

**“Building the Economic Recovery:
Affordable Housing in Illinois”**
Illinois’ 2009 Annual Comprehensive Housing Plan

Plan Effective:
January 1, 2009
through
December 31, 2009

As Submitted To:
Rod R. Blagojevich, Governor
and
The Illinois General Assembly



Executive Summary: “Building the Economic Recovery: Affordable Housing in Illinois”

In 2009, the entire country faces harsh economic realities that have a deep impact on the provision of affordable housing, and corresponding repercussions for homeowners, renters, and communities. In Illinois, these repercussions are felt throughout the State, as financial and technical resources that have historically served as the cornerstones of statewide affordable housing development are severely limited:

- Tightening credit and underwriting standards by financial institutions have greatly constrained lending for both rental housing development and homebuying;
- A slowed housing market means that the Illinois Affordable Housing Trust Fund, funded with proceeds from a statewide real estate transfer fee on home purchases, has been reduced to the lowest levels since the inception of the Housing Task Force and the Annual Comprehensive Housing Plan;
- Investor interest in Low Income Housing Tax Credits has been drastically reduced as the realities of a national recession have limited the market for Tax Credits, making syndication difficult; and
- Increases in vacant properties due to foreclosures in communities have had detrimental impact both on the availability of affordable housing units and on neighborhood stability and property values.

Because of these financial realities, the Housing Task Force, in creating the 2009 Annual Comprehensive Housing Plan, *Building the Economic Recovery: Affordable Housing in Illinois* recognizes this year, by necessity, as a year of reinvention for the agencies, advocates, financial partners, and developers that work to produce and service affordable housing in Illinois. No stone can be left unturned as participants must continue the search for underutilized, feasible, and untapped resources to replace what has been lost and complement what remains. In 2009, the State must adopt strategies that both evaluate and find solutions to the impacts of the foreclosure crisis:

- Focus Strategy #1: **Implement a comprehensive approach to foreclosure prevention and mitigation**
- Focus Strategy #2: **Sustain appropriate homeownership programs for low- and moderate- income households**
- Focus Strategy #3: **Implement special needs housing strategies**
- Focus Strategy #4: **Reinvigorate investment in affordable rental housing development through new strategies and improved viability of existing resources**
- Focus Strategy #5: **Promote preservation and increased sustainability of long term affordable rental housing through improved operations**
- Focus Strategy #6: **Leadership in promoting affordable housing and economic development**

Building the Economic Recovery: Affordable Housing in Illinois contains an updated Technical Plan for FY 2009-2012. At this juncture, based on the significant changes that have occurred in the marketplace, the Housing Task Force seized the opportunity to reexamine the original listing of recommendations and actions for State agencies and partners developed for the first Comprehensive Housing Plan, *Building for Success*. Throughout this 2009 Annual Comprehensive Housing Plan, the new Technical Plan will be highlighted and discussed.

The 2009 Housing Plan, *Building the Economic Recovery: Affordable Housing in Illinois*, includes both multi-family and single family Housing Production Plans and a Residential Services chart that outline expected state expenditures for affordable housing capital development and related services. In 2009, housing market constraints are likely to have the continued impact of reducing the utilization of resources - including bond financing and the equity raised through the syndication of tax credits. To account for this impact, estimates for these resources in the housing production plans have been conservatively estimated.

Vision Statement

Quality housing, affordable to each household, with accessible and appropriate services where needed, that supports individual and family success. Housing is an essential asset and economic engine for neighborhoods, integral to the creation of robust communities for the citizens of Illinois.

Table of Contents

EXECUTIVE SUMMARY: “BUILDING THE ECONOMIC RECOVERY: AFFORDABLE HOUSING IN ILLINOIS”2

HOUSING PRINCIPLES5

- AFFORDABILITY AND CHOICE5
- CREATION AND PRESERVATION.....5
- LEADERSHIP5

A REVIEW OF COMPREHENSIVE HOUSING PLANNING IN ILLINOIS.....6

ACCOMPLISHMENTS UNDER PREVIOUS ANNUAL COMPREHENSIVE HOUSING PLANS6

2009 FOCUS STRATEGIES9

- IMPLEMENT A COMPREHENSIVE APPROACH TO FORECLOSURE PREVENTION AND MITIGATION9
- SUSTAIN APPROPRIATE HOMEOWNERSHIP PROGRAMS FOR LOW- AND MODERATE- INCOME HOUSEHOLDS11
- IMPLEMENT SPECIAL NEEDS HOUSING STRATEGIES12
- REINVIGORATE INVESTMENT IN AFFORDABLE RENTAL HOUSING DEVELOPMENT THROUGH NEW STRATEGIES AND IMPROVED VIABILITY OF EXISTING RESOURCES13
- PROMOTE PRESERVATION AND INCREASED SUSTAINABILITY OF LONG-TERM AFFORDABLE RENTAL HOUSING THROUGH IMPROVED OPERATIONS15
- LEADERSHIP IN PROMOTING AFFORDABLE HOUSING AND ECONOMIC DEVELOPMENT15

2009 TECHNICAL PLAN17

- REWORKING THE TECHNICAL PLAN17
- FULL TECHNICAL PLAN (FY 2009-2012)201

HOUSING PRODUCTION PLAN FOR PROGRAM YEAR 2009.....33

- MULTI-FAMILY HOUSING PROGRAMS33
- SINGLE FAMILY HOUSING PROGRAMS38
- RESIDENTIAL SERVICES PROGRAMS.....43

APPENDICES.....44

- INTERDEPARTMENTAL COORDINATION AND PLANNING EFFORTS45
- GLOSSARY OF TERMS, ACRONYMS, AND AGENCIES.....48
- HOUSING TASK FORCE MEMBERS52
- HOUSING TASK FORCE - WORKING GROUPS RECOGNITION55
 - *Supportive Housing Working Group*55
 - *Rural and Small Cities Working Group*55

HOUSING PRINCIPLES

Affordability and Choice

Stable and affordable housing is a prerequisite to achievement of individual and family success. A full range of quality housing options – both single family and multi-family homes – available and accessible in communities throughout the State is an essential part of meeting the needs of all income groups and special needs populations. Strategies employed to assure affordability and choice must promote equal access, create housing options in the least restrictive environments, prevent homelessness, support homeownership, and coordinate housing and services.

Creation and Preservation

To ensure ongoing affordability, investment of public and private resources must be directed toward the preservation of existing housing and creation of new affordable housing assets. We seek to bring down the cost of development, reduce the ongoing cost of operations, and assure the development of a range of housing types.

Leadership

Recognizing that housing is not just bricks and mortar but the foundation for personal achievement and community involvement, it is critical for policymakers at all levels of government and in all types of communities to guide and promote housing as fundamental to community and economic health. Leadership requires accountability through identifying priorities, setting goals for the use of resources that reflect these priorities, and reporting on production. Promoting housing includes ensuring that every area and group can fairly compete for resources, requiring focused training and technical assistance for communities and housing providers.

A REVIEW OF COMPREHENSIVE HOUSING PLANNING IN ILLINOIS

Governor Rod R. Blagojevich issued Executive Order 2003-18 on September 16, 2003, establishing the first statewide comprehensive housing initiative and appointing the Housing Task Force to improve the planning and coordination of the State's housing resources through 2008. The Executive Director of the Illinois Housing Development Authority (IHDA) was appointed Chair of the State's Housing Task Force and was joined by a panel of thirty-four representatives from State agencies and the housing community. Six underserved populations were identified in the Executive Order:

- Low-income Households (with particular emphasis on households earning below 30% of area median income);
- Low-income seniors;
- Low-income persons with disabilities;
- Homeless persons and persons at-risk of homelessness;
- Low- and moderate- income persons unable to afford housing near work or transportation (Live Near Work); and
- Low-income persons residing in existing affordable housing that is in danger of being lost or becoming unaffordable (Preservation).

The Housing Task Force organized working groups to investigate the specific housing needs of the priority populations and to formulate recommendations for action that would be compiled into the Technical Plan.

The Comprehensive Housing Planning Act (P.A. 94-965) of 2006 codifies Executive Order 2003-18 and extends its intent through June 30, 2016. Per the Act, the State of Illinois shall continue to prepare and be guided by an annual comprehensive housing plan addressing the housing needs of the underserved populations. Annual Comprehensive Housing Plans are to include an identification of funding sources for which the State has administrative control that are available for housing construction, rehabilitation, preservation, operating or rental subsidies, and supportive services.

Accomplishments under previous Annual Comprehensive Housing Plans:

2005: Starting with the State's first Comprehensive Housing Plan, *Building for Success*, three major housing principles were shaped: Affordability and Choice, Creation and Preservation, and Leadership, which set the foundation for strategies and actions to meet the needs of the priority populations. Specific accomplishments achieved throughout the succeeding years responded directly to these housing principles, and provided the groundwork for future growth and initiatives:

- Redesigned homebuyer mortgage financing programs (the I-Loan Homebuyer Mortgage and the I-Loan Tax Credit Certificate) were introduced in 2005. From 2005 through 2008, these programs have provided over \$865 million in safe, fixed rate loans to 7058 first-time homebuyer households, proving to be an essential alternative to sub-prime and predatory loans in the marketplace;
- After a moratorium on approvals of projects under the Medicaid waiver for Supportive Living Facilities (SLF) for the elderly was lifted in late 2004, community integration efforts

were invigorated in 2005; 139 new applications (for nearly 10,500 units) were approved by the Illinois Department of Healthcare and Family Services (IDHFS) to proceed towards SLF certification; 9 new SLFs were opened providing 734 new units. An additional round of applications was announced by IDHFS in late 2008 with proposals due in January 2009; and

- The Rental Housing Support Program was signed into law, establishing the largest State-sponsored rental assistance program in the country, targeting assistance for persons below 30% of area median income. Over \$60 million allocated since 2006 for multi-year rent subsidies will serve 2900 of the lowest income households in the State.

2006: The second State Comprehensive Housing Plan, *On the Road to Success*, established specific actions in three focus areas: Coordination and Alignment of State Resources and Initiatives; Targeting Production Plan Resources for the Preservation and Rehabilitation of Affordable Housing; and Design and Implementation of Programs to Support Long-Term Homeownership for Illinois' Working Families. Accomplishments in 2006, continued to build on the guidance set by the Housing Task Force:

- Illinois' nationally recognized Employer-Assisted Housing Program (EAH) expanded in 2006 with over 60 Illinois employers committing financial assistance to their employees for their home purchase, and nearly 400 employees buying new homes with the help of these resources from their employers. The State contributed to this effort with matching funds from the IL Affordable Housing Trust Fund and State Donation Tax Credit for many of these eligible buyers;
- Development of supportive housing was expanded in 2006 with over \$55.5 million committed to create roughly 650 permanent supportive housing units to meet the needs of persons and families facing homelessness. Additionally, the Homelessness Prevention Program operated by the IL Department of Human Services (IDHS) assists over 13,400 households annually with temporary housing and financial assistance. In FY 2007, funding for the Homeless Prevention Program was increased to \$11 Million;
- A new statewide Home Modification Program was announced in March with initial funding of \$1 million through the IL Affordable Housing Trust Fund (Trust Fund) to finance home improvements for mobility impaired seniors and persons with special needs. Three rounds of funding since the program start, totaling \$5 million, will enable 200 households to live independently and avoid unnecessary institutionalization.

2007: Sent to the Governor on January 2, 2007, *Affordable Housing Dimensions: Illinois' 2007 Annual Comprehensive Housing Plan* is the first plan created under the Comprehensive Housing Planning Act. Highlights of planning and coordination in 2007 include:

- Safe and affordable homeownership was advanced with the launch of the G-I Loan for Heroes Program, a \$15 million (quickly expanded to \$30 million) pilot mortgage program administered by IHDA in partnership with the IL Department of Veterans Affairs (IDVA). This nationally recognized Program is the most comprehensive home purchase program in the nation, helping qualified veterans and service men and women secure low-interest mortgages and closing cost assistance;
- The creation of a Supportive Housing Working Group to evaluate and present best practices for increased and improved development of supportive housing;
- IHDA, local municipalities, and private financial institutions committed over \$95 million in financing for 560 new Supportive Living apartments in LaSalle, Coles, Hancock, Jersey,

Montgomery, Boone, Whiteside, and Sangamon Counties. Supportive Living Facilities provide an alternative to institutionalization for seniors.

2008: The 2008 Housing Plan, *Prime Solutions For Affordable Housing* sought to address the affordable housing challenges presented by sharp cost increases for construction and operations, and the fallout from the sub-prime mortgage foreclosure crisis by promoting innovative responses and partnerships to proactively respond to these broad new challenges. Highlights of 2008's successes include:

- Over \$5 million in funding was provided for a Statewide Foreclosure Prevention Network in cooperation with Neighborhood Housing Services of Chicago and the national NeighborWorks Program; bringing increased capacity for counseling and mediation assistance for Illinois homeowners facing increasing mortgage costs and foreclosure;
- In 2008, IHDA allocated \$40.8 million in federal Low Income Housing Tax Credits (LIHTC) for the creation and preservation of over 3000 qualified affordable rental housing units for families, seniors and residents with special needs. These commitments represent allocations of nearly double the prior year allocations due to increased authorization of 20 cents per capita from the federal government in the Housing and Economic Recovery Act (HERA) of 2008 and additional authorization of \$12.1 million in Midwestern Disaster Credits received as part of the Tax Extenders and Alternative Minimum Tax Relief Act of 2008.
- A coalition of State agencies worked with community stakeholders to design housing and service strategies to implement the Money Follows the Person Demonstration federal grant; seeking to transition approximately 3400 residents from institutions to affordable, housing in qualified community based residences with access to services.

2009 FOCUS STRATEGIES

Each year the Housing Task Force seeks to identify and highlight in the Comprehensive Housing Plan important Focus Strategies for primary attention by housing partners and state agencies. These highlighted strategies provide the central focus of the year's activities, but they do not lessen the other important actions listed in the Technical Plan. The section below presents the Focus Actions for 2009, organized under six main Focus Strategies.

