

Illinois' 2017 Annual Comprehensive Housing Plan

Annual Progress Report

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Bruce Rauner, Governor

And

The Illinois General Assembly

Table of Contents

Housing Planning Activities in Illinois.....	5
Housing Task Force Vision Statement.....	5
Illinois' Eight Priority Populations.....	5
2017 Focus Areas	6
Focus Area #1: Revitalizing Communities	7
Housing Counseling Resources and Analyses.....	8
Hardest Hit Fund.....	8
National Foreclosure Mitigation Counseling Program.....	10
Project Reinvest: Financial Capability Program (PRFC).....	11
Foreclosure Prevention Program.....	11
Foreclosure Prevention Program – Graduated (FPPG).....	13
Cook County Foreclosure Mediation Program	13
Reuse and Revitalization.....	13
Abandoned Properties Program	13
Blight Reduction Program.....	15
Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network)	17
Land Banking	18
Homebuyer Programs.....	19
@Homellinois.....	19
1st Homellinois	20
I-Refi.....	21
USDA Rural Development 502 Loan Program.....	21
Habitat for Humanity - Community Impact Fund.....	21
Home Repair Programs.....	22
Single Family Rehabilitation Program	22
Chicago Rehabilitation Network Technical Assistance Grant	23
Community Development Block Grant Housing Rehabilitation Program	23
Rental Housing Development and Rental Assistance.....	23
Low Income Housing Tax Credit (LIHTC) Program	23
HOME/Affordable Housing Trust Fund (AHTF).....	24
IHDA/HUD – Risk Share Mortgage with U.S. Treasury Investment (FFB) Mortgage	25
Affordable Advantage Mortgage.....	25
Credit Advantage Mortgage	25
One-Stop PLUS	26
National Housing Trust Fund.....	26
Housing and Economic Development.....	28
LIHTC Community Revitalization Plans	28
Focus Area #2: Supportive Housing	29
Transforming Healthcare and Human Services.....	30
Transforming Healthcare and Human Services Chart.....	30
Money Follows the Person	32
Balancing Incentive Program.....	32
Consent Decrees.....	32
<i>Ligas v Norwood</i>	32
HUD Section 811 Program	34
Supportive Housing Options Initiative	36
Illinois Rental Housing Support Program (RHSP) and Long Term Operating Support (LTOS) Program	36
Permanent Supportive Housing Development Request for Applications	36
Home First	36
State Referral Network / Illinois Housing Search Website	37
Public Housing Authority Preferences for Persons with Disabilities	37
Illinois Supportive Living Program	38
Health and Housing.....	39
Care Coordination Plan and Managed Care	39
There are also 15 counties where managed care enrollment is voluntary.....	39
Innovation Accelerator Program (IAP)	40
Section 1115 Waiver and Supportive Services	41
Homelessness.....	42
Illinois Interagency Council on Homelessness.....	42
Supportive Housing Working Group	42
One Roof Initiative and Early Childhood Court Housing Subcommittee	42

Focus Area #3: Innovative Use of Resources and Strategies.....	43
Sustainable Building and Green Investment	44
Illinois Energy Efficient Affordable Housing Construction Program (EEAHCP)	44
Residential Retrofit Program	44
Efficient Living: Illinois Public Housing Authority Energy Program	44
Illinois Low Income Home Energy Assistance Program (LIHEAP).....	44
Home Weatherization Assistance Program	45
Qualified Allocation Plan: 2018-2019 - Incentives for Energy Efficiency Building.....	45
Cost Containment	45
Containing Costs - Ongoing Research	45
Qualified Allocation Plan: 2018-2019 - Incentives for Cost Containment	46
Accessible Design	46
The Home Accessibility Program	46
Rural Development Home Repair Loan and Grant Programs - Section 504.....	47
Specially Adapted Housing Grant for Veterans.....	47
Focus Area #4: Leadership and Capacity Building	48
Leadership and Capacity Building.....	49
Affordable Housing Planning and Appeal Act	49
“Downstate” and Rural Capacity-Building.....	49
Affirmatively Furthering Fair Housing.....	49
Economic Impact Analysis/IHDA Economic Impact Report.....	51
State Legislation	52
The Property Assessed Clean Energy (PACE) Act.....	52
The Installment Sales Contract Act	52
Illinois General Assembly: 2018 Schedule	52
Federal Legislation.....	53
FFY 2018 Appropriations.....	53
FFY 2019 Budget	54
National Housing Trust Fund.....	55
Infrastructure Plan	56
2017 Housing Production Charts	57
2017 Housing Production Chart / Multifamily Programs.....	58
2017 Housing Production Chart / Single Family Programs	59
2017 Housing Production Chart/Residential Services Programs	60
2017 Housing Production Chart/Residential Services Programs - Continued	61
IHDA Multifamily Project List (CY2017) – Occupancy Characteristics	62
IHDA Multifamily Project List (CY2017) – Occupancy Characteristics, Continued	63
IHDA Multifamily Project List (CY2017) – Funding Characteristics	64
IHDA Multifamily Project List (CY2017) – Funding Characteristics, Continued	65
IHDA Multifamily Project List (CY2017) – Funding Characteristics, Continued	66
IHDA Multifamily Project List (CY2017) – Funding Characteristics Continued	67
2017 Technical Plan Recommendations	68
Appendices.....	81
Appendix A: Glossary of Terms, Acronyms, and Agencies.....	81
Appendix B: Housing Task Force Members.....	89
Appendix C: (310 ILCS 110/) Comprehensive Housing Planning Act	91

