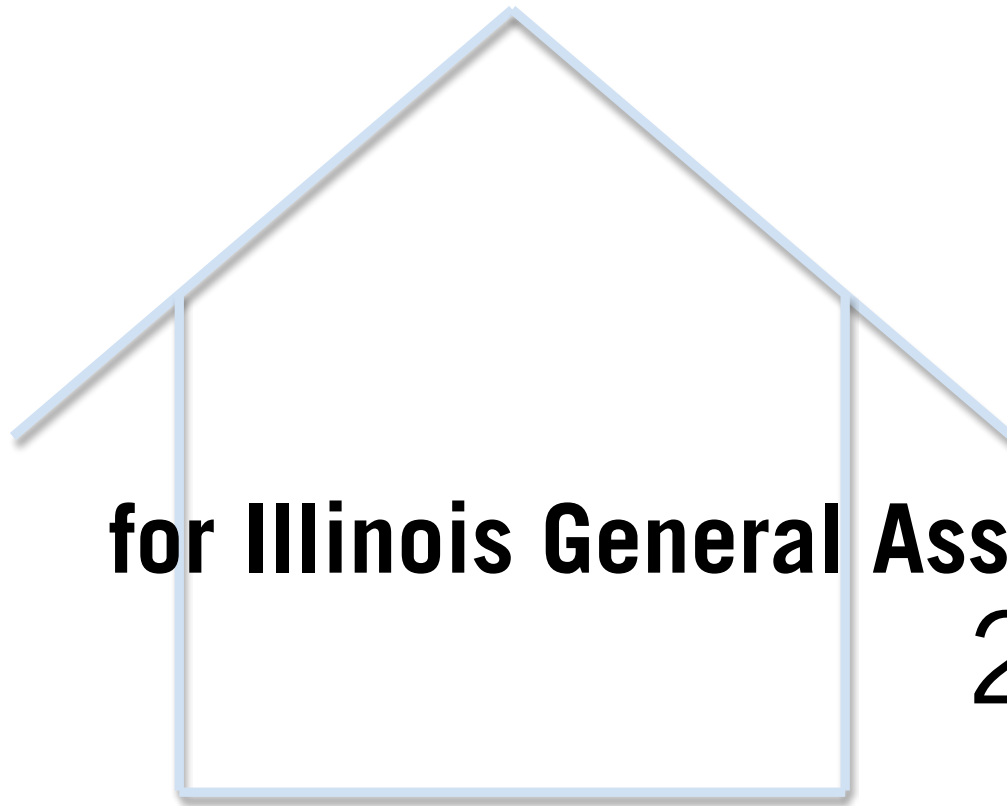

housingactionillinois



for Illinois General Assembly Members
2003-2008

Affordable
Housing
Scorecard

2003-2008

March 2009

Dear Reader,

One of the signs of increasing political momentum to address Illinois' affordable housing needs has been the heightened amount of activity in recent years in the Illinois General Assembly on housing-related legislation.

In 2002, a series of hearings on affordable housing needs was held statewide by the Illinois General Assembly in response to a campaign by Housing Action Illinois (then known as the Statewide Housing Action Coalition) and the advocacy of State Representative Julie Hamos. We begin this legislative scorecard the year immediately following these hearings in order to see, based on Illinois legislators' sponsorship and voting records, whether the issues and needs identified during the 2002 hearings took root.

At the time of these hearings, the housing market was still on an upswing and the current foreclosure crisis was generally unforeseen. The housing boom was making it more difficult, however, for many Illinoisans, particularly those with the lowest incomes, to find decent, affordable housing. It was also becoming more generally accepted that a range of other issues – such as improving the public education system, promoting public health and wellness, preserving the environment and building a sustainable economy – all directly involve housing, whether it be housing quality, affordability, location, or efficiency.

More recently, the foreclosure crisis has refocused attention on the importance of affordable housing in people's lives and to the overall economic health of our communities. This crisis is also making the affordability problem worse, as owners lose their homes, competition for affordable rental units increases, and shelters experience more people seeking a place to stay.

Between 2003 and 2008, several positive pieces of housing legislation became state law, including the Affordable Housing Planning and Appeals Act, the Rental Housing Support Program Act, and the Comprehensive Housing Planning Act. Our collective policy advocacy continues to build on itself, as each year we work towards our goal of quality, fair and affordable housing throughout Illinois. Until this goal is reached, we continue to press – through education, organizing, and public policy advocacy – for an increase in the resources dedicated to meeting the basic housing needs of all Illinois residents.

We hope this report will be a valuable resource and provide direction for education and organizing efforts for affordable housing advocates around the state. We thank the legislators who have consistently supported our issues and look forward to working with community stakeholders and all elected officials to increase and preserve the supply of decent, affordable, accessible housing in Illinois for low- and moderate-income households.

Top Scoring Legislators

Top scoring legislators, listed in alphabetical order, are those who scored high enough to have had a 100% voting record and nine sponsorship points. This identifies the legislators in the top 15% of their peers on votes supporting affordable housing. (* Denotes no longer in office.)

House of Representatives

Rep. Daniel J. Burke
Rep. Annazette Collins
Rep. Marlow H. Colvin
Rep. Barbara Flynn Currie
Rep. Monique D. Davis
Rep. William Davis
Rep. Kenneth Dunkin
Rep. Sara Feigenholtz
Rep. Calvin L. Giles*
Rep. Deborah L. Graham
Rep. Julie Hamos
Rep. Elizabeth Hernandez
Rep. Constance A. Howard
Rep. Elga Jefferies*
Rep. Robin Kelly*
Rep. Elaine Nekritz
Rep. Harry Osterman
Rep. Milton Patterson*
Rep. Cynthia Soto
Rep. Arthur L. Turner
Rep. Eddie Washington
Rep. Karen A. Yarbrough
Rep. Wyvetter H. Younge*

Senate

Sen. Jacqueline Y. Collins
Sen. M. Maggie Crotty
Sen. John J. Cullerton
Sen. Miguel del Valle*
Sen. Mattie Hunter
Sen. Kimberly A. Lightford
Sen. Terry Link
Sen. Iris Y. Martinez
Sen. Michael Noland
Sen. Barack Obama*
Sen. Kwame Raoul
Sen. Jeffrey M. Schoenberg
Sen. Donne E. Trotter

Explanation of Scoring

For each bill, legislators are evaluated as to whether they voted with the position Housing Action Illinois supported, or against the position Housing Action Illinois supported. Votes supporting the position Housing Action Illinois favored are marked with a "Yes". Historical voting records are based on 38 votes on housing-related issues between 2003 and 2008.

A legislator's historical voting record percentage is based on the number of "Yes" votes divided by the number of opportunities for the legislator to vote "Yes". On this scorecard, a legislator is recorded as voting against the law by voting "No", "Present" (P), "Excused" (E) or "No Vote" (NV). If the legislator was not in office at the time of a specific vote, an "X" is shown and these records are not included in the calculation. Several legislators in the House and Senate had the highest possible voting score of 100%. The lowest voting score was 44% in the Senate and 29% in the House.

