

Illinois' 2015 Annual Comprehensive Housing Plan

Annual Progress Report

Covering:

January 1, 2015 – December 31, 2015

Plan Effective:

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Submitted To:

Bruce Rauner, Governor

And

The Illinois General Assembly

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Housing Planning Activities in Illinois

The Annual Progress Report (APR) is submitted in compliance with the **Comprehensive Housing Planning Act (P.A.94-965)**. Passed into law in 2006, it codified an earlier Governor's Executive Order (2003-18) on the same subject. This law established a statewide comprehensive housing initiative by identifying six underserved **Priority Populations** and called for the appointment of a **Housing Task Force** to improve the planning and coordination of the State-administered housing resources. At the request of the Governor, the Executive Director of the Illinois Housing Development Authority (IHDA) acts as Chair of the Housing Task Force and is joined by a panel of thirty-four representatives from State agencies and the housing industry.

Per language stated in this law, the Comprehensive Housing Planning Act is set to expire on June 30, 2016, so this may be the final such annual plan unless this law is renewed or extended. IHDA is working with the Housing Task Force to explore options and alternatives to consider in continuing what has been a valuable planning process for affordable housing in Illinois. There are currently proposed bills in the Illinois House and Senate to renew it through 2026.

The Housing Task Force and its Executive Committee provides overall guidance in the Annual Plan's formation. This occasionally includes establishing working groups to investigate specific housing needs and topical areas of concern. The recommendations reported by these working groups are intended to promote state and local actions and are incorporated into the **Technical Plan**.

Efforts from around the state, relevant or directly related to the Technical Plan, are highlighted in the **Annual Comprehensive Housing Plan** and its progress reports. Each year the plan identifies **Focus Areas**, which attempt to capture the current and most pressing housing needs from around the state. The action items set out in the Technical Plan are pinned to one of these Focus Areas. The plan also catalogs funding sources administered by the State for housing construction, rehabilitation, preservation, subsidized home mortgages, operating or rental housing subsidies, and support services. Information on the resources made available by program over the relevant calendar year can be found in the **Housing Production Plan** and the **Residential Services Plan**.

Housing Task Force Vision Statement

Promote 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.

Illinois Six Priority Populations

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

2015 Focus Areas

The annual Focus Areas are selected by the Housing Task Force to guide its State agency partners in their response to the affordable housing and related service needs of the Priority Populations. For 2015, the Housing Task Force opted to continue (with minor changes) the four Focus Areas from the 2014 Annual Comprehensive Housing Plan, as it was believed that they continued to adequately address the needs of Illinois' Priority Populations. For each Focus Area, supporting "Strategies" and related "Implementation Activities" were outlined and catalogued in the Technical Plan. The 2015 Focus Areas were:

1. **Revitalizing Communities**

Utilize current funding programs and initiatives to address foreclosure prevention, expand innovative methods for sustainable reuse of foreclosed properties, and promote community revitalization.

2. **Supportive Housing**

Assist special needs populations and those transitioning into (or remaining in) community based living settings with services that support their needs, including long-term care.

3. **Housing as an Economic Development Tool**

Expand upon existing and ongoing research on the impact of affordable housing production and homebuyer financing on local economies. Conduct research and produce innovative strategies to promote economic development tools to further advance affordable housing.

4. **Leadership and Capacity Building**

Enhance collaborative planning efforts to foster productive housing policy changes.

Focus Area #1: Revitalizing Communities

Recommendation

Utilize current funding programs and initiatives to address foreclosure prevention, and expand innovative methods for sustainable reuse of foreclosed properties.

Strategies under this Focus Area highlight the impact of foreclosures on households and communities; discuss new and ongoing funding programs and initiatives for addressing foreclosure prevention, and address innovative reuse strategies for foreclosed properties.

Background

The impact of the foreclosure crisis on the housing markets in communities around the state remains significant despite the abundant use of varied prevention and mitigation programs and resources used to address the impact. State and local governments have analyzed the success of current programs and resources and continued work to develop and implement innovative responses to resolve the foreclosure impacts. This section speaks to these ongoing and innovative efforts.

Housing Counseling Resources and Analyses

Hardest Hit Fund

The U.S. Department of Treasury established the Hardest Hit Fund (HHF) in late 2010, providing targeted emergency mortgage assistance through State Housing Finance Agencies (HFAs) to families and persons experiencing unemployment or underemployment. The Illinois Housing Development Authority (IHDA), the administrator of HHF for Illinois, was awarded approximately \$445.6 million that year from the Troubled Asset Relief Program (TARP) for this program. IHDA established four sub-programs with these funds: the Homeowner Emergency Loan Program (HHF-HELP), the Home Preservation Program (HHF-HPP), the Mortgage Resolution Fund (HHF-MRF) and the Down Payment Assistance Program (DPA).

IHDA has effectively assisted 14,552 households. IHDA is currently in the process of winding down its original programs, and is utilizing the remaining funding to expand in areas concerning revitalization and redevelopment. Remaining funds from the initial three programs were used to establish the Blight Reduction Program and a Down Payment Assistance (DPA) product which is used congruently with IHDA's 1st Home Illinois mortgage program.

- Homeowner Emergency Loan Program (HELP):
HELP provided temporary mortgage payment assistance to low and moderate-income families who lacked sufficient income to support their monthly mortgage payment or needed help paying past due amounts. The HELP program ceased accepting new applications in October 2013, as there were sufficient numbers of approved applications on hand to fully allocate program funds and meet loan targets of 13,000. To date, HELP has assisted 13,425 households.
- Mortgage Resolution Fund (MRF):
Distressed home mortgages are bought on the private market and evaluated for long-term affordability by a coalition of non-profit organizations (National Community Stabilization Trust, Housing Partnership Network, Enterprise Community Partners, and Mercy Housing). Eligible mortgagees were then offered permanent loan modifications that incorporate principal forgiveness to bring the mortgage in line with the appraised value of the property. Mortgagees who did not meet minimum criteria received Housing Counseling to discuss exit options including short sale and deed-in-lieu. MRF concluded purchasing loan pools in October 2013. To date, MRF had approved 170 loans.
- Home Preservation Program (HPP):
HPP is a fully operational program with fifteen participating servicers who review their portfolios for potentially eligible households and use up to \$50,000 to improve the terms of distressed loans through refinance, recast, or modification upon approval from IHDA. Eligible uses of funds include: escrow arrearage, second lien payoff, principal reduction, and/or reinstatement payment to bring the household monthly payment to an affordable level. To date, HPP has approved 522 loans.
- Down Payment Assistance Program (DPA):
DPA adds to the U.S. Treasury initiative by using HHF dollars to provide first-time homebuyers in targeted counties \$7,500 in down payment assistance. Down Payment Assistance loans are in the form of a 5-year, forgivable 2nd mortgage, and is given in conjunction with an IHDA 1st mortgage loan product. The assistance incentivizes home buying in distressed areas which helps to stabilize housing markets and prevent future foreclosures. The HHF DPA loan will be available in ten targeted counties; IHDA estimates that approximately 4,000 first-time homebuyers will be assisted through the HHF DPA program. To date, DPA has assisted 435 households.

As part of the FFY 2017 appropriations bill that passed on December of 2016, HHF was appropriated an additional \$2 billion to be used in those states with existing HHF programs to fund to fund high performers at a higher rate. The application to the US Department of Treasury was due in March 2016 with funding announcements anticipated in April of 2016.

Hardest Hit Fund Households Assisted								
Program	Total Allocation	2011	2012	2013	2014	2015	Cumulative	
							(3/1/11 - 12/31/15)	
		Approvals	Approvals	Approvals	Approvals	Approvals	Approvals	Total Disbursed
HELP	\$291,896,200	539	5,370	5,325	2,002	189	13,425	\$283,166,266
MRF	\$38,500,000	0	0	170	0	0	170	\$31,836,834
HPP	\$21,000,000	0	0	177	167	178	522	\$20,169,679
DPA	\$30,000,000	0	0	0	0	435	435	\$3,262,500
Total	\$381,396,200	539	5,370	5,672	2,169	802	14,552	\$338,435,279

The balance of funds is being used to honor loan commitments under the Homeowner Emergency Loan Program (HELP), the Mortgage Resolution Fund (MRF), and the Home Preservation Program (HPP).

Hardest Hit Fund Households Assisted (All Programs) By County Calendar Year 2015								
County	2015	Total	County	2015	Total	County	2015	Total
Adams	2	50	Henderson	0	3	Ogle	1	52
Alexander	0	3	Henry	0	18	Peoria	4	144
Bond	0	5	Iroquois	0	16	Perry	0	8
Boone	9	82	Jackson	0	14	Platt	0	5
Brown	0	2	Jasper	0	6	Pike	0	10
Bureau	1	27	Jefferson	0	22	Pope	0	1
Calhoun	0	1	Jersey	1	11	Pulaski	0	2
Carroll	0	5	Jo Daviess	0	7	Putnam	0	1
Cass	1	7	Johnson	0	1	Randolph	0	13
Champaign	3	72	Kane	45	463	Richland	0	6
Christian	0	27	Kankakee	2	117	Rock Island	2	102
Clark	0	8	Kendall	4	164	Saline	0	10
Clay	0	11	Knox	0	16	Sangamon	25	210
Clinton	2	17	Lake	10	636	Schuyler	0	1
Coles	1	16	LaSalle	2	97	Scott	0	3
Cook	419	7423	Lawrence	0	4	Shelby	1	12
Crawford	0	3	Lee	1	37	St. Clair	32	295
Cumberland	0	8	Livingston	0	11	Stark	0	5
De Witt	0	3	Logan	0	9	Stephenson	3	48
DeKalb	7	83	Macon	2	67	Tazewell	0	53
Douglas	1	9	Macoupin	0	29	Union	0	4
DuPage	9	833	Madison	6	240	Vermilion	1	27
Edgar	0	7	Marion	7	25	Wabash	0	2
Edwards	0	3	Marshall	0	4	Warren	0	4
Effingham	0	17	Mason	0	9	Washington	0	3
Fayette	0	17	Massac	0	1	Wayne	0	3
Ford	0	2	McDonough	0	10	White	0	6
Franklin	0	20	McHenry	31	667	Whiteside	0	41
Fulton	2	11	McLean	0	46	Will	79	1263
Gallatin	0	2	Menard	3	7	Williamson	1	28
Greene	0	3	Mercer	0	8	Winnebago	82	504
Grundy	0	64	Monroe	0	11	Woodford	0	10
Hamilton	0	0	Montgomery	0	29	TOTAL	802	14552
Hancock	0	4	Morgan	0	18			
Hardin	0	0	Moultrie	0	8			

Foreclosure Prevention Program

The Illinois Foreclosure Prevention Program (FPP) was established by the Illinois General Assembly and is a statewide program connecting families facing foreclosure with the resources they need to help them keep their homes. By statutory requirement (Senate Bill 3739, Public Act 096-1419), the Foreclosure Prevention Program funds are divided four ways:

1. 25% to counseling agencies outside the City of Chicago;
2. 25% to community-based organizations outside the City of Chicago;
3. 25% to community-based organizations in Chicago; and
4. 25% to the City of Chicago for counseling agencies in Chicago or for foreclosure prevention counseling administered by the City.

The FPP has consistently maintained coverage in every county of the state through its funded organizations. Requests for Round 3 were authorized on May 16, 2014 by the IHDA Board for an aggregate amount of \$3.125 million providing funding to 50 housing counseling agencies and community based organizations, and the City of Chicago. The FPP completed Round 3 of funding in December 2015 for 49 agencies statewide and the City of Chicago totaling \$3,058,812. IHDA will continue hosting the Illinois Foreclosure Prevention Network which includes a website and a helpline to assist those in need of foreclosure assistance. Round 4 funding is subject to OMB approval. As of December 1, 2015, \$5.3 million was on deposit and available for the statutorily approved uses of this program pending passage of the State's budget.

Foreclosure Prevention Program Round 3 Awards	
Grantee Name	Award Amount
City of Chicago	\$781,293.53
CDBG Operations Corporation	\$49,308.46
Community Investment Corporation of Decatur, Inc.	\$49,308.46
Community Service Council of Northern Will County	\$49,308.46
Consumer Credit Counseling Service of McHenry County, Inc.	\$49,308.46
Justine Petersen Housing and Reinvestment Corporation	\$49,308.46
Kingdom Community Development Corporation	\$36,148.30
Lawyers' Committee for Better Housing	\$49,308.46
Mid Central Community Action, Inc.	\$49,308.46
Mortgage Education Foundation	\$49,308.46
Respond Now, Inc.	\$49,308.46
Rock Island Economic Growth Corporation	\$49,308.46
Springfield Housing Authority	\$49,308.46
Western Egyptian Economic Opportunity Council, INC.	\$49,308.46
Will County Center for Community Concerns (WCCCC)	\$49,308.46
Agora Community Services Corporation, NFP	\$38,927.73
Brighton Park Neighborhood Council	\$38,927.73
Chicago Urban League	\$38,927.73
Genesis Housing Development Corporation	\$38,927.73
Greater Southwest Development Corporation	\$38,927.73
Kingdom Community, Inc.	\$38,927.73

Foreclosure Prevention Program Round 3 Awards (continued)	
Grantee Name	Award Amount
Lakeside Community Development Corporation	\$38,927.73
Latin United Community Housing Association	\$38,927.73
Metropolitan Tenants Organization	\$38,927.73
NHS Chicago	\$38,927.73
North Side Community Federal Credit Union	\$38,927.73
Northside CDC	\$38,927.73
Northwest Side Housing Center	\$38,927.73
Partners In Community Building, Inc.	\$38,927.73
S&S Development Group NFP	\$35,034.95
SouthSide Community Federal Credit Union	\$38,927.73
Spanish Coalition for Housing	\$38,927.73
The Resurrection Project	\$38,927.73
Total Resource Community Development Organization	\$38,927.73
Affordable Housing Corporation of Lake County	\$49,308.46
Community and Economic Development Association of Cook County, Inc.	\$49,308.46
DuPage Homeownership Center	\$49,308.46
Family Credit Management Services	\$49,308.46
Housing Opportunity Development Corporation	\$49,308.46
Institute for Consumer Credit Education	\$49,308.46
Joseph Corporation	\$49,308.46
METEC	\$49,308.46
New Christian Joy Full Baptist Church	\$49,308.46
Novadebt	\$49,308.46
NWHomeStart	\$49,308.46
Oak Park Regional Housing Center	\$49,308.46
Open Communities	\$49,308.46
Partners In Charity Inc.	\$49,308.46
South Suburban Housing Center	\$49,308.46
Housing Action Illinois	\$125,000.00
Total	\$3,058,812.80

Foreclosure Prevention Program – Graduated (FPPG)

Funding for this State program is derived through foreclosure filing fees, established by P.A. 97-333. Under this program, IHDA makes grants to HUD approved housing counseling agencies for all activities required to successfully manage a housing counseling program including training and counseling for pre/post purchase, rental, foreclosure mitigation, and credit. The funding formula, effective June 1, 2013, varies from FPP. Rules were passed by JCAR on December 16, 2014 and Round 1 funding is subject to OMB approval. As of December 1, 2015, \$6.4 million was on deposit and available for the statutorily approved uses of the program.

Cook County Foreclosure Mediation Program

The Cook County Mortgage Foreclosure Mediation Program was launched in April 2010 with funding approval by the Cook County Board. The program is designed to provide homeowners with critical support, and help them explore their options to stay in their homes or negotiate respectable exits as early as possible once the foreclosure process begins. The program provides legal assistance and housing counseling to homeowners in need. It's made successful through a partnership between the Circuit Court of Cook County and several State and local organizations (Illinois Housing Development Authority, the Chicago Bar Foundation, the Chicago Community Trust, the Center for Conflict Resolution, the Chicago Legal Clinic, and the Chicago Volunteer Legal Services Foundation). There is no charge to homeowners to participate in the Cook County Mortgage Foreclosure Mediation Program. The program is continuing in 2016.

Will County Foreclosure Mediation Program

The Will County Foreclosure Mediation Program was launched in July 2010 and is funded solely through a \$150 filing fee paid by plaintiff's filing foreclosures. For residential foreclosure cases, plaintiffs must send defendant borrowers a summons form that is approved by the court and includes a notification of the mediation program. The form notifies defendants of pre-mediation conferences, offered weekly, which lenders' counsels, homeowners, and mediators are required to attend. At the conference, homeowners complete a questionnaire to determine their eligibility for loan workout or modification.

At formal mediations, lenders are required to send a representative to the conference who has full authority to agree to a loan modification and participate in good faith, or face sanctions from the court. The homeowner must attend or the case will return to trial court, unless the absence was excusable. The Will County will continue to provide these pre-mediation conferences to its residents in 2016.

National Foreclosure Mitigation Counseling Program

The federally-funded National Foreclosure Mitigation Counseling (NFMC) Program was administered at the federal level by NeighborWorks America through funds annually appropriated by Congress. NeighborWorks America provided funds to housing finance agencies such as IHDA, HUD-approved intermediaries, and other counseling agencies to provide foreclosure mitigation counseling to homeowners at risk of foreclosure.

In March 2014, NeighborWorks announced its Round 8 funding awards. A total of \$63.1 million was awarded to HFAs, 18 HUD-approved housing counseling intermediaries, and 67 community-based NeighborWorks organizations to provide counseling to families and individuals facing foreclosure. IHDA, the Illinois HFA, was awarded \$1.97 million (the third highest State award) for Round 8 of NFMC, and awarded those funds to 27 sub-grantee partner agencies to provide foreclosure prevention counseling services to Illinois homeowners. IHDA estimates that these funds will assist approximately 7,500 homeowners through June 2015.

On December 16, 2014, the President signed into law the Fiscal Year 2015 Omnibus Appropriations bill. The bill allocated \$50 million for the National Foreclosure Mitigation Counseling (NFMC) Program's 9th Round of grant and program activities. IHDA submitted its application for NFMC Round 9 funds November 18, 2014 and requested \$2.17 million which it projects will assist approximately 8,300 homeowners. Round 9 awards were announced on March 13, 2015 and Illinois was awarded \$1,206,627. IHDA has applied for Round 10 funding with an announcement scheduled for some time in early 2016.

National Foreclosure Mitigation Counseling Program (NFMC) Previous Rounds of Funding				
Funding Round	Time Period	Money Awarded	Number of Agencies	Homeowners Served
Round 1	June 2008 - April 2009	\$1.57M	15	3,858
Round 2	June 2009 - February 2010	\$3.08M	26	6,190
Round 3	March 2010 - November 2010	\$1.39M	39	3,300
Round 4	December 2010 - June 2011	\$1.44M	40	3,912
Round 5	September 2011 - March 2012	\$2.27M	35	6,065
Round 6	September 2012 - January 2013	\$1.73M	30	4,406
Round 7	August 2013 - June 2014	\$2.68M	30	6,775
Round 8	August 2014 - June 2015	\$1.97M	27	4,740
Round 9	8/2015 - 12/2015	\$1.21M	27	4,350 (estimated)

National Foreclosure and State Payment Settlements

In December 2012, the Illinois Attorney General's Office announced a Request for Qualifications and Proposals for \$70 million (in funds secured from the National Foreclosure Settlement) which was available to support revitalization efforts and housing counseling for Illinois communities fraught with vacant and abandoned properties and foreclosures. In July 2013, the Illinois Attorney General's Office announced its Community Revitalization, Housing Counseling, and Experts awardees.

The awardees supported community revitalization through the financing, purchasing, and building or rehabilitating of buildings or land in foreclosure affected areas, by providing housing counseling to households at risk of foreclosure, to tenants in properties facing foreclosures, and in areas with significant numbers of vacant and abandoned buildings, and by assisting communities develop work plans to ensure long-term sustainability through expert technical assistance. IHDA was later one of the awardees and was tentatively awarded \$2.5 million, for developing a small city/rural housing technical assistance and capacity building program. However, due to unanticipated delays, the program funding has just been established, and IHDA hopes to begin program implementation in 2016.

Reuse and Revitalization Strategies

Abandoned Residential Properties Program

The Illinois Housing Development Authority's Abandoned Properties Program, which works in concert with the Abandoned Residential Property Municipality Relief Fund (ARPMR), was created in 2010 under the Save Our Neighborhoods Act, but did not generate sufficient funds until SB16 was passed in 2013. Under this program, monies appropriated from the ARPMR (foreclosure filing fees) are used by IHDA, the administrator of funds, to make grants to municipalities and counties to secure, maintain, demolish, or rehabilitate abandoned residential properties within their jurisdictions. A maximum grant award of \$75,000 was awarded to individual municipalities and counties based on ranked criteria. By statute, allocations were distributed as follows:

1. 25% will be granted in the City of Chicago,
2. 30% will be granted in Cook County,
3. 30% will be granted in the Collar Counties (DuPage, Kane, Lake, McHenry, and Will), and
4. 15% will be granted in other areas of the State.

IHDA accepted first round applications for the Abandoned Residential Properties Program until December 6, 2013. Ninety-two applications were received, requesting \$9.5 million. IHDA announced the awardees in the first quarter of 2014. A total of 52 municipalities received a total of \$7.2 million in funds. As of January 1, 2016, \$5,465,819 had been disbursed for 51 grantee for projects on 2,293 unduplicated properties. Round 2 award are subject to OMB. Amounts will be determined by funds available in the Abandoned Properties Municipality Relief Fund for statutorily approved uses of the program

Abandoned Properties Program		
Round 1 Awards		
Applicant Name	Statute Area	Award Amount
City of Chicago	City of Chicago	\$2,045,355
Balance of City of Chicago		\$2,045,355
City of Aurora	Collar Counties	\$250,000
City of Braidwood	Collar Counties	\$41,150
City of Joliet	Collar Counties	\$75,000
City of Warrenville	Collar Counties	\$30,000
City of Waukegan	Collar Counties	\$250,000
City of Zion	Collar Counties	\$250,000
South Suburban Land Bank and Development Authority	Collar Counties	\$260,600
Village of Beach Park	Collar Counties	\$60,000
Village of Bensenville	Collar Counties	\$75,000
Village of Carpentersville	Collar Counties	\$75,000
Village of Glendale Heights	Collar Counties	\$75,000
Village of Grayslake	Collar Counties	\$50,731
Village of Hawthorn Woods	Collar Counties	\$27,497
Village of Lake Zurich	Collar Counties	\$41,800
Village of Round Lake Beach	Collar Counties	\$75,000
Village of Woodridge	Collar Counties	\$20,000
Will County Illinois	Collar Counties	\$150,000
Balance of Collar Counties		\$1,806,778

Abandoned Properties Program		
Round 1 Awards. Continued		
Applicant Name	Statute Area	Award Amount
City of Berwyn	Cook County	\$75,000
City of Blue Island	Cook County	\$75,000
City of Chicago Heights	Cook County	\$75,000
City of Elgin	Cook County	\$26,963
City of Evanston	Cook County	\$75,000
City of Harvey	Cook County	\$250,000
Cook County DPD	Cook County	\$250,000
Cook County Land Bank Authority	Cook County	\$250,000
South Suburban Land Bank and Development Authority	Cook County	\$289,800
Town of Cicero	Cook County	\$250,000
Village of Calumet Park	Cook County	\$75,000
Village of East Hazel Crest	Cook County	\$75,000
Village of Glenview	Cook County	\$75,000
Village of Hanover Park	Cook County	\$18,128
Village of Justice	Cook County	\$60,000
Village of Robbins	Cook County	\$75,000
Village of South Chicago Heights	Cook County	\$67,000
Village of South Holland	Cook County	\$75,000
Balance of Cook County		\$2,136,891
Applicant Name	Statute Area	Award Amount
City of Alton	Other Areas of State	\$75,000
City of Barry	Other Areas of State	\$25,000
City of Bloomington	Other Areas of State	\$52,455
City of Champaign	Other Areas of State	\$50,000
City of Decatur	Other Areas of State	\$75,000
City of East St. Louis	Other Areas of State	\$227,265
City of Freeport	Other Areas of State	\$25,000
City of Kankakee	Other Areas of State	\$64,505
City of Mattoon	Other Areas of State	\$25,000
City of Moline	Other Areas of State	\$58,909
City of Mt. Vernon	Other Areas of State	\$25,000
City of Peoria	Other Areas of State	\$75,000
City Of Quincy	Other Areas of State	\$25,000
City of Rock Falls	Other Areas of State	\$26,775
City of Rockford	Other Areas of State	\$250,000
City of Savanna	Other Areas of State	\$25,000
City of Springfield	Other Areas of State	\$75,000
City of Streator	Other Areas of State	\$44,703
Balance of Other Areas of State		\$1,224,612
TOTAL		\$7,213,636

Blight Reduction Program

The Blight Reduction Program (“BRP”) was created in August 2014 by IHDA under the Hardest Hit Fund, a U.S. Treasury-funded resource dedicated to foreclosure prevention and neighborhood stabilization. IHDA will utilize the BRP fund to decrease preventable foreclosures and stabilize neighborhoods by supporting Illinois units of local government and their non-profit partners as they target blighted, vacant, residential properties in specific communities for demolition, greening, and eventual reuse or redevelopment. BRP will compliment the State-funded Abandoned Residential Properties Program by reducing blight for the end purpose of land reuse, repurposing, and/or redevelopment that benefits the surrounding residential community and helps reduce foreclosures. Availability of Round 1 funding applications was announced in September 2014, and these were due to the Authority on December 8, 2014. IHDA received 20 applications and Round 1 awards were announced in March 2015. Fifteen (15) local governments and their non-profit partners received awards in the amount of 5.39 million. Round 2 requests for applications were announced in August 2015 and were due September 25, 2015. Award announcements are expected to be made in early 2016

Building Blocks

The Illinois Building Blocks Program helped strengthen targeted communities by turning vacant foreclosed homes into homeownership opportunities using a three-pronged approach. To start, IHDA offered financing for developers interested in redeveloping abandoned properties in each of the designated targeted communities. Once renovations were complete, IHDA provided up to \$10,000 in down payment assistance to homebuyers interested in the properties to improve their marketability. The third ‘prong’ was foreclosure prevention. This coordinated effort was intended to help stabilize neighborhoods and provided affordable homeownership to first time homebuyers. IHDA's Building Blocks program closed March 3, 2015. In 2015, the program assisted 185 first-time homebuyers in communities across Illinois, and as of March 21, 2016, has assisted 1,119 homebuyers since January 1st, 2012. The Illinois Building Blocks Program was offered in the following 15 communities: Belleville; Berwyn; Blue Island; Champaign; Chicago Heights; Cicero; Crest Hill; Joliet; Lockport; Lynwood; Melrose Park; Maywood; Park Forest; Peoria; South Holland.