Housing Planning Activities in Illinois

This **Annual Comprehensive Housing Plan** is submitted in compliance with the Comprehensive Housing Planning Act (as amended P.A. 99-0564). Originally passed into law in 2006, the act was renewed and extended to 2026 through legislation signed into law by Governor Rauner in 2016. This statute establishes a statewide comprehensive housing initiative by identifying eight underserved **Priority Populations** and calls for the appointment of a **Housing Task Force** to improve the planning and coordination of State-administered housing resources. 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 forty-four representatives, including housing experts appointed by the Governor and various state agencies.

The Housing Task Force recommends general direction to staff and occasionally proposes to establish Working Groups as needed 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**, which is illustrated by Focus Area. To help clarify their intended purpose, each action item identified in each focus area is categorized under a broader strategy and associated with one of the **Housing Principles**. The Housing Task Force originally developed the Housing Principles to generally reflect: affordable housing produced (**Creation and Preservation**); services provided to the Priority Populations (**Affordability and Choice**); and promotion of long-term affordable housing goals (**Leadership**). Recommended efforts or program developments related to the Technical Plan are discussed near the beginning of the Annual Comprehensive Housing Plan and in its Annual Progress Reports. The discussion topics are grouped into Focus Areas in order to provide context and background information not readily found within the Technical Plan. An additional function of the plan is to catalog funding activity administered by the State for affordable housing construction, rehabilitation, preservation, subsidized home mortgages, operating or rental housing subsidies, and support services. This information can be found in the **Housing Production Plan** and the **Residential Services Plan**.

Housing Task Force Vision Statement

To 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 and is integral to the creation of robust communities for the citizens of Illinois.

Illinois' Eight 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)
7. Low-income people residing in communities with ongoing community revitalization efforts
8. Other special needs populations, including people with criminal records and veterans experiencing or at risk of homelessness.

2017 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 2017, the Housing Task Force opted to continue (with minor changes) three of the four Focus Areas from the 2016 Annual Comprehensive Housing Plan, as it was believed that they continued to adequately address the needs of Illinois' Priority Populations. These included *Revitalizing Communities*, *Supportive Housing*, and *Leadership and Capacity Building*. The Task Force did, however, add a new Focus Area, entitled *Innovative Use of Resources and Strategies*.

For each Focus Area, supporting “Strategies” and related “Implementation Activities” were outlined and catalogued in the Technical Plan. The 2017 Focus Areas were:

Revitalizing Communities

Utilize current funding and explore new programs and initiatives to assist communities in developing a balance of affordable homeownership and rental opportunities, and expand innovative methods for sustainable reuse of foreclosed properties.

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 services and supports.

Innovative Use of Resources and Strategies

Identify innovative techniques in accessible design for populations who require accessible features. Expand housing production for priority populations utilizing resources that contain or reduce costs of acquisition, development, and operations. Conduct research on energy efficiency cost savings and innovative strategies to promote the use of sustainability design techniques in affordable housing development.

Leadership and Capacity Building

Enhance collaborative planning efforts to foster productive housing policy changes.

Focus Area #1: Revitalizing Communities

From reducing the continued rippling impact of the foreclosure crisis to establishing connections to jobs, education, and healthcare in areas where there previously was none, community revitalization can take on a variety of forms. While many efforts have been engaged (and will continue to be engaged) to address rebuilding what was lost, the Housing Task Force is proactively developing policies that impact the future of Illinois communities, bringing opportunity to new places throughout the State. Furthermore, the recently amended Comprehensive Housing Planning Act has identified low-income people residing in areas of ongoing community revitalizations as a priority population, and the items included in this focus area also seek to address their housing needs.

