



Legislation For Affordable Housing Funding And Incentives

**HB 2621
35 ILCS 200/15-178**

**Assessor's Office
January 27, 2022**

Overview



- **Develops a new statewide policy to determine the assessed value for newly constructed and rehabilitated affordable rental housing that meets certain criteria**
- **Property that meets the qualifications will receive the special assessment for 10 taxable years after the newly constructed residential real property or improvements to existing residential real property are put in service.**

- **At the conclusion of the new construction or qualifying rehabilitation, the property consists of a newly constructed multifamily building containing 7 or more rental dwelling units or an existing multifamily building that has undergone qualifying rehabilitation resulting in 7 or more rental dwelling units**
- **The property meets the application requirements**

The CCAO shall require that residential real property is eligible for the special assessment program if and only if one of the additional factors have been met, unless a county has opted out of the program.

- **(c)(1) – Minimum of 15% of the building’s units have rents below maximum rents and occupied by households with household incomes at or below maximum income limits for 10 years**
- **(c)(2) – Minimum of 20% of the building’s units have rents at or below maximum rents and occupied by households with household incomes at or below maximum income limits for 30 years**
 - **Located in a low affordability community (available for City of Chicago)**

Applicability to Lake County Projects



- **Applies to projects going back 5 years which would include projects funded through the Illinois Housing Development Authority**
- **While there is broader applicability, this is the best available data predict impact.**

Year	Development	Type	City	IHDA Funding Type
2015	---	---	---	---
2016	---	---	---	---
2017	---	---	---	---
2018	Over The Rainbow	New Construction	Waukegan	PSH
2018	Cinnamon Lake Towers	Rehab	Waukegan	Tax Exempt Bonds
2019	Barwell Manor	Rehab	Waukegan	LIHTC
2019	Zion Woods	New Construction	Deerfield	PSH
2020	Hebron Apartments	Rehab	Zion	Tax Exempt Bonds
2021	Armory Terrace	Rehab	Waukegan	LIHTC
2021	Mundelein Senior Housing	New Construction	Mundelein	LIHTC

Considerations

Option 1 – Implement the program

- Creates the opportunity for additional affordable housing units in Lake County
- Establish a reasonable fee to cover administrative expenses per the House Bill
- Opportunity to opt out at a later date

Option 2 – Opt out of the program

- Opportunity to opt back in at a later date



Questions