Building Blocks				
	2015		Total (1/1/12-3/21/16)	
County	Households Assisted	Amount Issued	Households Assisted	Amount Issued
Cook	44	\$5,039,246.07	363	\$39,405,303
Champaign	24	\$2,297,696.59	166	\$15,867,906
Kendall	2	\$254,102.54	9	\$1,211,444
Peoria	58	\$4,258,423.94	303	\$22,125,047
St. Clair	30	\$2,358,329.34	199	\$13,975,007
Will	27	\$2,865,574.67	159	\$15,135,466
Total	185	\$17,073,373.15	1,199	\$107,720,172

Land Banking

A number of Illinois Housing Task Force members were involved in the creation and initial planning for two land banks in the Chicago metropolitan area: the Cook County Land Bank Authority, and the South Suburban Land Bank and Development Authority. These entities were created to acquire, maintain, and build or rehabilitate abandoned properties in communities affected by property abandonment and/or which desire to develop affordable housing. After properties are rehabilitated, they are sold with long-term affordability deed restrictions attached, and profits are recycled to repeat the process.

In July 2013, the Cook County Land Bank Authority was awarded \$6 million by the Attorney General's Office from the \$70 million National Foreclosure Settlement to support its community revitalization efforts, assist in the start-up of its land bank, and support the already existing South Suburban Land Bank and Development Authority. In April 2014 IHDA announced its Abandoned Residential Property Program round one awards, and the South Suburban Land Bank Authority received approximately \$500,000 from IHDA to secure abandoned properties. Additionally, in July 2014, the PrivateBank announced it would commit \$10 million in financing to the Cook County Land Bank to acquire and rehab distressed vacant homes. The Cook County Land Bank Authority and the PrivateBank highlighted 5 properties in suburban communities, and 14 properties in the City of Chicago for availability under their Housing

Initiative Program. The list can be found at Cook County Land Bank Authority's website here, www.cookcountylandbank.org. Both the Cook County Land Bank Authority and South Suburban Land Bank and Development Authority support municipalities in bringing vacant, abandoned, and foreclosed properties back to productive uses.

Homeownership and Home Repair Programs

@Homellinois

In March 2015, IHDA launched @Homellinois. It has three variations, available to first-time homebuyers, repeat buyers, or homeowners looking to refinance. @Homellinois offers first time homebuyers and repeat buyers \$5,000 in down payment assistance with a 30-year fixed rate mortgage. Buyers must contribute \$1,000 or 1 percent of the purchase price (whichever is greater). @Homellinois also offers first-time homebuyers the Mortgage Credit Certificate (MCC) which can be leverage to in increase savings on federal taxes. IHDA projects committing \$221 million through its @Homellinois program in 2016.

@HOME Illinois					
County	Household Assisted	Amount Issued	County	Household Assisted	Amount Issued
Adams	45	\$3,561,263.40	Livingston	4	\$310,312.28
Bond	1	\$41,145.94	Logan	5	\$392,174.05
Boone	23	\$1,999,098.98	Macon	72	\$5,331,419.92
Bureau	14	\$1,078,780.69	Macoupin	14	\$1,058,624.49
Champaign	75	\$7,681,752.24	Madison	102	\$8,331,489.42
Christian	9	\$618,512.13	Marion	12	\$806,567.72
Clark	2	\$220,155.54	Marshall	6	\$504,449.87
Clay	4	\$217,461.66	Mason	5	\$370,349.16
Clinton	5	\$393,029.43	Massac	1	\$88,067.93
Coles	4	\$431,362.70	McDonough	6	\$420,180.03
Cook	720	\$102,441,912.53	McHenry	86	\$10,618,249.55
Cumberland	1	\$67,307.14	McLean	127	\$13,373,935.12
De Witt	10	\$700,144.20	Menard	6	\$602,241.97
DeKalb	27	\$3,122,187.30	Mercer	3	\$285,306.64
Douglas	6	\$582,201.86	Monroe	1	\$163,844.95
DuPage	143	\$20,588,755.17	Montgomery	1	\$90,056.73
Effingham	2	\$119,325.05	Morgan	4	\$293,598.87
Fayette	2	\$100,090.46	Moultrie	1	\$89,303.29
Ford	2	\$145,844.84	Ogle	22	\$2,040,020.07
Franklin	14	\$922,016.07	Peoria	112	\$8,490,313.34
Fulton	10	\$695,438.93	Piatt	6	\$715,770.03
Gallatin	2	\$109,498.15	Putnam	2	\$220,914.47
Greene	2	\$102,661.62	Randolph	3	\$274,399.95
Grundy	11	\$1,523,850.13	Rock Island	104	\$8,269,061.53
Hamilton	2	\$115,167.02	Saline	2	\$137,034.70
Hancock	3	\$153,661.33	Sangamon	125	\$10,454,091.04
Henderson	1	\$114,706.97	Shelby	3	\$237,012.48
Henry	10	\$876,736.60	St. Clair	60	\$5,300,743.27
Iroquois	2	\$224,467.61	Stark	2	\$120,987.46
Jefferson	17	\$1,245,835.37	Stephenson	6	\$334,553.68
Jersey	5	\$356,129.25	Tazewell	119	\$10,191,719.30
Johnson	1	\$116,664.10	Union	4	\$283,421.65
Kane	132	\$18,145,013.66	Vermilion	10	\$543,484.51
Kankakee	8	\$927,549.72	Warren	2	\$134,277.47
Kendall	69	\$9,444,212.90	White	1	\$40,792.75
Knox	18	\$1,139,614.28	Will	173	\$23,497,489.85
La Salle	18	\$2,006,941.32	Williamson	17	\$1,414,461.91
Lake	135	\$16,184,215.52	Winnebago	180	\$13,625,620.31
Lee	2	\$175,423.99	Woodford	11	\$1,135,448.99
			Total	2,977	\$329,281,926.55

Welcome Home Illinois

In April 2014, IHDA launched Welcome Home Illinois. Welcome Home Illinois provided first-time homebuyers up to \$7,500 in down payment assistance with an interest rate as low as 3.75 percent for a secure, 30-year fixed rate mortgage. The program was tailored to working families, with borrower income limits up to 140 percent of the area median income (AMI). Welcome Home Illinois was the Illinois Housing Development Authority's most successful homebuyer assistance program in the agency's history. The Welcome Home Illinois Program closed on March 13, 2015. Typically it takes sixty (60) days for a loan to be completely financed by U.S. Bank, IHDA's master servicer for its single family programs. Therefore, although the program ran from April, 1, 2014 through November 21, 2014, these funds were funded by IHDA funded into calendar year 2015. In 2015, the Welcome Home Illinois program assisted 2,179 homebuyers.

Welcome Home Illinois					
County	Household Assisted	Amount Issued	County	Household Assisted	Amount Issued
Adams	22	\$1,804,095.13	Macon	29	\$2,151,654.19
Bond	4	\$296,058.35	Macoupin	5	\$315,407.98
Boone	18	\$1,569,367.22	Madison	60	\$5,081,526.16
Bureau	2	\$251,996.68	Marion	6	\$313,441.73
Carroll	1	\$34,139.18	Marshall	4	\$269,587.95
Champaign	29	\$3,151,330.97	Massac	1	\$122,214.75
Christian	10	\$771,148.57	McDonough	6	\$386,160.36
Clark	1	\$74,387.78	McHenry	85	\$10,913,522.75
Clinton	6	\$670,774.39	McLean	35	\$3,361,292.86
Coles	6	\$349,641.13	Menard	1	\$117,785.00
Cook	714	\$99,677,485.29	Mercer	4	\$323,611.18
De Witt	5	\$350,485.94	Monroe	3	\$408,639.72
DeKalb	16	\$1,813,302.43	Montgomery	3	\$169,866.15
Douglas	3	\$236,334.43	Morgan	3	\$177,245.04
DuPage	146	\$21,456,310.03	Moultrie	3	\$243,892.68
Effingham	4	\$414,622.98	Ogle	7	\$672,723.65
Ford	4	\$319,484.95	Peoria	42	\$3,729,267.80
Franklin	4	\$281,836.97	Perry	2	\$108,677.30
Fulton	3	\$175,839.29	Piatt	2	\$153,190.95
Gallatin	1	\$46,734.00	Pike	1	\$40,598.00
Greene	1	\$61,973.52	Pope	1	\$44,897.00
Grundy	14	\$1,615,558.16	Pulaski	1	\$44,875.79
Hamilton	1	\$8,055.00	Randolph	2	\$139,785.22
Hancock	3	\$223,382.72	Rock Island	58	\$4,299,750.99
Henderson	2	\$125,362.20	Saline	3	\$172,461.06
Henry	10	\$668,201.75	Sangamon	70	\$5,761,343.40
Iroquois	3	\$312,119.69	Scott	1	\$71,829.65
Jackson	6	\$450,491.49	Shelby	1	\$60,632.17
Jefferson	12	\$829,252.94	St. Clair	25	\$2,071,702.21
Jersey	2	\$179,512.56	Stephenson	2	\$89,573.27
Jo Daviess	1	\$108,500.00	Tazewell	65	\$5,461,959.21
Johnson	4	\$231,650.55	Union	1	\$75,064.26
Kane	118	\$16,017,098.03	Vermilion	10	\$682,278.25
Kankakee	17	\$1,781,993.59	Warren	2	\$88,349.26
Kendall	56	\$7,504,919.32	Washington	1	\$80,496.42
Knox	7	\$483,563.48	White	2	\$146,463.18
La Salle	9	\$668,927.89	Whiteside	9	\$635,728.75
Lake	106	\$13,178,706.30	Will	158	\$20,468,913.19
Lee	6	\$399,734.48	Williamson	10	\$702,417.76
Livingston	2	\$153,942.44	Winnebago	69	\$5,368,501.18
Logan	1	\$55,285.70	Woodford	6	\$594,888.78
			Total	2,179	\$254,925,825

SmartMove, SmartMove Plus, and SmartMove Trio

Smart Move was geared to both first-time homebuyers and to buyers who currently own a home or want to refinance. Smart Move had the following variations:

- Smart Move: offered an affordable rate first mortgage and up to \$6,000 in down payment assistance to qualified buyers.
- Smart Move Trio: combined the first and second mortgage feature of the Smart Move product with a Mortgage Credit Certificate (MCC).
- Smart Move Plus: was geared towards non-first-time homebuyers. Smart Move plus provided an affordable rate mortgage for those looking to buy a home or refinance their current mortgage.

IHDAs SmartMove programs closed March 27, 2015. Combined, all programs, Smart Move, Smart Move Trio, and Smart Move Plus, assisted 711 homebuyers in 2015.

Smart Move					
County	Households Assisted	Amount Issued	County	Households Assisted	Amount Issued
Adams	11	\$997,058	Macon	13	\$967,153
Boone	4	\$388,054	Madison	23	\$1,825,440
Bureau	2	\$208,540	Marion	2	\$132,825
Champaign	9	\$1,091,449	McHenry	25	\$3,100,435
Christian	4	\$233,006	McLean	10	\$1,006,543
Clinton	2	\$189,518	Mercer	2	\$268,063
Coles	1	\$93,882	Ogle	1	\$64,781
Cook	178	\$25,337,014	Peoria	15	\$1,091,340
DeKalb	6	\$838,242	Randolph	1	\$104,290
DuPage	25	\$3,292,426	Rock Island	14	\$1,179,775
Effingham	3	\$339,462	Sangamon	21	\$1,728,721
Franklin	1	\$59,092	Shelby	1	\$46,169
Fulton	1	\$47,653	St. Clair	13	\$1,211,828
Grundy	1	\$92,883	Stephenson	1	\$59,951
Jefferson	2	\$174,012	Tazewell	16	\$1,392,803
Kane	34	\$4,496,548	Vermilion	5	\$353,636
Kankakee	4	\$641,216	Washington	1	\$110,324
Kendall	17	\$2,519,132	Whiteside	1	\$67,914
Knox	1	\$89,662	Will	35	\$4,497,003
La Salle	9	\$732,567	Winnebago	43	\$3,282,266
Lake	27	\$3,157,857	Woodford	2	\$198,143
Livingston	1	\$93,145	Total	588	\$67,801,819

Smart Move Plus		
County	Household Assisted	Amount Issued
Rock Island	1	\$66,975.00
Total	1	\$66,975.00

Smart Move Trio		
County	Household Assisted	Amount Issued
Champaign	4	\$524,379
Cook	55	\$8,366,494
DuPage	6	\$843,801
Grundy	2	\$325,324
Kane	3	\$319,849
Kendall	3	\$300,515
Lake	2	\$200,358
Logan	1	\$99,285
McHenry	4	\$476,898
McLean	12	\$1,175,853
Menard	1	\$125,714
Mercer	1	\$64,702
Peoria	1	\$180,376
Saline	1	\$91,783
Sangamon	2	\$272,836
St. Clair	1	\$42,546
Tazewell	7	\$612,512
Union	2	\$140,730
Will	11	\$1,704,590
Williamson	1	\$52,294
Winnebago	2	\$194,670
Total	122	\$16,115,510

Welcome Home Heroes

Welcome Home Heroes offered enhanced financing products for affordable homeownership to qualifying veterans statewide. Welcome Home Heroes was also available to active military persons, reservists, and members of the National Guard. The program offered down payment assistance up to \$10,000 and an annual mortgage credit certificate worth 20% of the mortgage interest paid each year for the life of the loan (up to 30 years). IHDA's Welcome Home Heroes program closed February 20, 2015. In 2015, IHDA financed 359 homes for veterans through Welcome Home Heroes.

Welcome Home Heroes Program					
County	Households Assisted	Amount Issued	County	Households Assisted	Amount Issued
Adams	7	\$614,094	Lee	4	\$285,799
Bond	1	\$80,881	Livingston	1	\$12,100
Boone	2	\$213,019	Logan	1	\$95,714
Carroll	2	\$175,610	Macon	5	\$427,935
Champaign	4	\$491,942	Macoupin	5	\$403,681
Christian	5	\$329,306	Madison	10	\$798,757
Clay	1	\$65,711	Marion	5	\$564,291
Clinton	3	\$323,179	Marshall	1	\$84,284
Coles	3	\$201,396	McHenry	15	\$2,293,107
Cook	56	\$9,905,746	McLean	12	\$1,591,414
DeKalb	2	\$363,314	Mercer	1	\$97,433
Douglas	1	\$101,772	Monroe	1	\$209,831
DuPage	11	\$1,777,321	Montgomery	1	\$86,478
Fayette	1	\$41,942	Moultrie	2	\$149,861
Ford	1	\$135,987	Ogle	1	\$119,723
Franklin	1	\$69,688	Peoria	10	\$856,270
Fulton	1	\$100,002	Piatt	3	\$225,564
Grundy	4	\$757,639	Putnam	2	\$122,985
Hancock	2	\$145,806	Rock Island	6	\$555,612
Henry	3	\$295,841	Sangamon	19	\$1,739,856
Jackson	1	\$39,474	St. Clair	14	\$1,638,582
Jasper	1	\$58,800	Stark	1	\$46,401
Jefferson	2	\$61,560	Stephenson	3	\$230,413
Jersey	1	\$83,082	Tazewell	17	\$1,348,020
Jo Daviess	1	\$142,393	Vermilion	2	\$92,650
Kane	14	\$2,256,723	Wayne	1	\$42,744
Kankakee	4	\$493,503	Whiteside	2	\$135,970
Kendall	7	\$1,161,134	Will	19	\$2,986,279
Knox	1	\$84,772	Williamson	3	\$249,638
La Salle	2	\$290,951	Winnebago	23	\$2,048,341
Lake	18	\$2,890,763	Woodford	6	\$624,618
			Total	359	\$43,917,701

Focus Area #2: Supportive Housing

Recommendation

Assist special needs populations and those transitioning into (or remaining in) community based living settings with services that support their needs, including long-term care.

This focus area includes updates and planned actions by category in 2015, as well as an update on housing and health care, a subject of continued interest. Areas of particular attention are demand, barriers, ongoing goals, programs, and consent decree implementation.

Background

This focus area has become increasingly complex. Besides serving persons with disabilities, a protected class under federal and State fair housing law, IHDA, as a housing finance agency, and other service provider agencies are frequently called upon to assist with meeting the housing needs of other special needs populations. The Housing Task Force's Supportive Housing Working Group attempted to quantify the need for supportive housing for people experiencing homelessness and people with disabilities in its 2008 report, but the report was prepared prior to the funding of Money Follows the Person and the three Olmstead-based class action lawsuits and subsequent court consent decrees discussed below. IHDA has funded housing for special needs populations for a number of years, including the frail elderly, emancipated youth, and veterans, survivors of domestic violence, ex-offenders, homeless persons and persons living with HIV/AIDS. IHDA plans to work within existing committees and advisory groups to gather information on the population, housing needs, and existing housing inventory available for all of these groups. This will help to better inform the State's future ACHPs; its Fair Housing Assessment, and also the data used for the State's Five-Year HUD-required Consolidated Plan (submitted in July of 2015). This Information will also provide valuable information to IHDA's Production Departments, Asset Management Department, and other funders.

Illinois Housing Task Force – Supportive Housing Working Group

In July 2015, the Metropolitan Planning Council (MPC) revisited supportive housing recommendations proposed in the Illinois Housing Task Force's August 2008 Supportive Housing Working Group Report. In addition to revisiting recommendations made by the Supportive Housing Working Group, the MPC also collected data on supportive housing populations and social services provided in the State, which it plans to include in a preliminary report analyzing current supportive housing needs in the State. Illinois Housing Task Force members and agencies, including the IHDA, assisted in collecting and reporting data and programmatic information to the MPC which will be included in its preliminary report. The MPC plans to finalize and distribute this preliminary report to the Housing Task Force in fall of 2015.

At the August 18, 2015 Illinois Housing Task Force meeting, the MPC proposed a new Task Force working group be created to prepare an update to the 2008 Supportive Housing Working Group Report, with the aforementioned preliminary report used to jump-start such a Task Force. Topics and research areas highlighted to guide the proposed new Task Force included: impacts of the housing market on homeless needs; impacts of the three consent decrees (Williams, Colbert, and Ligas) on State resources; an evaluation of barriers to supportive housing; an evaluation of quality control procedures of supportive housing, and more.

The Illinois Housing Task Force plans to review this preliminary report and possibly establish a new Task Force working group to conduct further evaluations and recommended actions.

Transforming Healthcare and Human Services Initiatives

Due to the United States Supreme Court decision in *Olmstead v. L.C.*, 527 U.S. 581 (1999) regarding the Americans with Disabilities Act of 1990, states are transitioning individuals with special needs out of institutional living and into the least restrictive housing available. The State of Illinois negotiated three court consent decrees in recent years: (1) *Colbert v. Quinn*; (2) *Williams v. Quinn*; and (3) *Ligas v. Hamos*, with specific transition goals that State agencies are tasked with accomplishing. In addition to states doing so, the federal government has also designed and/or modified certain key programs and administrative procedures to assist the states in meeting these goals. The following chart displays overall goals and to date accomplishments.