The **Revitalizing Communities Focus Area** draws from actions and strategies that are identified in this report's **Technical Plan** which lays out the long-term planning goals of the Housing Task Force. In this Focus Area, two Technical Plan strategies provide the framework for current programs, and recommended efforts going forward.

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. Following this initial award, IHDA received a second award in 2016 for \$269.4 million for a continuation and expansion of the HHF Program. IHDA established five sub-programs with these funds: the Homeowner Emergency Loan Program (HHF-HELP), I-Refi (formerly the Home Preservation Program or HPP), the Down Payment Assistance Program (DPA), the Blight Reduction Program (BRP), and the closed Mortgage Resolution Fund (MRF).

To date, IHDA has effectively assisted over 27,846 households through the active programs. With the new round of funding, IHDA relaunched the HELP program on August 1, 2016 to assist homeowners who have experienced a 15% income reduction due to a qualifying hardship. Eligible homeowners will receive up to \$35,000 in assistance for reinstatement and/or for mortgage payments up to 12 months. Additionally HPP expanded under the new award to become I-Refi. Launched on August 1, 2016, I-Refi targets negative equity borrowers, with eligible homeowners receiving up to \$50,000 in principal reduction and refinance into a 30-year fixed rate loan.

- Homeowner Emergency Loan Program (HELP):
HELP provides temporary mortgage payment assistance to low and moderate-income families at 120% AMI or less who suffered an income reduction due to an eligible hardship. The assistance comes in two ways: Reinstatement Assistance and/or Monthly Mortgage Assistance. The expansion of the program launched on August 1, 2016, with a further expansion through Reverse Mortgage Assistance (RMA) in April of 2017. Eligible homeowners with a reverse mortgage who have experienced a qualifying hardship will receive up to \$35,000 to repay the amount of property expenses advanced on behalf of a homeowner by his or her reverse mortgage servicer and pay up to two years of projected property expenses. Through December 2017, the expansion has seen over 15,500 applications for HELP assistance and over 350 applications for RMA assistance. Through 2017, the initial launch and the expansion have assisted 17,019 households through HELP and 137 Households through RMA.
- I-Refi (formerly Home Preservation Program or HPP):
HPP relaunched as I-Refi in August 2016. I-Refi targets negative equity borrowers, with eligible borrowers receiving up to \$50,000 in principal reduction and refinance into a 30-year fixed rate loan. Through 2017, I-Refi approved 317 loans with 845 assisted since HPP program inception.
- 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 is available in ten targeted counties. Through 2017, DPA has assisted 9,961 households.
- Blight Reduction Program (BRP):
BRP aims to stabilize neighborhoods in communities across Illinois. The program provides funding to Illinois Units of Local Government and their Not-for-Profit Partners to complete acquisition, demolition, greening, and eventual reuse, repurpose, and/or redevelopment (“Revitalization”) of blighted, vacant, residential properties in targeted communities. Partners apply for the program with specific properties and are reimbursed up to \$35,000 for each property. To date, BRP reimbursed participants over \$3.5 million for 141 properties, with 226 in process.

Hardest Hit Fund Households Assisted - CY 2017					
Program	HELP	I-Refi/HPP	BRP	DPA	Total
2011 Approvals	539	0	0	0	539
2012 Approvals	5,370	0	0	0	5,370
2013 Approvals	5,325	177	0	0	5,502
2014 Approvals	2,002	167	0	0	2,169
2015 Approvals	189	178	0	435	802
2016 Approvals	517	8	73	4,634	5,232
2017 Approvals	3,214	315	68	4,892	8,489
Total Approvals 3/1/11-12/31/2017	17,156	845	141	9,961	28,103
Total Allocation	\$454,160,000	\$66,000,000	\$17,000,000	\$73,000,000	\$610,160,000
Total Disbursed 3/1/11-12/31/2017	\$343,130,873	\$32,051,963	\$3,562,433	\$74,707,500	\$453,452,769