Action items presenting cross-departmental joint funding opportunities (related to the Joint Notice of Funding Availability required by the Comprehensive Housing Planning Act) are marked below with an asterisk ().*

Focus Strategy #1: Implement a comprehensive approach to foreclosure prevention and mitigation

In 2009, the focus of the State's approach to addressing the ongoing foreclosure crisis is twofold:

- **Prevention** – Activities will be undertaken to help low- and moderate- income Illinoisans who are facing the possibility of foreclosure stay in their homes, get back on track with mortgage payments through loan modifications or refinancings, and reinforce their efforts to successfully own and maintain their homes;
- **Mitigation** – Efforts to counteract the effects of foreclosures on communities will clearly be a focus in 2009. A valuable new tool in foreclosure mitigation is presented by the federal Neighborhood Stabilization Program (NSP) (discussed in detail below) created by the passage of the federal Housing and Economic Recovery Act (HERA) of 2008. Additional foreclosure mitigation activities to be undertaken in 2009 will focus on developing financial and programmatic models that can assist community mitigation efforts, identification of funding sources, and continued governmental coordination to implement necessary activities.

The State's foreclosure prevention and mitigation activities will cover the full continuum of activities related to this most important goal. Specific highlighted action items for 2009 are listed below, and in the Technical Plan. The Housing Task Force will continue to review foreclosure prevention and mitigation activities throughout the year to keep fresh and successful ideas and innovative programs at the forefront of their planning activities.

2009 Focus Action:

- Expand capacity of and enhance services offered by network of housing counseling agencies:
 - Increase funding for foreclosure counseling with new \$3.1 million commitment of federal resources awarded by NeighborWorks America. Year two of the program will permit both more intensive and broader service coverage in Illinois;
 - Promote training and communication to encourage banks and servicers to offer loan modifications to low- and moderate-income families who are at risk of foreclosure;
 - Expand the range and reach of housing counselors by increasing training initiatives for housing counselors.

- Promote refinancing initiatives:
 - Focus available and research new resources to create additional programs for at-risk homeowners to refinance problematic mortgage terms in favor of lower interest and fixed rates and safer terms;
- Implementation of the State's Neighborhood Stabilization Program (NSP):*
 - Establish and maintain interdepartmental coordination between IDHS, which is the lead NSP administering agency, and DCEO and IHDA as partners to effectively commit NSP within eighteen months and track progress and expenditures;
 - Develop model programs to demonstrate uses of NSP funds (especially homesteading and land banking) to reduce access barriers and to aid recipients in fulfilling commitments.

Neighborhood Stabilization Program (NSP) Summary:

[from HUD Notice No. FR-5255-N-01]

Under the Housing and Economic Recovery Act (HERA) of 2008, under the Neighborhood Stabilization Program (NSP) was created for the purpose of assisting in the redevelopment of abandoned and foreclosed homes. Grant funds under NSP will be allocated to State and designated local governments to carry out specific eligible activities aimed at stabilizing distressed neighborhoods. All activities carried out under the NSP must benefit households earning no more than 120% of the area median income (AMI), and at least 25% of the funds must benefit households earning no more than 50% AMI.

The Illinois Department of Human Services (IDHS) is designated by the Governor as the lead agency for implementation of the Neighborhood Stabilization Program for the State of Illinois allocation. IDHS will work in partnership with other State agencies, Illinois Housing Development Authority (IHDA) and Department of Commerce and Economic Opportunity (DCEO). In addition, IDHS will work to assure priorities under the State's long-term care rebalancing plan are incorporated into the State's implementation of NSP.

HERA provides \$3.92 billion of funds nationally for this one-time Neighborhood Stabilization Program (NSP). Illinois has a statewide foreclosure rate of 5.1% based on HUD's calculations, and is a high-risk foreclosure state overall. The total NSP allocation for Illinois communities is nearly \$173 million, with \$53.1 million allocated for State administration to areas of greatest need. HUD urges States to prioritize areas of greatest need based on: the highest percentage of home foreclosures; the highest percentage of homes financed by a subprime related loan; and those areas identified as likely to face a significant rise in the rate of home foreclosures. In order to assure that all areas of greatest need within the state have the opportunity to apply for NSP funds, the State has established three NSP geographic Categories:

- (1) Areas that are not existing CDBG entitlement areas and that received no direct NSP allocation from HUD
- (2) CDBG Entitlement Grantees that did not receive a direct NSP allocation; and
- (3) CDBG Entitlement Grantees also receiving direct NSP allocations from HUD

The State funding will be allocated to communities and organizations that demonstrate both need and the capacity to address the abandoned and foreclosed properties in their communities. HUD will also permit program implementation that includes joint program funding among state and local governments. The State may carry out NSP activities directly including procuring contractors, private developers, providing loans and grants to not-for-profits and local housing agencies.

Eligible activities and uses under the State's NSP Plan include:

- (1) establishing financing mechanisms for acquisition, rehabilitation, and disposition of foreclosed and abandoned properties (including soft seconds, loan loss reserves, and shared-equity loans);
- (2) direct purchase and rehabilitation of homes and residential properties that have been abandoned or foreclosed upon;
- (3) rental housing;
- (4) redevelopment (demolition and new construction);
- (5) establishment of land banks of foreclosed homes;
- (6) demolition of blighted structures.

All program activities under the NSP Program must meet the benefit test of serving low and moderate income communities, under the CDBG program. Affordable rents and continued affordability standards are defined as the standard for the federal HOME program, at a minimum.

Illinois will implement the NSP Program based on approval of Plan Amendment submitted to HUD on December 1, 2008 and as further amended and approved by HUD.

Focus Strategy #2: Sustain appropriate homeownership programs for low- and moderate-income households

As the realities of the sub-prime mortgage crisis have set in, many of the available resources have been directed at those who have already purchased a home and are facing foreclosure. Still, positive, safe and sustainable homeownership programs cannot be allowed to be further diminished. In 2009, the State will continue to promote safe and affordable homebuyer programs. While IHDA's successful I-Loan Mortgage and I-Loan Certificate programs, funded with federal tax-exempt bond authority, have historically provided safe, below-market, fixed interest rate mortgage financing for 2000 first-time homebuyers each year, new efforts to secure funding resources from financial institutions and investors will be necessary to assure homeownership opportunities remain available, given the current bond market conditions.

Additionally, because older single-family homes in many communities are often the most affordable option for low-income households, it is necessary to expand efforts to preserve this aging housing stock. Directing dollars for rehabilitation of the older housing stock throughout the state can help keep low-income individuals and families in their homes and expand home purchase opportunities for those looking to acquire their first home. Opportunities exist in 2009 to increase rehabilitation and energy efficiency improvements through the expansion of the Illinois Energy Efficiency Portfolio (EEP) programs operated by DCEO and significantly expanded with the 2007 passage of the Illinois Power Agency Act (P.A. 95-0481).

2009 Focus Action:

- Expand mortgage lending and financing tools for first-time homebuyers:
 - Work to expand first time homebuyer programs with insurances and financing supplemented by the Federal Housing Administration (FHA) and other incentives authorized in recent federal legislation;
 - Expand use of federal tax credit programs for new homebuyers including the existing Mortgage Credit Certificate (MCC) program (based on annual mortgage interest payments), and the federal Tax Credit (\$7,500) for first time homebuyers authorized by HERA.
 - Establish new financing resources and investments to support home mortgage lending by private institutions in cooperation with the State's housing finance agency, IHDA.
- Continue and expand home repair programs that preserve single family housing stock throughout the state:
 - Provide funding from the Trust Fund and other to be identified resources to match with DCEO-administered Community Development Assistance Program (CDAP) and with the IDHFS-administered Weatherization programs;
- Formalize partnerships with DCEO and other State agencies to pair energy-efficiency programs and resources for homeowners and rental property owners to increase and encourage more affordable property maintenance and operations.*

Low Income Energy Efficient Residential Retrofit Program:

The Low Income Energy Efficient Residential Retrofit Program is part of the Energy Efficiency Portfolio. Electric utility providers Commonwealth Edison and Ameren provide funds to support electric usage reduction programs. These funds are administered by DCEO and are made available to other State and local entities. The objective of this Program is to leverage existing rehabilitation and weatherization programs to maximize electricity savings in low income residences through the direct installation of energy efficiency measures.

IHDA utilized 2008 funding to expand existing housing rehabilitation programs to make grants to local government, non-profit entities, and community action agencies. The program allows for the installation of the energy efficiency measures in eligible homes (must be an existing customer of either Commonwealth Edison or Ameren electric utility service and household income must not exceed 150% of the poverty level based on household size). Energy Efficiency measures include: Energy Star®-rated refrigerators, lighting packages, exhaust fans, and dishwashers; energy efficient air conditioners and furnaces; the installation of compact florescent light bulbs; and the improvement of the thermal envelope. Only the installation of these measures is eligible under the program and the dollar amounts are fixed by DCEO at \$3,500 per home. The combination of home improvements such as roofing and windows, coupled with energy efficient appliances will have significant cost savings for residents participating in the program.

Focus Strategy #3: Implement Special Needs Housing Strategies

Expansion of the statewide linkage between capital development and services for special needs populations was a major focus of the 2008 Annual Comprehensive Housing Plan. The focus in 2009 will be to build formal coordination mechanisms among agencies with supportive housing goals, in order to maximize State and Federal resources to create community-based housing options for Illinois residents who are homeless, or are returning to the community from institutions and facilities. Additionally, the State will work to identify and promote supportive housing models, and support initiatives that help provide home modifications to existing units and add design improvements to new construction.

2009 Focus Action:

- Coordinate efforts to increase permanent supportive housing by increasing cross-agency awareness and accountability towards implementation of Permanent Supportive Housing (PSH) goals and identification of available Federal and State funding:*
 - Improve communications and coordination between agencies and organizations implementing supportive housing plans, including: State agencies (such as IHDA, DCEO, IDHS and IDOC), the statewide Homeless Continuum of Care, local agencies (such as the Chicago Department of Housing and representatives of other Illinois public housing authorities), and other community housing providers.
- Position Illinois to access potential resources that could contribute to a PSH Development Program:*
 - Examine replicable models of successful PSH development programs;
 - Consider adding flexibility to current State-administered affordable housing programs to allow for leveraging and combination with various PSH capital, operating and services funding sources.

- Expand access to housing for persons with disabilities transitioning from institutional settings to community-based housing:*
 - Expand housing access through the creation, training and maintenance of a Statewide Housing Locator (see highlighted description below);
 - Train transition coordinators on the rights of persons with disabilities under Fair Housing Laws and affordable housing programs and resources.

Statewide Housing Locator:

In 2009, the State will implement a Housing Locator website accessible by State agency staff, services providers, and the general public to identify affordable rental housing availability throughout the State. Roll out of the Housing Locator in 2009 will include the launch of the accessible website identifying tens-of-thousands of searchable housing units in Illinois. The site design will allow users to search by a wide range of criteria including: rent range, accessibility features, location, bedrooms, screening criteria, acceptance of vouchers, school district, allowance of pets, deposits and fees, and proximity to transit. The Housing Locator will be supported by a call center with a toll-free number to assist users, and support property owners or managers with registration and property listing. Current availability of the listed housing units is an important feature of the Statewide Housing Locator design.

A well constructed Housing Locator website will: ease transition of individuals from institutions to the community through identification of viable housing options in their areas; facilitate identification of units with specific accessibility features, and fill accessible units with people who need them; save valuable staff time for those helping consumers find affordable housing by ensuring that listings are regularly updated with vacancy, eligibility and contact information; offer a one-stop site to search for open units in the event of displacement due to disaster; and reduce vacancies and help achieve full occupancy.

Under Illinois' Money Follows the Person (MFP) Demonstration approximately 3,400 people are to transition from institutional care to community-based services and housing over the next five years. The Housing Locator will help with identification of the most independent and integrated settings possible, and with locating housing that is affordable according to the consumer's income and is accessible in terms of both design features and location (proximity to public transit, as well as, services and support systems).

The Illinois Housing Development Authority (IHDA), Illinois Department of Healthcare and Family Services (IDHFS), Illinois Department of Human Services (IDHS) and Illinois Department on Aging (IDoA) are partners for implementation of Illinois' MFP Demonstration. IHDA agreed to act as the Housing Locator Project Liaison on behalf of these agencies, in a partnership to secure and finance a Housing Locator.

Focus Strategy #4: Reinvigorate investment in affordable rental housing development through new strategies and improved viability of existing resources

Illinois is seeing similar affordable housing financing and funding challenges facing the rest of the country. While developers are willing to develop rent-restricted housing and properties are available at lower costs than previously seen, the changing housing market and limited interest from investors and financial institutions has made access and use of these funds increasingly difficult.

In 2009, many of the existing financing methods used for affordable housing are experiencing difficulties: The federal Low-Income Housing Tax Credit (LIHTC) program has been a primary driver for funding affordable rental housing for over two decades. However, in the current national housing climate there has been a severe decrease in the number of corporations purchasing credits, causing a sharp reduction in equity raised for affordable housing

development. Debt resources are also declining as banks tightened lending standards and gap financing resources experience demand exceeding available resources.

A major strategy focus for *Building the Economic Recovery: Affordable Housing in Illinois* therefore, is to address the shrinking resources available for multi-family rental affordable housing finance across the State. The action items listed below will help accomplish this goal. Additional action items are contained in the Technical Plan.

2009 Focus Action:

- Increase access to Tax Exempt Bond financing:
 - Encourage the utilization of bond pooling to reduce the costs associated with issuance to individual projects and developments in smaller communities;
 - Investigate expanded marketing strategies and structures to revitalize investor interest in tax exempt bond purchases through direct placements with pension funds, corporations and financial institutions.

- Explore non-traditional financing resources:
 - Support the enactment of a multi-year capital funding bill that includes an IHDA-administered affordable housing funding program;
 - Provide training opportunities on Tax Increment Financing for affordable housing development.

- Develop additional LIHTC syndication and investment options:
 - Seek new investor partnerships with corporations, regional and community banks, national investors;
 - Analyze proposed legislative changes for LIHTC to increase and expand investor interest and entice investment;
 - Direct outreach to targeted investors to raise equity for supportive housing developments.