Due to the leadership it requires to get bills passed, we feel that it is important to take into account a legislator's sponsorship of bills. Legislators who express their support for bills before they are voted on by sponsoring them are rewarded with extra points in our scoring. Sponsorship points are added to the voting scores to give final scores. Final scores are an indication of how supportive the legislator is of affordable housing issues. For the Senate, the highest score was 159, while the lowest score was 44. The median score was 94. For the House, the highest score was 150, while the lowest score was 29. The median score was 83.

By dividing the scores into percentiles, you can distinguish, for example, the difference between a legislator who is very committed to housing issues and a legislator who is less committed to these issues compared to his/her peers.

Senate	
Score	Percentile
105-159	Top 25th
95-104	75th
73-94	50th
<72	Bottom 25th

House	
Score	Percentile
103-150	Top 25th
84-102	75th
70-83	50th
<69	Bottom 25th

Which Legislators are Included

We list all current members of the Illinois General Assembly as of 2009, including new legislators. We also include legislators who are no longer in office. Percentile scores are based on all of the legislators listed with the exception of new legislators.

What You See on the Scorecard

Name of Legislator:	Members of the Senate and the House are listed in separate tables in alphabetical order by last name.
District:	District the legislator represents.
Party:	Political party of the legislator.
Key Bills:	We have identified six key bills representing a range of issues that had highly divided votes in the House or Senate. This category did not disproportionately affect the final score, because the final score was based on these votes and several other less contentious votes. However, this category gives the reader a snapshot of how each legislator stood on the most disputed bills. Details of these bills can be found in the final section of the report.
Historical Voting Record:	The legislator's history of voting with the positions of Housing Action Illinois.
Sponsorship Points:	For each bill sponsored, a legislator received one point. If the legislator was a chief sponsor or co-sponsor of a bill (one of the first five listed sponsors), an extra point was awarded.
Final Score:	The final score represents the sum of the Historical Voting Record percentage and the number of Sponsorship Points.

STATE SENATE

Names of Senators	District	Party	Key Bills						Historical Voting Record	Sponsorship Points	Final Score
			SB1167	SB2721	SB0013	SB0075	SB2290	SB2724			
Pamela J. Althoff	32	R	NO	YES	NO	NO	NO	NO	72.2%	3	75
Cheryl Axley	33#	R	X	X	X	X	NO	X	85.7%	0	86
Tim Bivins	45	R	X	YES	X	X	X	X	100.0%	0	100
Larry K. Bomke	50	R	NV	YES	NO	NO	NO	NO	69.4%	0	69
Michael Bond	31	D	NO	YES	YES	X	X	X	93.8%	0	94
Bill Brady	44	R	P	NO	NO	NO	NV	NO	57.1%	1	58
J. Bradley Burzynski	35	R	NO	YES	NO	NO	NO	NO	55.6%	0	56
James F. Clayborne, Jr.	57	D	YES	YES	NO	YES	YES	YES	94.4%	4	98
Jacqueline Y. Collins	16	D	YES	YES	YES	YES	YES	YES	97.2%	62	159
Dan Cronin	21	R	NO	YES	NO	YES	NO	NO	70.6%	0	71
M. Maggie Crotty	19	D	YES	YES	YES	YES	YES	YES	100.0%	20	120
John J. Cullerton	6	D	P	YES	YES	YES	YES	YES	97.2%	13	110
Gary Dahl	38	R	NO	NO	NO	NO	NO	X	72.0%	0	72
Debbie DeFrancesco Halvorson	40#	D	YES	YES	NO	YES	YES	YES	97.2%	6	103
Miguel del Valle	2#	D	X	X	X	YES	YES	YES	100.0%	9	109
James A. DeLeo	10	D	P	YES	YES	YES	YES	YES	97.2%	4	101
William Delgado	2	D	YES	YES	YES	X	X	X	87.5%	1	89
Deanna Demuzio	49	D	YES	YES	YES	NO	YES	YES	86.7%	0	87
Vince Demuzio	49#	D	X	X	X	X	X	X	71.4%	0	71
Kirk W. Dillard	24	R	YES	NO	NO	YES	NO	P	77.1%	1	78
Gary Forby	59	D	YES	YES	P	NO	YES	YES	87.1%	2	89
Michael Frerichs	52	D	YES	YES	NO	X	X	X	93.8%	0	94
Susan Garrett	29	D	NO	YES	YES	YES	NO	YES	94.3%	13	107
Adeline Jay Geo-Karis	31#	R	X	X	X	YES	YES	NO	80.0%	0	80
William R. Haine	56	D	YES	YES	P	P	YES	YES	91.7%	3	95

Names of Senators	District	Party	Key Bills						Historical Voting Record	Sponsorship Points	Final Score
			SB1167	SB2721	SB0013	SB0075	SB2290	SB2724			
Don Harmon	39	D	YES	YES	YES	YES	P	YES	94.4%	12	106
Rickey R. Hendon	5	D	YES	YES	YES	YES	YES	YES	100.0%	6	106
Linda Holmes	42	D	YES	YES	YES	X	X	X	100.0%	4	104
Randall Hultgren	48	R	NO	NO	NO	X	X	X	75.0%	0	75
Mattie Hunter	3	D	YES	YES	YES	YES	YES	YES	94.4%	36	130
Denny Jacobs	36#	D	X	X	X	X	X	YES	91.7%	3	95
Michael Jacobs	36	D	YES	YES	YES	YES	YES	X	92.0%	2	94
John O. Jones	54	R	NO	YES	NO	NO	NO	NO	69.4%	0	69
Wendell E. Jones	27#	R	X	X	X	NO	NO	P	52.6%	0	53
Emil Jones, Jr.	14#	D	YES	YES	YES	YES	YES	YES	88.9%	2	91
David Koehler	46	D	YES	YES	YES	X	X	X	100.0%	7	107
Dan Kotowski	33	D	YES	YES	YES	X	X	X	100.0%	3	103
Chris Lauzen	25	R	NO	NO	NO	NO	NO	NO	55.6%	0	56
Kimberly A. Lightford	4	D	NV	YES	YES	YES	YES	YES	91.7%	19	111
Terry Link	30	D	YES	YES	YES	YES	YES	YES	100.0%	13	113
David Luechtefeld	58	R	NO	YES	NO	NO	NV	YES	69.4%	0	69
Edward D. Maloney	18	D	YES	YES	YES	YES	YES	P	94.4%	2	96
Iris Y. Martinez	20	D	YES	YES	YES	YES	YES	YES	97.1%	46	143
James T. Meeks	15	D	NV	YES	YES	YES	NV	YES	88.9%	16	105
John J. Millner	28	R	NO	YES	YES	X	NO	X	90.9%	1	92
Antonio Munoz	1	D	YES	YES	YES	YES	YES	YES	91.7%	11	103
Matt Murphy	27	R	NO	NO	YES	X	X	X	87.5%	3	91
Michael Noland	22	D	YES	YES	YES	X	X	X	100.0%	8	108
Barack Obama	13#	D	X	X	X	X	X	YES	100.0%	9	109
Carol Pankau	23	R	NO	YES	YES	YES	NO	X	92.3%	2	94
William E. Peterson	26#	R	NO	YES	NO	NO	NO	YES	75.0%	8	83
Edward Petka	42#	R	X	X	X	NO	NO	NO	45.0%	0	45
Christine Radogno	41	R	NO	YES	NO	YES	NO	YES	82.9%	12	95

