

Illinois’ Housing Crisis Demands Action

Illinois faces a severe housing shortage: nearly **300,000 affordable rental homes are missing** for the lowest-income residents, and housing production fell 33% from 2017–2023.

The **Illinois Affordable Housing Tax Credit (IAHTC)** is a proven tool with a 25-year track record of success. A **10-year extension and modest funding increase** will unlock private investment and deliver thousands of affordable homes statewide.

Why IAHTC Works

- IAHTC provides a **one-time Illinois income tax credit** equal to 50% of a qualified donation to affordable housing, supporting both rental and homeownership developments.
- **Proven impact:** \$510+ million in donated private assets leveraged since 2001
- **Statewide reach:** 26,000+ affordable homes created or preserved across 42 counties
- **At risk:** Program sunsets in 2026, creating uncertainty and stalling future affordable housing developments.



\$513,110,275 donated



26,708 homes created

What the Legislation Does

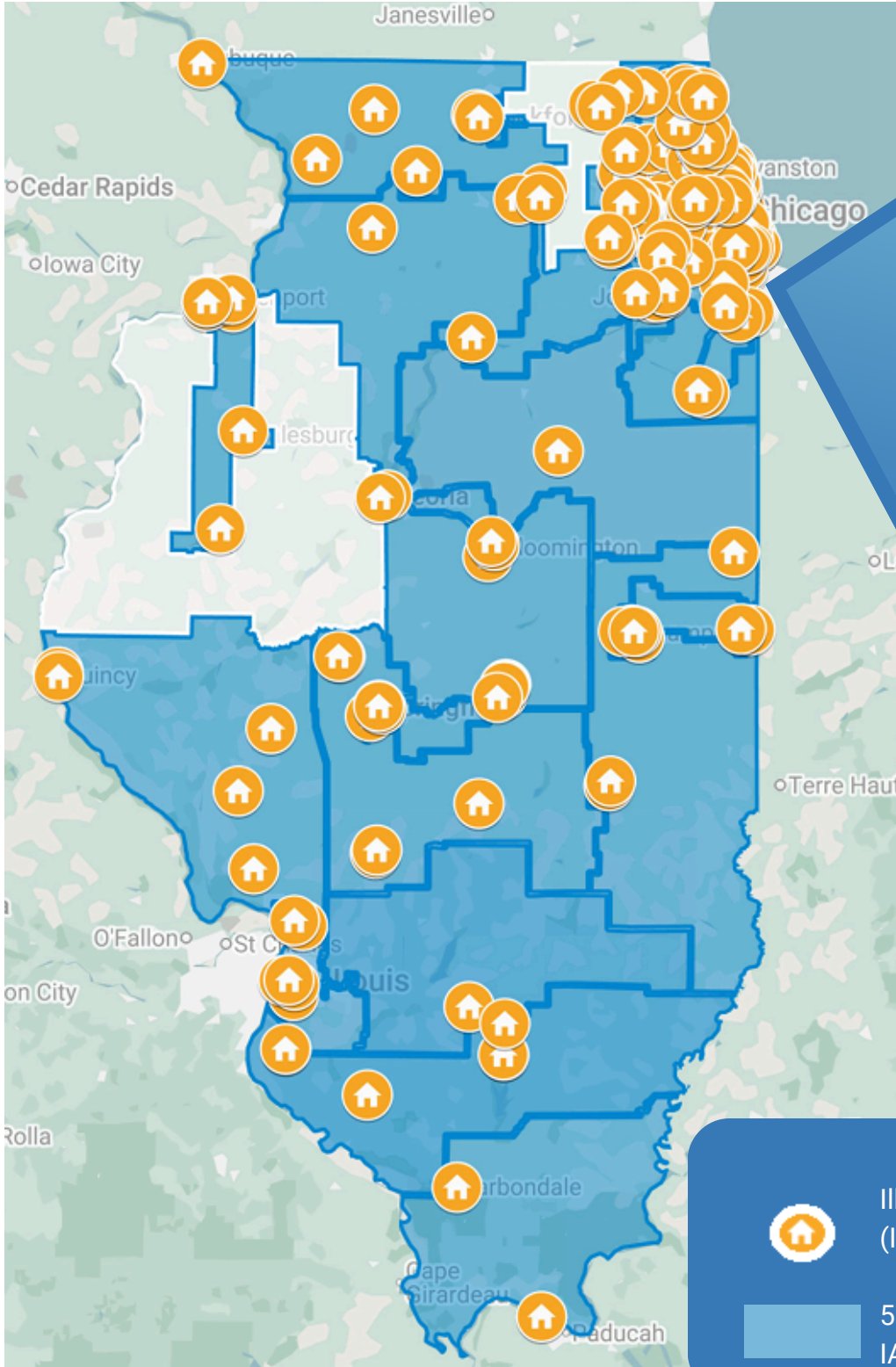
- Extends IAHTC for 10 years, providing the predictability necessary for long-term housing development and financing.
- Increases annual allocation growth from 5% to 10% to meet growing demand
- Minimal fiscal impact: \$41.8 million in FY2027—just \$1.9 million above baseline