Focus Strategy #5: Promote preservation and increased sustainability of long-term affordable rental housing through improved operations

Keeping affordable housing developments affordable and viable for the long term is one of the State's greatest challenges. Locating financing for new construction or rehabilitation is important, but only represents part of the financing picture. Paying for ongoing operations is a significant challenge faced by developers and property managers as utility, insurance, property taxes, and maintenance costs increase. With affordable developments, these crucial ongoing operations must be accomplished on a limited rental income and reserve requirements that accompany the financing sources used. Active preservation of existing affordable developments can all be accomplished by exploration and expansion of existing and new operating cost reduction measures.

2009 Focus Action:

- *Explore options to reduce operating costs for affordable developments:*
 - Spotlight existing and new energy co-op and bulk purchase opportunities;
 - Promote energy efficiency design innovations for affordable housing developments;
 - Encourage managers and developers of affordable housing to seek cost-saving insurance pooling opportunities.
 - Develop training opportunities to transfer best practices in operating cost savings to underwriting and development of new rental properties.

- *Broaden State legislation relating to property taxes and affordable housing:*
 - Advocate for an income evaluation approach for all affordable (income-restricted) housing developments.

Focus Strategy #6: Leadership in Promoting Affordable Housing and Economic Development

Current economic conditions demonstrate clearly the powerful impact which housing development contributes (or detracts in a slower environment) towards stimulating economic growth. The *Building the Economic Recovery: Affordable Housing in Illinois* leadership focus will look at opportunities to further effective affordable housing innovations in conjunction with economic development results. Opportunities must be identified for new funding resources, for improvements through State and federal legislation and regulation, and for expansion of capacity within communities to address their affordable housing issues.

The State has been a leader and participant in many effective initiatives that combine the provision of affordable housing with community-based economic development. In 2009, the lessons and value of these partnerships and efforts will be further explored and broadened.

2009 Focus Action:

- Develop Illinois Federal Housing Agenda to ensure preservation, reform and expansion of federal resources and legislation for affordable housing:
 - Promote funding and administration ease for the implementation of the recently established National Housing Trust Fund;
 - Advocate for federal housing and services legislation and funding of Supportive Housing;
 - Document statewide affordable housing needs and best practices for planning with the Federal government to bring additional resources to Illinois.
- Coordinate affordable housing inclusion in state and federal capital and economic development initiatives:
 - Encourage statewide expansion of Live Near Work and transit oriented development initiatives with new and existing partners;
- Explore feasibility of rental housing pilot programs in rural communities and addressing the needs of migrant farm labor workers:
 - Examine the need for farm laborer-based housing, including: the possibility of identifying specific unit targets and incentives to meet need; appropriate funding options with USDA-RD available for migrant farm-worker housing; and vehicles for ongoing assessment;
 - Review and promote information about farm workers' rights regarding their housing and Farm Labor Camp Law.
- Establish and roll out an Illinois Affordable Housing Awards Program to increase awareness and knowledge of affordable housing innovations.

The Illinois Affordable Housing Awards Program:

Despite the slowdown in the industry today, it is important to increase public awareness and recognition of exemplary affordable housing achievements in Illinois. The idea to establish an awards program was proposed in the early efforts of the Housing Task Force and has been a part of the Technical Plan since the first Annual Comprehensive Housing Plan. The topic was revisited and refined in 2008 by the reconvened Rural and Small Cities Working Group – as it is believed that the need for recognition is especially strong in smaller cities and rural areas of Illinois – and the *Illinois Affordable Housing Awards Program* is now slated to be rolled out in 2009.

Affordable housing awards of this type will honor excellence in affordable housing and accomplish two main Program Goals: provide high profile recognition to outstanding achievements in affordable housing; and provide communities and would-be developers details of successful affordable housing efforts that can be undertaken in their communities.

The inaugural installment of this annual program will be unveiled at the next Governor's Annual Affordable Housing Conference. The first award program will honor **Special Needs Developments** and developments or initiatives that spotlight a **Creative Partnership between Public and Private Sectors to Develop Affordable Housing**. For each subsequent year, the award categories will be changed to correspond with highlighted annual focuses of the Annual Comprehensive Housing Plan.

Awards from each of the two annual categories will be granted in each of three (3) different geographic categories (bringing the award total to six). The geographic categories will be unchanged every year and are recommended to be divided in this manner:

- **Metropolitan Chicago;**
- **Cities outside of Metro Chicago** with populations above 50,000 and the CDBG Entitlement Cities (not included in Metropolitan Chicago area); and
- **Rural / Small Cities / Non-Metropolitan Areas**

Awards winners should be selected based on their overall **Impact** and their **Replication Potential**. Award winners for the inaugural awards in Spring 2009 may be selected directly by the Housing Task Force and its related Committees. Future nomination and vetting process for award recipients will include appropriate community partners and other appropriate regional or statewide associations.

2009 TECHNICAL PLAN

As discussed above, *Building the Economic Recovery: Affordable Housing in Illinois* presents a newly edited Technical Plan for FY 2009–2012. This new Technical Plan contains previously included action items that require additional attention or have been updated to address current market conditions or issues. New action items have been added through various working groups and through discussions with the Housing Task Force. The specific 2009 focus areas that are discussed above are also noted in the Technical Plan. Moving forward, this Technical Plan will be updated each year in the Annual Comprehensive Plan to note new focus areas, remove accomplished activities, and when appropriate to incorporate new action items.

Reworking the Technical Plan:

Along with updating, the Housing Task Force edited the existing Technical Plan and removed items classified as accomplished or infeasible. Highlighted below are the actions items removed from the active Technical Plan and reclassified as “accomplished”. These items are listed under the applicable housing principle and will be monitored and maintained moving forward:

Affordability and Choice:

- ***Build the capacity and partnership to expand supportive housing.***
CSH's Supportive Housing Institute (funded with grant from the Illinois Affordable Housing Trust Fund) has completed two cycles and has "graduated" 20 participants with application-ready proposals for Supportive Housing developments. The third and fourth series of the Supportive Housing Institute will be funded with a renewed grant from the Trust Fund.
- ***Coordinate housing for DCFS clients - including Older Youth (18-20), foster care and subsidized guardianship - with IHDA capital funding and DCFS services funding, which often includes a housing or rental allowance.***
In 2007 joint funding of two developments in Chicago targeted for youth “aging out” of the DCFS support system was finalized. These developments were developed via an agreement with Interfaith Housing Development Corporation and community service providers. Construction funding was provided by IHDA, City of Chicago, and DCEO Energy Grant. Ongoing DCFS funding will provide services and rent subsidies for DCFS youth residing in these, and possibly other, properties.
- ***Facilitate development and operations for viable SLF for elderly Medicaid waiver (with federal match) for operating and service dollars for supportive living facilities for the elderly;***
- ***Reopen the existing Medicaid waiver program, which provides federal match for operating and service dollars for supportive living facilities for the elderly;***
- ***Target activities in communities with high demand, including those with low-income Medicaid-eligible participants; and***
- ***Partner with the IDoA Community Reintegration Program/Enhanced Transition Program to ensure SLF information is provided to senior citizens in nursing homes who could be appropriately served in community (including SLFs).***

Community integration efforts were stepped up in 2005 after a moratorium on approvals of the Medicaid waiver for Supportive Living Facilities (SLF) for the elderly was lifted in late 2004 and again in fall 2008 by the IDHFS. Construction and service funding of SLFs has continued each year.

- ***Pursue federal "Money Follows the Person" and "Real Choice Systems Change" grant applications.***

In May 2007, Illinois was chosen by the federal Centers for Medicare and Medicaid Studies for a five-year Money Follows the Person (MFP) Demonstration geared toward helping at least 3500 persons living in nursing facilities to return to community settings. The MFP Demonstration includes an award of \$55.7 million drawn down as Medicaid match for services provided over the five-year grant period. Leading the effort is the IDHFS, in collaboration with the IDoA, three divisions of the IDHS, and IHDA.

- ***Identify sources for the funding for rental assistance, which might include existing and new state and federal funding. Set priorities and goals within funding parameters for households at 30% and 50% of median income; and***
- ***Implement Rental Housing Support Program benefiting families and households at 30% and 15% of median income, with effort to align with other state programs serving special needs populations.***

The Rental Housing Support Program Act (P.A. 094-0118) was signed into law on July 5, 2005, creating the largest state funding rent subsidy program in the nation for the households at or below 30% of area median income. Administered by applicant Local Administering Agencies (LAAs), the RHS Program provides a unit-based rental subsidy, funded with a recording fee on real estate transactions. RHS program resources will also be partially targeted to support the State's efforts to prevent unnecessary institutionalization and to create housing for households with a family member with special needs. The program rules, guidelines, application, and training workshops for the RHS Program were completed throughout 2006 and 2007. The first round of RHS funding was announced, with over \$12 million awarded to fourteen administering agencies throughout the State, intended to support over 400 affordable units for a three year period. Additional application rounds will be held in 2008 and 2009.

The Long Term Operating Support Program (LTOS) is part of the Rental Housing Support Program designated for affordable housing developments. LTOS is a unit based rent subsidy with funding available only to projects outside the city of Chicago. In the LTOS Program, IHDA contracts directly with owners of affordable housing developments to make units affordable for up to 15 years. The tenant pays a portion of the rent (approximately 30% of their income) and the LTOS grant makes up the difference. LTOS funding is targeted for special needs housing units. LTOS funding totaling over \$5.4 million to assist roughly 60 units in 5 different developments for 15 year terms was approved by IHDA's Board of Directors in 2008.

- ***Provide incentive points in the IHDA Qualified Allocation Plan for Low income Housing Tax Credits for developments which include project-based Section 8 vouchers and other sources of rental assistance.***

The Qualified Allocation Plan (QAP) sets guidelines for standards and priority funding under the Low Income Housing Tax Credit Program (LIHTC). Since 2006, The QAP amendments have prioritized scoring for developments serving special needs populations, rental subsidies, high cost communities, green design and other targeted activities.

- ***Continue and expand the IHDA Capital Fund Pooled Bond Financing Program and financing of housing developments with public housing partners.***

Preliminary approval from HUD was granted for \$30 million bond issue in April 2005, resulting in the first pool issue of \$26 million which financed 1000 units for elderly and families in five communities. IHDA continues to work with PHA's to utilize this financing to meet long term capital needs.

- ***Continue affirmative fair housing in all state programs or funded activities.***
IDHR continues to network with state agencies and non-profit advocacy organizations to provide fair housing training. Agencies benefiting from the training include DCFS Extended Family Program staff and housing counselors participating in IHDA's Homeowner Outreach Days.
- ***Create and continue homeownership programs in coordination with other state agencies to assist persons with disabilities, public housing residents, and other special needs populations to access homeownership, and promote new initiatives for households served by state agencies.***
The Illinois Assistive Technology Program, funded by IHDA for several years, works with a variety of Centers for Independent Living to help residents transition to homeownership opportunities. American Dream Downpayment Initiative (ADDI) funds are likely to be curtailed or eliminated by 2010, but funding can continue under the HOME program.
- ***Identify existing and new sources of funding for a coordinated home modification program for senior citizens and people with disabilities who are at risk of institutionalization if their home is not modified; and***
- ***Fund a coordinated home modification program for senior citizens and people with disabilities who are at risk of institutionalization without home modifications.***
The Home Modification Program was announced in March 2006 as a statewide pilot program to finance home improvements for mobility impaired seniors and persons with special needs. IHDA partnered with IDHS and IDoA to involve service provider agencies in both program and referral roles for this new program. In its three years of existence (2006 – 2008) the Home Modification Program has provided over \$5 million in grant allocations from the Trust Fund to provide accessibility improvements for over 200 households avoid unnecessary institutionalization.

Creation and Preservation:

- ***Include resources set-asides as part of the annual Qualified Allocation Plan for Low Income Housing Tax Credits, for people with disabilities, elderly, and low-income families;***
- ***Include resource set-asides as part of the annual Qualified Allocation Plan for Low Income Housing Tax Credits, for preservation of affordable housing units; and***
- ***Commit IHDA financing and tax credits to SLF development.***
Systemic changes were made to the Qualified Allocation Plan and by extension the LIHTC program that incorporate priorities of the Housing Task Force. The QAP provides set aside of LIHTC for Independent Elderly and Supportive Living Facilities, projects serving Supportive Housing populations, as well as incentives to target ten percent of units in LIHTC projects to Supportive Housing populations. Furthermore, twenty-five percent of the total multi-family resources, including subsidy and debt resources, are targeted to support preservation activities, including a set aside of Low Income Housing Tax Credits.
- ***Review reauthorization proposals for the Illinois Affordable Housing Tax Credit. Continue development of regulations and mechanisms to maximize the value of the tax credit.***
In 2005 legislation was passed that reauthorized the Illinois Affordable Housing Tax Credit program for 5 additional years (through 2012).

- ***Facilitate bundling of small projects in applications for capital funding to improve cost efficiency, and set aside resources to address needs of small projects and small communities.***

Bundling included in 2005 Qualified Allocation Plan. Small project bundling at IHDA greatly improved.

- ***Direct allocation of tax exempt bond authority to IHDA to meet demands for affordable housing financing for rental housing and homeownership program.***

IHDA continuously uses its tax exempt bond authority for affordable housing financing for rental housing and homeownership programs. IHDA continues to receive bond cap from other entities.

Leadership:

- ***Support the maintenance and expansion of public housing and the Section 8 voucher program.***
- ***Continue pressure at the federal level to maintain the funding levels for Section 8, public housing, USDA-Rural Development and other rent subsidy programs; to ensure voucher regulations address issues of flexibility and access.***

Each year, the Section 8 program is listed as a priority in Illinois' federal legislative agenda to assure sufficient federal funding of rental assistance to the lowest income residents of the State.

- ***Encourage outreach and technical assistance to communities and populations traditionally underserved and having limited access to housing resources.***

Since 2006, IHDA has provided technical assistance funding to intermediary organizations to build capacity in a variety of areas of housing need. Recent grant awards have expanded the Employer Assisted Housing program, trained housing and foreclosure counselors to assist homeowners facing foreclosure, and strengthened the capacity of organizations developing housing for special needs residents.

