

**DATE: April 30, 2026**

**TO: Municipal Officials**

**CC: IML Board of Directors  
Stakeholders and Other Interested Parties**

**FROM: Brad Cole, Chief Executive Officer  
Illinois Municipal League**

**RE: IML Introduces Housing Affordability Legislation**

The Illinois Municipal League (IML) has developed the [Reducing Expenses and Advancing Local \(REAL\) Housing Act](#), a comprehensive legislative proposal that preserves municipal authority, advances achievable housing affordability and delivers meaningful property tax relief. The REAL Housing Act proposal document and resource page is available at [iml.org/REALhousing](http://iml.org/REALhousing).

The REAL Housing Act provides a balanced and effective alternative that reflects the needs of Illinois. Communities vary in demographics, infrastructure capacity and geography, and housing policy must be flexible enough to accommodate those differing local conditions. A statewide mandate that removes input from residents and local authority will not achieve sustainable affordability but risks increasing costs and other consequences for the very residents it should intend to help.

Governor JB Pritzker's housing preemption proposal, the Building Up Illinois Developments (BUILD) plan, would significantly impact local authority for zoning, land use and community development, shifting decision making away from municipalities while increasing costs and limiting flexibility at the local level. The BUILD proposal takes a one-size-fits-all approach to housing policy by broadly preempting local authority on issues that are inherently local. BUILD, drafted in part by land developers and real estate interest groups, risks creating unintended consequences for infrastructure capacity, public safety and long-term community planning.

**IML urges municipal leaders to engage directly with their legislators to reinforce the importance of preserving local authority and to support the REAL Housing Act as a comprehensive, locally-driven solution to housing affordability challenges.**

**Please also continue to engage legislators to oppose Governor Pritzker's BUILD housing preemption proposals.**

Once you have spoken with your legislator, please submit feedback to us through this online submission form ([available via this link](#)), so we can track each legislator's committed position. Thank you for your help in this manner.

As always, please feel welcome to contact me if you have any questions or comments.  
Thanks.

**BRAD COLE | Chief Executive Officer**  
ILLINOIS MUNICIPAL LEAGUE

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