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

Hardest Hit Fund Households Assisted (All Programs) By County - CY 2017								
County	2017	Total	County	2017	Total	County	2017	Total
Adams	6	56	Cumberland	2	10	Hardin	0	0
Alexander	1	4	De Witt	2	6	Henderson	2	5
Bond	6	11	DeKalb	124	300	Henry	3	23
Boone	94	258	Douglas	1	10	Iroquois	0	16
Brown	0	2	DuPage	219	1,069	Jackson	7	21
Bureau	1	28	Edgar	5	12	Jasper	3	10
Calhoun	1	2	Edwards	0	3	Jefferson	1	23
Carroll	0	5	Effingham	2	20	Jersey	5	16
Cass	1	8	Fayette	7	24	Jo Daviess	1	8
Champaign	13	84	Ford	1	3	Johnson	0	1
Christian	6	35	Franklin	1	21	Kane	507	1,381
Clark	2	10	Fulton	30	73	Kankakee	20	139
Clay	2	13	Gallatin	0	2	Kendall	42	207
Clinton	1	19	Greene	0	4	Knox	4	20
Coles	7	23	Grundy	17	83	Lake	12	109
Cook	4,264	14,083	Hamilton	0	0	LaSalle	155	817
Crawford	5	8	Hancock	0	4	Lawrence	2	6

Hardest Hit Fund Households Assisted (All Programs) By County - CY 2017, Continued								
County	2017	Total	County	2017	Total	County	2017	Total
Lee	2	39	Moultrie	1	9	Stark	0	5
Livingston	6	18	Ogle	7	60	Stephenson	8	54
Logan	2	11	Peoria	44	191	Tazewell	33	91
Macon	9	77	Perry	2	11	Union	2	6
Macoupin	5	37	Piatt	2	7	Vermilion	8	37
Madison	64	313	Pike	1	11	Wabash	0	2
Marion	34	100	Pope	0	1	Warren	1	7
Marshall	1	5	Pulaski	0	2	Washington	1	4
Mason	1	10	Putnam	1	2	Wayne	0	3
Massac	1	2	Randolph	4	17	White	1	7
McDonough	3	13	Richland	5	12	Whiteside	7	48
McHenry	457	1,492	Rock Island	19	123	Will	789	2,661
McLean	26	76	Saline	2	12	Williamson	10	39
Menard	1	8	Sangamon	31	245	Winnebago	859	1,990
Mercer	1	9	Schuyler	0	1	Woodford	5	16
Monroe	1	13	Scott	0	3	TOTAL	8,303	27,846*
Montgomery	5	37	Shelby	5	21			
Morgan	5	24	St. Clair	246	769			
*141 BRP Properties are not included in this total, 105 duplicate households that received HPP and HELP are also not included								

National Foreclosure Mitigation Counseling Program

The National Foreclosure Mitigation Counseling Program (NFMC) is administered at the federal level by NeighborWorks America through funds annually appropriated by Congress. NeighborWorks America provides 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. Since its inception, NFMC has assisted over 2 million homeowners across the country.

In 2017, NeighborWorks announced the end of NFMC. Thus, IHDA completed its final funding Round (10) in June 2017. In 2017, \$373,780 was disbursed, assisting 543 households. In total, IHDA received over \$17.5 million and provided assistance to approximately 45,000 homeowners through this program alone.

National Foreclosure Mitigation Counseling Program (NFMC) Completed Funding Rounds				
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	\$3.09M	26	6,190
Round 3	March 2010 - November 2010	\$1.39M	39	3,300
Round 4	December 2010 - June 2011	\$1.45M	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	August 2015 - June 2016	\$1.21M	27	4,134
Round 10	July 2016 - June 2017	\$409K	23	1,183

Project Reinvest: Financial Capability Program (PRFC)

In June 2017, NeighborWorks America awarded IHDA \$1.1 million to administer the Project Reinvest: Financial Capability Program (PRFC) throughout Illinois. PRFC's goal is to provide financial capability counseling to individuals who are at risk of foreclosure, recovering from a foreclosure, or assist those who are rebuilding after the foreclosure crisis. These funds assist clients in stabilizing their finances, rebuilding their credit, and establishing long-term savings. Funding for this program is derived from the U.S. Department of Justice foreclosure settlement funds. IHDA's Board passed a resolution in September 2017 to allow approval for entering into agreements with 19 housing counseling agencies for a total of \$1.06 million. In 2017, 14 households were assisted.

Project Reinvest: Financial Capability Program (PRFC) Current Funding Rounds				
Funding Round	Time Period	Money Awarded	Number of Awards	Clients Assisted
Round 1	November 2017 – November 2018	\$1.12M	19	2,227 (expected)
2018 Projection	<i>Round 1 is expected to be fully completed in CY 2018, disbursing \$1.06 million, and assisting an expected 2,227 clients.</i>			

Foreclosure Prevention Program

The Illinois Foreclosure Prevention Program (FPP), established by the Illinois General Assembly, is funded by a \$50 filing fee the plaintiff pays each time a foreclosure is filed. The funds are appropriated to the Illinois Department of Revenue by the General Assembly. Under this program, the Authority makes grants to HUD approved housing counseling agencies and community-based organizations to support housing counseling and foreclosure prevention outreach in accordance with the below statutorily required distribution:

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

Funding for FPP Round 4 was authorized in December 2016 by the IHDA Board. In 2017, an aggregate amount of \$4.14 million was awarded among 49 housing counseling agencies and community based organizations, and the City of Chicago. In 2017, \$1.9 million was disbursed and assisted 25,508 households. In 2018, Round 4 is expected to be completed, disbursing approximately \$2.23 million. Additionally, award determinations and disbursements under Round 5 will be made in CY 2018.