- ***Introduce legislation requiring an annual update of the Comprehensive Plan, development of a Housing Initiative, and reporting on measures to meet the plan.***

On June 30, 2006, the Governor signed the Comprehensive Housing Planning Act (P.A. 94-965) into law. Per the Act, the State of Illinois shall continue to prepare and be guided by an annual comprehensive housing plan addressing the identified underserved populations. In addition, the Act requires annual reporting on progress towards meeting the provisions of the Annual Comprehensive Housing Plan, as well as an Interim Report that discusses the progress made from January 1 to June 30.

ILLINOIS' ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN (FY 2009-2012)

Housing Principle(s): Affordability and Choice; Creation and Preservation

Lead Strategy: Implement a comprehensive approach to foreclosure prevention and mitigation

Priority Population(s) Served: Low income families, Low income seniors, Special needs populations, Homeless and at risk of homelessness, Preservation

<u>STRATEGIES / ACTIONS</u>	<u>AGENCIES / PARTNERS</u>	<u>IMPLEMENTATION STATUS</u>
Expand capacity and enhance services offered by network of housing counseling agencies:		
Ensure homebuyers and homeowners are prepared for successful homeownership through education and counseling programs and strategies for foreclosure prevention	IHDA, Counseling agencies	Ongoing
Expand the range and reach of housing counselors by increasing training initiatives for housing counselors	IHDA, Counseling agencies	2009 Focus
Increase funding for foreclosure counseling with new \$3.1 million commitment of federal resources awarded by NeighborWorks America. Year 2 of the program will permit both more intensive and broader service coverage in Illinois	IHDA, Counseling agencies	2009 Focus
Promote training and communication to encourage banks and servicers to offer loan modifications to low- and moderate-income families who are at risk of foreclosure	IHDA, Counseling agencies, Financial institutions, Mortgage insurance companies	2009 Focus
Promote refinancing initiatives:		
Explore opportunities to build partnerships with community counseling agencies, financial institutions, mortgage insurance companies, and government entities to preserve homeownership	Financial Institutions, FHA, IHDA, USDA R-D, mortgage insurance companies, community counseling agencies, and non profit developers	Ongoing / Multi-year action
Focus available and research new resources to create additional programs for at-risk homeowners to refinance problematic mortgage terms in favor of lower interest and fixed rates and safer terms	IHDA, Financial Institutions, IDFP, Governor's Office, State agencies	2009 Focus
Implementation of the State's Neighborhood Stabilization Program (NSP):		
Continue dialogue with other NSP grantees	IDHS, IHDA, DCEO, PHAs, NSP Direct Grantees	Ongoing / Multi-year action
Develop model programs to demonstrate uses of NSP funds (especially homesteading and land banking) to reduce access barriers and to aid recipients in fulfilling commitments	IDHS, IHDA, DCEO	2009 Focus
Establish and maintain interdepartmental coordination between IDHS, which is the lead NSP administering agency, and DCEO and IHDA as partners to effectively commit NSP within eighteen months and track progress and expenditures	IDHS, IHDA, DCEO	2009 Focus - Joint funding opportunity

Lead Strategy: Implement a comprehensive approach to foreclosure prevention and mitigation
(CONTINUED)

<u>STRATEGIES / ACTIONS</u>	<u>AGENCIES / PARTNERS</u>	<u>IMPLEMENTATION STATUS</u>
Identify new and expand existing Federal and State resources and initiatives for foreclosure prevention and mitigation:		
Identify and analyze additional financing sources for refinancing and, when appropriate, incorporate into Comprehensive Housing Plan to encourage usage and understanding	State Agencies, Housing Task Force	Ongoing
Work with Illinois Department of Financial and Professional Regulation to insure regulatory enforcement of "High Cost" Mortgage Act and the Illinois Predatory Lending Database Pilot Program	Financial Institutions, IHDA, IDFP, community counseling agencies,	Ongoing

ILLINOIS' ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN (FY 2009-2012)

Housing Principle(s): Affordability and Choice

Lead Strategy: Sustain appropriate homeownership programs for low- and moderate- income households

Priority Population(s) Served: Low income families, Live Near Work

<u>STRATEGIES / ACTIONS</u>	<u>AGENCIES / PARTNERS</u>	<u>IMPLEMENTATION STATUS</u>
Expand mortgage lending and refinancing tools for first-time homebuyers:		
Establish new financing resources and investments to support home mortgage lending by private institutions in cooperation with the State's housing finance agency, IHDA	IHDA, Financial Institutions	2009 Focus
Expand use of federal tax credit programs for new homebuyers including the existing Mortgage Credit Certificate program (based on annual mortgage interest payments), and the federal Tax Credit (\$7,500) for first time homebuyers authorized by HERA	IHDA, Financial Institutions	2009 Focus
Work to expand first time homebuyer programs with insurances and financing supplemented by the Federal Housing Administration (FHA) and other incentives authorized in recent federal legislation	IHDA	2009 Focus
Continue and expand home repair programs that preserve single family housing stock throughout the state:		
Explore best practices for lead-based paint remediation in coordination with existing efforts within realistic cost framework	IDPH, State agencies	Ongoing
Explore coordination of existing Weatherization programs with affordable housing preservation funding	IDPH, IHDA, State agencies	Ongoing
Formalize partnerships with DCEO and other State agencies to pair energy-efficiency programs and resources for homeowners and rental property owners to increase and encourage more affordable property maintenance and operations	IHDA, DCEO, State agencies	2009 Focus / Joint Funding Opportunity
Provide funding from Trust Fund and other to be identified resources to match with DCEO-administered Community Development Assistance Program (CDAP) and with the IDHFS-administered Weatherization programs	IHDA, DCEO, IDHFS, State agencies	2009 Focus
Seek additional financing to enhance matching funds for existing home repair programs	IHDA, State agencies	Ongoing
Continue and expand homeownership programs (including Employer-Assisted Housing programs) that provide purchase price subsidies, low interest rates, down payment and closing cost assistance, and intensive pre- and post purchase counseling:		
Encourage community land trust and other deed restriction mechanisms to assure that affordable homes created by government support remain affordable	IHDA, developers, local communities	Ongoing
Fund a statewide effort to qualify housing counselors to support homeownership and employer assisted housing activities. Develop and expand post purchase education program	IHDA, Counseling agencies	Ongoing
Utilize employer-assisted housing programs as a method to encourage safe, informed, and sound homeownership for low- and moderate-income households	Developers, Local communities, EAH advocates and administrators, IHDA	New Action Item

ILLINOIS' ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN (FY 2009-2012)

Housing Principle(s): Affordability and Choice

Lead Strategy: Implement special needs housing strategies

Priority Population(s) Served: Low income seniors, Special needs populations, Homeless and at risk of homelessness

<u>STRATEGIES / ACTIONS</u>	<u>AGENCIES / PARTNERS</u>	<u>IMPLEMENTATION STATUS</u>
Coordinate efforts to increase permanent supportive housing by increasing cross-agency awareness and accountability towards implementation of Permanent Supportive Housing (PSH) goals and identification of available federal and state funding:		
Encourage/Facilitate regional discussions of PSH goals and coordination	State Agencies, Public Housing Authorities, Continuum of Care agencies	Ongoing
Improve communications and coordination between agencies and organizations implementing supportive housing plans, including: State agencies (such as IHDA, DCEO, IDHS and IDOC), the statewide Homeless Continuum of Care, local agencies (such as the Chicago Department of Housing and representatives of other Illinois public housing authorities), and other community housing providers	IHDA, DCEO, IDHS, IDOC, Chicago DOH, PHAs, Continuums of Care	2009 Focus / Joint Funding Opportunity
Position Illinois to access potential resources that could contribute to a PSH Development Program:		
Examine replicable models of successful PSH development programs	IHDA, IDHFS, IDHS, State Agencies	2009 Focus / Joint Funding Opportunity
Consider adding flexibility to current State-administered affordable housing programs to allow for leveraging and combination with various PSH capital, operating and services funding sources	IHDA, IDHFS, IDHS, State Agencies	2009 Focus / Joint Funding Opportunity
Expand access to housing for persons with disabilities transitioning from institutional settings to community-based housing:		
Develop proposal and application for federal approval of Medicaid waiver payment to support housing for persons with mental illness and/or DD in a variety of SLFs	IDHFS, IDPH, IDHS, IHDA	Ongoing
Expand housing access through creation, training, and maintenance of a Statewide Housing Locator	IHDA, IDHFS, IDHS, IDoA	2009 Focus / Joint Funding Opportunity
Train transition coordinators on the rights of persons with disabilities under Fair Housing Laws and affordable housing programs and resources	IHDA, IDHFS, IDHS, IDoA	2009 Focus
Implement an affordable housing referral network to connect persons with special needs to affordable, available and appropriate housing	IHDA, IDHFS, IDHS, IDoA	Ongoing
Provide information and education regarding available resources to encourage Universal Design	State Agencies	Ongoing

Lead Strategy: <u>Implement special needs housing strategies</u> (CONTINUED)		
<u>STRATEGIES / ACTIONS</u>	<u>AGENCIES / PARTNERS</u>	<u>IMPLEMENTATION STATUS</u>
Coordinate funding of housing with services for various special needs populations:		
Align development of new affordable housing for senior citizens, people with disabilities, and prisoner re-entry in accordance with comprehensive plans currently in development by state advisory committees	IDHS, IHDA, IDOC, IDoA, State Agencies	Ongoing/Joint Funding Opportunity
Coordinate re-entry housing for ex-offenders with IHDA capital funding and Department of Corrections funding for per diem allowances and IDHS service funding, particularly the priority regions identified by IDOC & IDHS through the Governor's Community Safety and Re-entry Working Group	IDHS, IHDA, IDOC	Ongoing
Explore opportunities to combine capital and service funding for supportive housing projects	Interagency Subcommittee	Ongoing / Multi-year action
Encourage collaborative agreements between service providers and housing developers; and build the capacity of new service providers	IDHS, IHDA	Ongoing
Expand marketing and knowledge of homelessness services available through the IDHS Assistance hotline to encourage a single point of contact for information on homelessness services	IDHS, Continuum of Care agencies and homeless service providers	Ongoing
Explore opportunities to reallocate funding of Homeless Prevention Program	IDHS, IHDA, Governor's Office, GOMB	New Action Item
Research availability of additional resources to fund services in lieu of diminished Affordable Housing Trust Fund	Housing Task Force, GOMB, State Agencies	New Action Item
Work with the Governor's Office of Management and Budget (GOMB) to create a financial mechanism to commit, in advance, service funding for specific capital projects	IDHS, IHDA, GOMB	Ongoing
Maximize use of Medicaid waiver program to serve the housing and service needs of elderly and special needs populations in supportive living facilities:		
Explore outreach and technical assistance opportunities with SLF developers and services providers, and local officials	IDHFS, IDoA, IHDA	Ongoing
Identify appropriate conversion of existing facilities to eligible SLF's under the Medicaid waiver program in communities where new development is not feasible	IDoA, IDHFS	Ongoing
Identify marketplace absorption of new SLFs	IDoA, IDHFS	New Action Item

ILLINOIS' ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN (FY 2009-2012)

Housing Principle(s): Creation and Preservation; Leadership; Affordability and Choice

Lead Strategy: Reinvigorate investment in affordable rental housing development through new strategies and improved viability of existing resources

Priority Population(s) Served: Low income families, Low income seniors, Special needs populations, Homeless and at risk of homelessness, Live Near Work, Preservation

<u>STRATEGIES / ACTIONS</u>	<u>AGENCIES / PARTNERS</u>	<u>IMPLEMENTATION STATUS</u>
Increase access to Tax Exempt Bond financing:		
Encourage the utilization of bond pooling to reduce the costs associated with issuance to individual projects and developments in smaller communities	IHDA, GOMB	2009 Focus
Investigate expanded marketing strategies and structures to revitalize investor interest in tax-exempt bond purchases through direct placements with pension funds, corporations and financial institutions	IHDA, GOMB	2009 Focus
Maximize the effective use and accountability for issuance use of tax-exempt bond volume cap for multi-family and single-family affordable housing by ensuring that the use of the tax-exempt bond volume cap allocated to various entities in the state maximizes the value of the resource and that bond issuers report on the households served based on type of housing, income of beneficiaries, and ongoing affordability of units assisted	GOMB, all State Bond Issuers	Ongoing
Explore non-traditional funding sources:		
Develop and promote specific TIF models for affordable housing	DCEO, IHDA	Ongoing
Provide training opportunities on Tax Increment Financing for affordable housing development	DCEO, IHDA, Community Partners	2009 Focus
Support the enactment of a multi-year capital funding bill that includes an IHDA-administered affordable housing funding program	Governor's Office, GOMB, IHDA, Housing Task Force	2009 Focus
Develop additional LIHTC syndication and investment options:		
Analyze proposed legislative changes for LIHTC to increase and expand investor interest and entice investment	IHDA, Developers, Community Partners	2009 Focus
Direct outreach to targeted investors to raise equity for supportive housing developments	IHDA	2009 Focus
Highlight new additions and regulatory changes to the State's Qualified Allocation Plan for LIHTCs (Availability of Disaster Relief (Flood) Tax Credits, HERA-authorized boosts, Universal Design scoring boosts, etc)	IHDA	New Action item
Seek new investor partnerships with corporations, regional and community banks, national investors	IHDA, Regional and Community Investors, Equity Funds	2009 Focus

Lead Strategy: Reinvigorate investment in affordable rental housing development through new strategies and improved viability of existing resources (CONTINUED)

<u>STRATEGIES / ACTIONS</u>	<u>AGENCIES / PARTNERS</u>	<u>IMPLEMENTATION STATUS</u>
Seek and expand additional opportunities and incentives for private financial institutions to participate in financing of affordable housing development:		
Create financing structures to encourage private financial institutions to participate in affordable housing development, especially in small communities	Governor's Office, GRAC, financial institutions, IHDA, State Treasurer's Office, IDFP, GSE's, USDA-RD	Ongoing
Create shared risk lending pools for single and multi-family housing rehabilitation with layered public and private funds for areas of the state currently underserved by these financials tools	Governor's Office, GRAC, financial institutions, IHDA, State Treasurer's Office, State Bank Regulators, GSE's, USDA-RD	Ongoing
Effective Utilization of the Illinois Affordable Housing Tax Credit funding for development of affordable housing:		
Finalize new rules and policies to maximize the value of the State tax credit. Expand mechanisms to market and link investors to eligible projects, and encourage expanded use of resource for rental assistance and Individual Development Accounts	IHDA, IDHS, Governor's Office, IDOR, advocacy organizations	Ongoing / Multi-year action
Improve coordination of effort to increase financing opportunities:		
Improve coordination between State Agencies, Public Housing Authorities and developers	IHDA, State agencies, PHAs, Developers	New Action Item

