

\$1 Billion for Affordable Housing in the Capital Bill – Rebuilding Illinois Starts at Home

We need to rebuild Illinois. Affordable housing is a core part of Illinois' infrastructure, like roads, public transit, water systems and schools. However, for many an affordable home is out of reach. On average, renters in Illinois need to earn \$20.34 per hour to afford a modest two-bedroom apartment. We are the only state in the Midwest with a "Housing Wage" above \$20. Nearly half (49%) of renters are cost-burdened, paying more than 30% of their income on housing.

Increasing our stock of affordable housing will support efforts to get employers and families to stay in Illinois and entice others to relocate here – to save money, build wealth and achieve a middle-class standard of living. It would also reduce the shortage of rental housing for people with very low incomes – e.g., seniors, people with disabilities and minimum wage workers – most of whom (55%) are severely cost burdened, spending more than 50% of their income on housing.

Housing is our state's most important social and economic infrastructure. By investing \$1 billion into the construction and rehab of affordable housing, we can strengthen Illinois' economy and put more money in the pocket of cost burdened families in so many ways.

1. **Homes. Create over 6,600 affordable rental homes across our state.**
2. **Jobs. Create over 14,000 private sector jobs.** Building and rehabbing affordable housing creates high-paying construction jobs as well professional jobs for architects, engineers, realtors, and a variety of small businesses.
3. **New Tax Base.** Generate new property tax base to help fund our schools, social services, universities and public safety investments. Unlike most capital bill investments such as roads, transit, schools, sewers and parks, **affordable housing pays property taxes and helps to fund essential government services and it also generates real estate transfer taxes and ongoing sales and income taxes.**
4. **Rebuild Rural, Suburban, and Urban Communities.** Rebuild urban, suburban and rural neighborhoods that have been left behind in the current recovery to create places where Illinois families can find an affordable home, safe streets, and access to opportunity. **An investment of \$900,000 in capital funds from the 2009 capital bill helped to catalyze a rebuilding effort in one urban neighborhood that transformed over 80 vacant buildings back into affordable homes while decreasing crime by over 60% and dramatically improving the quality of local schools.**
5. **Save Taxpayer Funds.** Save taxpayer dollars by creating supportive housing for people who are homeless, people with disabilities and the elderly to live in our communities (instead of being relegated at greater public expense to shelters, emergency rooms, or nursing homes). Supportive housing saves the state an average of \$22,000 per household annually from unnecessary institutionalization. **An investment of \$1 million in capital funds from the 2009 capital bill generated \$14.6 million in private equity to create a supportive housing project in Danville that ended the homelessness of 65 veterans and their families.**
6. **Build Wealth and Expand the Middle-Class.** When low-income and working-class families can spend only 30% of their income on housing (as they do on affordable housing), they have more money left over to save money to buy a home, to save for college, and to spend on local goods and services supporting local businesses. Investing capital into affordable housing will help low-income and working families to climb to the middle-class.
7. **Attract and Retain Employers, Reduce Commutes, and House our Workforce.** Building and creating affordable housing near jobs will reduce commute times, make our state more attractive for retaining and attracting employers, and allow for a higher quality of life for Illinois families who can spend more time at home or active in their communities and less time on the commute.
8. **Make Illinois green, clean, and energy-efficient.** When we build or rehab affordable homes and apartments, we can make them energy-efficient – saving money for homeowners and renters and making our state and our economy greener and more cost-efficient.

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