Foreclosure Prevention Program Recipients and Grant Awards - CY 2017		
Agency Name	Recommended Grant Amount	Geography
CDBG Operations Corporation	\$70,000	CBO Located Outside Chicago
Consumer Credit Counseling Services of Northern Illinois	\$92,500	
Community Investment Corporation of Decatur, Inc.	\$40,000	
Community Service Council of Northern Will County	\$60,000	
Garden State Consumer Credit Counseling, Inc. dba Navicore Solutions	\$92,500	
Justine Petersen Housing and Reinvestment Corporation	\$70,000	
Lawyers' Committee for Better Housing	\$92,500	
Mortgage Education Foundation	\$70,000	
Respond Now, Inc.	\$65,000	
Rock Island Economic Growth Corporation	\$92,500	
Spanish Coalition for Housing	\$92,500	
Springfield Housing Authority	\$55,000	
Will County Center for Community Concerns (WCCCC)	\$92,500	
Subtotal	\$985,000	
Agora Community Services Corporation, NFP	\$60,000	Chicago CBO
Brighton Park Neighborhood Council	\$80,000	
Chicago Urban League	\$70,000	
Genesis Housing Development Corporation	\$80,000	
Kingdom Community, Inc.	\$60,000	
Latin United Community Housing Association	\$92,500	
North Side Community Federal Credit Union	\$75,000	
Northside CDC	\$75,000	
Northwest Side Housing Center	\$80,000	
Partners In Community Building, Inc.	\$92,500	
Southside Community Federal Credit Union	\$80,000	
The Resurrection Project	\$75,000	
Total Resource Community Development Organization	\$65,000	
Subtotal	\$985,000	
Affordable Housing Corporation of Lake County	\$92,500	HCA Located Outside Chicago
Community and Economic Development Association of Cook County, Inc.	\$87,500	
CEFS Economic Opportunity Corporation	\$45,000	
DuPage Homeownership Center	\$85,000	
Joseph Corporation	\$80,000	
METEC	\$70,000	
New Christian Joy Full Baptist Church	\$60,000	
NHS Chicago	\$92,500	
NWHomeStart	\$92,500	
Oak Park Regional Housing Center	\$55,000	
Open Communities	\$80,000	
Restoration America	\$65,000	
South Suburban Housing Center	\$80,000	
Subtotal	\$985,000	
Housing Action Illinois	\$150,000	Statewide
Agency total	\$3,105,000	
City of Chicago	\$1,035,000	Chicago
Total	\$4,140,000	

Foreclosure Prevention Program – Graduated (FPPG)

Established by the Illinois General Assembly, the Foreclosure Prevention Program: Graduated (FPPG) enables IHDA to make grants to HUD-approved housing counseling agencies for foreclosure prevention-related activities including; pre/post purchase counseling, foreclosure mitigation, counselor training, and capacity building. Funding for this program is derived through plaintiff-paid foreclosure filing fees. IHDA began the administration of this program's first funding round in 2017, with 33 award made, totaling \$5.76 million. Overall, in 2017 \$1,41 million of these funds were disbursed, assisting 9,451 households.

In 2018, Round 1 is expected to be completed, disbursing approximately \$4.29 million. Additionally, future award determinations and disbursements under Round 2 will be made in CY 2018.

Cook County Foreclosure Mediation Program

The Cook County Mortgage Foreclosure Mediation Program (CCMFMP) was established in April 2010 in response to the economic recession and related mortgage crisis as an effort to assist Cook County families in foreclosure. The program provides struggling homeowners critical support to help them explore their options to either stay in their homes or negotiate a respectable exit as early as possible once the foreclosure process begins. The program has four parts: outreach, a helpline, a housing counseling component, and court mediation. IHDA oversees the helpline and housing counseling component. Of completed cases, 7 out of 10 reach an agreement with the lender and 5 out of 10 stay in the home.

On November 30, 2017, the final funding Round (5.1) of CCMFMP was completed. Overall, \$474,750 was actually disbursed in 2017, assisting 543 households.