ILLINOIS' ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN (FY 2009-2012)

Housing Principle(s): Creation and Preservation, Affordability and Choice

Lead Strategy: Promote preservation and increased sustainability of long term affordable rental housing through improved operations

Priority Population(s) Served: Low income families, Low income seniors, Special needs populations, Homeless and at risk of homelessness

<u>STRATEGIES / ACTIONS</u>	<u>AGENCIES / PARTNERS</u>	<u>IMPLEMENTATION STATUS</u>
Explore options to reduce operating costs for affordable developments:		
Develop training opportunities to transfer best practices in operating cost savings to underwriting and development of new rental properties	IHDA	2009 Focus
Encourage managers and developers of affordable housing to seek cost-saving insurance pooling opportunities	IHDA, IDFP, State Agencies, Developers, Community Partners	2009 Focus
Spotlight existing and new energy co-op and bulk purchase opportunities	DCEO, IHDA, State Agencies, CMS, Developers, Community Partners	2009 Focus
Encourage all new and substantially rehabilitated affordable housing to build in energy efficient systems and components:		
Assist affordable housing developers to access all available sources of energy efficiency funding	IHDA, DCEO, State Agencies, Developers	Ongoing
Explore increased coordination between IHDA financed projects and DCEO Low Income Energy Efficient Residential Retrofit Program	DCEO, IHDA	Ongoing - Joint Funding Opportunity
Promote energy efficiency design innovations for affordable housing developments	IHDA, DCEO	2009 Focus
Broaden State legislation relating to property taxes and affordable housing:		
Advocate for an income evaluation approach for all affordable (income-restricted) housing developments	ILGA, Governor's Office, IHDA	2009 Focus
Enhance and promote existing vehicles and models of property tax relief	IHDA, county assessors, municipal officials, for profit and nonprofit developers and community organizations, IDOR	Ongoing / Multi-year action

Lead Strategy: Promote preservation and increased sustainability of long term affordable rental housing through improved operations (CONTINUED)

<u>STRATEGIES / ACTIONS</u>	<u>AGENCIES / PARTNERS</u>	<u>IMPLEMENTATION STATUS</u>
Support efforts to create, preserve and support rental assistance programs:		
Build on existing and new initiatives that promote inter-agency coordination and accountability among PHAs, especially at the regional level, with local and state governments, and owners, with a focus on specific issues such as mixed-income housing and housing choice vouchers	PHAs, local governments, DCEO, IHDA	Ongoing - Waiting Federal Action on HCV Program
Identify priority populations best suited for the use of housing choice vouchers available through the DCEO	DCEO, IHDA	Ongoing - Waiting Federal Action on HCV Program
Implement efforts to preserve federally assisted housing at risk of expiring requirements through notification, enforcement, education, and resource allocation and incentives. Projects impacted include a wide range a federally assisted Section 8 properties and LIHTC:		
Design technical assistance, inspection enforcement, and financing programs to assist existing and new owner to preserve affordability, address exit tax and valuation issues, and quality of assisted housing units	IHDA, equity funds, financial institutions, non-profit and for profit developers	Ongoing / Multi-year action
Develop preservation financial models, strategies, and program opportunities to maintain affordability and improve housing quality on housing units reaching expired restrictions and subject to the Federally Assisted Housing Preservation Act	IHDA, equity funds, financial institutions, non-profit and for profit developers	Ongoing / Multi-year action
Explore opportunities to use tax-exempt bonds and 4% tax credits for streamlined acquisition and preservation financing	IHDA, non-profit and for profit developers	Ongoing
Lead Based Paint Hazard Coordinated Strategies:		
Explore best practices for remediation and containment and investigate current funding availability and usage	DCEO, GRAC, IHDA, IDPH, IDPA	Ongoing
Explore coordination of housing rehabilitation through the Weatherization program with lead remediation programs	DCEO, GRAC, IHDA, IDPH, IDPA	Ongoing

ILLINOIS' ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN (FY 2009-2012)

Housing Principle(s): Leadership

Lead Strategy: Leadership in promoting affordable housing and economic development

Priority Population(s) Served: Low income families, Low income seniors, Special needs populations, Homeless and at risk of homelessness, Live near work, Preservation

<u>STRATEGIES / ACTIONS</u>	<u>AGENCIES / PARTNERS</u>	<u>IMPLEMENTATION STATUS</u>
Coordinate affordable housing inclusion in state and federal capital and economic development initiatives:		
Encourage statewide expansion of Live Near Work and transit oriented development initiatives with new and existing partners	IHDA, DCEO, TA providers	2009 Focus
Include Employer Assisted Housing programs in materials for the DCEO Opportunity Returns program; coordinate DCEO and IHDA staff presentations on Employer Assisted Housing; distribute Employer Assisted Housing materials through DCEO's Workforce Investment Boards	DCEO, IHDA,	Ongoing
Market Employer Assisted Housing programs to all IDHS providers and the employers they work with	IHDA, IDHS, local TA providers	Ongoing
Explore feasibility of rental housing pilot programs in rural communities and addressing the needs of migrant farm labor workers:		
Examine the need for farm laborer-based housing, including: the possibility of identifying specific unit targets and incentives to meet need; appropriate funding options with USDA-RD available for migrant farm-worker housing; and vehicles for ongoing assessment	USDA-RD, IHDA, DCEO, IDPH, IMC	2009 Focus
Review and promote information about farm workers' rights regarding their housing and Farm Labor Camp Law	USDA-RD, IDPH, DCEO, IDHS, IHDA, IDHR Illinois Migrant Council	2009 Focus
Increase planning coordination for transportation, economic development and housing to attract and retain businesses, maximize investment of state resources, and improve quality of life for people and communities:		
Convene joint meetings between State agencies and local officials, major employers, planning organizations, developers and other interested parties in order to coordinate transportation and economic development plans with affordable housing plans.	Governor's Office and Legislature, IDOT, DCEO, IHDA, IDNR, ISTHA	Ongoing
Expand comprehensive planning resources and materials for communities to meet the housing needs of all members of the community	IHDA, municipal officials, for profit and nonprofit developers, foundations, and community organizations.	Multi-year action
Work to fund and administer "Good Housing Good Schools"	ILGA, Governor's Office	New Action Item
Work to fund and administer the Local Planning and Technical Assistance Act	ILGA, Governor's Office	New Action Item

Lead Strategy: Leadership in promoting affordable housing and economic development (CONTINUED)

<u>STRATEGIES / ACTIONS</u>	<u>AGENCIES / PARTNERS</u>	<u>IMPLEMENTATION STATUS</u>
Develop a production plan targeting capital and other resources for the construction, preservation, and rehabilitation of affordable housing for the priority populations:		
Explore opportunities for use of Community Development Assistance Program (CDAP) funds for housing development to complement economic development activities.	DCEO	Ongoing
Work with IEPA to research potential of developing brownfields properties and identifying programs that can be used for housing development	IEPA	Ongoing
Participate in the redevelopment of geographically targeted areas through planning, project criteria and incentives, and funding of housing development and rehabilitation:		
Identify and expand financing activities to address affordable housing issues in rural communities	IHDA, DCEO	New Action Item
Explore opportunities to enhance the marketing of employer assisted housing programs via integration with State industrial expansion initiatives and the implementation of the Affordable Housing Planning and Appeal Act.	IHDA	Ongoing
Continued participation with interdepartmental coordination efforts (i.e. Team Illinois, Pontiac Task Force, Illinois Association of Small Counties, etc.)	State Agencies	Ongoing
Review opportunities to address housing needs in rural areas by identifying housing needs, available resources, local demands, and market needs, and by providing technical assistance that helps to produce application-ready proposals for funding	IHDA, IIRA, Rural Partners	New Action Item
Establish and roll out an Illinois Affordable Housing Awards Program to increase awareness and knowledge of affordable housing innovations:		
Establish Illinois Affordable Housing Awards Program to recognize outstanding work and innovation in the provision of affordable housing in various areas of the State	Governor's Office, IHDA, GRAC, DCEO, Rural partners	2009 Focus
Develop Illinois Federal Housing Agenda to ensure preservation, reform and expansion of federal resources and legislation for affordable housing:		
Advocate for federal housing and services legislation and funding of Supportive Housing	ILGA, Governor's Office	2009 Focus
Advocate/promote technical changes to HERA and/or HUD regulations to better administer NSP	IDHS, IHDA, DCEO, Governor's Office	New Action Item
Document statewide affordable housing needs and best practices for planning with new Federal administration to bring additional resources to Illinois	IHDA, Governor's Office	2009 Focus
Promote funding and administration ease for the implementation of the recently established National Housing Trust Fund	Governor's Office, IHDA	2009 Focus
Work towards establishing preservation related legislation	ILGA, Governor's Office	Ongoing

Lead Strategy: Leadership in promoting affordable housing and economic development (CONTINUED)

<u>STRATEGIES / ACTIONS</u>	<u>AGENCIES / PARTNERS</u>	<u>IMPLEMENTATION STATUS</u>
Ongoing implementation of Affordable Housing Planning and Appeal Act:		
Adopt rules for operation of State Housing Appeals Board and appeal process	IHDA / Community Partners/ Governor's Office	Ongoing activity / New Action Item
Complete the appointment of the State Housing Appeals Board to hear appeals brought in conjunction with provisions of the Act	Governor's Office	Ongoing activity / New Action Item
Develop Uniform Performance Tracking System for affordable housing resources:		
Develop technology based system with phased in incorporation of State agencies, federal and private and local reporting requirements. Develop capacity to track resource allocation, unit creation, geographic regions and population served	All State Agencies	Ongoing / Multi-year action
Promote equal access to quality housing for the full diversity of Illinois households through education, enforcement, and equitable allocation procedures:		
Develop system for tracking implementation of funding allocation procedures	All State Agencies	Ongoing / Multi-year action
Increase awareness of landlord-tenant rights and responsibilities through education programs and materials including information on fair housing	IDHR, CIC, property owners.	Ongoing / Multi-year action
Recognize communities that have actively engaged in anti-discrimination activities and challenge barriers to fair housing	IDHR, community fair housing groups	Ongoing / Multi-year action
Working with the Illinois Department of Human Rights, ensure materials regarding fair housing are available to all recipients of state housing assistance and continue enforcement of state and federal fair housing law including investigation of HUD referred fair housing complaints	IDHS, IHDA, IDHR	Ongoing / Multi-year action
Expand state's capacity to continue to research and identify funding resources from federal and private sources, and expand opportunities for coordination of these resources:		
Build capacity to research funding sources, and develop appropriate team to successfully apply. Work to identify development and other partners, and committing state housing resources as appropriate to maximize the resources	Governor's Office IHDA, All State departments	Ongoing / Multi-year action

HOUSING PRODUCTION PLAN FOR PROGRAM YEAR 2009

The Housing Production Plan describes how the State will invest its resources for new homes and housing assistance for Illinois families and individuals. The Housing Production Plan is required by the Comprehensive Housing Planning Act and sets funding goals to serve the needs of the identified priority populations: low-income individuals and families, low-income seniors, low-income persons with disabilities, persons facing homelessness or at risk of homelessness, Live Near Work initiatives, and Preservation of existing affordable housing.

The Housing Production Plan is represented in two separate tables to best show the levels of commitment for capital development of both multi-family rental and single family ownership activities.

Each of the multi-family and single family production plans are further detailed in accompanying charts to show targeted activity by income level and program initiative. Chart #1 shows target production percentages by income clearly delineating the commitment to households earning below 30% and 50% of area median income. Chart #2 shows the amount of state resources targeted for Live Near Work and Preservation program initiatives.

MULTI-FAMILY HOUSING PROGRAMS

Multi-Family Capital Development Funding Targets by Priority Population Table

The table below shows each Multi-family housing funding program with Program Year 2009 budgeted funds and a targeted allocation for each priority population. Using a formula based on \$135,000 per unit cost for subsidy programs and \$85,000 per unit for debt programs, unit counts for each population can be estimated. The targets for each priority population are discussed below.

While increased federal affordable housing resources were allocated to states in HERA legislation authorized by the federal government in July 2008, current housing market constraints may have the impact of reducing the utilization of sources including bond financing and the equity raised through the syndication of tax credits. To account for this impact, estimates for these resources in the housing production plans have been conservatively estimated.

Low-Income Individuals and Family Housing:

Multi-family rental developments designed to serve low-income individuals and families make up the largest category of affordable housing developed under the Comprehensive Housing Plan and are targeted to receive forty-five percent of the total multi-family capital development resources (including subsidies and debt resources). In 2009, approximately 1940 units will be created for low-income individuals and families.

Low-Income Senior Housing:

In Program Year 2009, twenty-five percent of the subsidy and debt resources are targeted to assist low-income seniors, including a \$3.5 million set aside of Low Income Housing Tax Credits for Independent Elderly and Supportive Living Facilities. As a result of this funding level, approximately 1125 units will be created for low-income seniors.

Housing for Low-Income People with Disabilities:

Housing for people with disabilities includes developments appropriate for people with physical, developmental, mental, and other disabilities requiring supportive services. Fifteen percent of the multi-family subsidy and debt resources will be targeted to serve this population, including the \$2 million set aside of Low Income Housing Tax Credits for projects serving primarily Supportive Housing populations (note: this set aside is the same that is listed below in reference to homeless populations). New incentives were added in 2008 for owners to target ten percent of units in Low Income Housing Tax Credit projects to these populations. In Program Year 2009, approximately 600 units will be created for people with disabilities.