Names of Senators	District	Party	Key Bills						Historical Voting Record	Sponsorship Points	Final Score
			SB1167	SB2721	SB0013	SB0075	SB2290	SB2724			
Kwame Raoul	13	D	YES	YES	YES	YES	YES	X	100.0%	19	119
Steven J. Rauschenberger	22#	R	X	X	X	YES	NV	NO	50.0%	0	50
Dale A. Righter	55	R	NO	YES	NO	NO	NO	NO	63.9%	0	64
Dale E. Risinger	37	R	NV	YES	NO	NO	NO	NO	72.2%	1	73
Carol Ronen	7#	D	NO	X	YES	YES	YES	YES	96.4%	8	104
Peter J. Roskam	48#	R	X	X	X	NO	NO	NO	47.6%	1	49
Dan Rutherford	53	R	YES	NO	NO	NO	NO	NO	58.3%	0	58
Martin A. Sandoval	12	D	YES	NV	YES	YES	YES	YES	86.1%	13	99
Jeffrey M. Schoenberg	9	D	YES	YES	YES	YES	YES	YES	100.0%	11	111
George P. Shadid	46#	D	X	X	X	YES	YES	YES	100.0%	0	100
Todd Sieben	45#	R	YES	X	NO	NO	NO	NO	67.9%	1	69
Ira I. Silverstein	8	D	YES	NV	YES	YES	YES	YES	80.6%	7	88
Ray Soden	23#	R	X	X	X	X	X	NO	44.4%	0	44
Heather Steans	7	D	X	YES	X	X	X	X	100.0%	5	105
Dave Sullivan	33#	R	X	X	X	YES	X	NV	81.3%	0	81
John M. Sullivan	47	D	YES	YES	NO	NO	YES	YES	86.1%	0	86
Dave Syverson	34	R	NO	NV	NV	NO	NO	NV	54.3%	0	54
Donne E. Trotter	17	D	YES	YES	YES	YES	YES	YES	100.0%	14	114
Louis S. Viverito	11	D	YES	NV	YES	YES	YES	YES	85.7%	2	88
Lawrence M. Walsh	43#	D	X	X	X	X	X	YES	91.7%	2	94
Frank C. Watson	51	R	NO	YES	NO	NO	NO	NO	69.4%	0	69
Patrick Welch	38#	D	X	X	X	X	X	NO	83.3%	1	84
AJ Wilhelmi	43	D	YES	YES	NO	YES	YES	X	96.0%	2	98
Richard J. Winkel, Jr.	52#	R	X	X	X	YES	NV	NO	61.9%	1	63
Kathleen L. Wojcik	28#	R	X	X	X	NO	X	NO	64.3%	0	64
Larry D. Woolard	59#	D	X	X	X	X	X	X	100.0%	0	100
Dan Duffy	26*	R	-	-	-	-	-	-	-	-	-

Names of Senators	District	Party	Key Bills						Historical Voting Record	Sponsorship Points	Final Score
			SB1167	SB2721	SB0013	SB0075	SB2290	SB2724			
Toi W. Hutchinson	40*	D	-	-	-	-	-	-	-	-	-
Emil Jones III	14*	D	-	-	-	-	-	-	-	-	-

No longer serving

* Newly Elected 2008

STATE HOUSE

Names of Representatives	District	Party	Key Bills						Historical Voting Record	Sponsorship Points	Final Score
			SB1167	HB4715	SB0013	SB0075	SB2290	HB1352			
Edward J. Acevedo	2	D	YES	YES	YES	YES	YES	YES	97.4%	11	108
Frank Aguilar	24#	R	X	X	X	X	X	NO	66.7%	2	69
Luis Arroyo	3	D	YES	X	YES	X	X	X	100.0%	2	102
Patricia Bailey	6#	D	X	X	X	YES	X	YES	100.0%	5	105
Suzanne Bassi	54	R	NO	NO	YES	NO	YES	P	65.8%	2	68
Mark H. Beaubien, Jr.	52	R	NO	NO	YES	YES	YES	YES	76.3%	3	79
Dan Beiser	111	D	YES	NO	YES	NO	YES	X	84.6%	3	88
Patricia R. Bellock	47	R	NO	YES	YES	YES	YES	P	75.7%	5	81
Maria Antonia Berrios	39	D	YES	YES	YES	YES	YES	YES	94.7%	9	104
Bob Biggins	41	R	NO	NO	YES	NO	YES	NO	68.4%	2	70
William B. Black	104	R	NO	NO	YES	YES	YES	NO	50.0%	3	53
Mike Boland	71	D	E	NO	YES	YES	YES	P	89.2%	11	100
Mike Bost	115	R	NO	NO	NO	NO	NO	NO	57.9%	2	60
John Bradley	117	D	YES	YES	YES	NO	YES	X	90.3%	0	90
Richard T. Bradley	40#	D	YES	P	YES	YES	YES	NO	88.2%	8	96
Dan Brady	88	R	NO	NO	YES	YES	YES	NO	68.4%	0	68
Rich Brauer	100	R	NO	NO	YES	YES	YES	NO	62.2%	0	62
James D. Brosnahan	36	D	YES	YES	YES	YES	YES	P	83.3%	0	83
Joel Brunsvold	72#	D	X	X	X	X	X	X	100.0%	0	100
Daniel J. Burke	23	D	YES	YES	YES	YES	YES	YES	97.2%	13	110
Ralph C. Capparelli	15#	D	X	X	X	X	X	NO	72.7%	1	74
Linda Chapa LaVia	83	D	YES	P	YES	NO	YES	NO	73.7%	9	83
Michelle Chavez	24#	D	X	YES	X	NO	YES	X	77.8%	0	78
Robert W. Churchill	62	R	X	NO	YES	NO	YES	NO	58.6%	0	59
Franco Coladipietro	45	R	NO	X	YES	X	X	X	75.0%	0	75
Sandy Cole	62	R	NO	X	YES	X	X	X	82.4%	0	82