Major Events in Transforming Healthcare and Human Services (March, 2016)			
Impetus [Lead Agency]	Description	Populations Affected	Geography Affected
Money Follows the Person (MFP) [IDHFS]	Federal demonstration program providing enhanced Medicaid match (for waiver and State Plan services provided in first year of community residency) to support transitions of seniors and persons with disabilities out of qualified institutions and into eligible community-based settings.	Persons with Mental Illness (MI), Developmental Disabilities (DD), Physical Disabilities (PD), and the Elderly currently living in Medicaid-funded assisted facilities.	Statewide
<i>Ligas v. Norwood</i> Consent Decree* [IDHS - DDD]	State found in violation of Title II of ADA, and Title XIX of Social Security Act for not appropriately housing persons with disabilities in least restrictive settings. Consent decrees include required transition goals for housing and services.	Residents living in Private Intermediate Care Facilities for the Developmentally Disabled (ICF-DDs) of 9 beds or more and persons on a PUNS waiting list for services. Persons must request community-based services or community-based placement to be considered part of Class.	Statewide
<i>Williams v. Rauner</i> Consent Decree* [IDHS - DMH]	State found in violation of Title II of ADA, Section 504 of Rehab Act, and Title XIX of Social Security Act for not appropriately housing persons with disabilities in least restrictive settings. Consent decree includes required transition goals.	Residents living in (Non-Medicaid) Institutes for Mental Disease (IMDs)	Statewide, although 17 of 24 IMDs are in Chicago metro area (Cook County)
<i>Colbert v. Rauner</i> Consent Decree* [IDHFS]	State found in violation of Title II of ADA, Section 504 of Rehab Act and Social Security Act for not appropriately housing persons with disabilities in least restrictive settings. Consent decree includes required transition goals for housing and services.	Residents with disabilities living in Skilled Nursing Facilities (SNFs) in Cook County	Cook County (only)
Facilities Closures [Governor's Office / IDHS]	In 2011, then Governor Quinn moved to close several State operated facilities not only as cost savings measures, but also in the case of SODC's to provide housing for persons with disabilities in the least restrictive settings.	Persons with Intellectual and/or Developmental Disabilities	Statewide
<p>*In <i>Olmstead v. L.C.</i> (1999), the U.S. Supreme Court held that unnecessary institutionalization of people with disabilities is discrimination under the Americans with Disabilities Act (ADA). The decision also held that people with disabilities have the right to receive services in the least restrictive living environment. Based on this decision, three lawsuits were brought against the State of Illinois that may impact deinstitutionalization and rebalancing of long term care housing and services for development and rental assistance resources throughout the state. IHDA is not a named party to the lawsuits, but is making financial and technical assistance resources available to help meet the identified housing needs.</p>			

Major Events in Transforming Healthcare and Human Services (March, 2016)			
Impetus [Lead Agency]	Eligible Community - Based Housing	Overall Goals	Status/Revised Goals
Money Follows the Person (MFP) [IDHFS]	Scattered site supportive housing; single site supportive housing; Supportive Living Facilities (SLFs); group homes of four beds or less (e.g., CILAs).	<u>Goals through CY 2016 - includes actual transitions for 2009, 2010, 2011, 2012, 2013, 2014, 2015, through 12/8/2015):</u> MI:419; DD:320; PD:448; Elderly:405; Colbert:1240; Total 2,832 to be transitioned by end of 2016. (Note: includes eligible transitions from Colbert, Ligas and facilities closures. Future Colbert transitions contingent upon cost-neutrality analysis.) Illinois MFP has also prepared a Sustainability Plan to continue the program after the CMS Demonstration Project has ended.	Since MFP transitions began in 2009, 2,364 individuals have been transitioned as of 3/2/2016. MFP met 93.7% of the 2015 goal, exceeding the federal benchmark of 85% goal completion.. As of 3/2/2016, there have been 59 transitions, or almost 11% of current 2016 transition goals. <u>2016 goals/status, non-cumulative:</u> SMI:3/40, DD:0/40, PD:6/61, Elderly:5/44, Colbert:45/360. Note : State has a goal for 95% of Colbert transitions to be MFP enrollees. DD goals include eligible Ligas & State facilities' transitions that move to a MFP-qualified residential setting (four-bed or smaller CILA).
Ligas v. Norwood Consent Decree* [IDHS - DDD]	Community housing of no more than 8 beds (e.g., CILAs, ICF-DDs). CILAs to be 4 beds or less to qualify for MFP enhanced match.	Offer community-based services or placement to 3,000 persons with DD currently living at home that are on the PUNS waiting list, over a 6 year period (1,000 people by the end of Year 2, an additional 500 people each subsequent year). The goal of transitioning 301 class members (one-third of 902 class size), by 12/31/13, has already been met. Transition second third of class by 12/31/15 (301); transition final third by 12/31/17 (300).	As of 3/1/2016, 4,306 people have been selected from the PUNS waiting list. 2,421 have received services. As of 3/1/2016, 1,457 class members have been selected from the ICF/DD list and 1,299 have received services. The Ligas Defense has made initial contact with every class member at this time. Consent decree parties are in the midst of developing the next Implementation Plan.
Williams v. Rauner Consent Decree* [IDHS - DMH]	Scattered site supportive housing; single site supportive housing. No more than 25% class members in any given development; Bridge Rental Subsidy as major source of rental assistance.	Initially evaluate 100% of class (roughly 4,500 persons) within 2 years; reevaluate annually beginning in Year 3. Transition 256 persons Year 1 (July 2011-June 2012); 640 persons Year 2 (cumulative), 832 persons Year 3 (cumulative), 1,306 Year 4 (cumulative).	The State reached and exceeded the Year One goal of 256 total transitions, transitioning 282. The State met and exceeded the Year Two cumulative goal of 640, transitioning 643. The State met and exceeded the Year Three cumulative goal of 832, transitioning at least 1,100. The State reached and exceed its Year Four cumulative goal of 1,306, transitioning 1,312. The program's five-year plan ends June 30, 2016, with a cumulative total of 1,706. As of 3/2/2016, the State has transitioned 157 in Year Five, at 60.7% of its FY16 target number, 400.
Colbert v. Rauner Consent Decree* [IDHFS]	Scattered site supportive housing; singlesite supportive housing; Supportive Living Facilities (SLFs); other appropriate affordable housing.	Transition 300 by 11/8/13; transition additional 500 by 11/8/14; transition additional 300 by 5/5/15 for a total of 1,100 transitions. Year one goal was not met; therefore second year goal was to transition 800 by 11/8/2014. The year two goal not met. 1,100 by 5/8/2015 (year 3). The new goal is to transition 1,100 by 11/30/2015.	The initial Implementation Plan was approved by the judge on November 8, 2012. Evaluations began February 2013 but the Year 1 transition goal of 300 by 11/8/2013 was not met. Department on Aging took over as lead agency from HFS in January 2014. A total of 507 class members transitioned by 11/08/2014 and a total of 794 class members transitioned by 05/31/2015. A new goal was agreed to transition 1,100 class members by 11/30/2015. The State met its 1,100 goal. As of 2/29/2016, the State has transitioned a total of 1,187 class members.
Facilities Closures [Governor's Office / IDHS]	ICF-DDs; CILAs; other affordable housing option	Jacksonville Developmental Center closed on 11/21/2012. Murray Developmental Center was scheduled for closure in 2013, but a lawsuit by advocates wishing to keep Murray open was made against the State of Illinois, halting its closure until further notice.	In June of 2014, a federal judge in Chicago ruled that the state can close the Murray Developmental Center in Centralia. No specific closure date has been identified, however, in July, a letter was sent to parents and guardians informing them of their options and asking them to consider possibilities for their family members. After the gubernatorial elections in November 2014, Governor Rauner announced in April 2015, that he would keep the center open until residents' needs could be met in the community. As of 2/1/2015, 229 people still live at the Murray Development Center.
Potential Housing and Services Resources	All of the programs and consent decrees rely on the following housing resources: Low Income Housing Tax Credits (10% set-aside); HOME; Affordable Housing Trust Fund; Community Development Block Grant; CILA; Bridge Rental Subsidy (Williams and Colbert class members only); Rental Housing Support Program-Long Term Operating Support; HUD Section 811 Rental Assistance Demonstration (IHDA applicant); PHA-administered Housing Choice Vouchers; PHA-administered Project-Based Vouchers; and, private housing		

Money Follows the Person

Since 2008, IDHFS has been a part of the federal Money Follows the Person (MFP) Demonstration. MFP is a federal program providing enhanced Medicaid match (for first year of community-based residency) to support transitions of seniors and persons with disabilities out of institutions and into eligible community-based settings. The program is administered by the federal Centers for Medicaid and Medicare Services (CMS). Illinois renamed MFP as Pathways to Community Living in calendar year 2012. IDHFS submitted its MFP Sustainability Plan to CMS in December 2015.

IDHFS continues to coordinate with IDHS, IDoA and IHDA on transitioning persons out of nursing homes and other qualified institutional facilities into community based housing. The targeted populations include persons with physical disabilities (PD), developmental disabilities (DD), mental illness (MI), the elderly, persons with AIDS, and those with Traumatic Brain Injury (TBI). Colbert consent decree class members also count towards meeting MFP program goals, and are included below.

As of March 2016, and since the program's inception, a total of 2,364 persons have been transitioned into community-based housing. State agencies have transitioned 59 of its 545 total intended transitions for 2016, as of March 2nd.

Cumulative Transitions through Calendar Year 2016:

Physical Disabilities #: 397

Intellectually Disabled#: 282

Serious Mental Illness #: 383

Elderly #: 367

Colbert #: 935

Balance Incentive Program

The Balancing Incentive Program (BIP) authorizes enhanced Federal Medicaid matching funds to states to increase access to non-institutional long-term services and supports (LTSS) as of October 1, 2011. Illinois' BIP application was approved June 12, 2013. Per the Federal Center for Medicare and Medicaid Service the Balancing Incentive Program will help States transform their long-term care systems in the following ways:

- Lowering costs through improved systems performance & efficiency;
- Creating tools to help consumers with care planning & assessment; and
- Improving quality measurement & oversight.

The Balancing Incentive Program also provides new ways to serve more people in home and community-based settings and is closely tied with current Long Term Care Rebalancing initiatives in Illinois, such as the MFP program. The BIP supports the integration mandate of the Americans with Disabilities Act (ADA), as required by the *Olmstead* decision, and was created by the Affordable Care Act of 2010 (Section 10202).

The Balancing Incentive Program increases the Federal Matching Assistance Percentage (FMAP) to states that make structural reforms to increase nursing home diversions and access to non-institutional LTSS. The three structural reforms are:

- A no wrong door/single entry point system (NWD/SEP);
- Conflict-free case management services; and
- Core standardized assessment instruments.

The enhanced matching payments are tied to the percentage of a State's LTSS spending with the goal of shifting/increasing spending to at least 50% on non-institutionally-based services. Illinois estimates receiving an additional 2% FMAP equaling over \$90 million based on projected total community based LTSS expenditures from July 1, 2013 through September 30, 2015. The enhanced funds will support Illinois' efforts to respond to the requirements of the three *Olmstead* lawsuits, assist persons involved in the Money Follows the Person Demonstration, assist with strengthening its community infrastructure, and further our efforts to rebalance its LTSS system. As of December 2015, Illinois was spending approximately 47.71% of total LTSS funds on non-institutional services and supports.

Consent Decrees

Ligas v Norwood

The *Ligas v. Hamos* lawsuit was filed in 2005, now *Ligas v. Rauner*, on behalf of individuals with developmental disabilities who were residing in private, State-funded facilities (Intermediate Care Facilities for Persons with Developmental Disabilities or ICFs/DDs) of nine or more persons or who were at risk of being placed in such facilities. The Illinois Department of Human Services (IDHS)–Division of Developmental Disabilities (DD) is the lead agency responsible for oversight of the *Ligas* consent decree, which includes two distinct groups of class members with developmental disabilities:

- Group 1: comprised of persons with developmental disabilities who are residing in larger Intermediate Care Facilities of nine persons or more, and who affirmatively request to receive community-based services or placement in a smaller community-based setting.
- Group 2: comprised of persons who are living at home and who are on a Prioritization of Urgency of Need for Services (PUNS) waiting list for community-based services or placement in a community-based setting, who affirmatively request the same.

Implementation of this consent decree, which is a statewide initiative, started in 2011 and was to continue for the next six, subsequent years (through 2017).

The first group's class size, as of December 1, 2014, was 1,290 individuals. The State had to transition two-thirds of these individuals by December 31, 2015. The State's goal is to transition all individuals in this group by 12/31/2017 (calendar year). As it relates to the second group of class members, the State must offer community-based services or placement to 3,000 persons living at home and on the PUNS waiting list over the defined six year timeframe. This can be further broken down into 500 persons per year, with 1,000 by the end of Year Two, and an additional 500 persons each year thereafter until 12/31/2017 (calendar year).

The total Class has grown since that first year. Currently, there are a total of about 15,600 people in the Class and about 6,600 on either the PUNS or ICF/DD lists to receive waiver services. These numbers fluctuate on a regular basis and are updated and presented at every Parties meeting (which meets quarterly). As of March 1, 2016, 1,457 people are on the ICF/DD list and 1,299 have received waiver services; there are also 4,206 people on the PUNS list and 2,421 have received waiver services.

It should also be noted that individuals in the first group who are served and who live in Community Integrated Living Arrangements (CILAs) of four units or less qualify for the MFP program enhanced match, for services under it, the State has approved a higher reimbursement rate.

Williams v Rauner

In 2010, another court-ordered consent decree was issued (formerly known as Williams vs. Quinn). This decree made the State responsible, through the Illinois Department of Human Services (IDHS) - Division of Mental Health (DMH), and its partner co-defendants, the Department of Public Health and the Department of Healthcare and Family Services (the State's designated Medicaid Authority). These State agencies were charged with transitioning qualified and consenting residents of State-funded, Non-Medicaid nursing homes (designated as Institutes for Mental Disease (IMDs) who wish to move into community-based housing with person-centered support services.

There are twenty-four (24) IMDs throughout Illinois, 17 of which are located in the Chicago metropolitan area. The remaining IMDs are located in Kankakee County (2), Lake County (3), one in the City of Peoria and one in the City of Decatur. Most residents of IMDs have a primary diagnosis of Serious Mental Illness (SMI), with a high percentage having dual diagnoses of substance abuse or complex/co-morbid medical conditions. The following highlights Williams v. Rauner transition goals and progress:

- The State met and exceeded its Year One goal of transitioning 256 class members, and achieved 282 transitions by November 30, 2012.
- The State met and exceeded its Year Two goals of transitioning 640 class members (cumulative), and achieved 642 transitions by June 30, 2013.
- The State met and exceeded its Year Three goal of transitioning 832 class members (cumulative) by June 30, 2014 and achieved 960 transitions by June 30, 2014.
- The State had a Year Four goal of transitioning 1,306 class members (cumulative) by June 30, 2015. As of June 23, 2015, the State has met 99.8% of its Year 4 cumulative goal of 1,306, with 1,304 transitioned.
- The program's five-year plan ends in 2016, with a cumulative total of 1,706. As of March 1, 2016, the State has transitioned 243 in Year Five, at 60.7% of its FY16 target number, 400.

The Williams Consent Decree's settlement has a budget line item allocation specifically dedicated for Bridge Rental Subsidy to offset rental cost for class members. This comes from General Revenue Funds (GRF). Additionally, there are eleven (11) community mental health centers contracted to provide the full array of Williams services and seven (7) agencies contracted to provide "transition only" and exiting Rule 132 services.

IDHS/DMH has expanded permanent supportive housing to include project-based/clustering housing options using existing housing developments in Cook County. In 2014, IDHS/DMH created and successfully implemented a Clustered Housing Model pilot on Chicago's north side. The cluster housing model are PSH units located in close proximity, in a building or buildings closely situated. This model has 24-hour peer support staff on the premises.

In April 2015, a second Clustered Housing Model was implemented utilizing a scattered site setting on the Chicago's south side. This project targets Williams Class Members deemed "Unable to Serve". "Unable to Serve" class members are those who have been recommended for community transition, but their selected community provider has responded to DMH that they cannot meet their clinical/support needs due to one or more of the following service needs: financial, medical, medical/diabetes, medication management and/or psychiatric/behaviors.

DMH is now conducting a six-tier initiative to analyze the Unable to Serve population, to try and determine the reasons why certain Class Members are being categorized as Unable to Serve and what might be recommended to reduce that number. This initiative includes an impartial permanency board and consulting team, looking at a number of individual cases; face-to-face correspondence with all of Williams service provider agencies, services and supports methodology analysis, a service provider agency pilot exercise, and three sites' conversion to Supervised Residential settings. DMH has also commissioned UIC to do a study on the people who have returned to IMDs, to better understand those circumstances.

Colbert v Rauner

The Colbert v. Rauner (originally Colbert v. Quinn) lawsuit was filed in 2007 on behalf of persons who reside in skilled nursing facilities (SNFs) in Cook County. This lawsuit alleged that persons with disabilities were unnecessarily segregated in nursing facilities in Cook County, and that the State did not allow this population options to live and receive services in community-based settings. The State agreed to comply with a court Consent Decree that was filed in November 2011. The Illinois Department of Healthcare and Family Services (HFS), assigned to be lead agency, crafted the Implementation Plan that would support the transition needs of the very diverse nursing home population, including: allowing them to self-refer for transition services; providing them with evaluations by a multi-disciplinary team that would identify service needs; arranging the provision of those services; and, monitoring the effectiveness of those services. The State finished executing the last contracts according to this plan in August 2013.

In November 2013, the State decided to move the lead agency's role to the Illinois Department on Aging (IDoA), after the first year transition goals were not met under HFS. IDoA assumed the leadership of the Colbert Consent Decree Implementation Phase II for the State on January 21, 2014. The first months were spent carefully evaluating all of the aspects of implementation while attempting to make changes that would net the best result in terms of transition activities and quality outcomes. One major outcome was the establishment of a new Implementation Plan that was negotiated with the Plaintiffs and filed with the Court in August 2014. The Governor's Office, Illinois Department on Aging, and Department of Human Services-Division of Mental Health (DHS/DMH) have supported this project and collaborated to develop more streamlined and comprehensive evaluative procedures for Class Members.

IDoA established a Year 3 goal of 1,100 class members by May 8, 2015. As of May 2015, Year 3 goals were not met; however, a new goal was agreed to: to transition 1,100 class members by November 30, 2015. As of November 30, 2015, the State had met its 1,100 goal, having transitioned 1,101 Colbert class members. As of February 29, 2016, the State had transitioned 1,187 class members. The Defendants are in the process of a six-month Strategic Plan to improve the number of referrals per month and the Court Monitor continues to find the Defendants in general compliance regarding referrals. This Plan will include a Cost Neutral report, in which the State determines how to proceed with transitions in a way that will not add costs to the State as people move from institutions to the community.

Joint Consent Decree Efforts

Both Williams and Colbert are also participating in an IPS Supported Employment model, which is evidence-based employment services for people with serious mental illness (SMI). DMH hired a program manager for this supported employment project, who is tasked with visiting community drop-in centers and engaging class members to encourage them to participate. The program manager started in October 2015 and will provide quarterly updates. The first update was in January 2016 and the next one is scheduled for April 2016.

The Defendants for all three consent decrees have worked with IHDA and the Statewide Housing Coordinator (SHC) to connect Class Members to Statewide Referral Network units, including Section 811 units. They have also worked with the SHC to secure housing vouchers through local public housing authorities, including Cook County, the City of Chicago, and Rockford, Decatur, and Lake County. All of these public housing authorities committed housing choice vouchers and/or public housing units as needed in the State's/IHDAs two approved Section 811 applications to HUD. These vouchers will replace the bridge rental subsidies these and many other Class Members are currently using. The bridge subsidies are State rental housing subsidies (funded through the General Revenue Fund for Colbert Class Members) which helps them pay a portion of their rent, ensure supportive services, and provide household necessities (e.g., furniture, appliances) when needed. Bridge Rental Subsidy was designed to be short-term assistance.

State Facilities Closures

The trend among states for the last few decades has been to close large, State-Operated Development Centers (SODCs). The process is usually driven by advocates with disabilities and parents, closely allied with state administrators. It is seen as a way to save State revenues, as the costs of keeping someone in an State Operated Developmental Center (SODC) are significantly higher than moving them into community-based housing outside of the institution, which is also more consumer-driven or person-centered. As of November 2015, three Illinois Institutions have closed: two Mental Health Centers (Tinley Mental Health Center in Tinley Park, and the Douglas Singer Mental Health Center in Rockford), and one State Operated Developmental Center in Jacksonville.

HUD Section 811 Program

In February 2013 the State was awarded \$11.9 million by HUD to provide up to 732 project-based vouchers to persons with disabilities who are coming out of nursing homes and other institutional facilities to help them transition back into the community. This money is set to also help assist Illinois in its efforts pertaining to meeting obligations set into place by three court-ordered consent decrees (Williams, Colbert, and Ligas), as well as the Money Follows the Person (MFP) Program and State Operated Developmental Centers (SODCs) closures.

In November 2014, after thorough negotiations, both IHDA and HUD finalized the Cooperative Agreement, and IHDA submitted its Affirmative Fair Housing Marketing Plan (AFHMP) to HUD on February 9, 2015. Working from recommendations given to IHDA by its Section 811 Interagency Panel, formed to engage all applicable State sister agency stakeholders, IHDA identified 10 initial developments, totaling 77 units, to participate in the initial allocation determination phase of Section 811 Program. IHDA is currently in the process of obtaining signed Rental Assistance Contracts (RACs) from these developments which will guarantee that units, as they become available, will be held open to be filled by persons from the above priority populations.

On March 2, 2015, HUD announced it was awarding a total of \$150 million in newly authorized rental assistance funds under the Section 811 Program to 25 State Housing Finance Agencies to provide permanent homes and services to extremely low-income persons with disabilities. These funds will continue to help prevent thousands of individuals with disabilities from being unnecessarily institutionalized or possibly falling into homelessness. Illinois Housing Development Authority, the state's Housing Finances Agency was awarded \$6.42 million, which it projects will assist approximately 200 households.

As of March 2016, IHDA has secured six Agreements for Rental Assistance Contracts (ARACs) or RACs. While only a few people have actually transitioned to Section 811 units, there are almost 100 people on the waiting list, ready for units to become available.

Due to unforeseen delays with HUD in establishing the rental assistance payments process for the Section 811, IHDA just began bringing individual projects to its Board for approval in mid-year. Those projects which were authorized for Section 811 assistance for targeted tenants included the following:

- Congress Parkway, Crystal Lake (McHenry County)-6 of 60 units/new construction/ family
- Emerson Square, Evanston (Cook County)-6 of 32 units/rehabilitation of existing rental housing/family
- Indian Trails Apartments, Lawrenceville (Lawrence County)-6 of 44 units/new construction/family
- Milwaukee Avenue Apartments, Chicago (Cook County)-4 of 32 units/new construction/family

IHDA anticipates processing a sizable amount of new Section 811 commitments in 2016. This implementation of this effort will be significantly assisted by the establishment of a Section 811 waiting list in July of 2015 within the Statewide Referral Network.

State Referral Network / Illinois Housing Search Database

Tied primarily to IHDA's Low Income Housing Tax Credit (LIHTC) Program, IHDA developed the Statewide Referral Network (SRN) in 2008, as an overlay on the housing locator system (ILHousingSearch.org). ILHousingSearch.org is an online, web-based affordable housing locator which lists all available affordable housing throughout the state, based on landlord interest. Users are able to search for affordable housing by geographical location, size, price, accessibility features, amenities, eligibility criteria, and more. The Statewide Referral Network (SRN) is a system for linking vulnerable populations, already connected to services, to affordable, available housing. Eligible populations include persons with disabilities, persons experiencing homelessness, and persons at risk of homelessness. All Statewide Referral Network (SRN) units are also listed on ILHousingSearch.org but are managed through a waiting list called the PAIR module.

The SRN receives referrals from various service providers (housing locators, transition coordinators, and care coordinators) through the Pre-Screening Assessment and Intake Referral (PAIR) module. The PAIR module was launched in June 2015. The PAIR module is a waitlist management system for SRN, including Section 811 units. It allows for the pre-screening of individuals for eligibility through an initial questionnaire, collecting more details of those who potentially qualify for continued assessment and intake onto a waiting list. The SHC, the designated manager of the waitlist, then facilitates the matching and referral of qualified applicants, to properties with SRN units. The PAIR module is the only way to refer eligible people to an SRN unit. On average, there are continually approximately 1,300 units available within the SRN. As IHDA continues to create additional developments with SRN units, this number is expected to grow.

There are marketing features for providers of Low Income Housing Tax Credit (LIHTC) Targeting Program Units, which are used to target specific populations (homeless and disabilities) and income levels in the SRN. The PAIR module is also used to streamline transitioning efforts for court consent decree class members who are transitioning out of institutions. LIHTC units are updated daily, and are searchable by caseworkers, allowing for improved, real-time tracking of available targeted units. LIHTC Targeting was included in the 2015 Qualified Allocation Plan, and was once again included in the 2016-2017 two year Qualified Allocation Plan, with additional points awarded to projects proposing developments which assist targeted populations and incomes. In November 2015, IHDA developed a SRN fact sheet which provides information for property owners and managers interested in participating in the SRN.

The Statewide Referral Network (SRN) has primarily been overseen by one Statewide Housing Coordinator (SHC) for Long Term Care Reform in participation with the Illinois Housing Development Authority (IHDA). Other agencies involved via an intergovernmental agreement are the Illinois Department on Aging (IDoA), the Illinois Department of Human Services (IDHS), and the Illinois Department of Healthcare and Family Services (IHFS).

By March 31, 2015, 7,383 landlords had registered just under 105,734 units throughout the state with 3,357 units available in the entire Illinois Housing Search database. As of December 2015, there have been 3,917,656 searches, since the website was created. As of March 2016, the total number of searches has increased to 4,185,373.

Care Coordination Plan and Managed Care

Pursuant to State law (PA 96-1501), the Illinois Department of Healthcare and Family Services (IDHFS) was required to enroll Illinois Medicaid clients into some type of care coordination program in five mandatory managed care regions: Rockford, Central Illinois, Metro East, Quad Cities, and Cook and Collar Counties, by January 1, 2015. The law requires that over 50% of Medicaid clients be enrolled in a care coordination or managed care entity with risk-based payments. Illinois met this requirement by enrolling more than 60% of the Medicaid population into a care coordination program in one of the five aforementioned managed care regions.

HFS has implemented three care coordination programs: the Integrated Care Program (ICP), the Medicare Medicaid Alignment Initiative (MMAI), and the Family Health Plan Program (FHP). As of October 2015, a total of 2,109,973 clients have enrolled in Health Plans offered by managed care entities. These managed care entities are either traditional HMOs or Managed Care Community Networks. Both provide or arrange primary, secondary and tertiary managed health care services for Medicaid clients. They are paid on a full risk, capitated basis, and therefore pay all claims for services for the enrollees in their Health Plan.