Homeless People and People at-Risk of Homelessness:

Rental housing developments that serve the homeless often include a supportive service plan to meet other needs of homeless individuals and families. These developments require the most capital development and on-going service resources, and thus are many times the most difficult to produce. Furthermore, the use of debt resources to finance these types of projects is often not feasible due to the limited rental income from tenants. In 2009, fifteen percent of capital development subsidy resources for multi-family housing will serve homeless or at-risk populations, including the \$2 million set aside of Low Income Housing Tax Credits for projects serving primarily Supportive Housing populations (note: this set aside is the same that is listed above in reference to special needs populations) as well as incentives to target ten percent of units in Low Income Housing Tax Credit projects to these populations. This will result in the creation of approximately 340 units for families and people who are homeless or whom are facing homelessness.

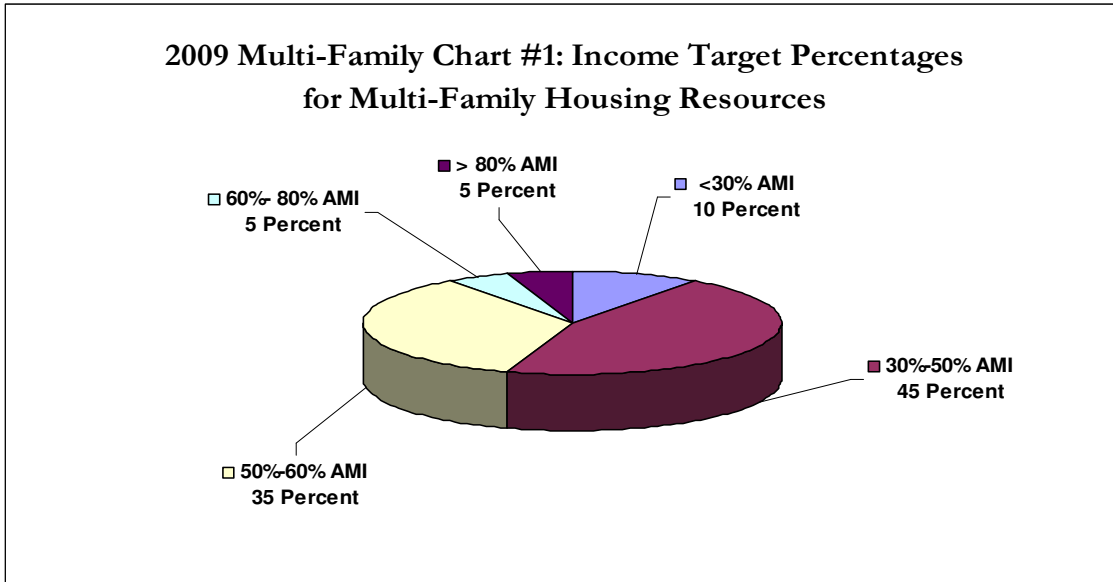
Illinois' Comprehensive Housing Plan

Multi-Family Programs - 2009 Housing Production Plan - Capital Development - Funding Targets for Priority Populations

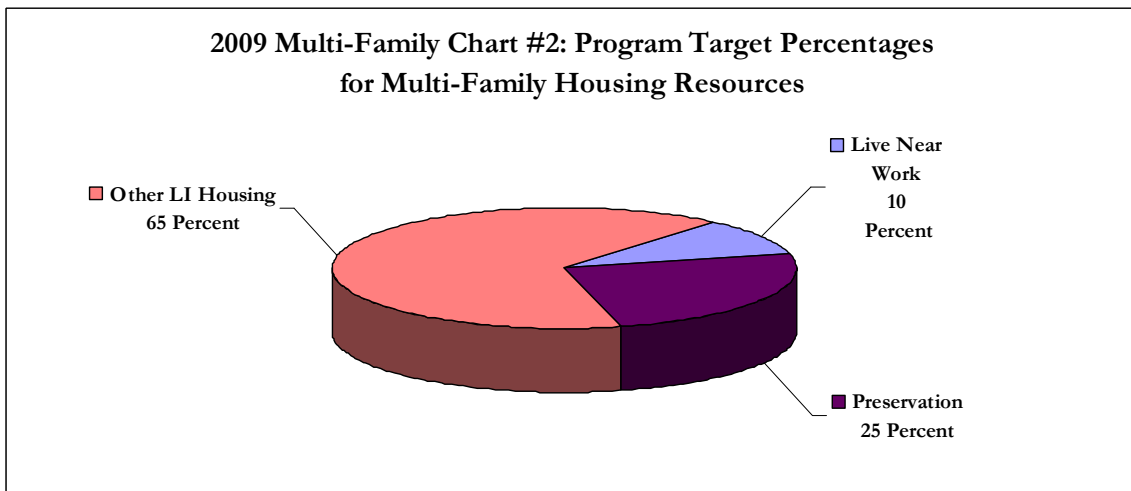
Long Term Goals for Multi-Family Resource Allocations:			Priority Populations			
			Low Income Family Housing -	Elderly (including SLF) -	Special Needs (not including SLF) -	Homeless (not special needs) -
<u>Multi-Family SUBSIDY Programs</u>	<u>Source</u>	<u>Program Year '09 Budgeted Funds</u>	45%	25%	15%	15%
<u>IHDA Administered</u>						
Low Income Housing Tax Credit*	Federal	\$32,668,586	14,700,864	8,167,147	4,900,288	4,900,288
	9% Equity raised	\$212,347,000	95,556,000	53,087,000	31,852,000	31,852,000
	4% Equity raised	\$29,251,000	15,503,000	9,360,000	4,388,000	N/A
IL Affordable Housing Trust Fund	State	\$22,500,000	10,125,000	5,625,000	3,375,000	3,375,000
IL State Donation Tax Credit*	State	\$11,838,000	5,327,100	2,959,500	1,775,700	1,775,700
	Donation Value	\$23,676,000	10,654,200	5,919,000	3,551,400	3,551,400
HOME**	Federal	\$11,999,000	5,399,550	2,999,750	1,799,850	1,799,850
<u>DCEO Administered</u>						
Energy Efficiency Program (includes Energy Efficiency Trust Fund and Energy Efficiency Portfolio)	Federal	\$3,680,000	1,656,000	920,000	552,000	552,000
<u>IDHS Administered</u>						
Neighborhood Stabilization Program	Federal	\$31,867,800	14,340,510	7,966,950	4,780,170	4,780,170
Multifamily SUBSIDY Funding Subtotal:		\$335,320,800	153,234,260	85,877,700	50,298,420	45,910,420
Targeted units assisted @ \$135,000 subsidy:		2,484	1,135	636	373	340
<u>Multi-Family DEBT Programs</u>						
<u>IHDA Administered</u>						
Tax Exempt Bonds	Federal	\$100,000,000	53,000,000	32,000,000	15,000,000	N/A
Taxable Debt Programs	Private	\$30,000,000	15,900,000	9,600,000	4,500,000	N/A
Multifamily DEBT Funding Subtotal:		\$130,000,000	68,900,000	41,600,000	19,500,000	N/A
Targeted units assisted @ \$85,000 debt:		1,529	811	489	229	N/A
Total Multifamily Funding:		\$465,320,800	222,134,260	127,477,700	69,798,420	45,910,420
* Calculations used equity raised, not actual tax credits						
** 2009 appropriation is not yet finalized. Estimates based on continuation of 2008 funding levels						

Multi-Family Program Year 2009: Targeting Resources to Income and Program Priorities

The Comprehensive Housing Plan directs capital development resources to benefit the priority populations at targeted income levels. Assisting low and very low-income households is the State's first priority. Chart #1 shows that over half (fifty-five percent) of the resources for multi-family housing are targeted for households earning fifty percent or less than their area's median income.



The Comprehensive Housing Plan also seeks to direct capital development resources to further the program priorities of Preservation and Live Near Work Initiatives. Chart #2 shows the percentages of multi-family resources that will be used to support these priorities. Resources allocated to Preservation and Live Near Work will also target low income housing.



Live Near Work:

An important component of the Housing Plan is the targeting of strategies and resources to support affordable housing in communities that are convenient to jobs. In 2009, ten percent of the multi-family subsidy-only resources will be targeted to support this goal resulting in approximately 240 units in communities near jobs.

Preservation:

Efforts to retain existing housing include refinancing and new financing to preserve affordability requirements and improve physical condition in housing developments with low-income family or senior residents. Twenty-five percent of the total multi-family resources, including subsidy and debt resources, are targeted to support preservation activities, including a \$2 million set aside of Low Income Housing Tax Credits. As a result, in 2009, approximately 1000 units will be preserved for low-income families and seniors.

SINGLE FAMILY HOUSING PROGRAMS

Single Family Capital Development Funding Targets for Priority Populations Table

The table below shows each Single family affordable housing funding program with Program Year 2009 budgeted funds and a targeted allocation for each priority population. Using a formula based on \$35,000 per unit cost for subsidy programs and \$95,000 per unit for debt programs, unit counts for each priority population can be estimated. The targets for each priority population are discussed below.

Low-Income Individuals and Family Housing:

Single family development programs provide both home repair to improve the quality of the housing stock, as well as home mortgage, down payment, and closing cost assistance programs to enable households at various incomes to buy homes. Fifty percent of the available capital development resources (subsidy and debt resources) for Single family home rehabilitation and down payment assistance are targeted to benefit low-income individuals and families. In Program Year 2009, approximately 2,820 low income individuals and families will receive housing assistance through single family programs, including approximately 1,540 families who will buy their first homes with an IHDA mortgage or tax credit assistance.

Low-Income Senior Housing:

Single family programs for seniors generally include programs for home modifications and services that enable residents to remain stable in their home environments. Twenty five percent of the single family subsidy program resources will be targeted to support low-income senior housing resulting in approximately 665 seniors who will receive assistance.

Housing for People with Disabilities:

Single family development programs for people with disabilities primarily provide home improvements to help residents to remain in their homes. In addition, specialized home mortgage, down payment, and closing cost assistance programs are available to enable people with disabilities at various incomes to buy homes. Twenty-five percent of the single family subsidy resources and debt resources for new home purchases are targeted for these purposes. In 2009, approximately 850 people with disabilities and their families will receive this assistance.

Homeless People and People at-Risk of Homelessness:

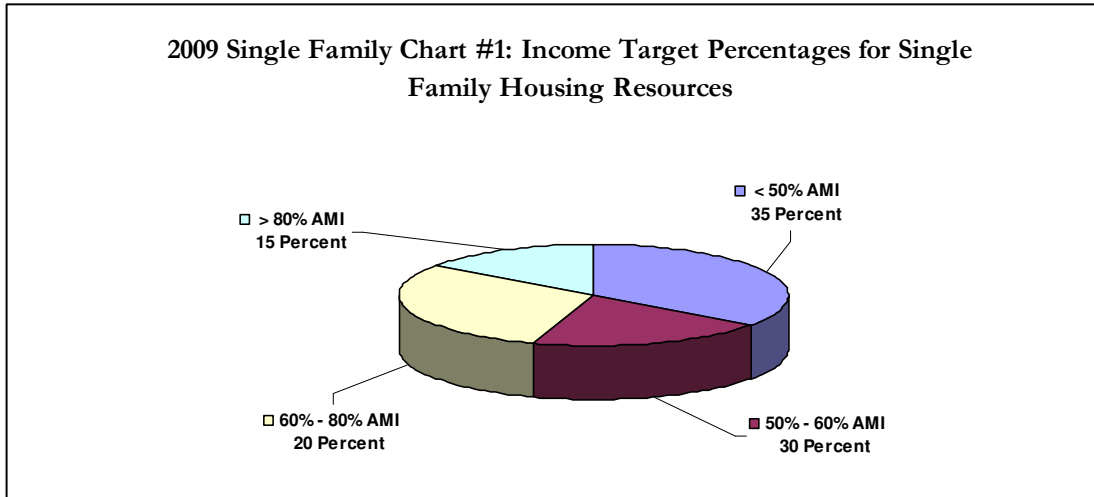
Single family programs are usually not appropriate for people who are homeless and those at risk of homelessness. As homeless families and individuals stabilize their housing situations, over time, they will become eligible for the single family programs for low-income households.

Illinois' Comprehensive Housing Plan					
Single Family Programs - 2009 Housing Production Plan - Capital Development - Funding Targets for Priority Populations					
Long Term Goals For Single Family Resource Allocations:			Priority Populations		
			Low Income Family Housing -	Elderly -	Special Needs -
Single Family REHAB and DNPMT Programs	Source	Program Year '09 Budgeted Funds	50%	25%	25%
<u>IHDA Administered</u>					
IL Affordable Housing Trust Fund	State	\$5,750,000	2,875,000	1,437,500	1,437,500
Home Modification Program (Trust Fund)	State	\$2,000,000	0	1,000,000	1,000,000
IL State Donation Tax Credit*	State	\$1,316,000	658,000	329,000	329,000
	Donation Value	\$2,632,000	1,316,000	658,000	658,000
HOME (Including ADDI)**	Federal	\$9,818,000	4,909,000	2,454,500	2,454,500
<u>DCEO Administered</u>					
CDAP **	Federal	\$4,350,000	2,175,000	1,087,500	1,087,500
CDAP (IHDA Housing Trust Fund)	State	\$750,000	375,000	187,500	187,500
Energy Efficiency Program	Federal	\$920,000	460,000	230,000	230,000
CDAP M.A.R.S.	Federal	\$750,000	0	0	750,000
<u>IDHS Administered</u>					
Asset\$Illinois (carry over from previous years)	Federal/State	\$299,000	274,000	0	25,000
Neighborhood Stabilization Program	Federal	\$21,245,200	10,622,600	5,311,300	5,311,300
<u>IHFS Administered</u>					
Home Weatherization	Federal	\$40,000,000	20,000,000	10,000,000	10,000,000
Energy Conservation and Home Repair Program (from IDHFS Weatherization allotment)	State	\$1,171,503	585,752	292,876	292,876
Energy Conservation and Home Repair Program (from IHDA Housing Trust Fund allotment)	State	\$1,000,000	500,000	250,000	250,000
<u>IDPH Administered</u>					
Residential Lead Based Paint Hazard Control	Federal	\$1,714,286	857,143	428,572	428,572
<u>IDVA Administered</u>					
Adaptive Housing Program For Veterans (projected to be funded from FY 2009 allocation from the Affordable Housing Trust Fund)	State	\$165,000	0	0	165,000
Single Family REHAB and DNPMT Funding Subtotal:		\$92,564,989	44,949,495	23,337,747	24,277,747
Targeted units assisted @ \$35,000 subsidy:		2,645	1,284	667	694

