



103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

SB3769

Introduced 2/9/2024, by Sen. Cristina Castro

SYNOPSIS AS INTRODUCED:

20 ILCS 686/110 new

Amends the Reimagining Energy and Vehicles in Illinois Act. Provides that, subject to appropriation, the Department of Commerce and Economic Opportunity shall establish a pilot grant program to encourage the construction and rehabilitation of housing located near a REV Illinois Project. Allows funding to be used for the acquisition, construction, development, predevelopment, or rehabilitation of a qualified development. Requires the electric vehicle-oriented housing pilot grant program to provide for grants of up to 10% of the land acquisition costs and 15% of the construction, development, predevelopment, or rehabilitation costs of a qualified development. Provides that project sponsors who wish to participate in the electric vehicle-oriented housing pilot grant program shall submit a grant application to the Department in accordance with rules adopted by the Department. Prohibits the acceptance of applications for the program after December 31, 2028. Repeals the provisions on January 1, 2031.

LRB103 38135 MXP 68267 b

1 AN ACT concerning State government.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Reimagining Energy and Vehicles in Illinois
5 Act is amended by adding Section 110 as follows:

6 (20 ILCS 686/110 new)

7 Sec. 110. Electric vehicle-oriented housing pilot program.

8 (a) The General Assembly finds that:

9 (1) The inventory of available homes for sale in
10 Illinois has been in continuous decline for multiple
11 years.

12 (2) This lack of inventory contributes directly to
13 affordability, making it more difficult to purchase a
14 home, even for those that have incomes at or close to the
15 area median income where they live. As a result, potential
16 REV Illinois Project face the prospect of little to no
17 housing options for the employees of the project.

18 (3) Creation of a pilot grant program for electric
19 vehicle-oriented housing, with the goal of incentivizing
20 the construction of new homes near REV Illinois Projects,
21 can help the situation.

22 (b) As used in this Section, "qualified development" means
23 a project (i) that is geographically located within 10 miles

1 of a REV Illinois Project; (ii) that involves the new
2 construction of 2 or more single-family homes, including
3 detached homes, attached duplex, triplex or fourplex homes,
4 and condominiums; and (iii) after construction, in which homes
5 are affordable, according to the federal Department of Housing
6 and Urban Development, for either home ownership or rental and
7 that are occupied, reserved, or marketed for occupancy by
8 households with a gross household income that is greater than
9 80% but does not exceed 120% of the area median household
10 income.

11 (c) Subject to appropriation, the Department shall
12 establish a pilot grant program to encourage the construction
13 and rehabilitation of housing located near a REV Illinois
14 Project. Funding may be used for the acquisition,
15 construction, development, predevelopment, or rehabilitation
16 of a qualified development.

17 (d) The electric vehicle-oriented housing pilot grant
18 program shall provide for grants of up to 10% of the land
19 acquisition costs and 15% of the construction, development,
20 predevelopment, or rehabilitation costs of a qualified
21 development.

22 (e) Project sponsors who wish to participate in the
23 electric vehicle-oriented housing pilot grant program shall
24 submit a grant application to the Department in accordance
25 with rules adopted by the Department.

26 (f) No application for the electric vehicle-oriented

1 housing grant pilot program shall be accepted by the
2 Department after December 31, 2028.

3 (g) This Section is repealed on January 1, 2031.