The goal of managed care is to provide a Primary Care Provider (PCP) for every client, maintain continuity of care with that PCP, create comprehensive networks of care (i.e. primary care, specialists, hospitals and behavioral care),

and offer care coordination through an interdisciplinary team to help clients with complex needs navigate the healthcare system. There are different populations under each of the care coordination programs in the various regions:

1. Integrated Care Program (ICP) is a program for seniors and persons with disabilities (SPD) who have Medicaid but not Medicare. ICP is mandatory in the five managed care regions.
2. Medicare Medicaid Alignment Initiative (MMAI) is a program for people who have both Medicare and Medicaid, also called dual eligibles. MMAI operates in two regions: Greater Chicago and Central Illinois. MMAI enrollees are passively enrolled and can opt out, disenroll or reenroll at any time.
3. Family Health Plans (FHP) Program is a program for children, parents/caretaker relatives, pregnant women and the newly eligible adults under the Affordable Care Act – called ACA Adults. Additionally, the former Voluntary Managed Care Program is also a part of the FHP program. FHP is mandatory in the five mandatory regions. There are an additional 15 counties outside of the mandatory regions where a health plan operates; enrollment in these 15 counties is voluntary.

Clients have 60 days to select a Health Plan. If they don't make a selection, they will be automatically enrolled in a Health Plan. Clients will then have 90 days to change their Health Plan. Clients are locked into their Plan choice for one year. The exception to this rule is the MMAI program, which does not have a lock-in period. Clients are passively enrolled into MMAI if they do not choose a health plan, but they can choose to disenroll or switch health plans at any time.

Section 1115 Waiver and Supportive Services

In October 2013, the State of Illinois began efforts to develop a Path to Transformation Medicaid Waiver which would consolidate Illinois' current 9 Medicaid waivers assisting individuals with disabilities and elderly persons with service's needs. Through reviewing implementation of the Money Follows the Person Program and early implementation of consent decrees, the state concluded that its existing community infrastructure needed strengthening through the addition of community-based services that would enable individuals to remain in their own communities post-transition and avoid new or repeat institutionalization.

On November 5, 2013 the State published 'The Plan to Transformation: Concept Paper for an 1115 Waiver for Illinois Medicaid' which proposed processes for developing a proposed Plan to Transformation Medicaid Waiver. A public comment period was held until March 10, 2014, which resulted in more than 650 comments. On June 4, 2014 the state submitted its completed application, 'The Path to Transformation: Illinois 1115 Waiver Proposal' to Centers for Medicare and Medicaid Services (CMMS).

The Section 1115 Waiver can consolidate separate waivers to guarantee services across disabilities, is flexible and can cover non-traditional services. The 1115 requires a cost neutrality evaluation, changes from fee-for-service to managed care, and MCEs/MCOs would receive incentive payments based on performance reviews.

Through the process of waiver consolidation, the State aims to expand access to supportive housing through funding for supportive housing projects and by expanding supportive housing services. Efforts to expand supportive housing services will include:

1. Consolidating separate waivers to guarantee services across disabilities, increasing flexibility to cover non-traditional services;
2. Incentivizing the health care delivery system to invest in and build linkages with providers of housing and supportive housing services;
3. Incentivizing Medical health plans, Accountable Care Entities (ACE's), and Care Coordination Entities (CCEs) who are at risk financially to invest in housing and housing supports for their patients by establishing an incentive-based bonus pool;
4. Investing, developing, and implementing trainings on discharge planning policies in order to create seamless care transitions;
5. Training staff of State and community providers to assist clients across disabilities; and
6. Creating seamless exchanges of clinical data with primary and hospital providers.

The 1115 Waiver will consolidate the following 9 existing waivers:

1. Children and Young Adults with Developmental Disabilities Support Waiver (DHS – DDD)

2. Children and Young Adults with Developmental Disabilities Residential Waiver (DHS – DDD)
3. Children that are Technology Dependent/Medically Fragile (UIC)
4. Persons with Disabilities (DHS – DRS)
5. Persons with Brain Injuries (DHS – DRS)
6. Adults with Developmental Disabilities (DHS – DDD)
7. Persons who are Elderly (DOA)
8. Persons with HIV or AIDS (DHS – DRS)
9. Supportive Living Facilities (HFS – BLTC)

The State of Illinois submitted its \$5.6 billion Section 1115 waiver proposal to the federal government in June 2014 and subsequently began negotiations with the federal Centers for Medicare and Medicaid Services (CMS) about the terms of the plan. On November 24, 2014, after Governor-elect Bruce Rauner took office, the Governor's transition team developed a transition report, reviewing several state industry programs and resources, which included industries such as health and human services, emergency management, intergovernmental affairs, and more. The states 1115 Waiver proposal and negotiations with CMS remains under review as the Governor's Office considers revising and resubmitting the states 1115 Waiver application.

Support Housing Options Pilot Project

In April of 2015 the state launched a Supportive Housing Options Pilot Project to provide housing options for individuals with intellectual and/or developmental disabilities. Due to the Olmstead Supreme Court Decision, the Americans with Disability Act, and other federal statutes, the Centers for Medicare and Medicaid, the Department of Health and Human Services, and the Department of Justice have called for more person centered services that are integrated into the community.

Of Illinois' three consent decrees, the one that directly relates to the Developmental Disability System is the Ligas Consent Decree. There is a need for housing for individuals with developmental disabilities who were residing in private, State-funded facilities. The Supportive Housing Options Pilot Project provides such an option, specifically for Ligas Class Members. The Supportive Housing Options (SHO) Pilot Project, through the Section 811 Project Based Rental Assistance Demonstration Program grant award, seeks to give people with disabilities moving from institutions to the community an opportunity to receive a rental subsidy. This rental subsidy will make it possible for people with very low incomes to access an apartment or condo or house affordably. Unfortunately, the current service structure for people with developmental disabilities (i.e. 24-hour CILA – 168 hours of service/week, or Home Based Services – 15 hours of service/week) makes it challenging for people with intellectual or developmental disabilities to take advantage of the Section 811 program.

SHO will develop a service structure that will support people with intellectual and developmental disabilities moving from institutions into consumer controlled apartments, condos, or houses using the Intermittent CILA service package as a base with additional hours of support service added. I/DD Providers and Participants will work with the Division of Developmental Disabilities and the Statewide Housing Coordinator to develop a set of flexible service options that will support people in consumer controlled apartment, condo, or house.

Please note that CILAs must meet 4 unit limits to qualify for the Money Follow the Person (MFP) enhancement match. Currently, Supportive Housing Options Pilot Projects being developed in Metro East (Edwardsville, Collinsville, Alton), Champaign-Urbana, Bloomington-Normal, Chicago and the collar counties.

Home First

In December of 2011, IFF and Access Living launched Home First to address the need for integrated housing for people with disabilities as a result of the Americans with Disabilities Act (ADA). Under Home First, IFF acquires, develops, and owns integrated housing – with a strong focus on increasing accessible housing stock – that remains permanently affordable to very low-income people with disabilities. These developments provide permanent housing options for people leaving institutions through State and federal transition coordination programs. Managed Care Organizations and housing coordination agencies, like Access Living, identify people in institutions, match them to Home First units, and ensure they have access to services and supports that maximize their independence. IFF also partners with public housing authorities, which provide project-based vouchers for Home First units to ensure these units are affordable to those who live on Social Security Income or Social Security Disability Insurance.

The Illinois Housing Development Authority initially committed \$15 million towards to the program in 2011 through the Build Illinois Bond Program, which resulted in 70 wheelchair accessible rental units across 17 condominium

buildings in seven Chicago neighborhoods and five suburbs, for people leaving nursing homes via the Colbert Consent Decree Implementation Plan. Home First Illinois also received a \$4 million grant from Chase Bank and operating funds for Home First staff from the Chicago Community Trust. Initially, Home First primarily developed in the Chicago metropolitan area, but has since expanded the program statewide by leveraging loans, tax credit equity, and grants.

Preference Policies

Innovation Accelerator Program

In October of 2015, the Centers for Medicare and Medicaid launched a new initiative focused on quality assessment outcomes concerning Long-Term Services and Supports (LTSS). The Medicaid Innovation Accelerator Program (IAP) is a Center for Medicaid and CHIP Services (CMCS) - Center for Medicare & Medicaid Innovation collaboration designed to build state capacity and support ongoing innovation in Medicaid. IAP will provide targeted support to states' ongoing delivery system reform efforts across four program priority areas: (1) substance use disorders; (2) Medicaid beneficiaries with complex needs and high costs; (3) community integration - long-term services and supports, and (4) physical/mental health integration.

IAP's third program area, Community Integration-Long-Term Services and Supports (CI-LTSS) will provide targeted program support to Medicaid agencies seeking to promote community integration for Medicaid beneficiaries using community-based LTSS. The CI-LTSS will assist states in managing their LTSS expenditures, investigating policies and programs to increase the percentage of the LTSS population being serviced in community settings, and assist states in incorporating outcome type measures to gauge the success of their LTSS programs. IAP will offer program support to states in two focus areas: (1) Housing Related Services and Partnerships (HRSP), and (2) Incentivizing Quality and Outcomes (IQO) in community-based LTSS programs.

Illinois is in the process of implementing both federally supported LTSS and settlement-based community transition programs (i.e. MFP, Section 811 Project Based Rental Assistance grants, and the implementation of three Olmstead-based Consent Decrees). In MFP and the consent decree programs, services involve more Medicaid-enrolled providers, many of whom would benefit from deeper understanding of tenancy support and how it can be best integrated with clinical services. If granted this IAP opportunity, Illinois plans to explore the options available to create Medicaid-funded Housing Transition and Tenancy Sustaining Services across vulnerable populations, develop consensus about which Medicaid authorities to pursue, and develop proposals and plans to do so. Additionally, Illinois plans to broaden the scope of activities beyond current institutional transitions, including potentially downsizing larger group home systems for persons with intellectual and developmental disabilities. The state must also plans to address housing support needs for other vulnerable groups, including high risk individuals exiting the correctional system, persons experiencing chronic and episodic homelessness, and older DCFS wards as they age out of care. The states goal is to incentivize affordable housing development in communities of preference to meet the needs of these populations.

IDHFS submitted its Expression of Interest to participate in the IAP to CMCS on December 1, 2015. IDHFS requested to focus on Housing Related Services and Partnerships (HRSP) supporting housing tenancy and state Medicaid-housing agency partnerships. IDHFS will partner with other state agencies, including, IHDA, IDHS, and IDoA. It is anticipated that CMS will confirm state participants in the beginning of 2016.

Illinois Supportive Living Program

Illinois' Supportive Living Program is an affordable assisted living model administered by the Department of Healthcare and Family Services that offers elderly (65 and older) or persons with physical disabilities (22-64) housing with services. The aim of the Program is to preserve privacy and autonomy while emphasizing health and wellness for persons who would otherwise need nursing facility care.

By combining apartment-style housing with personal care and other services, residents can still live independently and choose what services to have. The Department of Healthcare and Family Services currently operates this program through a Medicaid waiver which allows payment for services that are not routinely covered by Medicaid. These include intermittent nursing, personal care, homemaking, laundry, maintenance, medication supervision, meals, social activities, recreation, arranging or providing transportation, health promotion and exercise and 24-hour staff to meet residents' scheduled and unscheduled needs. The resident is responsible for paying the cost of room and board at the facility. In 2015, the number of operating supportive living sites grew from 143 communities to 145, increasing the capacity from 11,579 apartments to 11,825 apartments. Of the 145 communities, 8 are disability communities that serve people aged 22 to 64 with physical disabilities (no mental illness or developmental

disability). Seventeen sites have been approved for the supportive living program and are in various stages of construction and development. In all, there are supportive living (SL) communities in 73 counties in Illinois. The Centers for Medicare and Medicaid has defined Illinois' program as meeting the requirements of a "community-based setting". Supportive living facilities are among the State's nine current Medicaid waivers. The SLF's reimbursement rate is 49%, of the established nursing home rate, which results in significant State cost savings.

Housing Task Force members have recommended expansion of the Supportive Living Facility Memory Care Pilot Project. The Illinois Department of Healthcare and Family Services' pilot program initially approved five projects located in South Elgin, North Aurora, Decatur, Rantoul, and Effingham. The Alzheimer's Disease Illinois State Plan, released January 2014, also supports expansion of the Department's affordable memory care pilot program.

The Housing Task Force encourages the Illinois Department of Healthcare and Family Services to expand its pilot program to provide care in SL communities for persons age 22 and over, including those who have a diagnosis of Alzheimer's disease or related dementia.

Public Housing Authority Preference Policies

In early 2013, HUD's Office of General Counsel approved a statewide policy for the State of Illinois which allows local public housing authorities (PHAs) to establish preferences on their Public Housing and/or Housing Choice Voucher waiting lists for persons with disabilities. They are allowed to adopt a general preference for all persons with disabilities, as well as a remedial preference which specifically allows them to provide preference to persons with disabilities who are leaving one of the State-licensed facilities that are subject to one of the three court consent decrees previously discussed (Colbert, Williams, and Ligas) or are participating in the Money Follows the Person Program (MFP), and those who are coming out of a State-Operated Developmental Centers (SODCs). The strategy is to further expand affordable housing choices for persons with disabilities and consent decree class members.

HUD approved the State's Administrative Plan on April 16, 2013. PHAs must still revise their PHA Plans to reflect the requested preference and request a waiver. These requests will be submitted directly to the Chicago Regional Office instead of HUD Headquarters in Washington D.C. In 2014, IHDA continued to work with the Governor's Office of Health Innovation and Transportation (GOHIT) and Illinois-based PHAs to promote participation in this program and provide any needed training. In order to reach more people, data was collected from all class action lawsuits, SODC moves and MFP needs were collected and used to target outreach to PHAs.

The Statewide Housing Coordinator (SHC) from DHS is also a key participant in this effort. The SHC has worked with several PHAs in the past four years to establish agreements for voucher set-asides. These set-asides are specifically for the populations described above, which also fall under the Section 811 program. Currently, the SHC is working with bridge subsidy recipients from Williams and Colbert to place people in set-aside PHA vouchers. The table below shows how many vouchers PHAs have committed to this effort.

Award Year	PHA	Match Type	Number	Special Conditions
2012	Chicago Housing Authority (CHA)	Housing Choice Vouchers (HCV)	Up to 60	Total of 400 vouchers or units
		Project Based Vouchers (PBV)		+ additional 200 HCV
		Accessible Public Housing units		
2012	Housing Authority of Cook County (HACC)	Low Income Public Housing (LIPH)	10% Annual Turnover + 10% of new PBV	Annual Turnover (LIPH, PBV, HCV)
		Project Based Vouchers (PBV)		New PBV
		Housing Choice Vouchers (HCV)		
		Non Elderly Disabled (NED)/Mainstream Special Purpose Vouchers (SPV)	35	1 st year approx. 120 units in total, annualized
2012	Rockford Housing Authority (RHA)	Housing Choice Vouchers (HCV)	50	Non-elderly disabled, one time
		Public Housing Units	30	
2014	Decatur Housing Authority (DHA)	Low Income Public Housing (LIPH)	15	Turnover vouchers, one time
		Housing Choice Vouchers (HCV)	15	
2014	Housing Authority of Cook County (HACC)	Housing Choice Vouchers (HCV)		Total of 60 turnover vouchers, annualized
		Project Based Vouchers (PBV)		
2014	Lake County Housing Authority (LCHA)	Housing Choice Vouchers (HCV)	100	Turnover vouchers

Homelessness

Illinois Interagency Council on Homelessness

The Illinois State Plan to Reduce Chronic Homelessness was submitted to the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA) in December 2013. It affirmed the six core values reflected in *Opening Doors: the Federal Strategic Plan to Prevent and End Homelessness*, which are stated as follows:

1. Homelessness is unacceptable,
2. Individuals with lived experience with homelessness deserve to be treated with dignity and respect,
3. Homelessness is expensive: it is better to invest in solutions,
4. Homelessness is solvable; we have learned a lot about what works and housing, plus appropriate services is the cornerstone for a solution to chronic homelessness,
5. Homelessness can be prevented; and
6. There is strength in collaboration.

The Illinois State Plan's goals also mirror the Federal Strategic Plan:

1. Increase Leadership, Collaboration and Civic Engagement;
2. Increase Access to Stable and Affordable Housing for Persons with Lived Experience with Chronic Homeless;
3. Increase Economic Security for Persons with Lived Experience with Chronic Homelessness; and
4. Increase Health and Stability for Persons with Lived Experience with Chronic Homelessness.

The purpose of the Illinois Cooperative Agreement to Benefit Homeless Individuals (CABHI) program is to enhance or develop the Illinois infrastructure and treatment service systems to increase capacity to provide accessible, effective, comprehensive, coordinated/integrated, and evidence-based treatment services; permanent supportive housing; peer supports; peer navigator(s); and other critical services to persons who experience chronic homelessness with substance use disorders or co-occurring substance use and mental disorders. The outcomes of the program are to include:

1. Assisting Illinois to develop strategies associated with addressing the needs of individuals who experience chronic homelessness; and
2. Increasing the number of individual's places in permanent supportive housing and enrolled in Medicaid and other mainstream benefit (e.g., SSI/SSDI, TANF, and SNAP) programs.

The CABHI project is set to expire in September 2016. In the interim the ICH will focus on completing its short-term goals and objectives. In addition, the ICH is working on goals and objectives toward sustainability, as well as a transition plan so that it may continue beyond the scheduled project end date.

As part of its formal plan, the agency has been developing various policy recommendations to address homelessness in Illinois. These include:

1. Statewide commitment to end Homelessness
2. Coordinated discharge planning
3. Collaboration with mainstream benefits partners on overcoming access barriers for special populations
4. Workforce development integration in homeless systems
5. Coordination with local (COC) plans
6. Ensuring comprehensive and timely availability of information on benefits and programs for providers and PLEs
7. Improved service delivery system integration
8. Increase the number of homeless services providers ability to bill for Medicaid reimbursement services
9. Source(s) for rental subsidy
10. Lack of capacity (versus need) for development of supportive housing
11. Increase Medicaid eligibility across special populations
12. Increase Medicaid services coverage to include tenancy support services

More information regarding these recommendations are being developed and will be available upon request.

Focus Area #3: Housing as an Economic Development Tool

Recommendation

Expand upon existing and ongoing research on the impact of affordable housing production and homebuyer financing on local economies. Conduct research and produce innovative strategies to promote economic development tools to further advance affordable housing.

A newly identified area, (but one that IHDA has worked on for years through its annual Economic Impact Report, which measures the impact of affordable housing production and homebuyer financing on local economies), the goal of this focus area was to identify tools that could be used to locally determine the impact of affordable housing on individual communities.

Background:

Housing-related activities have always been a vital part of a community's character, whether it is balanced growth or maintenance of existing housing stock. Single-family home sales have been widely used as a positive indicator of economic development, as have been housing starts for single-family subdivisions and building permits for multi-family/rental housing. As many communities seek solutions to housing their own public service employees (e.g. police, fire, EMS, and teachers, to name a few major groups), the ability to develop affordable housing singly or as part of larger developments becomes crucial to meet this need. This Focus Area in the State's annual comprehensive housing plan is recognition of that concern, as well as that of communities wanting to preserve their existing housing stock and maintain property values over time.

Economic Impact Tools

Housing Data for Business Recruitment and Retention Efforts

The Illinois Department of Commerce and Economic Development (DCEO) published its Illinois Economic Development Plan in July 2014. The plan's mission was to provide a foundation for the State's business recruitment and retention efforts, small business development efforts, infrastructure development efforts, and activities to undertake to increase job training programs. Overarching themes and goals of the plan included:

- Expanding business development through anchor institutions in high-growth clusters and communities;
- Encouraging better coordination between stakeholders with similar priorities and assets;
- Increasing inclusive growth wherever possible by encouraging targeted strategies that can provide relief and opportunities in distressed communities;
- Pursuing a unified, strategic approach to entrepreneurship to ensure small and midsize businesses have capital to grow; and
- Optimizing Illinois' geographic location as a commercial hub by pursuing targeted strategies to optimize its infrastructure for economic development and innovation.

IHDA remained available to assist DCEO in these efforts and can provide data on existing housing inventory as well as recommendations on housing-related strategies. DCEO, IHDA and the Housing Task Force Executive Committee plan to continue to explore how housing can become incorporated into the State's overall economic development efforts to further affordable housing.

IHDA and DCEO plan to revisit the initiative in 2016 under the Governor's Rural Affairs Council through its Economic Development Working Group.

Economic Impact Analysis/IHDA Economic Impact Report

For each State Fiscal Year, IHDA's Department of Strategic Planning and Research (SPAR) produces an Economic Impact Report to assess the economic impact of new housing and rehabilitation construction generated through the Authority's various single and multifamily housing programs. These reports date back to 1981 and include data on the Authority's new construction, housing rehabilitation activities, and homeownership assistance under its various housing programs, measuring the expected impact of this activity on employment, local business income and wages, and taxes.

IHDA finalized its 2015 Economic Impact Report in November of 2015. For FY2015, IHDA's single and multifamily programs helped to create roughly 6,211 full-time jobs in construction and construction-related industries. The Authority's activity in FY2015 also generated nearly \$393 million in federal, state and local taxes and fees, as well as local business income and wages. This, with the addition of a return of \$123 million federal tax dollars to the State, demonstrates that the Authority is a major contributor to the economic and financial health of the State. Please note that the economic impact reported in the FY2015 report represents a significant increase over previous years (the full time jobs has increased 125% from the figure in FY2014, for example). This increase is due to extremely strong homeownership production in 2014 that was unprecedented in any State or in IHDA's history. While IHDA's mortgage programs remain robust, it is believed that the extreme production of 2015 is not replicable and that the production figures will normalize. Future economic impact reports will therefore show a smaller economic impact than the current report.

It should also be noted that in 2014, SPAR explored utilizing alternate economic impact analysis resources. SPAR researched and compared the economic impact estimates produced through IMPLAN, a software and database which traces spending through economies and measures the cumulative effect of that spending, with estimates produced from multipliers researched and published by the National Association of Homebuilders (NAHB). IHDA found the results practically identical, and utilized NAHB multipliers as it had recently updated and modernized its estimate multipliers. In the future IHDA also plans to explore ways it can utilize IMPLAN and NAHB metrics to positively project the impact of affordable housing developments in specific areas throughout the state as a way to provide proactive information to Affordable Housing Planning and Appeal Act (AHPAA) non-exempt and at-risk communities and other areas where there is community opposition.

Focus Area #4: Leadership and Capacity Building

Recommendation

Enhance collaborative planning efforts to foster productive housing policy changes.

Strategies under this focus area emphasizes innovative programs, initiatives, and practices to further affordable housing development.

Background

As State and federal legislatures and budgets for specific programs change, coordination efforts between governmental and non-governmental entities are crucial to effectively implementing streamlined affordable housing planning efforts and policies and maintaining adequate funding. Information below highlights local and state affordable housing planning efforts, and state and federal legislative changes.

State and Local Planning and Capacity Building

Affordable Housing Planning and Appeal Act

The Affordable Housing Planning and Appeal Act (AHPAA) encourages affordable housing production in communities (municipalities with populations over 1,000, and counties) throughout the state by requiring communities with less than 10% affordable housing stock (known as 'non-exempt' communities) to participate in activities that promoted affordable housing in their communities. Non-exempt communities were required to produce and approve an affordable housing plan 18 months after the date of their non-exempt notification. While there no major enforcement processes in this law, it codified the states intent in providing affordable housing.

The AHPAA also established the State Housing Appeals Board (SHAB), appointed by the Governor, which is responsible for hearing appeals received from developers who feel that one of their development proposals had been unfairly denied, or unreasonable conditions were placed upon the tentative approval of the development to make it economically infeasible to carry out, by a non-exempt local government.

IHDA, as the administering agency of the AHPAA plans to produce the non-exempt local communities list every five years. Its most recent update was conducted in December 2013 through the use of the U.S. Census's American Community Survey (ACS). Sixty-eight new non-exempt municipalities were identified, and on December 16, 2013 an informational workshop was held to provide these municipalities with information concerning financial and technical assistance resources, affordable housing plan requirements, and to review data sources and calculation processes.

Technical assistance was available from IHDA and partnering organizations (Business and Professional People for the Public Interest (BPI), Metropolitan Mayor Caucus, Chicago Metropolitan Agency for Planning (CMAP), and Metropolitan Planning Council (MPC)), throughout 2015 and remains available on an ongoing basis. IHDA continued to provide direct technical assistance to municipalities throughout the state as municipalities continue to work to complete and submit their affordable housing plans which were due by June 2, 2015.

As of December 2015, IHDA has received 34 out of 68 affordable housing plans. IHDA continues to provide direct technical assistance to municipalities throughout the state as municipalities continue to work to complete and submit their affordable housing plans.

