



FILED
INDEX DEPARTMENT
DEC 11 2024
IN THE OFFICE OF
SECRETARY OF STATE

December 11, 2024

Executive Order 2024-03

EXECUTIVE ORDER TO PROMOTE HOUSING DEVELOPMENT FOR WORKING FAMILIES

WHEREAS, access to housing is fundamental to the well-being of all communities, including those in urban, suburban, and rural areas of Illinois; and,

WHEREAS, Illinois' significant progress in infrastructure development, business growth, manufacturing, technology, and job creation, along with the State's robust economic development planning, must be paired with a comprehensive strategy to address resulting housing needs; and,

WHEREAS, the lack of attainable housing for working Illinoisans hinders private sector job growth and a plan to grow middle-income housing will be an asset to new and existing employers looking to expand and attract a talented workforce to the State; and,

WHEREAS, housing costs are one of the most significant financial commitments for households, and homeownership is one of the most significant ways for households to build wealth; and,

WHEREAS, despite the unprecedented economic growth Illinois has experienced, the housing market is not offering adequate choices for working families, with nearly one-third of households spending more than 30% of their income on housing; and,

WHEREAS, outdated and unnecessary bureaucratic processes are costly and hampering the creation of quality accessible housing; and,

WHEREAS, pathways to affordable rental housing and home ownership for low- and middle-income Illinoisans ensure access to stable living situations across the housing continuum and would advance the State's efforts to mitigate housing instability and homelessness; and,

WHEREAS, access to affordable homes stabilizes the economy by reducing financial stress on residents, promotes vibrant communities, enables children to attend school regularly, and spurs local economic development; and,

WHEREAS, expanding housing supply and choice to meet the needs of Illinois residents requires innovation and collaboration between local and state agencies and private sector organizations; and,

WHEREAS, building more homes will spur the construction industry, support the existing labor market, bring new jobs to the state, and revitalize underdeveloped and/or dormant properties; and,

WHEREAS, leveraging under-utilized State property and State resources, reducing unnecessary barriers to construction, stimulating investment for housing production, and exploring new partnerships and technical assistance programs are crucial to alleviating the housing affordability crisis; and,

WHEREAS, my administration initiated an Ad-Hoc Missing Middle Housing Solutions Advisory Committee, comprised of housing developers, elected officials, economic development and nonprofit leaders, regional employers, and financing experts, who developed a robust set of housing recommendations;

NOW, THEREFORE, I, JB Pritzker, Governor of Illinois, by virtue of the executive authority vested in me by Article V of the Constitution of the State of Illinois, hereby order as follows:

1. An Illinois Director of Housing Solutions (Director) shall be appointed to facilitate the implementation of housing solutions to increase the number of homes for working people across the State, e.g. households earning between 80-140% of area median income.
2. The Director shall build upon the State's robust infrastructure and leadership in reducing homelessness and the production of low-income affordable housing through the Illinois Office to Prevent and End Homelessness and the work of the Illinois Housing Development Authority (IHDA), respectively.
3. The Director shall review the Report of the Ad-Hoc Missing Middle Housing Solutions Advisory Committee and call upon members of this Ad-Hoc Committee, as needed, to determine which strategies should be pursued and the timeline for implementation.
4. The Director shall engage members of the Illinois General Assembly and local leaders to consider any necessary changes to laws or regulations to promote workforce housing development.
5. IHDA and the Illinois Department of Commerce and Economic Opportunity (DCEO) shall be the primary agency partners, working with the Director to address the workforce housing affordability crisis in Illinois and better align economic growth with housing development. The Director, in consultation with IHDA and DCEO, shall:
 - a. Determine how alternative housing construction methods, including, but not limited to, tiny homes, modular homes, and manufactured homes can potentially increase the supply of housing.
 - b. Explore expanded State partnership with and support for existing land banks in Illinois or the development of new land banks.
 - c. Outline potential technical assistance and resources that help local governments, regional planning organizations, and economic development organizations spur regional housing supply and align housing with economic development.
6. The Director shall determine, in collaboration with the State pension systems, how pension fund programs and investment policies may aim at achieving strong financial returns through the rehabilitation, repositioning, and development of residential real estate projects located in Illinois.
7. Each State agency that owns real property shall prepare a report with a list of under-utilized properties that could feasibly be leveraged for housing development, using metrics determined by the Director, to be submitted to the Director by June 30th, 2025. The Director, in consultation with the agencies, shall analyze the under-utilized real property report and design strategies for how State-owned land could help address regional underproduction and is feasible for housing development.

8. The Director shall regularly convene an interagency working group that will include IHDA, DCEO, the Governor's Office of Management and Budget, the Illinois Department of Central Management Services the Illinois Environmental Protection Agency, the Illinois Department of Revenue, the Illinois Department of Transportation, the Illinois Department of Natural Resources, and any additional agencies as needed.
9. This interagency working group shall identify key bureaucratic barriers that add unnecessary costs, delays, and uncertainty to the housing development process and develop strategies to streamline policies, rules, and regulatory processes without negatively impacting health and safety provisions. The Director will submit a set of recommendations to the Office of the Governor by June 30th, 2025.
10. The Director shall regularly consult key stakeholders, local leaders, experts, and members of the Ad-Hoc Missing Middle Housing Solutions Advisory Committee, as needed.
11. The Director shall meet regularly with the State Homelessness Chief to ensure that activities generated from this Executive Order are in alignment with the State's goals to reduce the number of people experiencing homelessness in Illinois.
12. Nothing in this Executive Order shall be construed to contravene any federal or State law or regulation. Unless specifically referenced in this Order, nothing in this Order shall affect or alter the existing statutory powers of any State agency or be construed as a reassignment or reorganization of any State agency.
13. This Executive Order supersedes any contrary provision of any prior Executive Order.
14. If any part of this Executive Order is found to be invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect. The provisions of this Executive Order are severable.
15. This Executive Order shall take effect immediately upon its filing with the Secretary of State and shall remain in effect until rescinded.


JB Pritzker
Governor

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