

Good Housing Good Schools

Public Act 095-0330.

Summary:

As municipal leaders and housing developers work to renovate or build affordable and workforce housing, it is essential to look beyond bricks and mortar: quality schools and quality housing go hand-in-hand. Good Housing Good Schools will amend the Local Planning Technical Assistance Act (Public Act 92-0768) to create a school funding bonus for school districts with eligible new or renovated multifamily housing developments that advance the housing preservation and/or live-near-work goals of Illinois' Comprehensive Housing Plan, codified in 2006.

Eligible housing must provide for long-term affordability of the homes preserved or created, must not be age-restricted, and must not be detached, single-family dwellings. All multifamily housing applications received by the Illinois Housing Development Authority (IHDA) from a developer or municipality automatically will be considered for the school funding bonus. In transactions not seeking IHDA assistance, the municipality, school district, or developer also can submit an application to IHDA. The annual amount of the school funding bonus for eligible developments will be \$1,120 for each two-bedroom unit, with \$560 awarded for each additional bedroom. The bonus will continue as long as the housing continues to meet the state's goals. Based on this formula, the annual estimated cost of the bonus for 2006 would have been less than \$1.5 million.

Purpose:

Good Housing Good Schools supports Illinois' first-ever housing policy, as well as quality schools in all neighborhoods. This housing policy was first articulated in the 2003 Executive Order 18, and then transformed into a Comprehensive Housing Plan at the end of 2004 that is updated on an annual basis, and whose tenets were codified into law in 2006. A major emphasis of the state's housing plan is the recognition that housing is an essential component of the state's economy, a community's balance, a family's stability, and a child's education. This legislation advances the state's interest in supporting municipalities and other stakeholders that are preserving and expanding affordable and workforce housing.

Who Benefits:

STUDENTS AND SCHOOL DISTRICTS: School districts will receive additional financial support contributing to a quality education for all students in all neighborhoods.

LOCAL EMPLOYERS: An increase in affordable and workforce housing in communities across Illinois will benefit employers statewide, as they rely upon an accessible workforce to keep their businesses running.

LOCAL, REGIONAL AND STATE GOVERNMENTS: SB 220 supports two basic building blocks of healthy communities: quality schools and a mix of housing.

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