Cook County Foreclosure Mediation Program (CCMFMP)				
Rounds of Funding				
Funding Round	Time Period	Money Awarded	Number of Agencies	Homeowners Assisted
Round 1	April 2010 - July 2011	\$ 1,200,000	9	6,782
Round 2	Aug 2011 - July 2012	\$ 1,250,000	11	6,737
Round 3	Aug 2012 - Nov 2013	\$ 1,227,890	11	7,460
Round 4	Dec 2013 - Nov 2014	\$ 1,466,577	9	2,268
Round 4.1	Dec 2014 - Nov 2015	\$ 1,366,577	9	2,290
Round 5	Dec 2015 - Nov 2016	\$ 706,972	7	979
Round 5.1	Dec 2016 - Nov 2017	\$ 283,486	7	603
Total	April 2010 - Nov 2017	\$ 7,501,502	63	27119

Reuse and Revitalization

Abandoned Properties Program

The Illinois Housing Development Authority's Abandoned Properties Program (APP), which is funded through the Abandoned Residential Property Municipality Relief Fund (ARPMR), was created in 2010 with the passage of the Save Our Neighborhoods Act by the Illinois General Assembly. Under this program, monies appropriated from the ARPMR (foreclosure filing fees) are used by IHDA, the administrator of these 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 per applicant can be awarded to municipalities and counties based on established ranking criteria. By statute, allocations will be distributed as follows:

1. 25% to the City of Chicago;
2. 30% to Cook County and municipalities in Cook County other than the City of Chicago;
3. 30% to the Collar Counties (DuPage, Kane, Lake, McHenry, and Will) and municipalities within those counties; and

4. 15% to other areas of the State.

For APP Round 1, \$6.6 million was disbursed to assist 2,484 abandoned properties across the state. Fifty-two grantees participated in this first round which ended in July 2016. In fall 2016, an open application round was held and 88 applications were received. A total of 67 applications were recommended to and approved by the IHDA Board for \$9.5 million in grant funding. In 2017, \$850,681 was disbursed for work on 330 unduplicated properties. Total disbursement for this round is expected to be completed sometime in 2018, with the remaining \$8.75 million going towards work on 3,379 unduplicated properties.

Abandoned Properties Program Recipients and Grant Amounts, CY 2017		
Applicant Name	Statute Area	Award Amount
City of Chicago	City of Chicago	\$3,600,000
Balance of City of Chicago		\$3,600,000
City of Aurora	Collar Counties	\$250,000
City of Elgin	Collar Counties	\$75,000
City of Joliet	Collar Counties	\$250,000
City of Waukegan	Collar Counties	\$250,000
DuPage County	Collar Counties	\$250,000
Kane County	Collar Counties	\$250,000
DuPage County	Collar Counties	\$250,000
McHenry County	Collar Counties	\$75,000
South Suburban Land Bank and Development Authority	Collar Counties	\$75,600
Village of Beach Park	Collar Counties	\$75,000
Village of Bensenville	Collar Counties	\$75,000
Village of Burlington	Collar Counties	\$35,000
Village of Glendale Heights	Collar Counties	\$75,000
Village of Grayslake	Collar Counties	\$50,731
Village of Park Forest	Collar Counties	\$118,200
Village of Round Lake Beach	Collar Counties	\$75,000
Will County Illinois	Collar Counties	\$150,000
Balance of Collar Counties		\$2,003,200
Cook County Land Bank Authority	Cook County	\$250,000
City of Blue Island	Cook County	\$135,000
City of Calumet City	Cook County	\$75,000
City of Chicago Heights	Cook County	\$249,495
City of Evanston	Cook County	\$75,000
City of Markham	Cook County	\$75,000
Cook County DPD	Cook County	\$250,000
Town of Cicero	Cook County	\$250,000
Village Dolton	Cook County	\$75,000
Village of East Hazel Crest	Cook County	\$75,000
Village of Forest View	Cook County	\$27,255
Village of Justice	Cook County	\$75,000
Village of Maywood	Cook County	\$75,000
Village of Richton Park	Cook County	\$73,000
Village of Summit	Cook County	\$26,145
Balance of Cook County		\$1,452,695
City of Bloomington	Other Areas of State	\$75,000.00
Village of Machesney Park	Other Areas of State	\$87,500.00
City of Peoria	Other Areas of State	\$150,000.00
City of Champaign	Other Areas of State	\$74,500.00
St. Clair County	Other Areas of State	\$125,000
City of Freeport	Other Areas of State	\$71,000
City of Danville	Other Areas of State	\$71,000
City of Sterling	Other Areas of State	\$71,000
City of Urbana	Other Areas of State	\$71,000
City of Moline	Other Areas of State	\$71,000
City of Rockford	Other Areas of State	\$125,000
City of Quincy	Other Areas of State	\$71,000

