

2026

POLICY AGENDA



Housing Action Illinois is a statewide coalition working to end homelessness, expand affordable rental housing, and promote sustainable homeownership.

As we face threats to critical federal programs, rising housing costs, and deepening homelessness, Housing Action is responding with a 2026 Policy Agenda that provides a roadmap for defending and advancing housing stability and affordability for all Illinois communities.

FEDERAL

As we enter 2026, essential, evidence-based programs that have been historically under-funded are facing intensified threats. We are advocating for the **highest possible funding level for the HUD budget**, overall. Specific programs and resources at stake, which we are mobilizing to defend, include:

- **Housing First programs to end homelessness.** More than \$182 million in current Continuum of Care funding is at risk; these resources support permanent supportive housing, rapid rehousing and other critical programs across Illinois.
- **Fair housing education and enforcement.** These programs protect people from housing discrimination and ensure the freedom to live in the community of one's choice.
- **Housing counseling programs.** These provide unbiased, expert guidance to help individuals and families achieve financial stability, become homeowners or renters, and navigate challenges such as eviction or foreclosure.
- **Housing Choice Vouchers**, which make it possible for nearly 100,000 households in Illinois to afford the rent and lift families with children, people with disabilities, seniors and others out of poverty.

ILLINOIS GENERAL ASSEMBLY

Preventing & Ending Homelessness

Protect & Increase Funding for the State Plan to End Homelessness (SB 2969 and HB 4568)

We are advocating for modest funding increases for HOME Illinois, totaling \$28.5 million, to advance the state's plan to prevent and end homelessness and offset potential federal funding losses. We request:

- \$14M increase for the Emergency and Transitional Housing
- \$7.5M increase across three line items funding Supportive Housing Services
- \$5M in additional funding for the Homeless Prevention Program
- \$2M in funding for the Homeless Youth Program

Stop Criminalizing People Experiencing Homelessness (HB 1429)

- Establish statewide protections that prevent people from being fined, ticketed, or jailed for basic survival activities such as resting, staying warm, or eating
- Push back against local "camping bans" and other punitive policies that worsen homelessness



View our detailed 2026 Policy Agenda: bit.ly/2026haiagenda

ILLINOIS GENERAL ASSEMBLY

Expanding & Preserving Affordable Rental Housing

Pass the Community Safety Through Stable Homes Act (SB 2264)

- Prevents discrimination and protects renters from being unfairly forced from their homes due to so-called “crime-free housing and nuisance ordinances.” These ordinances discourage people from calling 911, disproportionately harm survivors of domestic violence and people with mental health issues, and destabilize households.

Pass the Rental Affordability and Fee Transparency Act (HB 5234 and SB 3763)

- Addresses mounting move-in fees and junk fees that renters face. Requires that landlords place all non-optional fees on the first page of the rental agreement, and prohibits 11 different junk fees that are simply unnecessary.

Protect Public Housing & Housing Choice Voucher Renters From Time Limits & Work Requirements (SB 3084 and HB 4377)

- Preempts an anticipated federal proposal to allow Public Housing Authorities to establish work requirements and time limits for renters in public housing and voucher holders.

Preserve Affordable Homeownership Support Homeowner and Community Interests in Property Tax Sale Reforms (SB 3940)

- In response to the U.S. Supreme Court’s *Tyler v. Hennepin* decision, we are advocating for property tax sale reforms to protect homeowners’ equity and prevent displacement. Under our current system, people can lose their homes and all accumulated equity over relatively small tax debts. We support a solution that would require competitive auction of the property and return the most money to the person who lost their home.
- This legislation also includes provisions to prevent homeowners from becoming delinquent on their property taxes in the first place and making it more affordable to redeem past due property taxes.

Increase Resources for Senior Home Repair: Fix Our Homes Illinois (HB 5169 and HB 5170)

- Creates a program to provide eligible low-income older homeowners with up to \$40,000 worth of basic home repairs by qualified home repair specialists at little to no cost to the homeowner. The accompanying appropriations bill (HB 5169) requests \$22 million over three years.

Additional Priorities

- **Progressive State Revenue:** As a member of the Illinois Revenue Alliance and Responsible Budget Coalition, we advocate for progressive and equitable revenue streams to better fund programs that are essential to basic human needs.
 - Worldwide Combined Reporting (HB 5318/SB3486)
 - Billionaire Tax (HB 5215/SB 3376)
 - Digital Advertising Tax (HB 4894/SB 3353)
 - Decoupling from Federal Tax Giveaways (HB 5125/SB 3796)
- **Federal and IL CRA:** We co-lead the IL CRA Coalition, a group dedicated to protecting & strengthening the federal and the IL Community Reinvestment Acts as tools for building more equitable communities & addressing the racial wealth gap.

Take Action



Visit our Action Center to get involved:
housingactionil.org/takeaction