

Tax Savings Program: This initiative from the Illinois General Assembly, targets property owners in low poverty areas of economic growth and provides an incentive to these owners to rent to families who have Housing Choice Vouchers. The program rewards participating eligible property owners with reduced property taxes. In order to qualify for the tax reductions the owner is required to own rental property in an eligible township, in an eligible census tract and to rent to a tenant who has a Housing Choice Voucher. The unit must be rented to the voucher tenant on January 1st of the tax year in which the tax savings is provided. In addition, the unit must pass its most recent HQS inspection and be in compliance with the local code. You must make an application through the HACC. You cannot apply directly to the Cook County Clerk yourself.

Requirements: State Law requires that in order to receive a tax reduction, the unit must:

- Be located in an eligible township. Township eligibility is subject to change from one tax year to the next. The HACC will publish a new listing when township eligibility is determined.
- Be located in an eligible census tract, where the poverty rate is less than 10%.
- Be occupied by a person who has a Housing Choice Voucher on January 1st of the tax year.
- The unit must have passed the most recent Housing Quality Standards (HQS) inspection and must be in compliance with the local code for the community in which the unit is located.

Application Process: The HACC will mail applications to property owners who had a Housing Choice Voucher Program tenant in an eligible unit as of January 1st of the tax year. The property owner completes one application for each property and returns the application to the HACC with a current tax bill. The HACC reviews the applications and ensures that the property meets the requirements listed below. The HACC sends the Cook County Clerk the list of eligible properties and the Clerk applies the tax credit. The credit appears on the tax bills as a reduction in the tax for several taxing districts with a note at the bottom of the bill: “*These taxing districts made abatements that reduced your tax bill by \$X.XX”

2008 eligible townships

Barrington, Elk Grove, Evanston, Lemont, Leyden, Lyons, Maine, New Trier, Niles, Northfield, Norwood Park, Orland, Palatine, River Forest, Riverside, Schaumburg, and Wheeling

2009 eligible townships

Barrington, Elk Grove, Evanston, Lemont, Leyden, Lyons, Maine, New Trier, Niles, Northfield, Norwood Park, Orland, Palatine, River Forest, Riverside, Schaumburg, Stickney, and Wheeling

2010 eligible townships

Barrington, Elk Grove, Evanston, Lemont, Lyons, Maine, New Trier, Niles, Northfield, Norwood Park, Orland, Palatine, River Forest, Riverside, Schaumburg, and Wheeling

2011 eligible townships

Barrington, Elk Grove, Evanston, Lemont, Lyons, Maine, New Trier, Niles, Northfield, Norwood Park, Orland, River Forest, Riverside, Schaumburg, and Wheeling