The Result

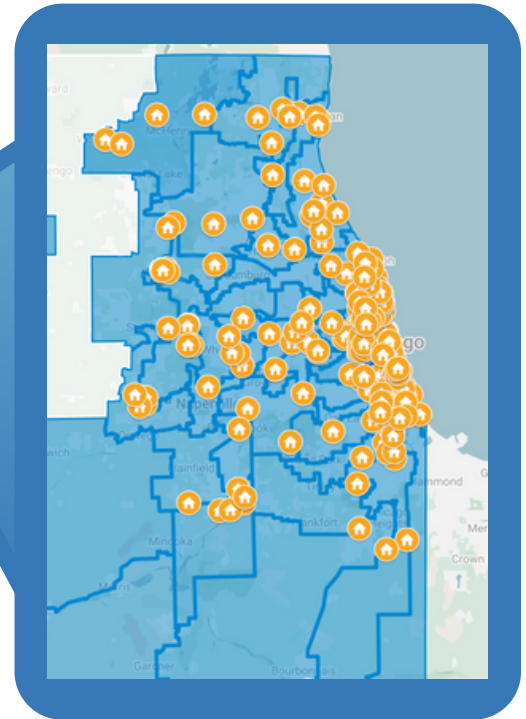
- **9,856 new affordable homes over 5 years**, including **1,341 additional homes** beyond what would be produced under the current 5% growth baseline

ILLINOIS AFFORDABLE HOUSING TAX CREDIT ("DONATION TAX CREDIT") RENEWAL AND EXPANSION HB4413 (AVELAR)

Illinois Affordable Housing Tax Credit Properties, 2002 to 2025



Chicago Properties



“The Illinois Affordable Housing Tax Credit is one of the state’s most reliable tools for getting affordable housing built. By turning private donations into real project capital, it fills funding gaps that traditional financing can’t cover.”

-Jeremy Yost, Innovative Development Partners

Legend



Illinois Affordable Housing Tax Credit (IAHTC) Developments



55 of 59 Illinois Senate Districts with IAHTC Properties

ILLINOIS AFFORDABLE HOUSING TAX CREDIT (“DONATION TAX CREDIT”) RENEWAL AND EXPANSION HB4413 (AVELAR)

Illinois Affordable Housing Tax Credit Units by Illinois State Senate District, 2002 to 2025

Senate District	Senator	Total Homes
1	Cervantes	229
2	Aquino	482
3	Hunter	2724
4	Lightford	381
5	Collins	4223
6	Feigenholtz	780
7	Simmons	1222
8	Villivalam	346
9	Fine	440
10	Martwick	25
11	Porfirio	0
12	Villanueva	178
13	Peters	2446
14	Jones	757
15	Harris	87
16	Preston	607
17	Sims	498
18	Cunningham	138
19	Hastings	77
20	Guzmán	964

Senate District	Senator	Total Homes
21	Ellman	142
22	Castro	646
23	Glowiak Hilton	301
24	Lewis	210
25	Villa	172
26	Hills	84
27	Walker	211
28	Murphy	0
29	Morrison	333
30	Johnson	587
31	Edly-Allen	0
32	Wilcox	129
33	DeWitte	32
34	Stadelman	12
35	Syverson	12
36	Halpin	984
37	Arellano	23
38	Rezin	57
39	Harmon	397
40	Joyce	190

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 HB4413 (AVELAR)