Names of Representatives	District	Party	Key Bills						Historical Voting Record	Sponsorship Points	Final Score
			SB1167	HB4715	SB0013	SB0075	SB2290	HB1352			
Annazette Collins	10	D	YES	YES	YES	YES	YES	YES	97.4%	12	109
Marlow H. Colvin	33	D	YES	YES	YES	YES	YES	YES	100.0%	19	119
Elizabeth Coulson	17	R	YES	YES	YES	E	YES	YES	94.6%	9	104
Fred Crespo	44	D	E	X	X	X	X	X	90.9%	0	91
Tom Cross	84	R	NO	NO	YES	YES	YES	NO	71.1%	0	71
Shane Cultra	105	R	NO	NO	YES	NO	NO	NO	44.7%	0	45
Barbara Flynn Currie	25	D	YES	YES	YES	YES	YES	YES	100.0%	18	118
John C. D'Amico	15	D	YES	YES	YES	YES	YES	X	92.6%	1	94
Lee A. Daniels	46#	R	X	NO	X	YES	YES	NO	65.0%	0	65
Monique D. Davis	27	D	YES	YES	YES	YES	YES	YES	94.6%	15	110
Steve Davis	111#	D	X	X	X	X	X	NO	82.4%	1	83
William Davis	30	D	YES	YES	P	YES	YES	YES	91.2%	20	111
William Delgado	3#	D	X	YES	X	YES	YES	YES	90.0%	10	100
Lisa Dugan	79	D	YES	YES	YES	NO	YES	X	89.7%	9	99
Kenneth Dunkin	5	D	YES	YES	YES	YES	YES	YES	97.3%	18	115
Joe Dunn	96#	R	NO	NO	YES	NO	YES	NO	66.7%	0	67
Jim Durkin	82	R	YES	NO	YES	X	YES	X	82.6%	0	83
Roger L. Eddy	109	R	NO	NO	YES	NO	NO	NO	54.1%	0	54
Sara Feigenholtz	12	D	YES	YES	YES	YES	E	YES	100.0%	18	118
Robert F. Flider	101	D	YES	YES	YES	NO	YES	NO	78.9%	4	83
Mary E. Flowers	31	D	YES	YES	YES	YES	YES	A	100.0%	8	108
Gary Forby	117#	D	X	X	X	X	X	NO	28.6%	0	29
LaShawn Ford	8	D	YES	X	YES	X	X	X	88.2%	14	102
Mike Fortner	95	R	NO	X	X	X	X	X	66.7%	0	67
Jack D. Franks	63	D	YES	YES	YES	NO	YES	NO	69.4%	7	76
John A. Fritchey	11	D	P	YES	YES	YES	YES	A	86.1%	9	95
Paul D. Froelich	56	R	YES	P	YES	YES	YES	P	86.5%	13	99
Calvin L. Giles	8#	D	X	YES	X	YES	YES	YES	100.0%	9	109

Names of Representatives	District	Party	Key Bills						Historical Voting Record	Sponsorship Points	Final Score
			SB1167	HB4715	SB0013	SB0075	SB2290	HB1352			
Esther Golar	6	D	YES	YES	YES	X	YES	X	95.7%	7	103
Careen Gordon	75	D	YES	YES	YES	NO	YES	X	90.3%	1	91
Deborah L. Graham	78	D	YES	YES	E	YES	YES	YES	100.0%	33	133
Kurt M. Granberg	107#	D	YES	NV	YES	NO	YES	NO	78.9%	3	82
William J. Grunloh	108#	D	X	X	X	X	X	X	66.7%	0	67
Julie Hamos	18	D	YES	YES	YES	YES	YES	YES	100.0%	29	129
Gary Hannig	98	D	YES	YES	YES	YES	YES	NO	89.5%	0	89
Greg Harris	13	D	YES	X	YES	X	X	X	100.0%	5	105
Charles "Chuck" Hartke	108#	D	X	X	X	X	X	NO	66.7%	0	67
Brent Hassert	85#	R	NO	NO	YES	YES	YES	NO	73.7%	1	75
Elizabeth Hernandez	24	D	YES	X	YES	X	X	X	100.0%	12	112
Jay C. Hoffman	112	D	YES	YES	YES	YES	YES	NO	89.2%	1	90
Thomas Holbrook	113	D	YES	NO	YES	NO	YES	P	76.3%	2	78
Constance A. Howard	34	D	YES	YES	YES	YES	YES	YES	97.4%	12	109
Randall M. Hultgren	95#	R	X	YES	YES	NO	YES	NO	68.2%	2	70
Naomi D. Jakobsson	103	D	YES	YES	YES	NO	YES	YES	92.1%	10	102
Elga Jefferies	26#	D	YES	X	YES	X	X	X	100.0%	11	111
Charles E. Jefferson	67	D	YES	YES	YES	NO	YES	P	81.6%	12	94
Roger Jenisch	45#	R	X	NO	X	YES	YES	X	77.8%	0	78
Lovana Jones	26#	D	X	YES	X	YES	E	YES	100.0%	8	108
Kevin Joyce	35	D	YES	YES	YES	YES	YES	P	77.8%	2	80
Robin Kelly	38#	D	X	YES	X	YES	YES	YES	95.2%	19	114
Renee Kosel	81	R	NO	NO	P	NO	NO	NO	55.3%	2	57
Carolyn H. Krause	66#	R	NO	YES	YES	YES	YES	NO	84.2%	4	88
Rosemary Kurtz	64#	R	X	X	X	X	X	P	58.3%	0	58
Lou Lang	16	D	YES	YES	YES	YES	YES	YES	94.7%	7	102
David R. Leitch	73	R	NO	NO	NO	NO	YES	NO	63.2%	2	65
Patricia Reid Lindner	50#	R	NO	P	YES	YES	YES	NO	73.0%	6	79

Names of Representatives	District	Party	Key Bills						Historical Voting Record	Sponsorship Points	Final Score
			SB1167	HB4715	SB0013	SB0075	SB2290	HB1352			
Eileen Lyons	82#	R	X	X	X	YES	X	P	73.3%	4	77
Joseph M. Lyons	19	D	YES	YES	YES	YES	YES	P	91.7%	6	98
Michael J. Madigan	22	D	YES	YES	YES	YES	YES	YES	85.7%	6	92
Sidney H. Mathias	53	R	NO	NO	YES	YES	YES	NO	75.7%	8	84
Frank J. Mautino	76	D	YES	YES	NO	NO	YES	NO	78.4%	0	78
Karen May	58	D	YES	YES	YES	YES	YES	YES	94.6%	9	104
Michael P. McAuliffe	20	R	NO	NO	YES	YES	YES	NO	68.4%	0	68
Kevin A. McCarthy	37	D	YES	NO	P	YES	YES	NO	76.3%	1	77
Jack McGuire	86	D	YES	NO	YES	YES	YES	YES	97.3%	5	102
Larry McKeon	13#	D	X	YES	X	E	YES	YES	88.9%	18	107
Susana Mendoza	1	D	YES	YES	YES	YES	YES	YES	94.6%	7	102
James H. Meyer	48#	R	YES	NO	YES	YES	YES	NO	76.3%	0	76
David E. Miller	29	D	YES	YES	P	YES	YES	YES	89.5%	6	95
John J. Millner	55#	R	X	X	X	YES	X	NO	73.3%	3	76
Bill Mitchell	87	R	YES	NO	YES	NO	YES	NO	71.1%	0	71
Jerry L. Mitchell	90	R	YES	NO	NO	NO	YES	NO	62.2%	0	62
Donald L. Moffitt	74	R	YES	NO	YES	NO	YES	NO	73.0%	0	73
Robert S. Molaro	21#	D	YES	YES	YES	YES	YES	YES	100.0%	1	101
Charles G. Morrow, III	32#	D	X	X	X	X	X	YES	100.0%	2	102
Rosemary Mulligan	65	R	NO	YES	YES	YES	YES	NO	81.6%	5	87
Ruth Munson	43#	R	NO	YES	YES	NO	YES	NO	78.9%	5	84
Richard P. Myers	94	R	NO	NO	YES	NO	YES	NO	60.5%	0	61
Elaine Nekritz	57	D	YES	YES	YES	YES	YES	YES	97.3%	13	110
John Philip Novak	79#	D	X	X	X	X	X	P	42.9%	1	44
Mary K. O'Brien	75#	D	X	X	X	X	X	P	57.1%	0	57
JoAnn D. Osmond	61	R	NO	NO	YES	YES	YES	P	68.4%	0	68
Harry Osterman	14	D	YES	YES	YES	YES	YES	YES	96.9%	27	124
Carole Pankau	45#	R	X	X	X	X	X	NO	66.7%	0	67

