



Illinois Crime Free Housing Bills Fact Sheet in Opposition to **HB5314 – SB3680 – HB5432** 103rd General Assembly Session

- Crime Free Housing (CFH) is being run in over 2,000 communities across the United States, with approximately 160 programs in Illinois.
- Created in 1992 (Mesa, AZ) and still exists today.
- CFH is a crime prevention program that partners Police/Local Government with the landlords and tenants of a community to have safer neighborhoods.
- Landlords are required to attend a training seminar in which valuable information is discussed so they comprehend landlord/tenant laws better, Fair Housing regulations, and processes like applications and lease agreements. Landlords are not required to adhere to background check standards established by CFH. It is their choice on what they do.
- Tenants sign a Lease Addendum, *which is a crime prevention tool*. They should understand that criminal activity may be grounds to terminate a lease agreement, so refrain from criminal acts (See **735 ILCS 5/9-120**). Due Process is still followed, so the Court must agree to issue an Order of Possession.
- Nuisance Abatement (non-criminal disturbances) is **NOT** a criminal act and should not be considered as a Lease Addendum violation ever. Municipalities need to have corrective action available to address those troubles, but they are not CFH violations.
- Chronic/Excessive calls for First Responders are **NOT** criminal acts and are not to be considered as a Lease Addendum violation ever. Many of these calls aren't even allowed to be considered in nuisance abatement enforcement.
- Domestic Disturbances are protected by law (VAWA, IDVA, Safe Homes Act) and are **NOT** to be considered as a Lease Addendum violation, or in nuisance abatement enforcement, ever.
- There is no such "List" of bad/criminal tenants being kept, maintained, or supported by any CFH program.
- CFH programs are not discriminative. They are operated in communities with various races, ethnicities, economic levels, and other classes & descriptions.
- Occupancy Permits are required by building codes, not CFH, and they ensure properties are code compliant and safe for human habitation.
- Lastly, Illinois allows municipalities to be Home Rule. In consideration of these proposed Bills, it should be left to these local Governances to regulate. The isolated cases of any wrongdoing have been, or are in the process of, getting adjudicated as determined by law.