CMAP Local Technical Assistance Program

The Chicago Metropolitan Agency for Planning (CMAP) was awarded a Sustainable Communities Regional Planning grant by the U.S. Department of Housing and Urban Development (HUD) in 2010. With this funding, CMAP launched a local technical assistance (LTA) program, providing assistance to communities across the Chicago metropolitan region to undertake planning projects. Oversight of the program is provided by the CMAP Local Coordinating Committee which includes representatives of all of CMAP's working committees, including its Housing committee.

CMAP's LTA program is in its fifth programmatic year. In conjunction with the Regional Transportation Authority's Community Planning program, CMAP held a call for LTA projects in spring and summer 2015. Applications were due on June 25, 2015. Seventy two applications were submitted by 61 different applicants to the LTA program. The new program of projects, consisting of 22 new projects, was approved by the CMAP Board and MPO Policy Committee in October 2015. That newly selected projects have been initiated on a rolling basis through late 2015, continuing through 2016.

Summary of CMAP LTA Project Type			
Project Types	Total Project	Completed Projects	Active Projects
Transportation plan	31	22	9
Subarea or corridor plan	38	26	12
Comprehensive plan	40	30	10
Zoning	15	4	11
Sustainability or other environmental focus	20	15	5
Housing	10	7	3
Planning priorities report	10	5	5
Other	24	18	6
Total	188	127	61

Homes for a Changing Region

The Chicago Metropolitan Agency for Planning (CMAP) and the Metropolitan Mayors Caucus (MMC) worked with three sub-regional communities around the Chicago metropolitan area to produce long-term housing plans: (1) Carpentersville (Kane County), (2) Geneva (Kane County), and (3) DuPage County. In the Spring of 2014 CMAP and MMC completed plans for Carpentersville and Geneva. Each community participated in evaluations of their existing housing supplies, sub-regional analyses, workforce housing analyses, market segmentation analyses, public workshops, and policy and strategic planning consultation regarding its affordable housing plan through its participation in Homes for a Changing Region.

CMAP is now working with the Lake County Community Foundation to provide a Homes plan for the communities of Hainesville, Round Lake, Round Lake Park, Round Lake Beach, and Round Lake Heights. CMAP is also working with Northwest DuPage County and Teska Associates to provide a Homes plan for Glendale Heights, Hanover Park and West Chicago. To date, Homes for a Changing Region has crafted housing policy plans for 27 communities and an additional 16 communities will soon have Homes plans to guide their housing and community development.

Social Impact Bonds

IHDA plans on exploring the costs and benefits of social impact bonds, especially regarding supportive housing. It plans to work with other State agencies, non-profits (e.g. CSH), and other groups to research its feasibility.

Affirmatively Furthering Fair Housing Rules

HUD issued a final rule in July of 2015 to revise and detail for the first time what its requirements are for HUD grantees, PHAs, and funding recipients to "affirmatively further fair housing"; a certification signed annually by all HUD grantees. The rule not only clarified what actions were considered acceptable, but also clarified when the old Analysis of Fair Housing Impediments (AFHI) was due. Now to be known as the Fair Housing Assessment (FHA), it is now tied to the Five-Year Consolidated Plan. PHAs for the first time are required to develop their own individual plans, or can become part of their jurisdiction's FHA. For the majority of Illinois PHAs, that would be the State's FHA, generally coordinated by IHDA. The new rule also discusses disparate impact, deconcentration of poverty, opportunity areas, and community revitalization. IHDA had been preparing for HUD's eventual publication of the final rule and made the following affirmatively furthering fair housing actions in its 2016-2017 Low Income Housing Tax Credit Qualified Allocation Plan:

1. Continuation of Opportunity Areas,
2. Continued changes made in the 2015 QAP to make it more responsive to State actions which "affirmatively further fair housing" (AFFH). These included:

- a. Reviewing concentrations of poverty and percentages of assisted housing (ARHI) in all areas to determine areas of concentration (part of IHDA's Preliminary Project Assessment review);
- b. Significantly expanding requirements for the content of community revitalization plans, and making it a scoring category.
- c. Continuing the Enhanced Accessibility point category, the use of the ICC's Universal Housing Design standards as part of its building standards; (also mandating higher 10%/2% accessibility standard for all projects);
- d. Highlighting requirements to applicants for action steps in Affirmative Fair Housing Marketing Plans (AFHMPs) to evidence outreach efforts to reach "those groups most least likely to apply";
- e. Continuing to have the AHPAA Set-Aside, including updated lists of non-exempt as well as "at-risk" communities (i.e., those with 20% or less affordable housing share);
- f. Continuing the point category for a 10-20% set-aside for supportive housing populations, those being defined as persons with disabilities (a protected class) and/or homeless and at-risk homeless persons and families; and with household income of 30% AMI or less.
- g. Requesting local government support, but eliminating any mandated documents. Use local approval, Consolidated Plan Consistency Certifications, and local HOME/CDBG funding as ways to positively reward applicants for local support;
- h. Retaining income targeting;
- i. Retaining and expanding allowable sources of all federal and State rental assistance; and
- j. Establishing an allowable 3 percent Developer Fee for a Rental/Operating Reserve.

Other IHDA actions included:

1. Establishing a Limited English Proficiency (LEP) Policy and Implementation Plan;
2. Ongoing administration of the AHPAA Program;
3. Evaluation of IHDA's Home Modification Program, and research into including it as a disabilities/elderly-wide element of the State's transition efforts
4. Providing targeted training on Reasonable Accommodations policy and practice;
5. Continue inclusion of the 30% preference for Special Needs Tenants under IHDA's Rental Housing Support Program (RHSP);
6. Provide technical assistance to IHDA property managers on HUD's new Equal Access Rule for LGBT persons.

Proposed actions outside of IHDA included:

1. Coordinate technical assistance with IDHS to identify and work with Public Housing Authorities (PHAs) interested in participating in the remedial preferencing policy for persons with disabilities, which was approved by HUD (for Illinois PHAs);
2. Provided ACS economic development market analysis and data to DCEO, and coordinate with DCEO's State Economic Development Plan, to encourage economic revitalization in areas of high poverty/low-income /minority concentrations; included in the 2015-219 Consolidated Plan
3. Assisted DCEO in establishing AFFH actions which can be carried out by units of general local government (UGLGs), the CDAP-eligible grantees, including passage and enforcement of fair housing ordinances;
4. Work with IDHS-DMH to continue implementation of the Bridge Rental Subsidy Program, a rental assistance program for persons with mental illness who are moving from institutions into community-based housing;
5. Developed ways to encourage use of the Property Tax Abatement Opportunity Act by PHAs and developers to encourage landlord participation in the HCV Program with rental properties in opportunity areas, through administering PHAs; and
6. Worked with Metropolitan Planning Council (MPC) and Chicago Metropolitan Agency for Planning to better utilize its usage of opportunity areas for both the Regional Housing initiative (RHI) Program.
7. Worked with Illinois Department of Human Rights to provide training to PHAs and CDBG Entitlement Grantees on HUD's new Equal Access Rule and the State Human Rights Act – protected classes under fair housing.

Legislation and Leadership –

State Legislation

Illinois Comprehensive Housing Planning Act

The Illinois Comprehensive Housing Planning Act (P.A. 94-965) established a statewide comprehensive housing initiative, identifying underserved "priority populations" (page 5), and calling for the appointment of a Housing Task Force to improve the planning and coordination of the state's housing resources. The Housing Task Force is made up of 34 representatives from state agencies and the housing community. Each year the Annual Comprehensive Housing Plan identifies statewide focus activities that guide the state's activities related to affordable housing planning and development for the year. Each plan also includes 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.

The Illinois Comprehensive Housing Planning Act sunsets on June 30, 2016. The Housing Task Force was requested to make recommendations on its continuance and these recommendations will be included in the latter end of the 2016 Annual Comprehensive Housing Plan, following the Leadership and Capacity Building section. Bills have been proposed in both chambers to extend the Act through 2026.

Illinois Affordable housing Tax Credit (SB83/HB3711)

The Illinois Affordable Housing Tax Credit (IAHTC) Program encourages private investment in affordable housing by providing donors to qualified non-profit affordable housing sponsors with a tax credit on their Illinois income tax equal to 50% of the donation. The Illinois Affordable Housing Tax Credit began in 2001 as a key leverage to fund quality affordable homes throughout Illinois. It expires on December 31, 2016 per legislation and passage of SB83/HB3711 would be its renewal. This Tax Credit, like all tax expenditures, is budget neutral and its renewal is not dependent on passage of an Illinois' budget.

The current legislation expires in 2016 but is proposed for the renewal during Spring 2016 Illinois General Assembly session in order to provide continuity for donors, project sponsors, and Illinois residents seeking improved and affordable housing. Affordable housing development typically can take 3 years or more depending on regulatory requirements and finalizing the financial package to construct and operate the development. Layers of financing are required from private and public sectors including bank financing, philanthropic grants, donations, and state and federal sources – often 6-12 sources of financing on one 100 unit development.

IHDA administers the IAHTC program statewide. The City of Chicago's Department of Housing administers the program in the City of Chicago. Each agency will review applications submitted by sponsors and provide a reservation of IAHTCs to successful applicants.

Once an applicant has received a reservation for IAHTCs, a donation must be procured within 12 months. Non-Employer Assisted Housing projects have a possibility of a 12-month extension upon written request to the administering agency. During this time, any financing needed for the development must also be procured. The credit will be issued once the administering agency receives evidence of the donation and other project information, such as final cost, unit mix, and financing on Authority prescribed forms. Transfer of the credit is encouraged; however, all transferees must make a donation to the project sponsor upon transfer.

Federal Legislation

Below is a list of federal legislation which will continue to be tracked in the upcoming year.

Federal Fiscal Year 2016 Omnibus Appropriations

This bill was passed on December 18, 2015 and a variety of provisions to affordable housing and rental assistance programs. These included a minor increase in the HOME program, which went from \$900 Million to \$950 Million, as well as an increase in funding for both HUD's Housing Choice Voucher and Section 8 Project-Based Assistance Programs, which will assist in preservation efforts, as well as for public housing authorities involved in the Rental Assistance Demonstration (RAD) Program. Other provisions included a 5% increase in Homeless assistance grants, which still barely funds renewals but no new permanent supportive housing. Section 811 Project Based Rental Assistance Program was increased by \$6 Million to \$151 Million, (IHDA was funded under the first two funding rounds.) There was \$2 Billion transferred from the Making Home Affordable Program (HAMP) to the Treasury's Hardest Hit Fund, under which 19 State HFAs (including IHDA) have operated emergency mortgage assistance and community revitalization programs. In addition, VASH vouchers for homeless veterans were decreased from \$75 Million to \$60 Million.

An earlier proposal from House Appropriations Committee to divert all National Housing Trust Fund monies collected by FHFA to the HOME Program was not authorized, leaving in place a new State funding source for assisting extremely low-income households, (particularly renters.) Initial State allocations are anticipated in the summer of 2016. IHDA has been designated as the State's administering agency.

Tax Extenders

A major victory for affordable rental housing was approval of the permanent extension of the minimum 9% LIHTC credit rate for all new construction and substantial rehabilitation projects (the competitive program). The 4% acquisition/rehabilitation LIHTC credit rate was not extended again from its original authorization (HERA of 2008), nor was it made permanent, so it will remain at a floating rate. An extension for New Market Tax Credits was approved to five years, at an allocation of \$3.5 Billion. The deduction of private mortgage insurance premiums was extended for two years, through 2016, and the federal Empowerment Zone designations were also extended through 2016, (City of Chicago will benefit from this action.) Energy efficiency tax credits for eligible improvements were also extended through 2016.

As most of these tax credits expired at the end of 2015, the 2-year extensions are realistically one year, so Congress may be revisiting some of these tax extenders during its "lame duck session" in late 2016.

Housing Opportunity through Modernization Act (HOTMA)

On December 10, 2015, the Housing Committee on Financial Services passed the Housing Opportunity through Modernization Act of 2015 (H.R. 3700). The bill will streamline inspections, make a number of improvements to the project-basing of Section 8 vouchers, and expand flexibility between public housing operating and capital funds. Member Maxine Waters (D-CA) was joined by nine Democrats in opposing the bill due to the bill's treatment of income deductions for child care, medical, and disability assistance expenses. Current law allows public and assisted housing residents to deduct certain child care expenses from their incomes before their rents are calculated. H.R. 3700 would limit such expenses to those exceeding 5% of a tenant's income. The bill would also increase the standard annual income deduction for dependents from the current \$480 to \$525 and index the value of this deduction to inflation. Representative Waters and others did not support the bill because of concerns over how its changes to deductions for child care and medical expense deductions would impact the lowest income households. Representative Waters said that she had just received a preliminary scoring of the bill from the Congressional Budget Office (CBO). The score, which has not been made public, shows that the deduction changes will result in increased rents for households with child care and medical expenses.

Current law also allows heads of households who are elderly or who have a disability to deduct medical expenses and certain disability assistance expenses above 3% of their income from their total income for purposes of determining rent. Each household with a head of household who is elderly or has a disability also currently receives a standard annual income deduction of \$400. The bill would increase the threshold over which such households can deduct medical and care expenses from 3% to 10%, increase the standard deduction for such households from \$400 to \$525, and index the value of the standard deduction to inflation.

This bill passed with strong bipartisan support in the House, and has been referred to the Senate Banking, Housing, and Urban Affairs Committee for further action.

Moving to Work Charter Program Act of 2015

The Moving to Work Charter Program Act of 2015 (S.65) was introduced January 7, 2015. The act directs the Secretary of Housing and Urban Development (HUD) to enter into charter contracts with up to 250 public housing agencies administering the public housing program or the section 8 housing assistance program under the United States Housing Act of 1937. The charter contract would provide that a PHA:

1. May combine section 8 low-income assistance and Public Housing Capital and Operating Fund assistance and use it for housing assistance and related services for activities under this Act;
2. Shall ensure that at least 75% of the families assisted are very low-income families; and
3. Shall establish a reasonable rent policy designed to encourage employment, self-sufficiency, and home ownership by participating families.

Currently, the Moving to Work (MTW) Program is a demonstration program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally-designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW gives PHAs exemptions from many existing public housing and voucher rules and more flexibility with how they use their Federal funds. There are currently 38 PHAs participating in the MTW demonstration program. The Housing Authority of Champaign County and the Chicago Housing Authority are the only participating PHAs in the MTW demonstration program. To date, the bill was referred to the Senate Housing, Banking and Urban Affairs Committee for further action.

Homes for Heroes Act of 2015

The Homes for Heroes Act of 2015 (H.R. 251) amended the Department of Housing and Urban Development (HUD) Act to transfer the Special Assistant for Veterans Affairs from the HUD Office of the Deputy Assistant Secretary for Special Needs to the Office of the Secretary of HUD so that the Special Assistant will report directly to the Secretary. The Special Assistant shall: (1) ensure veterans have fair access to HUD housing and homeless assistance programs; (2) coordinate all HUD programs and activities relating to veterans; and (3) serve as a HUD liaison with the Department of Veterans Affairs (VA).

The bill included requirements for the Secretary of HUD and the Secretary of the VA, in coordination with the United States Interagency Council on Homelessness, to submit annual supplementary reports to specified committees regarding the number of veterans provided assistance by HUD programs, coordination of services for veterans, and cost of administering programs to veterans. As it stands, the bill was passed in the House, and referred to the Senate Banking, Housing and Urban Affairs Committee for further action.

Private Investment in Housing Act of 2015

The Private Investment in Housing Act (H.R. 2997) directs the Department of Housing and Urban Development (HUD) to establish a demonstration program under which, in FY2016 through FY2019, HUD may execute budget-neutral, performance-based agreements (for up to 12 years each) that result in a reduction in energy or water costs with appropriate entities to carry out projects for energy or water conservation improvements at up to 20,000 residential units in multifamily buildings participating in:

- Section 8 project-based rental assistance programs under the United States Housing Act of 1937, other than Section 8 (voucher program) assistance;
- Supportive housing for the elderly programs under the Housing Act of 1959; or
- Supportive housing for persons with disabilities programs under the Cranston-Gonzalez National Affordable Housing Act.

Specifies requirements for payment under an agreement, which shall be contingent on documented utility savings, as well as for agreement terms, eligibility, geographical diversity, and funding for the program.

Limits this demonstration program to properties subject to affordability restrictions, which may be through an affordability agreement under a new housing assistance payments contract with HUD, or through an enforceable covenant with the property owner, for at least 15 years after completion of any conservation improvements made under the program.

Requires HUD to submit to specified congressional committees a detailed plan for the implementation of this Act. Authorizes HUD, for each fiscal year during which an agreement is in effect, to use any HUD appropriated funds for the renewal of contracts under the program. Currently, the bill was passed in the House and referred to the Senate Banking Committee for further action.

Housing Assistance Efficiency Act

The Housing Assistance Efficiency Act (H.R. 1047), introduced by Representative Scott Peters (D-CA), would allow private nonprofit organizations to administer permanent rental assistance through the Continuum of Care Program under the McKinney-Vento Homeless Assistance Act. Under current law, only public housing agencies and state and local governments can administer this assistance. The bill also would require HUD to reallocate unspent funds annually rather than twice a year. Currently, the bill passed the House by a voice vote and was referred to the Senate Banking Committee.

Tenant Income Verification Relief Act of 2015

The Tenant Income Verification Relief Act of 2015 (H.R. 233). The Tenant Income Verification Act of 2015 amends the United States Housing Act of 1937 with respect to annual review of low-income families' income for eligibility requirements for certain federal assisted housing programs. It prohibits, after the initial review of any family's fix income, the public housing agency (PHA) or owner from being required to review its income for any year for which the family certifies, in accordance with specified requirements as the Secretary of Housing and Urban Development shall establish. The Act also requires the PHA or owner to review each such family's income at least once every three years. Additionally, it requires PHAs to also review a family's income receiving Section 8 (rental assistance voucher program) at least once every three years (currently, at least annually). After passing the House, the bill was referred to the Senate Banking, Housing and Urban Affairs Committee.

Preservation Enhancement and Savings Opportunity Act of 2015

The Preservation Enhancement and Savings Opportunity Act of 2015 (H.R. 2482), introduced by Representative Erik Paulsen (R-MN), would amend the Low Income Housing Preservation and Resident Homeownership Act of 1990 (LIHPRHA) to allow increased distributions and refinancing opportunities for owners of certain HUD-assisted Multifamily properties. Regarding distributions, the bill would allow owners to distribute all surplus cash generated by the property on an annual basis and distribute any funds accumulated in a residual receipts account if the owner has completed or set aside funds to complete capital repairs identified by a recent, third party capital needs assessment. Residual receipts are the accumulated cash surplus that is over and above the allowable limited dividends provided to owners of certain affordable housing projects. Today, the use of residual receipts at the end of the project's contract term is governed by regulatory use agreements and is restricted to a small number of uses related to the project itself and to uses that benefit tenants.

Owners making such distributions would have to continue to operate the property in compliance with the affordability provisions of the use agreement for the remaining useful life of the property, and continue to renew or extend any project-based rental assistance contract for a term of at least 20 years.

Regarding refinancing, H.R. 2482 would allow LIHPRHA property owners to refinance if the owner undertakes adequate rehabilitation pursuant to a capital needs assessment to ensure long-term sustainability of the property. Rent increases for unassisted tenants would be limited to 10% per year. In addition, for the duration of their tenancy, unassisted tenants would not have to pay more than 30% of their income for rent and utilities, or the amount they paid prior to the refinancing, whichever is greater.

The bill passed the House by voice vote.

Housing Finance Reform

There are several housing finance reform bills the Illinois Housing Development Authority and Housing Task Force tracked during 2015 and will continue to do so into 2016. Below is a summary of these government sponsored enterprise reform bills.

Mortgage Finance Act – (S. 495)

On February 12, 2015, Senator Johnny Isakson (R-GA) introduced the Mortgage Finance Act of 2015, S. 495, which would revoke the charters of the government sponsored enterprises (GSEs) Fannie Mae and Freddie Mac “upon resolution of their obligations.” It would also create a new mortgage finance agency to provide for the securitization of single-family and multifamily mortgages.

The measure would place the GSEs into an irrevocable receivership status, with the Federal Housing Finance Agency designated as receiver. Once the GSEs were wound down, the new mortgage finance agency would take over the securitization tasks previously carried out by the GSEs. The agency would be funded by Congressional appropriations, but the appropriated funds would be recouped from guarantee fees received by the GSEs. The Senate referred the bill to the Senate Banking, Housing and Urban Affairs Committee, and there is no companion bill in the House.

Partnership to Strengthen Homeownership Act of 2015 - H.R.1491

The Partnership to Strengthen Homeownership Act, introduced March 2015, would protect and preserve the 30-year mortgage fixed rate mortgage and would use private sector pricing to reduce the risk of future bailouts by shifting the housing finance market away from Fannie Mae and Freddie Mac (GSEs), keeping. The bill establishes an insurance program through Ginnie Mae whereby it makes available the full faith and credit of the federal government, while protecting taxpayer dollars through adequate private sector capital and accurate pricing of government reinsurance. The Delaney-Carney-Himes bill would increase funding for the National Housing Trust Fund. The bill was referred to the Housing Financial Services Committee and has no current companion bill in the Senate.

Jumpstart GSE Reform Act – S. 2038

On September 16, 2015, the “Jumpstart GSE Reform Act” (S. 2038) was introduced by Senators Bob Corker (R-TN), Mark Warner (D-VA), David Vitter, and Elizabeth Warren. The bill would prevent the Treasury from selling its share of the GSEs’ preferred stock without instruction from Congress. The bill would also prohibit Congress from using any increase in G-fees – fees charged by the GSEs on mortgage lender guarantee loans and ultimately passed onto homebuyers – as an offset for other government spending. The Senate had previously tried to use G-fees to offset the cost of highway spending. The bill was referred to the Senate Banking, Housing and Urban Affairs Committee., and there currently stands no companion bill in the Senate.

Pay Back the Taxpayers Act – H.R. 574

In February 2015, the Representative Ed Royce (D-CA) introduced Pay Back the Taxpayers Act of 2015 (H.R. 574). The bill would prohibit Fannie Mae and Freddie Mac from contributing to the NHTF and the Capital Magnet Fund while in conservatorship or receivership, and would require any payments that have already been set aside to instead be used to reduce the federal budget deficit. The bill inevitably blocks funding for the National Housing Trust Fund. The bill was most recently referred to the Home Financial Services Committee with no companion bill active in the Senate.

National Housing Trust Fund

The National Housing Trust Fund (NHTF) was authorized as part of the Housing and Economic Recovery Act of 2008. The purpose of the NHTF is to increase and preserve rental housing for extremely low income households (30 percent area median income or less) and very low income households (50 percent area median income or less), including homeless households, as well as increase homeownership opportunities for very low- and extremely low income households. The NHTF is a permanent federal program with its dedicated sources of funding coming from Government Sponsored Enterprises (GSEs) Fannie Mae and Freddie Mac, which are not subject to the appropriations process. The law required that Fannie Mae and Freddie Mac transfer a portion (0.042 percent) of their new business to the NHTF. In September 2008, GSEs Fannie Mae and Freddie Mac were taken over by the Federal Housing Finance Administration (FHFA) when they each experienced financial troubles due to the foreclosure crisis. Contributions to the NHTF were suspended at that time.

On December 11, 2014, the FHFA announced it would be terminating the NHTF contribution suspension. Fannie Mae and Freddie Mac were directed to set aside the required funds in FFY2015 and each year thereafter. Within 60 days after the end of the fiscal year, they are to transfer the funds. Because the companies operate on a January to December fiscal year, the first dollars will be made available in the early months of 2016. The decision calls for the funding to be based on future business and does not require the companies to make allocations retroactively.

On January 30, 2015, HUD published the Housing Trust Fund Interim Rule which provided guidelines for states to implement the HTF. The regulations include guidance on eligible costs and activities; income targeting; siting and neighborhood standards; income determinations; project requirements; tenant and homeowner qualifications requirements; program administration; and quality control provisions. By statute, all HTF assistance must be used to benefit very low-income families (with incomes not greater than 50 percent of area median income (AMI)) and at

least 75 percent of assistance received must be used to benefit extremely low-income families (with incomes not greater than 30 percent of AMI). According to regulations however, if HTF receives less than \$1 billion in a single year, 100 percent must be used to benefit extremely low-income families. State spending on homeownership activities is limited to not more than 10 percent of total assistance provided.