Names of Representatives	District	Party	Key Bills						Historical Voting Record	Sponsorship Points	Final Score
			SB1167	HB4715	SB0013	SB0075	SB2290	HB1352			
Terry R. Parke	44#	R	X	P	YES	YES	YES	NO	68.0%	6	74
Milton Patterson	32#	D	YES	E	E	YES	E	X	100.0%	11	111
Brandon W. Phelps	118	D	YES	YES	YES	NO	E	NO	75.7%	0	76
Sandra M. Pihos	42	R	NO	YES	YES	YES	YES	NO	80.6%	3	84
Raymond Poe	99	R	NO	NO	YES	E	YES	P	75.7%	3	79
Robert Pritchard	70	R	NO	NO	YES	NO	YES	X	74.2%	0	74
Harry R. Ramey, Jr.	55	R	NO	NO	YES	X	YES	X	69.6%	0	70
Dennis Reboletti	46	R	NO	X	YES	X	X	X	76.5%	0	76
David Reis	108	R	NO	NO	YES	NO	YES	X	65.4%	0	65
Dan Reitz	116	D	YES	YES	YES	YES	YES	NO	86.8%	0	87
Al Riley	38	D	YES	X	P	X	X	X	94.1%	6	100
Robery Rita	28	D	YES	YES	P	YES	YES	YES	92.1%	1	93
Chapin Rose	110	R	NO	P	YES	NO	YES	NO	47.4%	0	47
Kathleen A. Ryg	59	D	YES	YES	YES	YES	YES	YES	94.7%	11	106
Jim Sacia	89	R	YES	NO	YES	YES	YES	NO	68.4%	0	68
Angelo Saviano	77	R	NO	NO	YES	YES	YES	NO	71.1%	1	72
Timothy L. Schmitz	49	R	E	NO	YES	NO	YES	NO	64.9%	4	69
Aaron Schock	92#	R	NO	YES	NO	NO	YES	X	73.1%	0	73
George Scully, Jr.	80	D	YES	NO	NO	YES	YES	NO	81.1%	0	81
Ricca Slone	92#	D	X	X	X	X	X	YES	83.3%	7	90
Michael K. Smith	91	D	YES	YES	YES	NO	YES	P	84.2%	5	89
Keith P. Sommer	106	R	NO	NO	YES	NO	NO	NO	57.9%	0	58
Cynthia Soto	4	D	YES	YES	YES	YES	YES	YES	97.3%	21	118
Ron Stephens	102	R	NO	NO	YES	NO	YES	NO	55.3%	0	55
Ed Sullivan, Jr.	51	R	NO	NO	NO	NO	YES	NO	55.3%	2	57
Art Tenhouse	93#	R	X	NO	X	NO	NV	NO	40.0%	0	40
Jil Tracy	93	R	NO	X	YES	X	X	X	88.2%	0	88
Mike Tryon	64	R	NO	NO	NO	NO	YES	X	72.0%	0	72

Names of Representatives	District	Party	Key Bills						Historical Voting Record	Sponsorship Points	Final Score
			SB1167	HB4715	SB0013	SB0075	SB2290	HB1352			
Arthur L. Turner	9	D	YES	YES	YES	YES	YES	YES	92.1%	25	117
Patrick Verschoore	72	D	YES	NO	YES	YES	YES	NO	75.0%	3	78
Ronald A. Wait	69	R	NO	NO	YES	NO	YES	P	65.8%	0	66
Eddie Washington	60	D	YES	YES	YES	YES	YES	YES	100.0%	15	115
Jim Watson	97	R	NO	NO	YES	NO	YES	NO	58.6%	0	59
Dave Winters	68	R	NO	YES	NO	NO	YES	NO	63.2%	0	63
David A. Wirsing	70#	R	X	X	X	X	X	NO	28.6%	0	29
Karen A. Yarbrough	7	D	E	YES	YES	YES	YES	YES	100.0%	50	150
Wyvetter H. Younge	114#	D	YES	YES	YES	YES	YES	A	100.0%	9	109
William Burns	26*	D	-	-	-	-	-	-	-	-	-
John Cavaletto	107*	R	-	-	-	-	-	-	-	-	-
Michael Connelly	48*	R	-	-	-	-	-	-	-	-	-
Keith Farnham	43*	D	-	-	-	-	-	-	-	-	-
Jehan Gordon	92*	D	-	-	-	-	-	-	-	-	-
Kay Hatcher	50*	R	-	-	-	-	-	-	-	-	-
Eddie Lee Jackson, Sr.	114*	D	-	-	-	-	-	-	-	-	-
Emily McAsey	85*	D	-	-	-	-	-	-	-	-	-
Debroah Mell	40*	D	-	-	-	-	-	-	-	-	-
Darlene Senger	96*	R	-	-	-	-	-	-	-	-	-
Andre Thapedi	32*	D	-	-	-	-	-	-	-	-	-
Mark Walker	66*	D	-	-	-	-	-	-	-	-	-
Michael Zalewski	21*	D	-	-	-	-	-	-	-	-	-

No longer serving

* Newly Elected 2008

Explanation of Bills Used

Housing Action Illinois has compiled the above tables based on how members of the Illinois House and Senate voted on key housing legislation that we supported during the 93rd - 95th General Assemblies, which cover the years 2003 through 2008. Each piece of legislation is summarized below. Housing Action Illinois has divided the following legislation into five categories: Housing Production & Rental Subsidies; Planning & Incentives; Tenants Rights; Fair Housing; and Lending, Foreclosure & Homeownership. Key bills from the scorecard are highlighted. More information about each of these bills is available at <http://www.ilga.gov>.

HOUSING PRODUCTION and RENTAL SUBSIDIES

Affordable Housing Tax Credit Extension

House Bill 0603, which became law in 2005, extends the life of the Illinois Affordable Housing Tax Credit for donations to certain affordable housing projects through 2011.

HB0603 Chief Sponsors: *Representatives:* Barbara Flynn Currie, Karen Yarbrough, Ed Sullivan, Jr., Arthur Turner, Monique Davis;
Senators: William Peterson, Iris Martinez, Jacqueline Y. Collins, Christine Radogno, and Miguel del Valle.

Federally Assisted Housing Preservation Act

Senate Bill 2329, which became law in 2004, requires the owner of an assisted housing development to give 12 (instead of 6) months notice of the owner's intent to sell. It also provides for representation of a tenant association by a not-for-profit corporation or private purchaser. This legislation was previously introduced in a slightly different version in 2003 as the **Federally Subsidized Housing Preservation Act (SB0591)**, but did not become law at that time.

Federally Assisted Housing Preservation Act – SB2329 Chief Sponsors: *Senators:* Mattie Hunter, Iris Y. Martinez, William E. Peterson, Carol Ronen; *Representatives:* Kenneth Dunkin, Paul D. Froehlich, Julie Hamos, Larry McKeon, and Eddie Washington.