Illinois Affordable Housing Tax Credit Units by Illinois State Senate District, 2002 to 2025

Senate District	Senator	Total Homes
41	Curran	81
42	Holmes	198
43	Ventura	571
44	Turner	30
45	Chesney	346
46	Koehler	295
47	Anderson	0
48	Turner	562
49	Loughran Cappel	50
50	Tracy	423
51	Rose	131
52	Faraci	364
53	Balkema	111
54	McClure	281
55	Plummer	32
56	Harriss	185
57	Belt	575
58	Bryant	279
59	Fowler	88



Tierra Linda Apartments, Chicago

“The Illinois Affordable Housing Donation Tax Credit is a vital tool for creating and preserving affordable housing across the state. By encouraging private donors to contribute land, buildings, and financial resources, the program fills critical funding gaps that traditional sources can’t meet. This leverage of private investment helps nonprofit and mission-driven developers bring more units online, reduce project costs, and strengthen communities. Without this credit, many developments, especially in rural and underserved areas would simply not be financially feasible. Maintaining and supporting this program is essential to ensuring Illinois families continue to have access to safe, stable, and affordable homes.”
-Karlee Macer, Laborers’ Home Development Corp

**ILLINOIS AFFORDABLE HOUSING TAX CREDIT
("DONATION TAX CREDIT") RENEWAL AND EXPANSION
HB4413 (AVELAR)**

Illinois Affordable Housing Tax Credit Units by Illinois State House District, 2002 to 2025

House District	House Rep	Total Homes
1	Ortíz	229
3	Delgado	189
4	Jiménez	293
5	Du Buclet	1935
6	Harper	789
7	Welch	7
8	Ford	146
9	Morris	3335
10	Williams	888
11	Williams	621
12	Croke	159
13	Huynh	904
14	Cassidy	318
15	Kelly	330
16	Olickal	16
17	Gong-Gershowitz	154
18	Gabel	296
20	Stephens	25
23	González	60
24	Mah	188

House District	House Rep	Total Homes
25	Tarver	1483
26	Buckner	963
27	Slaughter	228
28	Rita	519
29	Jones	87
31	Crawford	337
32	Davis	270
33	Evans	134
34	Smith	294
35	Gill	36
36	Ryan	102
38	Meyers-Martin	77
39	Guzzardi	356



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Illinois Affordable Housing Tax Credit Units by Illinois State House District, 2002 to 2025

House District	House Rep	Total Homes
40	Andrade	608
41	Yang Rohr	108
42	DeLaRosa	34
43	Moeller	498
44	Crespo	121
45	Deuter	214
46	Blair-Sherlock	87
47	Grant	210
49	Hirschauer	123
50	Hernandez	49
52	McLaughlin	84
53	Grasse	27
54	Canty	211
57	Katz Muhl	139
58	Morgan	194
59	Didech	231
60	Mayfield	356
63	Reick	28
64	Weber	101
65	Ugaste	28

House District	House Rep	Total Homes
66	Ness	4
67	West	7
68	Vella	5
71	Swanson	212
72	Johnson	772
74	Fritts	23
75	Davis	1
76	Briel	68
77	Hernandez	295
78	Lilly	102
79	Haas	100
80	DeLuca	90
82	La Ha	81
83	Hanson	198
85	Avelar	220
86	Walsh	351
88	Deering	30
89	McCombie	225
90	Cabello	121
91	Chung	208

Illinois Affordable Housing Tax Credit Units by Illinois State House District, 2002 to 2025



The Haven at Marketplace, Champaign

“The IAHTC program has proven itself to be a critical part of the financing structure of almost all of our Illinois transactions for many years. The states that have their own state tax credit program are effective in using the federal resources available for affordable housing much more than the ones who do not. This kind of leveraging is very impactful, and allows many deals to move forward.”

-Peter Levavi, Brinshore Development

House District	House Rep	Total Homes
92	Gordon-Booth	87
96	Scherer	562
97	Benton	50
99	Moore	323
100	Davidsmeyer	100
101	Miller	131
103	Ammons	208
104	Schweizer	156
105	Tip sword	111
107	Halbrook	72
108	Rosenthal	209
110	Wilhour	32
111	Elik	185
114	Schmidt	575
115	Friess	84
116	Severin	195
117	Windhorst	14
118	Jacobs	74