The interim rule also established a \$3 million minimum allocation for each of the 50 states and the District of Columbia. HUD will publish a notice in the Federal Register announcing the availability of the allocations to states no more than 60 calendar days after HUD determines the formula amounts. States will then have 30 calendar days after HUD's publication of the allocation amounts to notify HUD in writing of their intention to become HTF grantees for the first year of HTF funding. Each grantee must also produce and submit a HTF allocation plan within its Consolidated Plan. The Illinois Housing Development Authority is the administering agency for the Illinois Consolidated Plan and will coordinate these processes.

It is anticipated that HUD will commence state NHTF allocation in early summer of 2016 as well as issue its Notice on the required contents of the NHTF Allocation Plan, which is now part of the Consolidated Plan process. Illinois anticipates receiving approximately \$5 million during the first year of the program

2015 Housing Production Charts

The Housing Program Production Plan is included in every Annual Comprehensive Housing Plan to describe how the State plans the investment 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 to set funding goals that serve the needs of the identified priority populations.

Every attempt is made to include all housing-related programs across all State Agencies. Each State Agency reports anticipated funding levels and recommended units assisted is calculated based on overall total anticipated funding for the Annual Comprehensive Housing Plan at the beginning of the year. In the subsequent Progress Reports, actual commitments and housing units / persons assisted made during the calendar year are presented.

Only funding committed in the relevant calendar year is included in the Housing Production Plan. Funding that has been applied for, but not yet committed, is not included. In some cases, funding is committed over the course of multiple years, but funding for projects committed in previous years is subtracted. The same cannot be said for counts of housing units / persons assisted under various programs. Projects that receive multi-year financing will have housing units / persons assisted counted each year funding is committed. For this reason, multi-year projects are especially noted in the Housing Production Plan.

The Comprehensive Housing Planning act requires the tracking of funding commitments related to the priority populations. Typically, this is accomplished by determining the funding commitments (and the units they support) by priority population. When a particular development is to be marketed to more than one priority population, the funding and the units are divided between the priority populations they serve proportionally based on the number of units serving each population.

2015 Housing Production Chart / Multifamily Programs

Multifamily Programs / 2015 Housing Production				Priority Populations		
Agency and Program	Source	2015 Funds Anticipated	2015 Funds Committed	Low income	Senior	Supportive
IHDA Administered:						
Low Income Housing Tax Credit (9%)	Credits	23,443,176	45,730,425	19,586,983	13,282,910	12,860,532
	Equity Raised	\$199,267,000	\$388,708,611	\$166,489,356	\$112,904,732	\$109,314,522
Low Income Housing Tax Credit (4%)	Credits		\$121,688,317			
	Equity Raised	\$58,725,000		\$112,078,848	\$9,454,319	\$155,151
Illinois State Donation Tax Credit	State Donation	\$18,507,646	\$17,151,368	\$13,541,496	\$2,406,494	\$768,770
	Equity Raised	\$37,015,292	\$34,302,735	\$27,082,993	\$4,812,987	\$1,537,539
HOME	Federal	\$12,978,266	\$11,371,390	\$7,854,094	\$1,814,085	\$1,703,212
Affordable Housing Trust Fund	State	\$35,000,000	\$6,553,800	\$4,345,965	\$933,687	\$1,274,148
Build Illinois Bond Program	State	\$15,813,020	\$8,753,928	\$5,895,727	\$2,673,586	\$184,615
Tax Exempt Bonds	Federal	\$150,000,000	\$170,833,939	\$157,870,976	\$12,962,963	\$0
Taxable Bonds	Private	\$50,000,000	\$50,820,000	\$30,770,000	\$19,748,958	\$301,042
DCEO Administered:						
DCEO Energy Grant	State	n/a	\$2,007,111	\$1,516,706	\$233,917	\$256,488
TOTAL FUNDS BUDGETED AND COMMITTED 2015		\$558,798,578	\$795,039,831	\$513,904,665	\$165,539,233	\$114,726,717
TOTAL # OF UNITS PRESERVED			2759	2072	540	147
TOTAL # OF UNITS LOCATED NEAR TRANSIT			7	0	0	0
TOTAL UNITS PRODUCED			5209	3270	1339	600

2015 Housing Production Chart / Single Family Programs

Single Family Programs / 2015 Housing Production				Priority Populations		
Agency and Program	Source	2015 Funds Anticipated	2015 Funds Committed	Low income	Senior	Supportive
IHDA Administered:						
Hardest Hit Fund	Federal	\$42,000,000	\$29,636,075	\$29,636,075	\$0	\$0
Welcome Home Illinois	Federal	\$40,000,000	\$1,104,675,134	\$1,104,675,134	\$0	\$0
Smart Move Home Loan Program	Federal	\$400,000,000	\$86,475,750	\$86,475,750	\$0	\$0
@Home Illinois*	Federal	N/A*	\$329,281,927	\$329,281,927	\$0	\$0
Welcome Home Heroes Program	Federal	\$40,000,000	\$90,986,338	\$90,986,338	\$0	\$0
Mortgage Tax Credit Certificate	Federal	\$125,000,000	\$34,493,049	\$34,493,049	\$0	\$0
DCEO Administered:						
Low Income Energy Efficiency Programs	State	\$18,283,579	\$15,941,817	\$8,737,267.62	\$5,503,343.89	\$1,701,205.49
CDAP Housing Rehabilitation	Federal	\$6,000,000	\$5,288,376	\$5,288,376	\$0	\$0
Illinois Home Weatherization Assistance Program	Federal/State	\$29,890,688	\$48,275,622	\$0	\$36,206,717	\$12,068,906
Energy Conservation and Home Repair Program	State/AHTF	\$857,665	\$41,841	\$41,841	\$0	\$0
IDVA Administered:						
Adaptive Housing Program for Veterans	Federal	\$223,000	\$120,000	\$0	\$0	\$0
TOTAL FUNDS BUDGETED AND COMMITTED 2014		\$702,254,932	\$1,745,215,928	\$1,689,615,757	\$41,710,060	\$13,770,111
TOTAL UNITS ASSISTED			39776	18400	15925	5451
*Funds and spending goals were not set when the 2015 ACHP was published.						

Residential Services Programs

2015 Annual Progress Report: Residential Services Programs Chart					
Program	Source	2015 Budgeted	2015 Funds Committed	Priority Population	Number Assisted
DCEO Administered:					
Low Income Home Energy Assistance Program (LIHEAP)	Federal/State	\$200,357,489	\$181,234,682	Low Income Families, Seniors, Special Needs	458,109 persons assisted
DCFS Administered:					
Norman Housing Advocacy	GRF	\$900,000	\$726,811	Low Income Families; Homeless	1047 persons assisted
Norman Cash Assistance Program	GRF	\$3,000,000	\$2,604,811		2455 persons assisted
Youth Housing Advocacy	Federal	\$275,000	\$139,450	Homeless	124 persons assisted
Youth Cash Assistance	Federal	\$175,000	\$129,179		73 persons assisted
IDHS Administered:					
Emergency and Transitional Housing	GRF/State	\$8,900,000	\$8,716,280	Homeless	21,451 households
Homeless Prevention Program	GRF/AHTF	\$4,000,000	\$2,201,505	Homeless	2,224 households
Supportive Housing Program	GRF/Medicaid Trust Fund	\$13,000,000	\$10,647,623	Homeless; Special Needs	6,893 households
Domestic Violence Program	GRF	\$22,100,000	\$21,533,948	Homeless	51,691 individuals***
Assistance to the Homeless Fund*	State	\$300,000	\$0	Homeless	N/A
Homeless Youth Services Program	GRF/AHTF	\$4,600,000	\$5,324,728	Homeless	2,798 Individuals
Emergency Solutions Grant	Federal	\$4,500,000	\$5,373,143	Homeless	45,843 Individuals
Supportive Housing Program (Bridge Rental Subsidy)	State	\$22,221,474	\$12,341,372	Williams Consent Decree class member only	893 Individuals
IDoA Administered:					
Community Care Program	State/GRF	\$1,127,362,316	\$814,065,500	Low Income Seniors	82,600 persons
Colbert Bridge Rental Subsidy Initiative	GRF	\$9,200,000	\$6,456,356	Colbert Consent Decree Class members only	883 Individuals
IDPH Administered:					
Housing for Persons with AIDS/HIV	Federal	1,800,00	\$992,998	Low Income; Homeless; Special Needs	396 persons with HIV/AIDS and their family members
IHDA Administered:					
Abandoned Properties Program	State	\$10,000,000	\$7,213,635	NA	52 municipalities
Rental Housing Support Program**	State	\$9,500,000	\$6,012,480	Low Income; Homeless; Special Needs; Seniors	1175 units assisted
HUD Section 811 Project Rental Assistance	Federal	\$11,982,009	\$227,000	Low Income; Special Needs	168 Units
Blight Reduction Program	Federal	\$10,000,000	\$5,390,000	N/A	15 Local Governments
IDVA Administration					
Prince Home Program for Veterans	Federal	\$920,700	\$396,809	Homeless; Special Needs	15 Individuals
Residential Services Programs Totals:		\$1,463,293,988	\$1,091,728,310	678,905 (persons/units/entities)	
* Funding was not made available by DHS for 2015.					
** Includes Long Term Operating Support (LTOS), but does not include funds received and administered by the City of Chicago					
*** Of the 51,691 total adults and clients served, 7,374 adults and children received on and off site emergency shelter					
Please note: Residential services programs are not necessarily tied to units assisted via the earlier identified multifamily and single-family production efforts.					

IHDA Multifamily Project List (CY2015) – Occupancy Characteristics

#	Development Name	Total Units	Family	Senior	Supportive Housing	Preservation	Liver Near Work	<30%AMI	<50% AMI	<60% AMI	<80% AMI	>80% AMI
1	1437-1445 GREENFIELD AVE.	6	6	0	0	6	0	0	0	6	0	0
2	ACCESS HOUSING	55	1	0	54	0	0	11	0	44	0	0
3	ALBERT GOEDKE AND ARMOND KING	246	0	218	13	244	0	37	0	194	0	15
4	BACK OF THE YARDS RESIDENCES AND DANCE STUDIO	30	27	0	3	0	0	5	6	19	0	0
5	BOND COUNTY HOMES	40	28	0	12	0	0	10	12	18	0	0
6	CARLING HOTEL	80	67	0	13	75	0	8	31	36	5	0
7	CORTLAND ESTATES	96	96	0	0	0	0	0	6	90	0	0
8	CPAH SCATTERED SITE PROGRAM	3	2	0	0	0	0	0	0	2	0	1
9	CPAH SCATTERED SITE RENTAL PROGRAM	4	4	0	0	0	0	0	0	4	0	0
10	CREEKVIEW APARTMENTS	25	0	18	7	0	0	4	0	21	0	0
11	CROSSROADS EAST RAVENSWOODS	124	124	0	0	0	0	0	124	0	0	0
12	DAMEN COURT APARTMENTS	150	150	0	0	150	0	0	0	145	5	0
13	DANVILLE VETERANS PERMANENT SUPPORTIVE HOUSING	65	0	0	65	0	0	38	16	11	0	0
14	DIAMOND SENIOR APARTMENTS OF PRINCETON	40	32	0	8	0	0	8	12	20	0	0
15	DIXON SQUARE APTS	72	64	0	8	0	0	15	21	36	0	0
16	SEDGWICK	84	76	0	0	76	0	0	0	76	0	8
17	EVERGREEN TERRACE	84	84	0	0	84	0	0	0	84	0	0
18	FAIRGROUNDS VALLEY REDEVELOPMENT PHASE I	70	60	0	10	0	0	10	0	60	0	0
19	FREEDOMS PATH PHASE 2	52	45	0	7	0	0	7	7	38	0	0
20	GALENA PARK TERRACE	128	0	120	7	127	0	14	0	113	0	1
21	GARDEN HOUSE OF PARK FOREST	145	2	145	0	0	0	0	0	145	0	0
22	GARDEN HOUSE OF RIVER OAKS II	145	0	145	0	0	0	0	0	145	0	0
23	GATES MANOR	51	0	51	0	0	0	0	51	0	0	0
24	GLEN OAK TOWER APTS.	171	0	0	0	171	0	0	168	3	0	0
25	GLENDALE COMMONS	28	171	0	26	12	0	26	0	2	0	0
26	HALL STREET LOFTS	28	25	0	0	0	0	0	0	0	0	0
27	HAWTHORN LAKES SENIOR RESIDENCES	36	0	27	9	0	0	9	9	18	0	0
28	HERSHEY TOWER SENIOR VILLAGE	139	125	0	14	139	0	14	70	55	0	0
29	HIGHLAND GREEN	33	29	0	4	0	0	5	16	12	0	0
30	HOPE MANOR JOLIET	67	0	0	67	0	0	14	0	53	0	0
31	HUNTLEY HORIZON SENIOR LIVING COMMUNITY	79	0	70	8	0	0	8	27	43	0	1
32	KANKAKEE SENIOR HOUSING	70	0	56	14	0	0	14	21	35	0	0
33	LAFAYETTE TERRACE APARTMENTS	94	42	52	0	94	0	0	7	87	0	0
34	LAGRANGE PSH	20	0	0	20	0	0	3	10	7	0	0
35	LAKE VILLAGE EAST	218	184	0	0	149	0	0	95	54	35	34
36	LAWRENCE LOFTS	20	17	0	2	0	0	3	5	11	0	1
37	LINCOLN VILLAGE APARTMENTS	56	44	0	12	0	0	12	7	37	0	0
38	MACARTHUR PARK APARTMENTS	184	184	0	0	184	0	0	0	184	0	0
39	MARSHALL FIELD GARDEN APARTMENTS	628	628	0	0	628	0	0	0	628	0	0
40	MCCRORY SENIOR APARTMENTS	62	0	55	7	0	0	7	0	55	0	0
41	MEADOW VIEW aka FAIRVIEW	96	91	0	5	96	0	0	44	52	0	0
42	MONTGOMERY COUNTY SENIOR HOMES	37	0	33	4	0	0	6	0	31	0	0
43	MORTON SENIOR RESIDENCE	61	48	0	13	61	0	13	0	48	0	0
44	MUNDELIN APARTMENTS	40	28	0	12	0	0	10	10	20	0	0
45	NEWBERRY PARK APTS.	84	84	0	0	63	0	0	17	46	21	0
46	PARKVIEW	45	36	0	5	0	0	5	7	29	0	4
47	PETERSON PLAZA	189	89	100	0	189	0	0	0	189	0	0
48	PHIL HAVEN	50	1	0	49	0	0	12	15	23	0	0
49	RECLAIMING SOUTHWEST CHICAGO	30	22	0	8	30	0	8	0	22	0	0
50	RESERVE AT TINLEY PARK	47	41	0	5	0	0	7	22	17	0	1
51	RIVER WEST COMMONS	105	26	0	0	26	0	0	0	26	0	79
52	SENIOR RESIDENCES OF WEST DUNDEE	85	0	73	12	0	0	12	16	57	0	0
53	ST. ANN'S SENIOR RESIDENCES	48	0	43	5	0	0	5	26	17	0	0
54	ST. CHARLES SENIOR LIVING	60	0	50	6	56	0	6	44	6	0	4
55	TAMMY'S TRACE APARTMENTS	4	4	0	0	4	0	0	0	4	0	0
56	THE LANDINGS	95	85	0	10	95	0	10	0	85	0	0
57	THE VILLAS AT VINEGAR HILL	92	73	0	19	0	0	19	0	73	0	0
58	VERMILION DISABILITY SLF-PEORIA	105	84	0	21	0	0	21	0	84	0	0
59	WATER'S EDGE	68	61	0	7	0	0	7	35	26	0	0
60	WESTPORT VILLAGE	112	74	27	11	0	0	20	0	92	0	0
61	WISDOM VILLAGE OF NORTHLAKE	71	0	56	15	0	0	15	21	35	0	0
62	WOODLAND TOWERS	104	104	0	0	0	0	0	31	0	73	0
Total		5356	3268	1339	597	2759	0	458	1009	3573	139	149
Developments highlighted in red went to initial board before 2015												

IHDA Multifamily Project List (CY2015) – Funding Characteristics

#	Development Name	Total Units	Build Illinois Bond Fund	DCEO Enery Grants	Financial Adjustment Factor (FAF)	HOME	Housing Trust Fund (HTF)	4%	9%
1	1437-1445 GREENFIELD AVE.	6	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	ACCESS HOUSING	55	\$0	\$0	\$0	\$0	\$1,250,000	\$0	\$14,617,834
3	ALBERT GOEDKE AND ARMOND KING	246	\$0	\$0	\$1,775,000	\$0	\$0	\$0	\$16,123,388
4	BACK OF THE YARDS RESIDENCES AND DANCE STUDIO	30	\$0	\$1,115,145	\$0	\$0	\$0	\$0	\$6,563,159
5	BOND COUNTY HOMES	40	\$0	\$0	\$1,336,694	\$0	\$0	\$0	\$8,530,391
6	CARLING HOTEL	80	\$0	\$0	\$0	\$0	\$0	\$0	\$7,378,756
7	CORTLAND ESTATES	96	\$0	\$0	\$0	\$974,434	\$0	\$0	\$0
8	CPAH SCATTERED SITE PROGRAM	3	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	CPAH SCATTERED SITE RENTAL PROGRAM	4	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	CREEKVIEW APARTMENTS	25	\$0	\$71,101	\$0	\$0	\$0	\$0	\$4,606,639
11	CROSSROADS EAST RAVENSWOODS	124	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	DAMEN COURT APARTMENTS	150	\$0	\$0	\$0	\$0	\$0	\$8,064,753	\$0
13	DANVILLE VETERANS PERMANENT SUPPORTIVE HOUSING	65	\$983,928	\$0	\$0	\$0	\$0	\$0	\$14,313,808
14	DIAMOND SENIOR APARTMENTS OF PRINCETON	40	\$0	\$85,625	\$0	\$1,696,928	\$0	\$0	\$9,033,366
15	DIXON SQUARE APTS	72	\$0	\$0	\$0	\$1,725,503	\$0	\$0	\$4,891,935
16	EVERGREEN SEDGWICK fka NEW EVERGREEN SEDGWICK	84	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	EVERGREEN TERRACE	84	\$0	\$0	\$0	\$0	\$0	\$8,800,058	\$0
18	FAIRGROUNDS VALLEY REDEVELOPMENT PHASE I	70	\$0	\$0	\$0	\$0	\$0	\$0	\$12,276,887
19	FREEDOMS PATH PHASE 2	52	\$0	\$204,032	\$0	\$0	\$0	\$0	\$11,689,756
20	GALENA PARK TERRACE	128	\$0	\$0	\$0	\$0	\$0	\$0	\$8,796,854
21	GARDEN HOUSE OF PARK FOREST	145	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	GARDEN HOUSE OF RIVER OAKS II	145	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	GATES MANOR	51	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	GLEN OAK TOWER APTS.	171	\$0	\$0	\$0	\$0	\$0	\$3,750,956	\$0
25	GLENDALE COMMONS	28	\$3,970,000	\$0	\$0	\$0	\$0	\$0	\$0
26	HALL STREET LOFTS	28	\$0	\$0	\$0	\$0	\$0	\$0	\$8,323,617
27	HAWTHORN LAKES SENIOR RESIDENCES	36	\$0	\$0	\$0	\$0	\$0	\$0	\$7,900,940
28	HERSHEY TOWER SENIOR VILLAGE	139	\$0	\$0	\$0	\$0	\$0	\$0	\$10,149,000
29	HIGHLAND GREEN	33	\$0	\$0	\$0	\$0	\$0	\$0	\$5,120,331
30	HOPE MANOR JOLIET	67	\$0	\$0	\$0	\$0	\$0	\$0	\$16,478,352
31	HUNTLEY HORIZON SENIOR LIVING COMMUNITY	79	\$0	\$0	\$0	\$0	\$0	\$0	\$14,173,553
32	KANKAKEE SENIOR HOUSING	70	\$1,800,000	\$0	\$0	\$0	\$0	\$0	\$9,956,015
33	LAFAYETTE TERRACE APARTMENTS	94	\$0	\$0	\$0	\$0	\$1,687,819	\$5,031,256	\$0
34	LAGRANGE PSH	20	\$0	\$0	\$0	\$0	\$0	\$0	\$3,692,440
35	LAKE VILLAGE EAST	218	\$0	\$0	\$0	\$0	\$1,215,981	\$5,281,351	\$0
36	LAWRENCE LOFTS	20	\$0	\$0	\$0	\$0	\$0	\$0	\$4,461,846
37	LINCOLN VILLAGE APARTMENTS	56	\$0	\$0	\$0	\$2,874,525	\$0	\$0	\$9,010,713
38	MACARTHUR PARK APARTMENTS	184	\$0	\$0	\$0	\$0	\$0	\$5,603,940	\$0
39	MARSHALL FIELD GARDEN APARTMENTS	628	\$0	\$0	\$0	\$0	\$0	\$66,033,983	\$0
40	MCCRORY SENIOR APARTMENTS	62	\$0	\$0	\$0	\$0	\$0	\$0	\$11,731,767
41	MEADOW VIEW fka FAIRVIEW	96	\$0	\$0	\$0	\$0	\$900,000	\$2,978,891	\$0
42	MONTGOMERY COUNTY SENIOR HOMES	37	\$0	\$0	\$0	\$0	\$0	\$0	\$6,598,121
43	MORTON SENIOR RESIDENCE	61	\$0	\$0	\$0	\$0	\$0	\$0	\$8,600,140
44	MUNDELIN APARTMENTS	40	\$0	\$0	\$0	\$1,800,000	\$0	\$0	\$11,002,113
45	NEWBERRY PARK APTS.	84	\$0	\$0	\$0	\$0	\$1,500,000	\$3,534,805	\$3,534,805
46	PARKVIEW	45	\$0	\$0	\$0	\$0	\$0	\$0	\$11,075,609
47	PETERSON PLAZA	189	\$0	\$0	\$0	\$0	\$0	\$12,608,324	\$0
48	PHIL HAVEN	50	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$11,871,069
49	RECLAIMING SOUTHWEST CHICAGO	30	\$0	\$0	\$0	\$0	\$0	\$0	\$5,667,026
50	RESERVE AT TINLEY PARK	47	\$0	\$0	\$0	\$0	\$0	\$0	\$13,408,953
51	RIVER WEST COMMONS	105	\$0	\$0	\$0	\$0	\$0	\$0	\$0
52	SENIOR RESIDENCES OF WEST DUNDEE	85	\$0	\$0	\$0	\$0	\$0	\$0	\$14,323,568
53	ST. ANN'S SENIOR RESIDENCES	48	\$0	\$0	\$0	\$0	\$0	\$0	\$8,244,468
54	ST. CHARLES SENIOR LIVING	60	\$0	\$0	\$0	\$0	\$0	\$0	\$12,043,303
55	TAMMY'S TRACE APARTMENTS	4	\$0	\$0	\$0	\$0	\$0	\$0	\$0
56	THE LANDINGS	95	\$0	\$299,540	\$0	\$0	\$0	\$0	\$4,099,265
57	THE VILLAS AT VINEGAR HILL	92	\$0	\$0	\$0	\$0	\$0	\$0	\$11,449,143
58	VERMILION DISABILITY SLF-PEORIA	105	\$0	\$0	\$0	\$0	\$0	\$0	\$11,079,749
59	WATER'S EDGE	68	\$0	\$0	\$0	\$0	\$0	\$0	\$12,415,348
60	WESTPORT VILLAGE	112	\$0	\$0	\$0	\$0	\$0	\$0	\$10,586,190
61	WISDOM VILLAGE OF NORTHLAKE	71	\$0	\$231,668	\$0	\$2,300,000	\$0	\$0	\$12,888,394
62	WOODLAND TOWERS	104	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		5356	\$8,753,928	\$2,007,111	\$3,111,694	\$11,371,390	\$6,553,800	\$121,688,317	\$388,708,611