Federally Subsidized Housing Preservation Act – SB0591 Chief Sponsors: *Representatives:* Larry McKeon, Arthur L. Turner, Karen A. Yarbrough; *Senators:* Antonio Munoz, Iris Y. Martinez, Kimberly A. Lightford, Jacqueline Y. Collins, and Denny Jacobs.

Mobile Home Lease Requirements

Senate Bill 0688, which became law in 2007, amends the Mobile Home Landlord and Tenant Rights Act to deal with several issues, including duration of leases; provision of rent increase projections to current and prospective tenants; notice of rent increases and acceptance or rejection of rent increases; deferral of payment of rent increases; sales of homes by tenants; lease renewal and cancellation; and park closures. House Bill 5377, passed by the General Assembly in 2006 but vetoed, also amended the Mobile Home Landlord and Tenant Rights Act by protecting owners of manufactured homes from being forced to move or abandon their homes due to drastic rent increases for the land in publicly traded manufactured home parks and/or because the park is closed by the owner.

SB0688 Chief Sponsors: *Senators:* Debbie DeFrancesco Halvorson, Susan Garrett, M. Maggie Crotty, Christine Radogno, Michael Noland; *Representatives:* Ruth Munson, Renee Kosel, Elaine Nekritz, Lisa Dugan, and Timothy Schmitz.

HB5377 Chief Sponsors: *Representatives:* Lisa Dugan, Timothy Schmitz, Rosemary Mulligan, Elaine Nekritz, Ruth Munson; *Senators:* Susan Garrett, Iris Martinez, Debbie DeFrancesco Halvorson, M. Maggie Crotty, and Jacqueline Collins.

Open Doors, Open Lands Campaign

Senate Bill 0445 and House Bill 0728--both introduced in 2007 but never voted on--would have generated an estimated \$202 million, with \$86 million in new funding for affordable housing, open space, and conservation efforts. They reformed the real estate transfer tax to increase the tax rate for higher-end properties and lower the tax for properties priced to sell for less than \$1 million.

SB0445 Chief Sponsors: *Senators:* Iris Martinez, Mattie Hunter, Kimberly Lightford, and Don Harmon.

HB0728 Chief Sponsors: *Representatives:* Arthur Turner, Kenneth Dunkin, and Jack McGuire.

Public Housing Authority Partnerships

House Bill 5238, which became law in 2008, provides that a Housing Authority in any municipality having a population in excess of 1,000,000 is authorized to participate as a partner or member of a partnership, limited liability company, joint venture, or other form of a business arrangement with a for-profit or nonprofit developer.

HB5238 Chief Sponsors: *Senators:* Iris Y. Martinez, Heather Steans, Jacqueline Y. Collins, Kwame Raoul, Mattie Hunter, Martin A. Sandoval; *Representatives:* Karen A. Yarbrough, Marlow H. Colvin, Esther Golar, Cynthia Soto, Deborah L. Graham, Arthur L. Turner, Constance A. Howard, Milton Patterson, Annazette Collins, Elga L. Jefferies, Elizabeth Hernandez, Edward J. Acevedo, Daniel J. Burke.

Rental Housing Support Program

Senate Bill 0075, which became law in 2005, created a new state-funded rental assistance program that will make rent affordable to families at 30% or below of their local area median income. Funding comes from a new \$10 state surcharge on real estate document recordings. The final version of the bill differs slightly from earlier versions. House Bill 0626 and Senate Bill 0520 were voted on, while House Bill 2206 and House Bill 4100 were not.

KEY BILL HOUSE AND SENATE: Rental Housing Support Program (Final Version) – SB0075 Chief Sponsors: *Senators:* Iris Martinez, Jacqueline Collins, Mattie Hunter, Christine Radogno, M. Maggie Crotty; *Representatives:* Julie Hamos, Terry Parke, Karen Yarbrough, Raymond Poe, and Deborah Graham.

Rental Housing Support Program – HB0626 Chief Sponsors: *Representatives:* Michael Madigan, Barbara Flynn Currie, Julie Hamos; *Senators:* Iris Martinez, Jacqueline Collins, Donne Trotter, Don Harmon, and Mattie Hunter.

Rental Housing Support Program – HB2206 Chief Sponsors: *Representatives:* Harry Osterman, Larry McKeon, Karen Yarbrough, and Sara Feigenholtz.

Rental Housing Support Program - SB0520 Chief Sponsors: *Senators:* Iris Martinez, Jeffrey Schoenberg, M. Maggie Crotty, James Meeks, Mattie Hunter; *Representatives:* Julie Hamos, Charles E. Jefferson, Barbara Flynn Currie, Ricca Slone, and Terry R. Parke.

Rental Housing Support Program – HB4100 Chief Sponsors: *Representatives:* Barbara Flynn Currie, Julie Hamos, Terry Parke, Charles Jefferson, and William Black.

PLANNING and INCENTIVES

Affordable Housing Planning and Appeal Act

House bill 0625, which became law in 2003, requires municipalities that the Illinois Housing Development Authority has determined to have less than 10 percent affordable housing in their housing stock to approve a plan to address that deficit. Starting in 2009, it also creates a State Housing

Appeals Board to hear appeals of decisions by local governments to reject specific affordable housing developments in their communities. Technical amendments to the Act have been made twice since its original passage.

Affordable Housing Planning and Appeal Act – HB0625 Chief Sponsors: *Senators:* Jacqueline Y. Collins, Iris Y. Martinez, Donne E. Trotter; *Representatives:* Barbara Flynn Currie, Julie Hamos, Kathleen Ryg, and Ricca Slone.

KEY BILL SENATE: Amendment to AHPAA #1 – SB2724 Chief Sponsors: *Senators:* Jacqueline Y. Collins, John J. Cullerton, Kimberly A. Lightford, Iris Y. Martinez, Jeffrey M. Schoenberg; *Representatives:* William Davis, Robin Kelly, Carolyn H. Krause, Harry Osterman, Ricca Slone.

Amendment to AHPAA #2 – SB0966 Chief Sponsors: *Senators:* Jeffrey M. Schoenberg, Susan Garrett, Iris Y. Martinez, Jacqueline Y. Collins; *Representatives:* Deborah Graham, Karen May, Kathleen A. Ryg, Karen Yarbrough, and Robin Kelly.

Comprehensive Housing Planning Act

Senate Bill 2290, which became law in 2006, requires the state to develop an annual Comprehensive Housing Plan to coordinate and streamline the allocation of available housing resources in order to prioritize the development of housing for underserved populations, including low-income households, people at-risk of homelessness and people with disabilities. This legislation turned former Governor Blagojevich's 2003 Executive Order requiring an annual housing plan and creating a Housing Task Force into law. The Executive Order replaced the **Illinois Housing Initiative Act (HB2345)** that was passed by the General Assembly in 2003.

KEY BILL HOUSE AND SENATE: Comprehensive Housing Planning Act – SB2290 Chief Sponsors: *Senators:* Jacqueline Y. Collins, Mattie Hunter, Iris Y. Martinez, Carol Ronen; *Representatives:* Deborah L. Graham, Julie Hamos, and Harry Osterman.