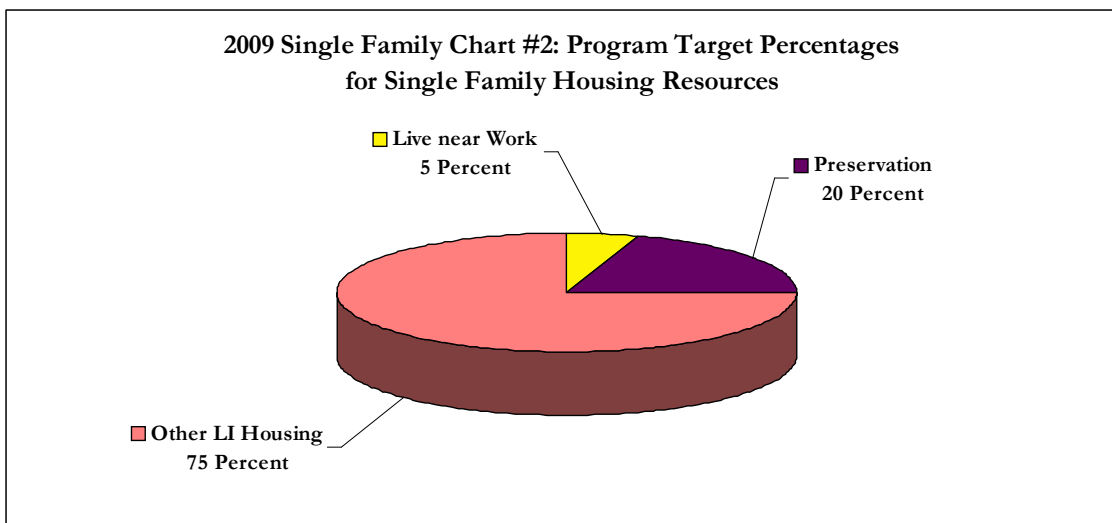
Illinois' Comprehensive Housing Plan					
Single Family Programs (CONTINUED) - 2009 Housing Production Plan - Capital Development - Funding Targets for Priority Populations					
			Priority Populations		
Long Term Goals For Single Family Resource Allocations (CONTINUED):			Low Income Family Housing -	Elderly -	Special Needs -
Single Family HOME MORTGAGE Programs	Source	Program Year '09 Budgeted Funds	50%	25%	25%
Tax Exempt Bonds					
I-Loan Homebuyer Mortgage	Federal	\$150,000,000	135,000,000	0	15,000,000
I-Loan Tax Credit Certificate	Federal	\$12,000,000	11,400,000	0	600,000
Single Family HOME MORTGAGE Funding Subtotals:		\$162,000,000	146,400,000	0	15,600,000
Targeted units assisted @ \$95,000 debt resources:		1,705	1,541	0	164
Total Single Family Funding		\$254,564,989	\$191,349,495	\$23,337,747	\$39,877,747
* Calculations used equity raised, not actual tax credits					
** 2009 appropriation is not yet finalized. Estimates based on continuation of 2008 funding levels					

Targeting Resources to Income and Program Priorities: Single Family Program Year 2009

The Comprehensive Housing Plan directs capital development resources to benefit the priority populations at targeted income levels in order to achieve new homeownership and rehabilitation of existing homes. Single Family Chart #1 shows that thirty-five percent of housing programs for single family housing are targeted for households earning 50% or less than their area's median income.



The Comprehensive Housing Plan also seeks to direct capital development resources to further the program priorities of Preservation and Live Near Work Initiatives. Single Family Chart #2 shows the percentages of single family resources that will be used to support these priorities.



Live Near Work:

Single family programs provide mortgage financing, down payment, and closing cost assistance to help households afford homeownership. Employer-assisted housing programs are included in this category, and will likely utilize up to 5% of the single family subsidy-only resources equating approximately 130 families that will receive assistance to purchase homes near jobs.

Preservation:

Single family programs help to improve the quality of the current affordable housing stock for low and moderate-income families. An estimated 20% of subsidy-only resources will provide quality improvements to the single family housing stock. In 2009, approximately 525 homes will be preserved.

RESIDENTIAL SERVICES PROGRAMS

In addition to developing and rehabilitating housing, the State of Illinois provides housing-related assistance and services to the priority populations through a variety of state agencies and programs. The following table identifies some of the State's efforts to provide services to the priority populations. The funds identified on this table do not include all service resources and are not tied to the housing production programs listed in the multi- and single- family production plan tables.

Illinois' Comprehensive Housing Plan 2009			
2009 Residential Services Programs* - Funding Targets for Priority Populations			
Residential Services Programs	Source	Program Year '09 Budgeted Funds	Priority Population Served
<u>DCEO Administered</u>			
Emergency Shelter Grant (<i>FY 2009 appropriation is not yet finalized. Estimates based on continuation of FY 2008 funding levels</i>)	Federal	\$2,511,723	Homeless
Section 8 Housing Vouchers (Dollar)	Federal	\$816,000	Low Income Families
<u>DCFS Administered</u>			
Norman Housing Advocacy	State/Federal	\$750,000	Low Income Families, Homeless
Norman Cash Assistance Program	State/Federal	\$3,414,600	Low Income Families, Homeless
Youth Housing Advocacy	Federal	\$331,500	Homeless
Youth Cash Assistance	Federal	\$283,000	Homeless
Section 8 Family Unification Program Vouchers	Federal	To be determined via competitive federal application	Low Income Families
<u>IDHS Administered**</u>			
Emergency Food & Shelter	Federal/State	\$8,776,101	Homeless (54,860 individuals estimated to be assisted)
Homeless Prevention Program (<i>partially funded with FY 2009 appropriation from the Illinois Affordable Housing Trust Fund</i>)	Federal/State	\$10,990,000	Low Income Families, Homeless (27,328 individuals estimated to be assisted)
Supportive Housing Program	State	\$8,300,848	Homeless (10,700 individuals estimated to be assisted)
Domestic Violence Program	State	\$12,500,000	Homeless (58,000 individuals estimated to be assisted)
Assistance to the Homeless Fund	State	\$385,182	Homeless
Community Reintegration Program (<i>partially funded with FY 2009 appropriation from the Illinois Affordable Housing Trust Fund</i>)	State	\$2,000,000	Special Needs (172 individuals estimated to be assisted)
Homeless Youth Services Program	State	\$2,360,500	Homeless (685 individuals are estimated to be assisted)
<u>IDHFS Administered**</u>			
Low Income Home Energy Assistance Program (LIHEAP)	Federal/State	\$164,700,000	Low Income Families, Seniors, Special Needs
<u>IDPH Administered</u>			
Housing for Persons with AIDS/HIV (<i>FY 2009 appropriation is not yet finalized. Estimates based on continuation of FY 2008 funding levels</i>)	Federal	\$916,000	Special Needs
<u>IHDA Administered</u>			
Rental Housing Support Program	State	\$35,000,000	Low Inc., Homeless, Spec. Needs
Residential Services Programs Total:		\$254,035,454	
* Residential services programs are not necessarily tied to units assisted via multifamily and single-family production efforts.			
** IDHS, IHFS, and IDoA provide additional funding for services to low income people with disabilities and seniors living in institutions, in small community settings, and in their homes.			

APPENDICES

- Interdepartmental Coordination and Planning Efforts
- Glossary of Terms, Acronyms, and Agencies
- Housing Task Force Members - updated 2008
- List of Working Group membership

Interdepartmental Coordination And Planning Efforts

A crucial ingredient to the success of the Housing Task Force and its mission to address the affordable housing needs across the State of Illinois is the ability to coordinate across the large variety of State agencies providing financing and services related to affordable housing.

The Housing Task Force's effort to improve and facilitate interdepartmental coordination is ongoing and expanded each year. Current efforts include the following advisory councils appointed by the Governor and interagency coordination efforts. State agencies are working to review and recommend improvements to systems addressing the needs of Illinois residents and various subpopulations, and assure consistency with the Comprehensive. The chart below outlines the major existing advisory groups, their authorizing source, and current status:

<u>Group/Lead Agency</u>	<u>Authorization Source</u>	<u>Purpose</u>	<u>Status</u>
1. Disabilities Services Advisory Committee (DSAC)/Illinois Department of Human Services (IDHS)	PA 93-0638	The Disabilities Services Plan developed by the DSAC and submitted to the Governor's Office in March 2006 provides a framework for change to improve Illinois' compliance with both the Americans with Disabilities Act (ADA) and the Olmstead decision.	In late 2007, DSAC met to initiate planning for 2008 activities: 1) formulate recommendations for the Governor and 2) provide input into implementation of the Illinois Money Follows the Person Demonstration. Recommendations, submitted to the Governor's Office in January 2008, include \$3 million recurring funding for a cross-disability, long-term bridge rental subsidy program for persons with disabilities who are transitioning from institutional care, and a \$2 million increase in annual funding to expand options for supported community-based housing for persons with mental illness choosing to live in the community.
2. Older Adults Services Advisory Committee (OASAC)/Illinois Department on Aging (IDoA)	PA 93-1031	Goals include improving services for older adults in the State, including reduction of the number of persons in nursing homes across the State and the encouragement of assisted and supported living facilities, as well as increasing home- and community-based living and service opportunities for older adults.	With input from the Older Adults Services Advisory Committee (OASAC) and in compliance with the Older Adult Services Act (P.A. 093-1031), the Third Report to the Illinois General Assembly from the Illinois Department of Aging (IDoA) was submitted in January 2008.
3. Governor's Statewide Community Safety and Re-Entry Working Group/Illinois Department of Corrections (IDOC) and Illinois Department of Human Services (IDHS)	Administrative Action	This working group is intended to support the state's ongoing efforts to promote community safety and reduce recidivism. The working group is working to establish recommendations for a statewide reentry management plan and targeting the state's top 10 high-impact regions, which house 84 percent of the state's reentering parole populations.	The final report was released May 19, 2008. IDOC is working with the Corporation for Supportive Housing and IDHS-DMH to implement a recommendation from the report, to create 100 new units of supportive housing for ex-offenders.
4. HIV/AIDS Housing Plan Steering Committee/Illinois Department of Public Health (IDPH)	Administrative Action	The major goal of this committee was to carryout a housing needs assessment of people living with HIV/AIDS and to identify potential solutions and funding sources.	HIV Care Consortia are meeting with local Continuums Of Care to discuss the HIV/AIDS Housing Steering Committee report and possible joint funding opportunities.

<u>Group/Lead Agency</u>	<u>Authorization Source</u>	<u>Purpose</u>	<u>Status</u>
5. Illinois Mental Health Planning & Advisory Council (IMHPAC)/Illinois Department of Human Services (IDHS)	Federal-Title XX- Mental Health Block Grant (OBR Act-1991)	One of IMHPAC's goals is to increase awareness and provide basic sponsor/developer skill-set training on housing persons with mental illness. During the past year the group has taken an added interest in seeing that the DMH is providing services for youth who lack housing, lack the skills to live on their own on a temporary and/or permanent basis.	Through the Corporation for Supportive Housing's Supportive Housing Institutes. These training sessions aim to result in increased production of permanent housing options for persons with mental illness and co-occurring disorders in Illinois.
6. Money Follows The Person	CMMS Funding Requirement and P.A. 95-438	The Operational Protocol (OP) is the design of the MFP Demonstration, detailing processes that will be followed and changes that will be made to further the delivery of community-based long-term care services. IHDA has staffed the MFP Housing Strategy Group, which was formed to ensure stakeholder involvement in the development of housing strategies for MFP implementation.	Before Illinois could transition one person under the Money Follows The Person (MFP) Demonstration, the State agency partners went through a planning process with a high level of consumer and stakeholder input. The process produced an Operational Protocol (OP) that was submitted for intensive review and was approved by Centers for Medicaid and Medicare Services (CMS) on June 30, 2008. The OP, as required by CMS, describes the strategies that will be used to assure, or expand, availability of affordable and accessible housing options that serve as qualified residences for the approximately 3,400 persons who will transition to community-based housing under Illinois' MFP Demonstration. The housing strategy section of Illinois' OP is focused on allowing for policies and practices that support assisting the individual to move into situations that reflect the highest possible levels of personal choice and ownership.
7. TEAM Illinois (Together Everyone Accomplishes More)	Governor's directive	TEAM Illinois is an IDHS managed and staffed interagency committee designed to coordinate the delivery of needed State services and programs to targeted communities across Illinois. The current TEAM Illinois communities are: Pembroke Township in Kankakee County; Alexander County; East Aurora; Savanna (Carroll County); Venice (Madison County); and the Englewood neighborhood in Chicago.	Team Illinois coordinates with local community steering committees to determine the needs within each community. IHDA staff has been involved with TEAM Illinois since its inception and has provided ongoing input on affordable housing issues and financing options to the team. Applications for affordable housing development in TEAM Illinois communities are granted additional scoring points on applications for Low Income Housing Tax Credits. Since the beginning of this initiative, two applications have been generated from TEAM Illinois communities; both of these applications eventually received an award of LIHTCs.
8. The Interagency Coordinating Committee on Transportation (ICCT)	P.A. 93-0185	The ICCT works at the state agency level, holding regular meetings between all state agencies that fund transportation programs for disadvantaged populations and related nongovernment service agencies. Members work to coordinate their activities and funding to address mutual needs of agencies and stakeholders. The ICCT is chaired by the Office of the Governor, and co-chaired by the Illinois Department of Transportation (IDOT) and Work, Welfare, and Families (a statewide not-for-profit agency).	ICCT also provides a clearinghouse of information designed to help improve coordination of community-based transportation programs, provide up-to-date information and communications services to local areas, and deliver technical assistance programs that address critical gaps in transportation services.

<u>Group/Lead Agency</u>	<u>Authorization Source</u>	<u>Purpose</u>	<u>Status</u>
9. Illinois Association of Small Counties	Organized by former State legislator Mike Bigger	The Illinois Association of Small Counties is an organization dedicated to meeting the needs of the counties in Illinois with populations less than 10,000. This association is managed through the Illinois Environmental Protection Agency and is designed to allow small counties around the State gain better knowledge of and access to State programs. At meetings organized for small county governments, State agencies (including IHDA) have gathered to speak about and inform regarding the funding programs available.	In 2009, the Illinois Association of Small Counties expects to hold informational sessions regarding resources available on a statewide basis.

