



# **HB 3110 (Gong-Gershowitz) Stopping Discrimination in Housing**

Illinois REALTORS®' "Housing Stability & Affordability Initiative" is our latest effort to bring to bear a concentrated and comprehensive plan to address the lack of housing inventory and affordability in Illinois. Our state, like the rest of the country, faces a housing supply crisis. By some estimates, in 2024, our statewide underproduction of new homes exploded to more than 150,000, making Illinois one of, if not the worst state in the country for keeping up with housing needs.

Today, most areas of the state only have one to three months of housing supply on the market. Years of low inventory has driven prices higher and higher – almost 40 percent in only five years – and increased housing instability across the state. The "Housing Stability & Affordability Initiative" puts Illinois on a path to more housing stability and affordability.

While the current inventory crisis receives much attention, other factors, like existing local ordinances can contribute to the widespread housing instability we see throughout the state. Like the notorious illegal redlining of the 1950's and 1960's, local "crime-free housing" ordinances are an example of modern-day discrimination in housing, which compounds housing instability. Passed under the guise of crime reduction and community safety, these laws serve to promote discrimination and punish crime victims.

Included in our initiative is HB 3110 (Rep. Jennifer Gong-Gershowitz), which will ban outright all local crime-free housing ordinances throughout the state. Crime-free housing ordinances require landlords to evict tenants for even the most minor "contact" with any form of law enforcement. Proponents of these requirements argue that where there is law enforcement, there must be crime and therefore tenants connected to the presence of the police must be involved in criminal activity.

Evidence has shown throughout the country that these laws are usually predicated on discriminatory motives, or at a minimum end up having discriminatory effects. The local laws focus primarily on minority and low-income renters and perpetuate housing instability for those who are already experiencing historic disinvestment in their communities and institutional inequities. So obvious are the harmful effects of these laws that Illinois REALTORS® had to lead an effort to create a carve out for those experiencing domestic violence, so they aren't penalized for needing the assistance of law enforcement to protect them and their family.

## Illinois REALTORS® Housing Stability & Affordability Initiative

Illinois REALTORS® has advocated at the local level for 20 years for the abolishment of these policies and this state law will effectively end them once and for all. HB 3110 will now eliminate the need for exceptions, by prohibiting all municipalities from enacting or enforcing local crime-free housing ordinances. This small but meaningful step will enhance housing stability for thousands throughout the state and will eliminate one last remaining vestige of discrimination from housing in Illinois.