Illinois Housing Initiative Act – HB2345 Chief Sponsors: *Senators:* Jacqueline Y. Collins, Susan Garrett, Barack Obama, William E. Peterson, Jeffrey M. Schoenberg; *Representatives:* Julie Hamos, Randall M. Hultgren, Charles E. Jefferson, David R. Leitch, and Harry Osterman.

Good Housing, Good Schools Act

Senate Bill 0220, which became law in 2007, encourages and supports municipalities to develop affordable housing. As an incentive, if a municipality approves a new affordable multi-family housing development, it may receive additional funding for the local school district. As of 2009, however, no funding has been secured for the program.

SB0220 Chief Sponsors: *Senators:* Iris Martinez, Terry Link, Jacqueline Collins, James Meeks, Kimberly Lightford; *Representatives:* Karen Yarbrough, Linda Chapa LaVia, Paul Froehlich, LaShawn Ford, and Deborah Graham.

Housing Opportunity Tax Incentive Act

House Bill 2246, which became law in 2003, provides for a housing opportunity tax abatement program for the purpose of promoting access to housing near work and alleviating the concentration of low-income households in areas of high poverty.

HB2246 Chief Sponsors: *Senators:* Jacqueline Y. Collins, Barack Obama, William E. Peterson, Christine Radogno, Jeffrey M. Schoenberg; *Representatives:* Bob Biggins, Julie Hamos, Robin Kelly, Carolyn H. Krause, and Karen A. Yarbrough.

Location Matters/Business Location Incentives

Senate Bill 2885, which became law in 2006, allows the state to offer additional incentives to businesses to locate new offices or facilities in close proximity to affordable workforce housing, public transit or areas with large, unemployed populations.

SB2885 Chief Sponsors: *Senators:* Jacqueline Y. Collins, Terry Link, Iris Y. Martinez, Martin Sandoval; *Representatives:* Linda Chapa LaVia, William Davis, Lisa Dugan, Robin Kelly, and Kathleen A. Ryg.

TENANTS RIGHTS and FAIR HOUSING

Condominium Conversion Notice Liability Act

House Bill 1797, which became law in 2007, amends the Condominium Property Act. If an owner fails to provide a tenant with notice of the intent to convert, then the owner is liable to the tenant for: the tenant's actual moving expenses incurred when moving from the subject property, not to exceed \$1,500; three month's rent at the subject property; and reasonable attorney's fees and court costs.

HB1797 Chief Sponsors: *Representatives:* Harry Osterman, Greg Harris, LaShawn Ford, Mike Boland, Lou Lang; *Senators:* Kwame Raoul, John Cullerton, and Carol Ronen.

Residential Renters Rights Act

House Bill 3067, rejected by the House in 2003, would have applied to residential tenancies. The bill contained provisions regarding: creation of tenancies, rights and responsibilities of landlords and tenants, the rights of tenants to organize, changes in the terms of tenancies, termination of tenancies, security deposits, and other matters. The **Residential Landlord-Tenant Act** (HB 4388), a similar bill, was rejected by the House in 2004.

Residential Renters Rights Act - HB3067 Chief Sponsors: *Representatives:* William Delgado, Elizabeth Coulson, Cynthia Soto, Karen May, and Naomi Jakobsson.

Residential Landlord-Tenant Act - HB4388 Chief Sponsor: *Representatives:* Larry McKeon.

Residential Tenant Protection Act

House Bill 4758, rejected by the House in 2006, would have protected tenants against unlawful evictions in which landlords remove property, change locks, shut off utilities, or engage in other illegal actions. This bill would have also clarified the legal method for evicting tenants who do not uphold the requirements of their rental agreements.

HB4758 Chief Sponsors: *Representatives:* William Davis, Paul D. Froehlich, Deborah L. Graham, and Karen A. Yarbrough.

Resident Tenant Right to Repair

Senate Bill 2988, which became law in 2005, provides that, if a repair is required under a residential lease agreement or required under a law,

rule, or ordinance and the reasonable cost of the repair does not exceed the lesser of \$500 or one-half of the monthly rent, the tenant may notify the landlord in writing of the tenant's intention to have the repair made at the landlord's expense. If the landlord fails to make the repair within 14 days, or more promptly in an emergency, then the tenant may have the repair made and, after submitting a paid bill to the landlord, deduct from his or her rent the amount of the bill, subject to specified limitations.

SB2988 Chief Sponsors: *Senators:* Jacqueline Collins, Miguel del Valle, Don Harmon, Kimberly Lightford, Iris Martinez;
Representatives: Deborah Graham, Karen Yarbrough, Robin Kelly, Lovana Jones, and Kenneth Durkin.

Safe Homes Act

House Bill 4715, which became law in 2006, provides victims of domestic or sexual violence and their families with options to access or maintain safe housing, or to flee existing dangerous housing. For victims who are leaseholders and victims who are not leaseholders, the bill defines distinct processes for changing locks and early termination of rental agreements. Senate Bill 0534, an amendment to the Safe Homes Act, which became law in 2007, clarifies the Act's lock change policy, enabling landlords to better protect victims of violence and providing coverage to oral leaseholders. A separate amendment that became law in 2008, Senate Bill 2287, restricts landlords from disclosing the identities of tenants who make use of the Act to protect themselves from domestic violence or sexual assault.

KEY BILL HOUSE: Safe Homes Act - HB4715 Chief Sponsors: *Senators:* Jacqueline Y. Collins, Iris Y. Martinez, Kwame Raoul; *Representatives:* Lisa Dugan, Sara Feigenholtz, Robin Kelly, Harry Osterman, and Karen A. Yarbrough.

Amendment to Safe Homes Act - SB0534 Chief Sponsors: *Senators:* Kwame Raoul, Jacqueline Collins, Donne Trotter, David Koehler, Linda Holmes; *Representatives:* Patricia Reid Lindner, Elga Jefferies, and Kenneth Dunkin.

Amendment to Safe Homes Act - SB2287 Chief Sponsors: *Senators:* Kwame Raoul, Iris Y. Martinez, Jacqueline Y. Collins, Kirk W. Dillard, Mattie Hunter, Heather Steans, Carole Pankau, Matt Murphy, Kimberly A. Lightford; *Representatives:* Patricia Reid Lindner, Karen A. Yarbrough, Naomi D. Jakobsson, Elaine Nekritz.

Mobile Home Parks—Water Supplies for Fire Mitigation

Senate Bill 2434, which became law in 2008, requires an agreement between mobile home park owners and fire departments regarding how the mobile home park provides an adequate and reliable water supply for fire mitigation needs.

SB2434 Chief Sponsors: *Senators:* David Koehler, Christine Radogno, Jacqueline Y. Collins, M. Maggie Crotty; *Representatives:* Robert F. Flider, Michael K. Smith.

FAIR HOUSING

Source of Income Amendment to Illinois Human Rights Act

House Bill 1352, rejected by the House in 2003 and subsequently introduced in 2004 in the House and Senate but not voted on, would have prohibited discrimination on the basis of legal sources of income, including Housing Choice Vouchers, in real estate transactions.

KEY BILL IN HOUSE: HB1352 Chief Sponsors: *Representatives:* Larry McKeon, Cynthia Soto, Arthur L. Turner, Eddie Washington, and Karen A. Yarbrough

HB4439 Chief Sponsors: *Representatives:* Karen Yarbrough, Larry McKeon, Mark Beaubien, Jr., and Cynthia Soto.