Abandoned Properties Program Recipients and Grant Amounts, CY 2017, Continued		
City of Rock Falls	Other Areas of State	\$71,000
City of Sesser	Other Areas of State	\$40,000
City of Savanna	Other Areas of State	\$50,000
City of Kankakee	Other Areas of State	\$71,000
City of Galesburg	Other Areas of State	\$40,000
City of Streator	Other Areas of State	\$60,000
City of Centralia	Other Areas of State	\$50,000
City of Springfield	Other Areas of State	\$100,000
City of Monmouth	Other Areas of State	\$25,000
Mason County	Other Areas of State	\$25,000
City of East Saint Louis	Other Areas of State	\$100,000
City of Barry	Other Areas of State	\$0.00
City of Mount Carroll	Other Areas of State	\$30,000
Village of Bluford	Other Areas of State	\$30,000
City of Marseilles	Other Areas of State	\$40,000
City of Shelbyville	Other Areas of State	\$20,000
Williamson County	Other Areas of State	\$20,000
City of La Salle	Other Areas of State	\$40,000
City of Girard	Other Areas of State	\$40,000
Village of Peoria Heights	Other Areas of State	\$40,000
Rock Island County	Other Areas of State	\$40,000
City of Herrin	Other Areas of State	\$20,000
City of Metropolis	Other Areas of State	\$20,000
Vermilion County	Other Areas of State	\$40,000
McLean County	Other Areas of State	\$40,000
City of Watseka	Other Areas of State	\$20,000
Balance of Other Areas of State		\$2,135,000
Total Balance		\$9,542,065

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 utilizes 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 residential real property acquisition, demolition, greening, and eventual reuse or redevelopment. BRP complements the State-funded Abandoned Property 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.

Two BRP rounds were active in 2016, Rounds 1 and 2. For Round 1, the allocation totaled \$5.39 million among 15 recipients. As of December 2016, \$1.9 million was disbursed to assist 68 blighted properties. For the second round, \$10.54 million was allocated among 15 recipients. No new award Rounds were made under BRP in 2017, however, 52 loans were disbursed from Rounds 1 and 2, totally \$1.6 million. Payouts under Round 1 will be completed in CY 2018, disbursing approximately \$1.1 million towards 39 properties. Round 2 is also expected to be completed in CY 2018, disbursing a total of approximately \$7.47 million towards 219 properties. While no new rounds were awarded in 2017, the 2016 BRP award rounds are listed in the table below.

Blight Reduction Program - Round 1, CY 2016				
Applicant	County	Not-for-Profit Partner	Awarded Property	Total Award
Aurora	Kane	Fox Valley Habitat for Humanity	8	\$280,000
Chicago Heights	Cook	Cook County Land Bank Authority	12	\$420,000
Cook County Land Bank Authority - Englewood	Cook	Greater Englewood CDC	8	\$280,000
Cook County Land Bank Authority - Woodlawn	Cook	Sunshine Gospel Ministries	8	\$280,000
Freeport	Stephenson	NW HomeStart, Inc.	15	\$525,000
Joliet	Will	South Suburban Land Bank and Development Authority	8	\$280,000
Moline	Rock Island	Moline Community Development Corporation	8	\$280,000
Ottawa	LaSalle	Starved Rock Homes Development Corp	8	\$280,000
Park Forest	Cook	South Suburban Land Bank and Development Authority	10	\$350,000
Riverdale	Cook	Cook County Land Bank Authority	8	\$280,000
Rock Island	Rock Island	Rock Island Economic Growth Corporation (GROWTH)	15	\$525,000
Springfield	Sangamon	The Springfield Project; Enos Park Neighborhood Improvement Association	8	\$280,000
Sterling	Whiteside	Rock Island Economic Growth Corporation (GROWTH)	13	\$455,000
Urbana	Champaign	Habitat for Humanity of Champaign County	15	\$525,000
Winnebago County	Winnebago	Comprehensive Community Solutions, Inc.	10	\$350,000
TOTAL			154	\$5,390,000

