

Kelly King Dibble, Executive Director
Illinois Housing Development Authority
401 N. Michigan Avenue
Suite 900
Chicago, IL 60611

Dear Ms. Dibble,

Thank you for this opportunity to comment on the new Preservation Law. We know from the Governor's Housing Report that preservation of rental housing is a high priority for the Authority and with good reason. Illinois has lost thousands of affordable rental housing due to terminated contracts over the last 5 years. We believe that this law is one important step in our efforts to preserve rental housing.

We request that you include in the Illinois Housing Development Authority Notice Procedures of the Illinois Federally Assisted Housing Preservation Act several additional points.

As this is currently the main state legislation concerned with preserving the expiring assisted housing stock, IHDA should utilize the full force and latitude of its authority to implement the spirit and intent of the law.

Communication between all parties will be critical for this law to protect the both the rights of owners and options of tenants. Therefore, language requiring an affidavit of mailing and that the notice be published in local newspapers and on IHDA's website should be a key component of the notice. This requirement ensures that owner has performed his due diligence and further assures IHDA that he has met the requirement under the Act.

Additionally we are requesting that the notice refer tenants to resources at HUD and IHDA that can provide them information. Likewise, the Act and a summary should be included with the notice as well as language about the sixty day deadline for forming a tenants association.

Finally, the notice must require that Owners send a copy of the notice to their HUD project manager. Many state authorities have created notification systems based on "interested parties" and we would recommend such a system be developed in Illinois.

Please don't hesitate to contact us if you have questions or if you need additional information.

Sincerely,