IHDA Multifamily Project List (CY2015) – Funding Characteristics Continued

#	Development Name	SHTC Donation	TCAP Loan	Weinburg	Tax Exempt Bond	NSP	Taxable Bond	Federal Financing Bank Dollars	Pending Gap Financing	Total Funding Committed
1	1437-1445 GREENFIELD AVE.	\$145,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145,006.00
2	ACCESS HOUSING	\$456,996	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$16,824,885.00
3	ALBERT GOEDKE AND ARMOND KING	\$5,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,998,634.00
4	BACK OF THE YARDS RESIDENCES AND DANCE STUDIO	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$8,678,334.00
5	BOND COUNTY HOMES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,867,125.00
6	CARLING HOTEL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,378,836.00
7	CORTLAND ESTATES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$974,530.00
8	CPAH SCATTERED SITE PROGRAM	\$371,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$371,003.00
9	CPAH SCATTERED SITE RENTAL PROGRAM	\$637,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$637,204.00
10	CREEKVIEW APARTMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,677,765.00
11	CROSSROADS EAST RAVENSWOODS	\$0	\$0	\$0	\$0	\$0	\$16,150,000	\$0	\$0	\$16,150,124.00
12	DAMEN COURT APARTMENTS	\$1,400,073	\$0	\$0	\$17,068,939	\$0	\$0	\$0	\$0	\$26,533,915.00
13	HOUSING	\$320,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,617,801.00
14	DIAMOND SENIOR APARTMENTS OF PRINCETON	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,815,959.00
15	DIXON SQUARE APTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,617,510.00
16	SEDGWICK	\$0	\$0	\$0	\$0	\$0	\$0	\$4,235,795	\$0	\$4,235,879.00
17	EVERGREEN TERRACE	\$0	\$0	\$0	\$17,500,000	\$0	\$0	\$0	\$0	\$26,300,142.00
18	FAIRGROUNDS VALLEY REDEVELOPMENT PHASE I	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,075,000	\$14,351,957.00
19	FREEDOMS PATH PHASE 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,893,840.00
20	GALENA PARK TERRACE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,796,982.00
21	GARDEN HOUSE OF PARK FOREST	\$0	\$0	\$0	\$0	\$0	\$9,180,000	\$0	\$0	\$9,180,145.00
22	GARDEN HOUSE OF RIVER OAKS II	\$0	\$0	\$0	\$0	\$0	\$10,710,000	\$0	\$0	\$10,710,145.00
23	GATES MANOR	\$0	\$0	\$0	\$0	\$0	\$6,450,000	\$0	\$0	\$6,450,051.00
24	GLEN OAK TOWER APTS.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,751,127.00
25	GLENDALE COMMONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,970,028.00
26	HALL STREET LOFTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,323,645.00
27	HAWTHORN LAKES SENIOR RESIDENCES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,900,976.00
28	HERSHEY TOWER SENIOR VILLAGE	\$3,715,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,864,139.00
29	HIGHLAND GREEN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,120,364.00
30	HOPE MANOR JOLIET	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,478,419.00
31	HUNTLEY HORIZON SENIOR LIVING COMMUNITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,173,632.00
32	KANKAKEE SENIOR HOUSING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,756,085.00
33	LAFAYETTE TERRACE APARTMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,719,169.00
34	LAGRANGE PSB	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,692,460.00
35	LAKE VILLAGE EAST	\$10,660,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,157,550.00
36	LAWRENCE LOFTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,461,866.00
37	LINCOLN VILLAGE APARTMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,885,294.00
38	MACARTHUR PARK APARTMENTS	\$2,615,000	\$0	\$0	\$9,765,000	\$0	\$0	\$0	\$0	\$17,984,124.00
39	MARSHALL FIELD GARDEN APARTMENTS	\$0	\$0	\$0	\$102,000,000	\$0	\$0	\$0	\$0	\$168,034,611.00
40	MCCRORY SENIOR APARTMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,731,829.00
41	MEADOW VIEW aka FAIRVIEW	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,678,987.00
42	MONTGOMERY COUNTY SENIOR HOMES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,598,158.00
43	MORTON SENIOR RESIDENCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,600,201.00
44	MUNDELIN APARTMENTS	\$220,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,022,153.00
45	NEWBERRY PARK APTS.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,569,694.00
46	PARKVIEW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750,000	\$12,825,654.00
47	PETERSON PLAZA	\$0	\$0	\$0	\$24,500,000	\$0	\$0	\$0	\$0	\$37,108,513.00
48	PHIL HAVEN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,871,119.00
49	RECLAIMING SOUTHWEST CHICAGO	\$0	\$0	\$0	\$0	\$2,715,191	\$0	\$0	\$0	\$8,382,247.00
50	RESERVE AT TINLEY PARK	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,409,000.00
51	RIVER WEST COMMONS	\$6,775,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,775,105.00
52	SENIOR RESIDENCES OF WEST DUNDEE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$16,323,653.00
53	ST. ANN'S SENIOR RESIDENCES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,175,000	\$9,419,516.00
54	ST. CHARLES SENIOR LIVING	\$0	\$0	\$0	\$0	\$0	\$2,890,000	\$0	\$0	\$14,933,363.00
55	TAMMY'S TRACE APARTMENTS	\$218,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$218,254.00
56	THE LANDINGS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,398,900.00
57	THE VILLAS AT VINEGAR HILL	\$0	\$1,050,000	\$0	\$0	\$0	\$0	\$0	\$0	\$12,499,235.00
58	VERMILION DISABILITY SLF-PEORIA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,079,854.00
59	WATER'S EDGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,415,416.00
60	WESTPORT VILLAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,586,302.00
61	WISDOM VILLAGE OF NORTHLAKE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,420,133.00
62	WOODLAND TOWERS	\$0	\$0	\$0	\$0	\$0	\$5,440,000	\$0	\$0	\$5,440,104.00
Total		\$33,433,519	\$1,050,000	\$500,000	\$170,833,939	\$2,715,191	\$50,820,000	\$4,235,795	\$8,000,000	\$813,788,651.00

2016 Technical Plan Recommendations

The Technical Plan contains the Housing Task Force's long term planning goals. Specific action items are suggested by Housing Task Force members, grouped in broader strategies and organized by Housing Principle (described in more detail below). The Technical Plan is updated on an annual basis (new action items are added and existing action items are modified as necessary). Each year active action items are selected by Housing Task Force members and used to guide the Focus Areas.

Housing Principles:

Affordability & 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 rental options, and coordinate housing and services.

Creation & 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 and preservation. 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.

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN

Housing Principle: Affordability and Choice

STRATEGIES / ACTIONS	Agencies and Partners	2015 Status
Implementation of Affordable Housing Planning and Appeal Act		
Identify data and administrative needs to issue a new determination of non-exempt communities under the AHPAA utilizing American Community Survey (ACS) Census Data - monitor and report on availability of needed census data sets.	IHDA, Interested parties, Community Partners	Completed (continuing to implement AHPAA)
Complete drafting of administrative rules of operation for the fully appointed State Housing Appeals Board.	IHDA, Community Partners, Governor's Office	Completed, 2013
Continued outreach, presentations, and discussions with non-exempt and at-risk of non-exemption communities throughout Illinois.	IHDA, Community Partners	Ongoing
Promote equal access to quality housing for the full diversity of Illinois households through education, enforcement, and equitable allocation procedures		
Increase awareness of landlord-tenant rights and responsibilities through education programs and materials including information on fair housing.	IDHR, CIC, property owners	Ongoing
Recognize communities that have actively engaged in promoting diversity for housing, and anti-discrimination activities and challenge barriers to fair housing.	IDHR, Community fair housing groups	Ongoing
Implement HUD's Affirmatively Furthering Fair Housing and Assessment Tool Rules through coordinated Assessments of Fair Housing. Assist local governments with generated data points.	IHDA/DCEO/IDPH/IDHR/Municipalities/Counties/PHAs Municipalities	Ongoing
Determine ways to assist IDHR.	IDHS, IHDA, IDHR, DCEO	Ongoing
Contingent on funding, implement rural/small city development capacity building program.	IHDA/OAG/Municipalities/other parties	Ongoing
Expand access to housing for persons with disabilities transitioning from institutional settings to community-based housing		
Seek improvements and funding opportunities to expand features of the Statewide Housing Locator.	IHDA, IDHFS, IDHS, IDoA	Underway
Train transition coordinators on the rights of persons with disabilities and resources under Fair Housing Laws, especially the Reasonable Accommodations, and on affordable housing programs. Enhance this training for compliance with consent decrees.	IHDA, IDHFS, IDHR, IDHS, IDoA, HUD	Ongoing
Improve the affordable housing referral network to connect persons with special needs to available, affordable, and appropriate housing.	IHDA, IDHFS, IDHS, IDoA	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN

Housing Principle: Affordability and Choice

STRATEGIES / ACTIONS	Agencies and Partners	2015 Status
Maximize use of Medicaid waiver program to serve the housing and service needs of elderly and special needs populations living in community-based housing		
Support State's approved "Memory Care" SLFs, and support more SLFs for persons with physical disabilities.	DHFS, IHDA, IDVA, IDHS	Ongoing (when applications are received)
Support State's move to Managed Care.	DHFS, IDHS, IHDA	Ongoing
Determine feasibility of expanding CCRS demonstration program as a alternative housing option for older adults in community-based settings.	IDVA	Unclear Status
Explore Medicaid waiver payment to support housing for persons with mental illness and/or DD.	IDHFS, IDHS	See Section 1115
Review the taxonomy of General Revenue Funded PSH services provided through the Bureau of Supportive Housing, Rule 132 mental health services (MRO), and approved Rule 2090/2060 DASA services to re-define into categories of similar services and streamline billing for providers, while maintaining current funding for those individuals in GRF-Funded programs who are not eligible for Medicaid and/or require services that are not currently allowed under Medicaid.	DHFS, IDHS, IDPH	Under Review
Expand capacity and enhance services offered by housing counseling agencies		
Support efforts to maintain a variety of counseling services, such as foreclosure prevention, homebuyer, renter, and post purchase.	IHDA, Counseling agencies	Ongoing (FPP, NFMC)
Finalize rules and administer funding appropriated in compliance with the Save Our Neighborhoods Act of 2010 (as amended by SB16), a portion of which will be used to provide grants to fund housing counseling agencies.	IHDA	Ongoing
Expand the knowledge base of housing counselors by increasing training initiatives for housing counselors.	IHDA, Counseling agencies	Ongoing
Continue funding for housing counseling with new commitment of federal resources.	IHDA, Counseling agencies	See Legislation Agenda
Support foreclosure prevention 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/fixed rates, safer terms, and reduced principals.	IHDA, Financial Institutions, IDFP, Governor's Office, State agencies	Ongoing
Promote expansion of mediation programs that provide court-appointed legal help to Illinoisans facing foreclosure (e.g. Cook County Mortgage Foreclosure Mediation Program).	IHDA, Financial Institutions, County Clerk Offices, County Courts	Under Review
Continue to support all avenues of public and private loan modification programs, including settlements from lawsuits from large lenders.	IHDA, IDFP, Counseling agencies, Financial institutions, Mortgage insurance companies	Ongoing
Identify and utilize appropriate ongoing foreclosure prevention efforts and planning that can expand understanding of major issues not-yet addressed as part of State's response to Foreclosure Crisis and increase the State's ability to address these issues.	IHDA, Governor's Office, Foreclosure Working Group	Ongoing (see Abandoned Properties Program)

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN

Housing Principle: Affordability and Choice

STRATEGIES / ACTIONS	Agencies and Partners	2015 Status
Promote 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.	DCEO, IHDA, IDPH, State agencies	Ongoing
Explore improved coordination of existing weatherization programs with affordable housing rehabilitation funding and new Urban Weatherization Initiative funding.	DCEO, IHDA, State agencies	Under Review
Formalize partnerships with DCEO and other State agencies to pair energy-efficiency programs with additional resources for homeowners and rental property owners to increase and encourage more affordable property maintenance and operations.	IHDA, DCEO, State agencies	Under Review
Provide funding from Affordable Housing Trust Fund to match with DCEO-administered Community Development Assistance Program (CDAP) and with the DCEO-administered Weatherization Assistance Program to maintain the number of households that can be assisted under these programs.	IHDA, DCEO, State agencies	Ongoing
Explore sources for additional financing for matching funds for existing home repair programs.	DCEO, IHDA, State agencies	Ongoing
Encourage and provide support for individuals doing small scale rehabilitation.	DCEO, IHDA, State agencies	On Hold
Explore options to reduce operating costs for existing affordable housing		
Develop training opportunities to transfer best practices in operating cost savings to underwriting and development of new rental properties	IHDA, IHC	Needs further development
Inventory and publicize cost-saving insurance pooling opportunities and existing and new energy co-op and bulk purchase opportunities to encourage use by managers and developers of affordable housing.	DCEO, IHDA, State Agencies, CMS, Developers, Community Partners, IHC	Under Review (needs a sponsor)
Utilize green building efforts to identify operating cost measures/policy, as well as funding coordination opportunities to promote green incentives for affordable housing throughout the State.	IHDA, DCEO, IHC, Enterprise Foundation	Ongoing (more training to be scheduled)
Encourage affordable housing developers to incorporate energy efficient systems and materials into their projects		
Assist affordable housing developers to access all available sources of energy efficiency funding.	IHDA, DCEO, State Agencies, Developers	Continue work on leveraging funding options
Inventory all existing federal and State energy conservation resources and promote coordinated funding structure with IHDA and other housing development programs (e.g. exploration of increased coordination between IHDA financed projects and DCEO Low Income Energy Efficient Residential Retrofit Program).	IHDA, DCEO, State Agencies, Developers	See above
Promote proven energy efficiency design innovations as cost savings measures for affordable housing developments.	IHDA, DCEO	Ongoing
Expand State's weatherization programs (i.e. IHWAP) to include an expanded role for rental properties as well as continued assistance to single-family programs.	IHDA, DCEO, State Agencies, Developers	Ongoing
Incorporate successful existing energy innovations that go beyond the scope of normal energy efficiency programs into lending practices for rental development (e.g. performance based contracting, geothermal heating, solar applications, et.al.,).	IHDA, DCEO, State Agencies, Developers	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN

Housing Principle: Affordability and Choice

STRATEGIES / ACTIONS	Agencies and Partners	2015 Status
Explore feasibility of rental housing pilot programs in rural communities and addressing the needs of migrant farm labor workers		
Examine successful farm laborer-based housing initiatives nationwide and determine applicability to Illinois.	USDA-RD, IHDA, DCEO, IDPH, Illinois Migrant Council	Needs Review
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	Needs a Sponsor
Support efforts to create, preserve and support rental assistance programs		
Encourage regional coordination among PHAs. DCEO no longer operates its HCV Program.	PHAs, local governments, HUD	Unclear Status
Identify priority populations best suited for the use of housing choice vouchers available through the DCEO. See Disabilities Preferencing Policy.	DCEO	NA
Encourage maintenance and expansion of fairshare and special purpose Housing Choice Vouchers.	PHAs, DCEO, IHDA	Begin Implementation
Assist communities to develop a balance of affordable homeownership and rental opportunities		
Support single-family rental programs (e.g. AHTF)	IHDA	Ongoing
Protect tenants of foreclosed properties.	Counseling Agencies	Under Review
Support responsible and affordable homeownership programs for low to moderate-income households (e.g. Building Blocks).	IHDA, USDA, Counseling Agencies	Ongoing
Continue identification and program development efforts to further affordable rental housing development and, homeownership assistance resources, including rental assistance programs.	IHDA	Ongoing
Continue identification of homeowner home repair programs and funding opportunities to promote preservation.	IHDA	Ongoing
Continue to support and promote housing counseling programs.	IHDA	Ongoing
Seek and Coordinate federal/state/local resources to further assist current and expanded supportive housing populations (veterans, LGBTQ, youth).		
Identify additional programs and funding sources to assist.	Interagency Subcommittee/ICOH	Ongoing
Research the coordinate assessment intake to more efficiently meet homeless needs.		
Review current intake assessments and assess their relationship to the coordinated assessment intake. Further develop systems where needed, such as the Universal Assessment Tool.	IDHFS/Interagency Subcommittee	Ongoing
Expand and support availability and access to supportive living services.		
Evaluate Illinois Medicaid 1115 Waiver requirements and options for supportive housing services.	IDHFS/Interagency Subcommittee	Ongoing
Continue to promote PHA Preferencing.	IHDA/GOHIT	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN

Housing Principle: Creation and Preservation

STRATEGIES / ACTIONS	Agencies and Partners	2015 Status
Directly address the demand for deinstitutionalization by creating opportunities for community-based living		
Continue to investigate community-based housing models for persons with mental illness and Developmental Disabilities.	IHDA, IDHFS, IDHS, State Agencies	Underway
Provide information and education regarding available resources to encourage Universal Housing Design and visitability programs in all housing.	IHDA, IDHS, State Agencies, IHC	Ongoing
Develop strategies to assist in meeting Money Follows the Person standards and annual transition goals.	IDHS, IHDA, IDoA, IDHFS	Ongoing
Identify cost savings from State's deinstitutionalization efforts and develop plan to recapture this savings and reinvest it.	GOMB, IDHFS, State Agencies	Ongoing
Explore opportunities to increase supply of rental and operating assistance for existing / planned developments serving persons with disabilities.	IHDA, IDHS, IDoA, IDHFS, Housing Task Force	Ongoing (Targeting AHTF)
Partner with community-based organizations, municipalities, and other partners to utilize foreclosed properties as affordable rental housing opportunities for populations transitioning to community-based settings. See AHTF.	IHDA	Ongoing
Utilize Build Illinois Bond Fund to expand housing for homeless and at risk veterans.	IHDA, IDVA, Governor's Office	Completed
Explore all options to create housing opportunities for consent decree class members, including within existing housing stock.	Governor's Office, PHAs, IHDA, HUD, IDHS	Ongoing
Reinvestment in Illinois' communities via innovative and effective reuse of foreclosed properties		
Explore the effectiveness of "short-sale" models where foreclosed properties are sold and then rented to the previous owner at a more affordable level.	IDFPR, OAG	Under Review
Finalize rules and administer funding appropriated in compliance with the Save Our Neighborhoods Act of 2010 (as amended by SB16), a portion of which will be used to provide grants to aid municipalities maintaining abandoned properties.	IHDA, City of Chicago, Counseling Agencies, Community Based Organizations	Underway
Identify opportunities to partner with local governments, community-based organizations and non-profits to access foreclosed properties as affordable rental housing to benefit low-income families and special needs populations.	Housing Task Force, IHDA, municipalities	Under Review
Encourage community land trust and other deed restriction mechanisms to assure that affordable homes created by government support remain affordable (e.g. Cook County Land Bank Authority, and the South Suburban Land Bank and Development Authority).	IHDA, developers, local governments	Ongoing
Seek resources and mechanisms to build upon ongoing neighborhood and sub-area efforts and increase the capacity of neighborhood vacant property purchase and rehabilitation for rental or resale programs with counselling services.	IHDA, Housing Task Force, Regional Partners	Ongoing
Explore options to encourage purchase foreclosed properties and convert them to scattered site rental, including private market and tax incentives.	Housing Task Force, IHDA	Under Review

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN

Housing Principle: Creation and Preservation

STRATEGIES / ACTIONS	Agencies and Partners	2015 Status
Expand mortgage lending tools/products/programs 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, Financial Institutions	Ongoing
Continue Welcome Home Heroes Program and continue with MCC, programs with taxable bond proceeds.	IHDA, Participating Lenders	Ongoing
Encourage use of Guaranteed Loan Programs when market improves.	IHDA, Financial Institutions, USDA-RD	On Hold
Continue and expand comprehensive 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.	Businesses and Employers, Developers, Local communities, EAH Advocates and administrators, IHDA	Needs Reviewing
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	Ongoing
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	Under Review
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 via providing training opportunities on Tax Increment Financing for affordable housing development.	DCEO, IHDA, IIRA, Community Partners	Underway
Support and administer multi-year capital funding bill that includes an IHDA-administered affordable housing funding program.	Governor's Office, GOMB, IHDA, Housing Task Force	Completed
Develop additional LIHTC syndication and investment options		
Support legislative and regulatory changes for LIHTC to increase and expand investor interest and entice investment, such as permanently fixing 9%/4% tax credit rate.	IHDA, Developers, Community Partners, Equity Funds, Lenders	Underway
Encourage development community to participate in QAP drafting process.	IHDA	Ongoing
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	Underway
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	Under Review
Effective Utilization of the Illinois Affordable Housing Tax Credit funding for development of affordable housing		
Expand mechanisms to market and link investors to eligible projects.	IHDA, IDHS, Governor's Office, IDOR, advocacy organizations	Ongoing
Increase eligible uses for IAHTC, such as rental assistance, IDAs, and homebuyer assistance.	IHDA, Community Partners, Counseling Agencies	Ongoing (as needed)

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN

Housing Principle: Creation and Preservation

STRATEGIES / ACTIONS	Agencies and Partners	2015 Status
Implement strategy to prioritize the preservation of federally assisted housing at risk of expiring (especially with rental assistance)		
Design technical assistance, inspection enforcement, and financing programs to assist existing and new owners to preserve affordability, address exit tax and valuation issues, and quality of assisted housing units (e.g. Preservation Now).	IHDA, equity funds, financial institutions, non-profit and for profit developers	Ongoing
Develop a comprehensive Federally Assisted Housing Preservation Act program to include technical assistance for tenant empowerment and favorable affordable financing.	IHDA, equity funds, financial institutions, non-profit and for profit developers	Under Review
Explore opportunities to use tax-exempt bonds, new Treasury bond purchase program, and 4% tax credits for streamlined acquisition and preservation financing.	IHDA, non-profit and for profit developers	Ongoing
Support federal legislation to provide exit tax relief and similar tax incentives to promote preservation of existing affordable housing.	IHDA, equity funds, financial institutions, non-profit and for profit developers	Ongoing
Improve coordination with local housing entities to increase financing opportunities		
Explore methods to improve coordination between State agencies, public housing authorities and developers – especially in rural areas of Illinois.	IHDA, State agencies, PHAs, Developers	Ongoing
Examine methods to expand the capacity of Community Housing Development Organizations to better serve a variety of housing needs throughout the state (including multifamily development), and continue to implement existing program.	IHDA, HUD, CHDOs	Ongoing
Identify and analyze publicly funded affordable housing investments throughout the state as part of coordinated reporting and mapping/inventory of State resources and commitments.	All State Agencies	Under Review
Explore funding and planning models that encourage and allow scattered-site rental redevelopment providing neighborhood-integrated rental housing of all types.	IHDA	Under Review
Identify new and expand existing Federal and State resources and initiatives for foreclosure prevention and mitigation		
Work with Illinois Department of Financial and Professional Regulation to insure regulatory enforcement of "High Cost" Mortgage Act.	Financial Institutions, IDFP, counseling agencies	Ongoing
Utilize CDBG Disaster Recovery resources for affordable housing creation and preservation (community stabilization) in designated areas of Illinois.	DCEO, IHDA	Under Review
Effectively implement the Hardest Hit Fund to provide mortgage refinancing and relief to Illinoisans at severe risk of foreclosure.	IHDA, Lenders, HHF Partners	Ongoing (near completion)
Identify housing strategies, programs and resources for persons not qualifying for Hardest Hit Fund assistance, including rental assistance and homeless prevention.	Housing Task Force, Housing Counseling Agencies, PHAs, CoCs	Ongoing
Assist and support community re-envisioning		
Fund abandoned property relief programs through existing and new funding sources.	IHDA, OAG, Municipalities	Ongoing
Envision a post-crisis community support network for the State.		
Maintain an effective and robust Foreclosure Prevention Program.	IHDA/IDFP/housing counseling agencies	Ongoing
Continue to fund and maintain a variety of counseling services, such as foreclosure prevention, homebuyer, renter, and post-purchase.	IHDA/housing counseling agencies	Ongoing
Recognize and fund home repair programs as a method of maintaining affordability and preventing foreclosure (HOME, CDBG, AHTF).	IHDA/DCEO/USDA	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN

Housing Principle: Creation and Preservation

STRATEGIES / ACTIONS	Agencies and Partners	2015 Status
Create, assist, and support community support network for the State.		
Operate the funding of abandoned property relief programs; Abandoned Properties Program, and Blight Reduction Program.	IHDA/OAG/	Ongoing, pending OMB approval
Continue to seek funding and maintain a variety of counseling services; primarily foreclosure prevention and homebuyer counseling.	IHDA/housing counseling agencies/ILGA/NeighborWorks/HUD	Ongoing
Seek funding and operate home repair and homebuyer assistance programs as a method of maintaining affordability, preventing foreclosure, and preserving single-family housing stock.	IHDA/housing counseling agencies/ILGA/NeighborWorks/HUD	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN

