

Increasing Affordable Housing Supply in Illinois

Housing Matters Conference – Workshop III

September 30, 2026



About Impact for Equity



For more than 55 years, **Impact for Equity (formerly known as BPI Chicago)** has worked to achieve its vision that every person has the right and opportunity to live their fullest life in a thriving community and free of systemic barriers.

An innovative Chicago-based public interest law and policy center, Impact for Equity utilizes a combination of legal tools, policy research, advocacy, organizing, and convening to work towards transformational change.

Two areas of focus:

- Equitable Housing Policy
- Criminal Legal Systems Reform



Impact for Equity's Housing Advocacy

Mission

IFE is a law and policy center that fights to remove systemic racial and economic barriers so everyone has safe and affordable housing. We do this through data and policy analysis, building multidisciplinary and meaningful partnerships, and engaging in legal advocacy.

Priorities

- Create more and better affordable housing everywhere, for everyone
- Strengthen public systems
- Build collective power and capacity
- Contribute new ideas

Work areas

- Public housing
- Building conditions
- Affordable housing

Projects

- Gautreaux
- Blueprint for Opportunity
- Social Housing
- Healthy Homes
- Right to Repairs
- Affordable Illinois
- Property Taxes



Social Housing

- Models: Vienna, Atlanta, Chattanooga, Montgomery County
- Locally: Chicago and beyond
 - \$125 million bond issuance in 2024
 - Non-profit founded in 2025
 - First project in 2026 (?)
- Principles
 - Publicly funded and owned
 - Mixed Income / Permanently affordable
 - Sustainably built



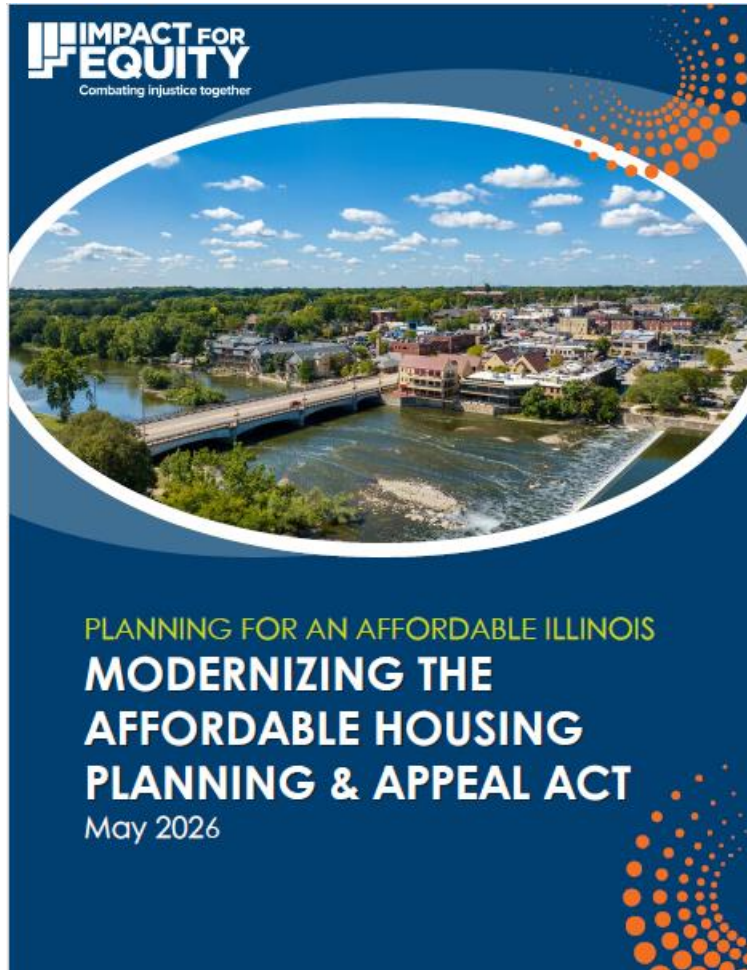
Chicago's social housing non-profit developer



Affordable Illinois / Affordable Housing Planning & Appeal Act (AHPAA)

- Currently: 44 high-cost housing communities (less than 10% affordable)
- Planning requirement
 - Gov'ts must identify “any housing market conditions, infrastructure limitations, local government ordinances, including zoning and land use ordinances, local government policies or practices that do not affirmatively further fair housing as defined in the federal Fair Housing Act, and other factors that may constrain the local government's ability to create and preserve affordable housing”
 - 735 ILCS § 67/25(b)(iv)
- “Builder’s Remedy”

Improving AHPAA / Increasing Supply



- Issues
 - Less than 25% of plans compliant & on time
 - Builder's Remedy has never been used
 - Shortage is bigger than 44 communities
- Legislation to strengthen
 - SB 1476 (2023) ✓
 - HB 5198 (2026) ?
- Other avenues of advocacy:
 - LIHTC in AHPAA communities
 - Rulemaking