

**The Housing Opportunity Tax Savings For Housing Choice Voucher
(formerly known as Section 8) Landlords
A Brief Overview**

Good News! Illinois law now grants property tax abatement (tax savings) to owners of rental properties located in certain low poverty areas, and who are renting to Housing Choice Voucher (Section 8) participants. Not all townships in Cook County are eligible. Of the 30 townships in Cook County, thirteen (13) are not eligible for the program. This is a State of Illinois Legislative decision that cannot be changed by the Housing Authority of the County of Cook.

The program is intended to give property owners in “Qualified Townships” who own property in low poverty census tracts an incentive to rent to voucher holders. It therefore targets areas of economic growth and is designed to prevent the concentration of vouchers in any area. Eligible units must be in substantial compliance with the local building code and must have passed the Authority’s most recent inspection. This is a program where everyone wins!

The Housing Opportunity Tax Savings Program can result in tax savings of up to 19% of Equalized Assessed Valuation for the greater of two units, or 20% of the total units in a building. The exact amount of tax savings will depend upon the assessed value, tax rate, state equalizer and the number of qualified units. Eligible units must have been rented to a Housing Choice Voucher participant on January 1, 2008 to receive tax savings for 2008.

The state law and tax savings program expires in ten years after its inception (2014), so there is ample time to participate in the Housing Choice Voucher Program, and receive tax savings in future years. The savvy real estate investor will seriously consider the Housing Opportunity Tax Credit in future investment decisions. The Housing Authority of the County of Cook is currently mailing applications to current participants for 2008 tax savings, which must be returned to the Authority by **November 24**, 2008. You cannot apply for this credit directly to the County Clerk’s Office. You must apply directly to the Authority. The Authority will in turn notify the County Clerk of properties qualified to receive the property tax abatement.

For further information, please read the attached question and answer sheet. If you have questions you may call our office at 312-663-5447. Please speak clearly, state your question and give your names and call back phone number. **Please do not call more than once with the same question.** Your call will be returned within 2 business days. You may also email your questions to landlord@thehacc.org.