Housing Principle: Leadership

STRATEGIES / ACTIONS	Agencies and Partners	2015 Status
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, CNT	Ongoing
Market Employer Assisted Housing programs in materials for the DCEO Opportunity Returns program; DCEO's Workforce Investment Boards; and other opportunities.	IHDA, local TA providers	Revise
Explore opportunities for use of Community Development Assistance Program (CDAP) funds for housing development to complement economic development activities.	DCEO, IHDA	Under Review
Work with IEPA to improve potential of developing brownfields properties and identifying programs that can be used for housing development.	IEPA, HUD	See revised plan
Design and implement legislative agenda for state and national leaders.	IHDA, Housing Task Force, All State Agencies	Ongoing
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. - Replace with Linkage WG recommendation.	Governor's Office and Legislature, IDOT, DCEO, IHDA, IDNR, ISTHA	Under Review
Work to fund and administer "Good Housing Good Schools".	ILGA, Governor's Office	On Hold
Examine possibilities for coordinating and promoting State investments in an integrated system to meet the housing needs of all members of the community.	IHDA, municipal officials, for profit and nonprofit developers, foundations, and community organizations.	On Hold
Utilize Governor's Office to provide leadership in integrating various State agencies and programs that encourage linked housing, transportation, and economic development along with environmental stewardship statewide.	Governor's Office, IHDA, DCEO, IDOT, IEPA	On Hold
Research interdepartmental planning and funding mechanisms that can support coordination of affordable housing development and redevelopment near transit.	IHDA, IDOT, DCEO, Governor's Office and State Agencies	Under Review
Work to fund and administer the Building Location Efficiency Incentive Act (and EDGE Incentive).	ILGA, Governor's Office, DCEO	Under Review
Research, plan, and develop a statewide economic development plan to ensure that housing is made part of that overall effort.	IHDA, DCEO	Ongoing
Determine the impact of LIHTC and other affordable housing projects on local property values.	IHDA, IHC, CSH, AALC, SHPA	Ongoing (develop RFP)
Work with Governor's Office and applicable State agencies to determine feasibility of development of a Functional Depository of Information to be utilized by State agencies, regional planning organizations, and local practitioners to track investments and determine funding availability.	Governor's Office, State Agencies	On Hold
Continued participation with place-based interdepartmental coordination efforts, i.e. Team Illinois, Illinois Association of Small Counties, and others.	State Agencies	Under Review
Utilize ongoing regional or sub-regional organizational coordination efforts as pilot programs to identify benefits, barriers, and best practices and to address geographic/jurisdictional concerns in linked housing, transportation, and employment program delivery.	Housing Task Force	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN

Housing Principle: Leadership

STRATEGIES / ACTIONS	Agencies and Partners	2015 Status
Fund and Support Regional Planning		
Encourage local jurisdictions to create forward-looking housing policy plans which will, among other things, allow private sector developers to construct work force affordable new homes.	IHDA, Housing Task Force	Under Review
Design programming and locate funding for a thorough and well-balanced rural Technical Assistance program that will help increase competitive and fundable project proposals and applications in rural areas with proven markets.	IHDA, IIRA, Rural Partners	Under Review
Identify and support communities and regions throughout Illinois trying to access federal funding.	IHDA, Governor's Office, Housing Task Force	Ongoing
Work to fund and administer the Local Planning and Technical Assistance Act.	ILGA, Governor's Office	Under Review
Enact all or parts of a statewide resource-efficient planning policy that supports regionalism and access of federal and state dollars.	Governor's Office, IHDA, DCEO, IDOT, IEPA	Under Review
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 continued funding of Supportive Housing.	ILGA, Governor's Office, IHC, IHDA	Ongoing
Promote funding and administration ease for the implementation of the recently established National Housing Trust Fund. Advocate flexibility in Operating Assistance provisions.	IHDA	Ongoing
Work towards establishing preservation related State legislation.	ILGA, Governor's Office	On Hold
Provide outreach to inform legislators on key housing issues that impact Illinois and the nation.	Governor's Office, Housing Task Force	Ongoing
Research feasibility of making recommendations for rule changes to federal funding sources that would make them more flexible and useful for rehabilitation programs such as the Home Modification Program, HOME, NHTF, AFFH.	Housing Task Force	Ongoing
Support HEARTH Act funding to permit renewals funded separately from annual competitive grants; to truly allow 30% PSH production.	Housing Task Force	Ongoing
Track long term impact of proposed budget and tax program changes on State's ability to continue to provide access to affordable housing.	All State Agencies	Ongoing
Determine appetite for advocating for changes to Reverse Mortgages that would make them eligible for persons with disabilities.	Housing Task Force	On Hold
Identify opportunities to incorporate valuable lessons and promote best practices		
Explore linking Statewide/Regional Housing Planning and Budgeting.	Governor's Office, IHDA, DCEO	On Hold
Review findings and deliberations of national and local efforts and consider adoption of new efforts to serve the priority populations.	Housing Task Force	Under Review
Continue Illinois Affordable Housing Awards Program as an annual event in conjunction with Governor's Conference on Affordable Housing.	Governor's Office, IHDA, GRAC, DCEO, Rural Partners	Ongoing
Showcase Illinois' Home Modification Program nationally as model to benefit persons with disabilities.	IHDA	Ongoing
Seek partnerships with philanthropic organizations and with banks to align funding efforts and extend/expand upon State investment.	Housing Task Force, IHDA	Under Review

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Leadership		
STRATEGIES / ACTIONS	Agencies and Partners	2015 Status
Support the exploration of enhanced Economic Impact Analysis of affordable housing activity by IHDA		
Advise the ongoing expansion of input-output analytic tools employed by IHDA for statewide regional analysis.	IHDA, DCEO	Under Review
Continue outreach, presentations, and discussions with non-exempt and at-risk communities throughout Illinois.	IHDA, Community Partners, Governor's Office	Ongoing
Provide Technical Assistance to communities seeking to enact meaningful Affordable Housing Plans.	IHDA	As Needed
Track legislation and serve as information clearinghouse on Federal housing spending		
Advocate for federal housing and services legislation.	IHDA, Housing Task Force	Ongoing
Track effects of reduced Federal appropriation levels, sequestration, and the Federal debt ceiling on housing programs.	IHDA, Housing Task Force	Ongoing
Concentrate efforts on federal housing related legislation which impacts existing and future resources, tax reform, and housing finance reform.	IHDA/IHC	Ongoing
Track Federal Tax Reform and GSE Reform and Federal Regulation		
Track Federal Tax Reform and its potential impact on Low Income Housing Tax Credits, Tax Exempt Bond Financing, New Markets Tax Credits, and the Mortgage Interest Deduction.	IHDA, Housing Task Force	Ongoing
Advocate for affordable housing responsibilities of any new guarantor.	IHDA, Housing Task Force	Ongoing
Track funding of National Housing Trust Fund via user fees or percentage of GSE profits.	IHDA, Housing Task Force	Ongoing
Advocate for Ginnie Mae securitization of Risk Sharing Program.	IHDA, Housing Task Force	Ongoing
Track federal rule-making and provide public comments to streamline process and fully address affordable housing objectives.	HUD/Treasury/CMMS/ CFPB	Ongoing
Promote equal access to quality housing for the full diversity of Illinois households.		
Implement HUD's Affirmatively Furthering Fair Housing Rule through Coordinated Assessments of Fair Housing.	IHDA, IDFP, housing counseling agencies, IDHR, Municipalities	Ongoing (further action once rules are made final)
Contingent on funding, implement rural/small city development capacity building program.	IHDA/OAG/Municipalities/other parties	Under Review
Seek and Coordinate federal/state/local resources to further assist current and expanded supportive housing populations (veterans, LGBTQ, youth).		
Research population needs and compile an inventory of current available resources.	Interagency Subcommittee/ICOH	Under Review
Identify additional programs and funding sources to assist.	Interagency Subcommittee/ICOH	Ongoing
Research the coordinate assessment intake to more efficiently meet homeless needs.		
Review current intake assessments and assess their relationship to the coordinated assessment intake. Further develop systems where needed, such as the Universal Assessment Tool.	IDHFS/Interagency Subcommittee	Under Review

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN

Housing Principle: Leadership

STRATEGIES / ACTIONS	Agencies and Partners	2015 Status
Expand and support availability and access to supportive living services.		
Evaluate Illinois Medicaid 1115 Waiver requirements and options for supportive housing services.	IDHFS/Interagency Subcommittee	Ongoing
Continue to promote PHA Preferencing.	IHDA/Governor's Office	Ongoing
Increase planning coordination for economic development and housing to attract and retain businesses, maximize investment of State resources, and improve quality of life for people and communities.		
Review DCEOs statewide economic development plan, LIHTC-Qualified Action Plan, Community Revitalization Plans, and the HUD State Consolidated Plan to explore how housing can become incorporated in the overall efforts to further affordable housing.	DCEO/IHDA/HTF Executive Committee	Ongoing
Review the impact of LIHTC and other affordable housing funding on assisted projects to determine the impact on local property values.	IHDA/IHC/CSH/AALC/SHPA, Third Party	Ongoing
Continue development and management of state/regional/local economic impact tools.	IHDA	Ongoing
Review LIHTC Community Revitalization Plans, evaluating economic development elements.	IHDA/DCEO	Ongoing
Implement the Affordable Housing Planning and Appeal Act.		
Continue outreach, presentations, and technical assistance with Affordable Housing Planning and Appeal Act non-exempt and at-risk communities throughout Illinois.	IHDA/Community Partners (BPI, CMAP, MPC, MMC)	Ongoing
Provide more extensive technical assistance to communities seeking to enact meaningful Affordable Housing Plans.	IHDA/Community Partners (BPI, CMAP, MPC, MMC)	Ongoing

Appendices

Appendix A: Glossary of Terms, Acronyms, and Agencies

State Agencies and Departments	
CDB	Illinois Capital Development Board
CMS	Illinois Department of Central Management Services
CMMS	Center for Medicare and Medicaid Services
DCEO	Illinois Department of Commerce and Economic Opportunity
DCFS	Illinois Department of Children and Family Services
DMH	IDHS Division of Mental Health
GOMB	Governor's Office of Management and Budget
IDFPR	Illinois Department of Financial and Professional Regulation
IDHFS	Illinois Department of Healthcare and Family Services
IDHR	Illinois Department of Human Rights
IDHS	Illinois Department of Human Services
IDNR	Illinois Department of Natural Resources
IDoA	Illinois Department on Aging
IDOC	Illinois Department of Corrections
IDOR	Illinois Department of Revenue
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.
CAAs	Community Action Agencies.
CHDOs	Community Housing Development Organizations - a designated non-profit with the federal HOME program.
CIC	Community Investment Corporation.
CIL	Centers for Independent Living - Local organizations that provide services and programs for people with disabilities to help them live more independently.
COC	Continuum of Care.
CRN	Chicago Rehabilitation Network – A non-profit technical assistance provider and advocacy agency.
CSH	Corporation for Supportive Housing – A non-profit technical assistance provider for homeless and special needs housing and services.
DSAC	Disability Services Advisory Committee.
FHA	Federal Housing Administration.
FHLBC	Federal Home Loan Bank of Chicago (Illinois &
GNHSTF	Governor's Nursing Home Safety Task Force.
GRAC	Governor's Rural Affairs Council.
GSE	Government Sponsored Enterprise (Most commonly referring to FHLB, Fannie Mae, Ginne Mae, & Freddie Mac).
HUD	U.S. Department of Housing and Urban Development.
IIRA	Illinois Institute for Rural Affairs.
IMHPAC	Illinois Mental Health Planning and Advisory Council.
LAAs	Local Administering Agencies under the Rental
LSHAC	Lead Safe Housing Advisory Council.
LSHSTF	Lead Safe Housing State Task Force.
NCSHA	National Council of State Housing Agencies.
NGA	National Governors Association.
OAG	Illinois Office of the Attorney General.
OASAC	Older Adults Services Advisory Committee.
OHCS	Office of Housing Coordination Services.
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

Build Illinois / Capital Fund

Illinois Affordable Housing Capital Fund created in 2009 by the Illinois General Assembly - \$100,000,000, is appropriated for affordable housing grants, loans, and investments for low-income families and persons and an additional \$30,000,000 is appropriated specifically to assist at risk displaced veterans and low income persons with disabilities

CCRS

Community Care in Residential Settings (IDoA)

CDAP

Community Development Assistance Program, grants for home repair (State CDBG).

CDBG

Community Development Block Grant, the HUD-funded federal block grant program.

CDBG Disaster Recovery Program

Federally authorized disaster recovery programs (1771 ("Midwest") and 1800 ("Ike")) are available in designated counties within Illinois. These recovery programs require an affordable housing creation and preservation component. Over \$64 million available for housing programs from CDBG Disaster Recovery programs is anticipated to be available in eligible areas. Administered by DCEO and IHDA.

HERA

Housing and Economic Recovery Act of 2008 – A federal law designed to address the sub-prime mortgage crisis, passed by the United States Congress on July 24, 2008. Authorizes, among other programs, the Neighborhood Stabilization Program.

HHF

Hardest Hit Fund – provides targeted emergency mortgage assistance to families experiencing unemployment or underemployment in states hit hard by the economic and housing market downturn. Illinois had been awarded over \$440 million in HHF funding (through TARP) in 2010. In 2011 IHDA began to utilize the HHF funds to assist Illinois homeowners struggling to pay their mortgages due to job loss or income reduction. IHDA's HHF-HELP Program closed September 2013.

HPRP

ARRA authorized Homelessness Prevention and Rapid Re-Housing Program to be used to support homeless prevention activities, including short term and long term rental assistance, housing stabilization and other relevant activities to support homelessness prevention and rehousing efforts.

HOPWA

Housing Opportunities for Persons with AIDS - federal funding to provide housing and services to this disabled population. Administered at the State level by IDPH.

Funding Programs and Projects Continued.

GRF

(State) General Revenue Funds, coming from general collected State tax revenues, not dedicated funds.

IHWAP

Illinois Home Weatherization Assistance Program – administered by DCEO, includes monies from the U.S. Department of Energy, a HHS-LIHEAP Grant, State Supplemental Energy Assistance Fund, Energy Conservation and Home Repair Program), and ARRA-authorized Weatherization Assistance Program funds.

LIHTC

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

MCC

Mortgage Credit Certificates - a tax credit for first-time homebuyers by creating an income tax deduction that reduces a household's federal income tax liability and allows the household to have more available income to make mortgage payments.

MRB

Mortgage Revenue Bonds - tax exempt bond financing for first-time homebuyers or rental housing, both income qualified.

MRF

Mortgage Resolution Fund - In 2011, IHDA agreed to fund a direct loan modification program called the Mortgage Resolution Fund (MRF) with up to \$100 million of the State's Hardest Hit Funds. Through the MRF, HHF monies will be used to purchase delinquent home loans directly from lenders and capital market traders at net present value. Each qualifying mortgage debt will be brought into alignment with current home values.

National Housing Trust Fund

Authorized by the HERA, this state-administered resource, once capitalized, will be used to provide communities with funds to build, preserve, and rehabilitate rental homes that are affordable for extremely and very low income households. Of the total funding, 75% of funds are to benefit persons or households at 30% AMI or below and must go to rental housing.

NSP

Neighborhood Stabilization Program – HERA authorized HUD funding to address the mitigation of vacant and foreclosed properties in communities. Three rounds funded by HUD.

RHSP

Rental Housing Support Program – State-funded rental assistance program to assist extremely and severely low-income households. Funded through new fee on mortgage recording documents. Includes program component to provide Long Term Operating Support (LTOS).

Other Relevant Terms

AHPAA

Affordable Housing Planning and Appeal Act - State law which calls for communities with less than 10% total affordable housing stock to adopt and implement local affordable housing plans.

Care Coordination Plan

Illinois Medicaid's 2-year plan for meeting the State law requirement to move at least 50% of its Medicaid clients into care coordination by January 1, 2015. Under this plan, the goal is to have 2 million out of 3 million clients (or 66%) under the care of a certified Managed Care Entity.

Choice Neighborhoods Initiative

A HUD initiative, which replaced HOPE VI, that provides competitive grants to PHAs and non-profits for the "transformation, rehabilitation, and replacement needs of both public and HUD-assisted housing," in addition to other activities designed to strengthen and transform surrounding neighborhoods.

Colbert v. Quinn Case

Lawsuit filed on behalf of persons with disabilities who are unnecessarily confined to skilled nursing facilities (SNF) nursing homes. The consent decree implementation plan was agreed upon in November 2012. Cost to State must be budget neutral.

Continuum of Care (CoC)

A local or regional group of homeless services and housing providers required under HEARTH Act funding to ensure local/regional priority needs are being annually addressed. Illinois has statewide coverage.

Comprehensive Housing Planning Act

Illinois Public Act 94-965 provides that the State of Illinois shall prepare and be guided by an annual comprehensive housing plan that specifically addresses certain underserved populations. Creates Housing Task Force.

EAH

Employer Assisted Housing - Public / Private assistance provided to prospective homebuyers through their employer and a public agency. Promotes live-near-work goals. Executive Order 2003-18 Governor'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).

Foreclosure Working Group

Foreclosure Working Group of the Housing Task Force - created by IL Senate Joint Resolution 30 in 2011 to synthesize and research all available data and best practices and make recommendations to the Housing Task Force and Governor's Office.

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.

Other Relevant Terms, Continued.

HEARTH Act

The federal Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act- passed in 2009 federal Act that extends resources to communities to be used for prevention and re-housing homeless persons or persons facing homelessness. The HEARTH Act changes the current Emergency Shelter Grant Program to the Emergency Solutions Grant (ESG) Program, and almost doubles the amount for ESG to 20 percent of the total for homeless assistance. The HEARTH Act consolidates the federal Supportive Housing Program, Shelter Plus Care, and the Section 8 Moderate Rehabilitation/Single Room Occupancy Program into a single Continuum of Care program. Communities will now apply to one program rather than three, reducing the administrative burden and increasing flexibility and local decision-making. Also a rural homelessness program is to be created.

Housing / Transportation/ Employment Linkages Working Group

A CY 2010 Working Group of the Housing Task Force created by the 2010 ACHP with the purpose of investigating the linkage between Housing - Transportation costs and weighing the statewide implications of this linkage.

HUD Lead Safe Housing and EPA Remodeling and Repair Rules

These rules require lead-based paint hazard reduction and lead safe work practices in all single-family and multi-family residential property and housing built before 1978, the year lead-based paint was banned nationally for residential use, regardless of whether such property and housing receives Federal Assistance or not. HUD and EPA regulations set lead-hazard elimination requirements that emphasize eliminating lead in house dust. HUD regulation specifically requires dust-sample testing after paint is disturbed to make sure the home is lead-safe. These Regulations affect residential or rental property owners and managers, general contractors, and specialty trade contractors such as painters, plumbers, carpenters and electricians.

ILHousingsearch.org

An inter-agency, statewide Housing Locator system launched in 2009 to allow all residents to search and list rental properties for free. ILHousingSearch.org is an interactive web portal designed to allow users to search the most current listings 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 is supported by a call center with a toll-free number to assist users, and support property owners or managers with registration and property listing in order to maintain the most current listings possible. Funded by IHDA, IDHS, IDHFS, and IDoA.

Ligas Consent Decree

In the Ligas V. Hamos Consent Decree, plaintiffs held that they were segregated and institutionalized in private State-funded Intermediate Care Facilities for People with Developmental Disabilities (ICFDDs) which provide on-site long-term care services for individuals with developmental disabilities. The case was settled on June 15, 2011. A full copy of this consent decree and the implementation plan, is available on the IDHS website (www.dhs.state.il.us).

Other Relevant Terms Continued.

Livable Communities Act

A federal Senate bill/legislation introduced in 2011 and designed to encourage sustainable development at the local, regional, and federal level by helping communities reduce traffic congestion, reduce greenhouse gas emissions and fuel consumption, protect green spaces, create more affordable housing, and revitalize existing urban centers.

Mainstream Vouchers

Mainstream Program vouchers enable families having a person with disabilities to lease affordable private housing of their choice. Mainstream program vouchers also assist persons with disabilities who often face difficulties in locating suitable and accessible housing on the private market. Also called Non-Elderly Disabled (NED) Vouchers.

Money Follows the Person

A federal rebalancing demonstration program administered by IDHFS 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

An announcement of the availability of targeted funding, frequently used by State and federal agencies.

Norman Decree

Judicial decree requiring adequate funding to support wards of the State. Implemented by DCFS.

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. The Preservation Compact is coordinated by the Community Investment Corporation (CIC).

RFP

Request for Proposals for targeted funding or to procure certain types of assistance.

Rural / Small Cities Working Group (R/SC Working Group)

A working group was originally 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.

Other Relevant Terms Continued.

Section 1115 Waiver

Section 1115 of the Social Security Act gives the Secretary of Health and Human Services authority to waive provisions of major health and welfare programs authorized under the Act, including certain Medicaid requirements, and to allow a state to use federal Medicaid funds in ways that are not otherwise allowed under federal rules. The authority is provided at the Secretary's discretion for demonstration projects that the Secretary determines promote Medicaid program objectives. There are comprehensive Section 1115 Medicaid waivers that allow broad changes in eligibility, benefits, cost sharing, and provider payments. There also are more narrowly drawn Section 1115 waivers as well as Section 1915 Medicaid waivers that focus on specific services and populations. (<http://kff.org/health-reform/>).

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.

SCI

The Sustainable Communities Initiative is a federal inter-departmental partnership between HUD, Department of Transportation, and the Environmental Protection Agency designed to look at, among other things, the linkage between Housing and Transportation costs. Some funding under the SCI has been announced, and more opportunities are anticipated. Initial funding to come through CDBG program.

TIF

Tax Increment Financing - Municipalities in Illinois have the authority to undertake public and private redevelopment projects in blighted areas via Tax Increment Financing (TIF) districts. There are several TIF mechanisms that may apply to affordable housing: local issuance of bonds to fund public improvements; reimbursement of development expenses; and use of tax increment revenues to pay for up to 50 percent of the direct cost of construction of new housing units to be occupied by low- and very low-income households.

Williams Consent Decree

The Williams v. Quinn lawsuit was filed in 2005 by two people with mental illness residing in large private State-funded facilities called Institutions for Mental Diseases ("IMDs"). The plaintiffs alleged that they were needlessly segregated in IMDs and that the State of Illinois had violated the ADA and denied them the opportunity to live in integrated settings where they could lead more independent and more productive lives in their own communities. The parties reached an agreement called a Consent Decree. On September 30, 2010 the Judge gave final approval of the Consent Decree which requires the State to implement a service plan and meet a variety of annual benchmarks towards providing Community-Based living arrangements for persons with mental illness.

Appendix B: Housing Task Force Members

- * Executive Committee member
- Interagency Subcommittee member

Task Force Members / Housing Task Force Chair:

Mary R. Kenney * •
Executive Director
Illinois Housing Development Authority
Task Force Members / State Agency Members:
Illinois Emergency Management Agency •
Illinois Finance Authority •
Illinois Department on Aging •
Illinois Department of Children and Family Services •
Illinois Department of Commerce and Economic Opportunity * •
Illinois Department of Corrections •
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 Emergency Management Agency (IEMA) •
Illinois Environmental Protection Agency (IEPA) •
Illinois Governor's Office •
Illinois Governor's Office of Management and Budget * •
Illinois Housing Development Authority * •
Illinois Lieutenant Governor

Task Force Members/Housing Expert Members	
Honorable Pamela Althoff Illinois State Senator, 32nd District (Designated by Illinois Senate Minority Leader)	Senator Iris Martinez State Senator, 20th District (Designated by Illinois Senate President)
Betsy Benito Director, Illinois Program Corporation for Supportive Housing	Ofelia Navarro Executive Director Spanish Coalition for Housing
Lisa Bonet Director IEPA	Barry Ramsey Housing Programs Director U.S. Dept. of Agriculture
George Dinges * President/Vice President Development Services Group	Congressman Bobby Rush* U.S. House of Representatives (D-1st)
Ann Ford Executive Director Illinois Centers for Independent Living	Eloy Salazar Executive Director Illinois Migrant Council
King Harris Board of Governor's Chair Metropolitan Planning Council	Dr. Cynthia Struthers Illinois Institute for Rural Affairs Western Illinois University
Sharon Hess * Director Southern IL Coalition for the Homeless	John Voit Seguin Services (Designated by Illinois House of Representatives Minority Leader)
Cherita Logan * Executive Director Sankofa	Kevin Wiehardt Community Services Director Western Illinois Regional Council –CAA
Vicki Manson Neighborhood Development Administrator City of Rockford, IL	