Glossary of Terms, Acronyms, and Agencies

State Agencies and Departments

CDB	Illinois Capital Development Board
CMS	Illinois Department of Central Management Services
DCEO	Illinois Department of Commerce and Economic Opportunity
DCFS	Illinois Department of Children and Family Services
GOMB	Governor's Office of Management and Budget
IDoA	Illinois Department on Aging
IDOC	Illinois Department of Corrections
IDFPR	Illinois Department of Financial and Professional Regulation
IDHR	Illinois Department of Human Rights
IDHFS	Illinois Department of Healthcare and Family Services (previously named Department of Public Aid)
IDHS	Illinois Department of Human Services
IDNR	Illinois Department of Natural Resources
IDOT	Illinois Department of Transportation
IDPH	Illinois Department of Public Health
IDVA	Illinois Department of Veterans Affairs
IEPA	Illinois Environmental Protection Agency
IHDA	Illinois Housing Development Authority
ISTHA	Illinois State Toll Highway Authority

Federal/State/Local/and Other Partners

AAAs	Area Agency on Aging – Local organizations that provide services and programs for seniors
CILs	Centers for Independent Living – Local organizations that provide services and programs for people with disabilities to help them live more independently
CRN	Chicago Rehab Network – non-profit technical assistance provider
CSH	Corporation for Supportive Housing – non-profit technical assistance provider
DSAC	Disability Services Advisory Committee
FHLB	Federal Home Loan Bank of Chicago (Illinois & Wisconsin)
GRAC	Governor's Rural Affairs Council
GSE	Government Sponsored Enterprise (Most commonly referring to Fannie Mae & Freddie Mac)
HUD	U.S. Department of Housing and Urban Development
IMHPAC	Illinois Mental Health Planning and Advisory Council
LAAs	Local Administering Agencies under the new Rental Housing Support Program
LSHAC	Lead Safe Housing Advisory Council
NCSHA	National Council of State Housing Agencies
NGA	National Governors Association
OASAC	Older Adults Services Advisory Committee
OMB	U.S. Office of Management and Budget, Executive Department
PHA	Public Housing Authority
Re-entry Working	

Group Governor’s Statewide Community Safety & Reentry Commission
 TA Providers Technical Assistance Providers
 USDA-RD U.S. Department of Agriculture-Rural Development Office

Funding Programs and Projects

ADDI American Dream Downpayment Initiative, an earmark within the federal HOME Investment Partnership program designed to finance homeownership opportunities for low income households and public housing residents.

CDAP Community Development Assistance Program, grants for home repair

HOME HOME Investment Partnership Program are federal funds allocated for the creation of affordable housing. Funds are allocated both at the state and local level.

Home-Modification Program - Funded through the IL Affordable Housing Trust Fund, the Home-Modification program is used to finance home improvements for mobility impaired seniors and persons with special needs.

HOPWA Housing Opportunities for Persons with AIDS - federal funding to provide housing and services to this disabled population.

GRF (State) General Revenue Funds

I-Loan IHDA first-time homebuyer mortgage program (also I-Loan Tax Credit Certificate, Opportunity I-Loan, G-I Loan For Heroes)

LIHTC Low Income Housing Tax Credit - provides federal income tax credits to investors in low-income multi-family housing.

MCC Mortgage Credit Certificates

MRB Mortgage Revenue Bonds

NSP Neighborhood Stabilization Program – new federal funding to address the impact of vacant and foreclosed properties in communities.

RHS Program Rental Housing Support Program – New state-funded rental assistance program to assist extremely and severely low-income households. Includes program component to provide Long Term Operating Support (LTOS)

Section 8 Federal rental assistance providing rent payments in whole or part to landlords of eligible low-income individuals and families, based on the income of the recipient. Most common programs are project-based Section 8 and Housing Choice Vouchers

Section 515 Federal Rural Rental Housing Program Run by the U.S. Department of Agriculture

SLF Supportive Living Facilities (Assisted living facilities funded through Medicaid)

TANF Temporary Assistance to Needy Families (federal welfare program)

Other Relevant Terms

AHPAA Communities - Non-exempt municipalities under the State’s new Affordable Housing Planning and Appeals Act (AHPAA) which have been determined to have less than 10% total affordable housing and which are required to adopt and implement affordable housing plans.

- Continuum of Care - A local or regional group of homeless services and housing providers required under HUD McKinney Act funding to ensure local/regional priority needs are being annually addressed.
- Comprehensive Housing Planning Act – Illinois Public Act 94-0965 provides that the State of Illinois shall prepare and be guided by an annual comprehensive housing plan that specifically addresses certain underserved populations.
- Executive Order 2003-18 - Governor Blagojevich’s comprehensive housing initiative issued on 9/16/2003 to establish a Statewide Housing Task Force to develop a comprehensive state housing plan, encourage joint state agency funding, and establish six priority populations (underserved).
- Housing and Economic Recovery Act of 2008 (HERA) – A federal law designed to address the subprime mortgage crisis, passed by the United States Congress on July 24, 2008. Authorizes, among other programs, the Neighborhood Stabilization Program.
- High Cost Mortgage Act - A State law that protects borrowers who enter into high-risk home loans from abuses that can occur in the credit marketplace.
- Lead Safe Housing Rule - Published in the Federal Register on September 15, 1999. Requires lead-based paint hazard reduction in all *Federally Owned Residential Property and Housing Receiving Federal Assistance* built before 1978, the year lead-based paint was banned nationally for consumer use. The regulation sets hazard reduction requirements that emphasize reducing lead in house dust. This regulation requires dust testing after paint is disturbed to make sure the home is lead-safe.
- Money Follows the Person – A federal rebalancing demonstration program enacted by the Deficit Reduction Act (DRA) of 2005. Part of a comprehensive strategy to assist States in collaboration with stakeholders, to make widespread changes to their long-term care support systems by allowing people who need long-term care to live in their own homes and communities or in a setting of their choice.
- NOFA - Notice of Funding Availability is an announcement of the availability of targeted funding.
- Norman Decree - Judicial decree requiring adequate funding to support wards of the State.
- Preservation Compact - A rental housing strategy for Cook County developed under the funding and leadership of the MacArthur Foundation. The goals of the Preservation Compact include: building consensus on the goals and priorities for preserving affordable rental housing in Cook County; development of an Action Plan of preservation tools and strategies;

and gaining commitment from key stakeholders with the capability to implement tools and strategies.

Real Choice Systems Change – A federal program in which States and other eligible organizations, in partnership with their disability and aging communities, may submit proposals to design and construct systems infrastructure that will result in effective and enduring improvements in community long-term support systems.

RFP - Request for Proposals for targeted funding.

Rural / Small Cities Working Group (R/SC Working Group) – A working group created by the Housing Task Force in 2004 and to be reconvened in 2008 to bring together experts from inside and outside the Housing Task Force to explore housing issues effecting Illinois’ rural communities and small cities.

Supportive Housing Working Group – A working group created by the Housing Task Force in 2007 to evaluate and present common understanding of barriers and best practices for increased and improved development of supportive housing.

Team Illinois - A priority initiative of Governor Rod R. Blagojevich working with the following five Illinois communities: Alexander County, East Aurora, Pembroke Township, Savanna, and Venice. Team Illinois partners with local residents, elected officials and other stakeholders in communities that face multiple challenges and concentrate state resources in these communities in order to help build stronger infrastructures, achieve economic turnaround and create a foundation for future growth

Housing Task Force Members

HOUSING TASK FORCE CHAIR:

DeShana L. Forney * •

Executive Director

IL Housing Development Authority

HOUSING TASK FORCE VICE CHAIR:

Robert Grossinger *

Senior Vice President

Bank of America

Members (listed alphabetically):

* Executive Committee member

• Interagency Subcommittee member

Sue Augustus

Executive Director

Corporation for Supportive Housing

Robin Benson

Homeownership Project Manager

Illinois Assistive Technology Program

Representative for United States Congressman Danny Davis (D-7th)

George Dinges *

President/Vice President

Development Services Group

Joseph Galvan

Midwest Regional Director

U.S. Dept. of Housing and Urban Development

Bruce Gottschall

Executive Director

Neighborhood Housing Services of Chicago

State Representative Julie Hamos (D-18th)

(Designated by Illinois House of Representatives Speaker)

King Harris

Senior Executive

Chicago Metropolis 2020

Sharon Hess *

Director

Southern IL Coalition for the Homeless

Brian Hollenback *
Executive Director
Rock Island Economic Growth Corporation

Illinois Department on Aging •

Illinois Department of Children and Family Services •

Illinois Department of Commerce and Economic Opportunity *•

Illinois Department of Financial and Professional Regulation •

Illinois Department of Healthcare and Family Services •

Illinois Department of Human Rights

Illinois Department of Human Services *•

Illinois Department of Natural Resources •

Illinois Department of Public Health

Illinois Department of Transportation •

Illinois Department of Veterans' Affairs •

Illinois Environmental Protection Agency (IEPA) •

Representative of Office Illinois Senate President

Representative of Office of Illinois Senate Minority Leader

Representative of Illinois Governor's Office •

Representative of Illinois Governor's Office of Management and Budget * •

Will Jordan
Executive Director
Metropolitan St. Louis Equal Housing Opportunity Council

Dimitrios Kourkouvis
President / CEO
Athens Construction Co., Inc.

Cherita Logan *
Executive Director
Sankofa

William Malleris *
Retired developer

Vicki Manson
Director of Neighborhood Development
City of Rockford

Ofelia Navarro
Executive Director
Spanish Coalition for Housing

Illinois Lieutenant Governor Pat Quinn

Barry Ramsey
Housing Programs Director
U.S. Dept. of Agriculture

Representative of the Office of Congressman Bobby Rush *
Office of U.S. Rep. Bobby Rush (D-1st)

Ellen K. Sahli
Commissioner
City of Chicago Department of Housing

Eloy Salazar
Executive Director
Illinois Migrant Council

Robin Snyderman *
Housing Director
Metropolitan Planning Council

Dr. Cynthia Struthers
Illinois Institute for Rural Affairs
Western Illinois University

John Voit
Seguin Services
(Designated by Illinois House of Representatives Minority Leader)

Housing Task Force - Working Groups Recognition

The Housing Task Force wishes to thank those who offered invaluable input and participation to two very successful Working Groups. The *Supportive Housing Working Group* and *2008 Rural and Small Cities Working Group* provided invaluable input to the Annual Comprehensive Housing Planning process. Thank you to all who made these endeavors worthwhile and productive!

Supportive Housing Working Group:

* = member of the Housing Task Force

Sue Augustus, Working Group Chair (*Corporation for Supportive Housing*)
Pat Abrams (*Renaissance Collaborative*)
Lore Baker (*Dove/Homeward Bound*)
Elana Berenson (*Metropolis 2020*)
Jane Bilger (*IHDA*)
Tracey Williams Boyd (*Illinois Division of Mental Health, Region 5 office*)
John Cheney Egan (*DCFS*)*
Liz Drapa (*Corporation for Supportive Housing*)
Nancy Firfer (*Metropolis 2020*)
Andy Geer (*Heartland Housing*)
Brenda Hanbury (*IDHS*)
Margaret Harkness (*IL Council on DD*)
King Harris (*Metropolis 2020*)*
Janet Hasz (*Supportive Housing Providers Association*)
Sharon Hess (*So IL Coalition for the Homeless*)*
Jennifer Hill (*Alliance to End Homelessness in Suburban Cook County*)
Lindsay Huth (*IDHS – Division of Mental Health*)
Lisa Kuklinski (*Mercy Housing*)
Jennifer Novak (*IHDA*)
Tara Peele (*IHDA*)
Bill Pluta (*IHDA*)
Jean Summerfield (*DHFS*)
Anne Tyree (*Community Counseling Center of Northern Madison County*)
Katrina VanValkenburgh (*Corporation for Supportive Housing*)*
Kirstin Williams (*Metropolis 2020*)
Ann Woodward (*Mercy Housing*)
Tony Zipple (*Thresholds*)

Rural and Small Cities Working Group:

* = member of the Housing Task Force

George Dinges, Working Group Chair (*Development Services Group*)*
Dr. Cynthia Struthers, Working Group Vice-Chair (*Illinois Institute of Rural Affairs*)*
John Budslick (*Budslick Management Company*)
Tim Call (*DCEO*)
Holly Copeland (*Office of the Lieutenant Governor Pat Quinn*)
Jeff Copley (*Christian County housing Authority*)
Elaine Davis (*Two Rivers Regional Council of Public Officials*)

Michael Goetz (*Laborer's Home Development Corporation*)
Kay Gregg (*Illinois Community Action Development Corporation*)
Audra Hamernik (*A. Hamernik and Associates, Inc.*)
Brian Hollenback (*Rock Island Economic Growth Corporation*)*
Marian Honel (*IDHR*)*
Bill Jacobs (*Housing Authority of McDonough County*)
Steven Kline (*The Economic Development Group, Ltd.*)
Beth Llewellyn (*Illinois Association of Realtors*)
Michael Loschen (*Village of Rantoul*)
Bill Luchini (*Capstone Development*)
Susan Metcalf (*Good Samaritan House*)
Mike Moore (*Star Development*)
Ken Pettijohn (*Wabash Area Development, Inc*)
Mark Pointer (*Laborer's Home Development Corporation*)
Alan Quick (*IHDA / Office of Housing Coordination Services*)
Barry Ramsey (*U.S. Department of Agriculture/ Rural Development*)*
Eloy Salazar (*Illinois Migrant Council*)*
Robert Schroeder (*Western Egyptian Economic Opportunity Council*)
Allan Timke (*Illinois Community Action Association*)
Jerry Townsend (*Rural Partners*)
Sandra Trusewych (*Two Rivers Regional Council of Public Officials*)
Amy Wagner (*Illinois Housing Council, Inc.*)
Kevin Wiehardt (*Western Illinois Regional Council*)
Don Yost (*Cornerstone Place LLC*)