his or her designee shall issue a request for
7 proposals or request for qualifications announcing the
8 number, type, and location of housing units to be constructed
9 and rehabilitated for the priority populations identified in
10 subsection (a) of Section 5, based on available resources.
11 The request for proposals or request for qualifications shall
12 include, but not be limited to:

13 (1) the funding for construction or rehabilitation
14 costs that may be available for each type of housing;

15 (2) the funding for operating cost subsidies that
16 may be available for each type of housing;

17 (3) the funding for supportive services that may be
18 available, if appropriate, for each type of housing;

19 (4) the eligibility requirements for applicants;

20 (5) the relevant program guidelines;

21 (6) the selection criteria and process; and

22 (7) the conditions that must be met by applicants
23 and selected respondents.

24 (c) Funding decisions in response to the request for
25 proposals or qualifications shall be made by a committee of
26 qualified staff from the Illinois Housing Development
27 Authority, the Department of Human Services and the
28 Department of Commerce and Community Affairs, or their
29 successor agencies, and any other personnel so designated by
30 the Governor.

31 Section 15. Illinois Housing Initiative; awards for
32 housing construction and rehabilitation.

33 (a) For each year of the Initiative, the Governor shall

1 identify in the State budget the total pool of moneys
 2 available through the Initiative for housing construction,
 3 housing rehabilitation, and supportive services where
 4 necessary. The funding pool may include, but is not limited
 5 to, a portion of the following federal and State moneys as
 6 are available to the State and are not otherwise committed as
 7 of the effective date of this Act:

- 8 (1) State Affordable Housing Trust Fund;
- 9 (2) Federal HOME Program;
- 10 (3) Federal Community Development Block Grant;
- 11 (4) Housing Choice Vouchers;
- 12 (5) Low income housing tax credits;
- 13 (6) Donation tax credits;
- 14 (7) Tax-exempt bond volume caps;
- 15 (8) State general revenue funds;
- 16 (9) Rental assistance programs available through
 17 specific programs for persons with special needs, wards
 18 of the State under the supervision of the Department of
 19 Children and Family Services, or other persons;
- 20 (10) Federal or other moneys that may become
 21 available; and
- 22 (11) Private grants, loans, and guarantees from
 23 local banks, foundations and businesses.

24 (b) To the extent possible, the State shall encourage
 25 municipalities and public housing authorities desiring to
 26 construct or rehabilitate housing in their own communities
 27 for the priority populations identified in subsection (a) of
 28 Section 5 to participate in the Initiative by adding to the
 29 funding pool some portion of their own allocation of federal,
 30 State, or local moneys.

31 Section 20. Illinois Housing Initiative; awards for
 32 supportive services.

33 (a) For each year of the Initiative, the Governor shall

1 identify in the State budget the total pool of moneys for
2 supportive services to be awarded for housing for the
3 priority populations identified in subsection (a) of Section
4 5 who need and request some level of supportive services in
5 addition to housing. To serve these populations, the request
6 for proposals or request for qualifications shall require
7 applicants selected to participate to develop a supportive
8 services plan for persons served.

9 (b) The funding pool for supportive services may
10 include, but is not limited to, a portion of the following
11 State or federal moneys available to the State:

12 (1) State moneys matched by the federal government
13 through the Medicaid program for eligible seniors or
14 other persons by expanding the Supportive Living Program
15 and converting or closing vacant long-term nursing
16 facility beds.

17 (2) State moneys matched by the federal government
18 through the Medicaid program for eligible persons with
19 disabilities who desire to and are able to reside in
20 supportive or supervised community residences or other
21 accessible housing or to live independently.

22 (3) State moneys matched by the federal government
23 through the Medicaid program for eligible persons with
24 mental illness or persons with co-occurring mental
25 illness and substance abuse disorder who desire to and
26 are able to reside in supportive or supervised community
27 residences or in supportive housing or other housing
28 programs, or to live independently, by converting or
29 closing long-term nursing facility beds in Institutions
30 with Mental Diseases (IMDs) that are not currently
31 eligible for Medicaid funding.

32 (4) State moneys matched by the federal government
33 through the Medicaid program, State general revenue
34 moneys, or other moneys for structural modifications and

1 assistive technology devices for persons with
2 disabilities who desire to and are able to reside in
3 their own homes.

4 (5) State moneys matched by the federal government
5 through the Medicaid program, State general revenue
6 moneys, or other moneys for grants for operating cost
7 subsidies or social services that are available to the
8 State and are offered in conjunction with housing
9 programs.

10 Section 25. State-municipal partnerships.

11 (a) Each municipality in the State of Illinois shall
12 create a local housing development plan for the development
13 of a broad range of housing, including, but not limited to,
14 permanent housing for the priority populations identified in
15 subsection (a) of Section 5 of this Act. Local housing
16 development plans shall be filed with and reviewed by the
17 Governor or his or her designee.

18 (b) A municipality adopting a local housing development
19 plan shall receive preference for the municipality or other
20 taxing district located within such municipality in the
21 awarding of grants, loans, and contracts with the State under
22 various State funding sources, tax credits, tax incentives,
23 and technical assistance grants, through a process to be
24 determined by the Governor.

25 (c) This Section does not apply to any municipality with
26 a population of less than 5,000; provided, that any county
27 with a population of less than 25,000 may develop a housing
28 development plan for unincorporated areas and municipalities
29 of less than 5,000 within the county, and thereby become
30 eligible for any preferences granted pursuant to subsection
31 (b) of this Section.