SB2467 Chief Sponsors: *Senators:* Iris Martinez, Jacqueline Collins, Mattie Hunter, and John Cullerton.

LENDING, FORECLOSURE and HOMEOWNERSHIP

Amendments to the Residential Mortgage License Act

Senate Bill 1167, which became law in 2007, requires that licensees under the Residential Mortgage License Act evaluate a borrower's ability to repay a loan when making a lending decision, and requires brokers to act in good faith toward borrowers and provide the best loan options available. The bill also puts restrictions on prepayment penalties, changes in the loan terms before closing and other predatory lending practices. SB 1167 also makes some positive changes to the "HB4050" Predatory Lending Database Program, extending it to all of Cook County on July 1, 2008. A similar bill, House Bill 1478, was voted on by the House in 2007 but was never acted on in the Senate.

KEY BILL IN HOUSE AND SENATE: SB1167 Chief Sponsors: *Senators:* Jacqueline Y. Collins ,James T. Meeks , Kwame Raoul, Mattie Hunter; *Representatives:* Karen A. Yarbrough, LaShawn K. Ford, Lou Lang , Monique D. Davis, and Annazette Collins.

HB1478 Chief Sponsors: *Representatives:* Daniel Burke, Elizabeth Hernandez, Karen Yarbrough, Cynthia Soto, and Susana Mendoza.

Extension of the 7% Property Tax Cap

Senate Bill 2112 was approved in 2003, but expired with 2006 reassessments. The expired law increased the basic homeowner exemption from \$4500 to up to \$20,000 a year. Senate Bill 0013, which became law in 2007, extends the increase in the Homeowner's Exemption beyond 2006, and increases the exemption from \$20,000 to \$60,000.

SB2112 Chief Sponsors: *Senators:* Terry Link, James DeLeo, Jacqueline Collins, Iris Martinez, Barack Obama; *Representatives:* Michael Madigan, Harry Osterman, John Fritchey, Sidney Mathias, and Sara Feigenholtz.

KEY BILL IN HOUSE AND SENATE: SB0013 Chief Sponsors: *Senators:* Terry Link, Ira Silverstein, Dan Kotowski, Don Harmon, Edward Maloney; *Representatives:* Michael Madigan, John Fritchey, Sidney Mathias, Linda Chapa LaVia, and Kevin Joyce.

Mortgage Fraud Rescue Act

Senate Bill 2349, which became law in 2006, targets illicit businesses called “mortgage rescuers” that fraudulently promise to “save homes” for individuals, but often charge a fee for providing no service or assume the deed to the home, evicting the original owner. Among other provisions, the bill requires that distressed property consultants provide homeowners with a written contract listing all services and that all contracts contain a right to cancel at any time, and restricts any compensation until all services have been performed.

SB2349 Chief Sponsors: *Senators:* Terry Link, Jacqueline Collins, Donne Trotter, Arthur Wilhemi, Jeffrey Schoenberg; *Representatives:* Marlow Colvin, Karen Yarbrough, Calvin Giles, Eddie Washington, and Deborah Graham.

Condominium Advisory Council Act

House Bill 4196, which became law in 2008, amends the Condominium Advisory Council Act and provides that the Condominium Advisory Council report its findings and recommendations to the Governor and General Assembly by January 31, 2009 (instead of January 31, 2008).

HB4196 Chief Sponsors: *Senators:* John J. Cullerton, Heather Steans, Kwame Raoul; *Representatives:* Harry Osterman, Elga L. Jefferies, Sara Feigenholtz, Julie Hamos, Elizabeth Coulson.

Linked Deposits for Home Purchase and Refinance

House Bill 4611, which became law in 2008, amends the Deposit of State Moneys Act to authorize certain linked deposits for loans to persons refinancing a home as well as for purchasing a home.

HB4611 Chief Sponsors: *Senators:* Mattie Hunter, James T. Meeks, Jacqueline Y. Collins, Iris Y. Martinez, Donne E. Trotter; *Representatives:* Constance A. Howard, LaShawn K. Ford, Elizabeth Hernandez, Edward J. Acevedo, Daniel V. Beiser, Patrick J Verschoore, Deborah L. Graham, Milton Patterson, Jack D. Franks, Monique D. Davis, Elga L. Jefferies, Patricia R. Bellock, Arthur L. Turner.

Fairness in Lending/Human Rights Act

Senate Bill 1879, which became law in 2008, increases penalties for violating fairness in lending provisions of the Illinois Human Rights Act.

SB1879 Chief Sponsors: *Senators:* Jacqueline Y. Collins, Iris Y. Martinez, Mattie Hunter, Martin A. Sandoval, Antonio Munoz; *Representatives:* Marlow H. Colvin, Deborah L. Graham, Karen A. Yarbrough, Al Riley, Barbara Flynn Currie, Milton Patterson, Edward J. Acevedo, Cynthia Soto, Elizabeth Hernandez, Karen May, Naomi D. Jakobsson, David E. Miller, Constance A. Howard.

Financial Literacy/Homeownership

Senate Bill 2387, which became law in 2008, amends the School Code to add homeownership, including the basic process of obtaining a mortgage and the concepts of fixed and adjustable rate mortgages, subprime loans, and predatory lending, as part of the financial literacy component of consumer education.

SB2387 Chief Sponsors: *Senators:* Jacqueline Y. Collins, Mattie Hunter, Linda Holmes; *Representatives:* Karen A. Yarbrough, Paul D. Froehlich, Michael K. Smith, Cynthia Soto, Deborah L. Graham, Monique D. Davis, Esther Golar, Marlow H. Colvin, Charles E. Jefferson, Al Riley, William Davis, Elizabeth Hernandez, Daniel J. Burke, Elga L. Jefferies, Elaine Nekritz

Protecting Renters in Foreclosure

Senate Bill 2721, which became law in 2008, provides that in a mortgage foreclosure proceeding, where a timely written notice concerning rent payment was not given to the tenant, or where the tenant makes a good-faith effort to keep current in the rent, an order of possession must allow the tenant to retain possession under the lease. An amendment to the Code of Civil Procedure that became law in 2007, Senate Bill 258, requires that in a case of building foreclosure where the tenant is current on his or her rent, any order of possession must allow the tenant to continue living in his/her apartment for 120 days or through the duration of the lease, whichever is shorter, as long as the tenant continues to pay rent.

KEY BILL IN SENATE: SB2721 Chief Sponsors: *Senators:* M. Maggie Crotty, James A. DeLeo, Jacqueline Y. Collins; *Representatives:* Deborah L. Graham, LaShawn K. Ford, Milton Patterson, Karen A. Yarbrough, Jack D. Franks, Linda Chapa LaVia, Marlow H. Colvin, Greg Harris

About Housing Action Illinois

The mission of Housing Action Illinois is to increase and preserve the supply of decent, affordable and accessible housing in Illinois, particularly for households with the lowest incomes, through three program areas: Public Education and Organizing; Public Policy Advocacy; and Training and Technical Assistance. We have more than 150 organizational members statewide, including homeless service providers, nonprofit housing developers and housing counseling agencies. Our website is www.housingactionil.org.

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