This memo summarizes recent activity in Springfield as it relates to housing and community development issues that may be of interest to local governments. This memo was produced in partnership with Housing Action Illinois, which has been monitoring state legislation and budgetary activity on housing and community issues.

**Governor JB Pritzker’s Proposed Capital Bill**

On May 17, Governor JB Pritzker recently announced a $41.5B capital improvement plan, which identified $175M to be set aside for affordable housing. The plan did not include specifics, but some portion of the allocation would be set aside specifically for supportive housing units. The previous capital bill allocated money for affordable housing that was ultimately spent on new units and on downpayment assistance.

The capital bill proposal also included revenue increases to pay for the improvements. One of these proposed mechanisms doubled the real estate transfer tax on non-residential properties. All revenue increases would pay back the total cost of the bill rather than the cost of specific capital improvements related to real estate and construction.

**General Assembly Legislation Overview**

This overview only details those housing and community development bills that affect or may be of interest to local governments. These priority bills were discussed by the Committee in March:

**Residential Inspections:** HB 2206 barred a unit of local government from conducting a physical inspection of a residential property without the voluntary consent of the landlord or tenant. In March, this Committee determined that the bill would effectively bar rental inspection programs and undermine point-of-sale home inspections. After this Committee came out in opposition, the Caucus mobilized mayors to contact their House members in opposition to the bill. Though there was talk of a compromise bill, it was referred to the Rules Committee on April 12.

**Abandonment:** SB 2052 and 2097 streamline the abandonment petition and adjudication process for local governments and land banks. These were developed through recommendations of IHDA’s Community Revitalization Task Force. SB 2052 and SB 2097 passed the Senate in April and are under consideration in the House. As of May 28, SB 2052 is on second reading while SB 2097 is in Rules Committee.
**Foreclosure Filing:** HB 3360 and SB 1500 renew the graduated foreclosure filing fee, 70% of which provides revenue for IHDA’s Abandoned Properties Program. HB 3360 passed the House in April, but ran into opposition in the Senate. There is discussion about a legislative path forward by May 31st.

**Rent Control:** This topic received considerable public attention this spring and four rent control bills were proposed (HB 255, SB 2063, HB 2192, and HB 3207). No rent control bill passed committee.