Blight Reduction Program - Round 2, CY 2016				
Applicant	County	Not-for-Profit Partner	Awarded Properties	Total Award
Aurora	Kane	Joseph Corporation of IL; Northern Lights Development Corp.	15	\$525,000
Centralia	Marion	BCMW Community Services, Inc.	19	\$665,000
Chicago Heights	Cook	Cook County Land Bank Authority	15	\$525,000
Cook County Land Bank Authority - Englewood	Cook	Greater Englewood CDC	15	\$525,000
Danville	Vermilion	Habitat for Humanity Danville	18	\$630,000
Evanston	Cook	Community Partners for Affordable Housing	13	\$455,000
Freeport	Stephenson	Northwestern IL Community Action Agency	15	\$525,000
Joliet	Will	South Suburban Land Bank and Development Authority	28	\$980,000
Macomb	McDonough	Western IL Regional Council Community Action Agency	30	\$1,050,000
Park Forest	Cook	South Suburban Land Bank and Development Authority	23	\$805,000
Peoria	Peoria	Peoria Citizens Committee for Economic Opportunity (PCCEO)	22	\$770,000
Rockford	Winnebago	Rockford Corridor Improvement, Inc.	34	\$1,190,000
Round Lake Beach	Lake	The Fuller Center for Housing - Hero Project Lake County	15	\$525,000
Springfield	Sangamon	Nehemiah Expansion	15	\$525,000
Winnebago County	Winnebago	Comprehensive Community Solutions, Inc.	24	\$840,000
TOTAL			301	\$10,535,000

Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network)

The Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network) were established as the result of funding provided through a national foreclosure settlement secured by the Illinois' Attorney General, in conjunction with other state attorneys general, the U.S. Department of Justice and the U.S. Department of Housing and Urban Development, with the nation's largest banks. These resources were formulated to provide access to funding and technical assistance for the creation and operation of land banks to communities in Illinois outside the Chicago metropolitan area. The funding is administered through the Illinois Attorney General's Office.

Land Bank Capacity Program Eligible Grant Activities include the following:

- Develop and submit to the applicable governing body documentation sufficient to form a land bank
- Off-set related legal expenses and holding costs in connection with on-going land bank creation, maintenance and other activities provided such fees are reasonable
- Fund reasonable start-up costs (including staffing and legal fees for land bank creation), and initial acquisitions of 1-6 unit residential properties (including manufactured homes taxed as real property with a permanent foundation and no hitch or wheels). Property acquisition costs may include:
 - Purchase price
 - Lien extinguishment (excepting property taxes, which are not eligible)
 - Legal costs
 - Title, recording, and transfer fees
 - Demolition costs
 - Costs of lot treatment and greening
 - Redevelopment and disposition of vacant and abandoned properties in order to return them to affordable housing and other productive use

TA Network Eligible Grant Activities include the following:

- Providing individualized planning, real estate and other assistance
- Conducting webinars for Downstate communities looking to form land banks/access community
- revitalization tools for programs available via IHDA or others
- Creating, updating, and/or disseminating video tutorials to be made available via IHDA's website, or otherwise made available to Recipients of TA Network funds
- Creating, updating, and/or disseminating print media packages regarding land banks

Both the LBCP and TA Network will assist communities by providing grant funds to help empower local and regional revitalization efforts by increasing planning and land banking capacity. The initial request for applications for LBCP and TA Network was released in November 2017, and the initial award determinations are expected to be made in the first quarter of CY 2018. Applications will continued to be accepted until Program funds are exhausted.

Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network) Current Funding Rounds				
Funding Round	Time Period	Money Awarded	Number of Awards	Land Banks Created or Assisted
Round 1	June 2018 – TBD	\$1.8M (Expected)	TBD	TBD
2018 Projection	Applications and award determinations under Round 1 are expected to begin in CY 2018. Number of awards and award amounts are yet to be determined.			

Land Banking

A number of Illinois Housing Task Force members have been involved in the creation and initial planning for two land banks in the Chicago metropolitan area: the Cook County Land Bank Authority (CCLBA), and the South Suburban Land Bank and Development Authority (SSLBDA). 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 affordability deed restrictions attached, and proceeds earned are recycled to continue the process.

In 2013, the CCLBA utilized \$6 million awarded from the AG National Foreclosure Settlement Program to support its community revitalization efforts in the start-up of its land bank. These funds also supported the already existing South Suburban Land Bank, which was formed in 2012 through an intergovernmental agreement passed by the Village of Park Forest, City of Oak Forest and City of Blue Island, and made possible by a HUD Sustainable Communities Grant awarded to the South Suburban Mayors and Managers Association (SSMA) in 2011. SSMA helped establish and provide technical assistance for the SSLBDA.

Since 2013, both land banks have partnered with IHDA, utilizing funds awarded from the Abandoned Properties Program and Blight Reduction Program, to assist in securing, maintaining or demolishing properties. Both the Cook County Land Bank Authority, and South Suburban Land Bank and Development Authority continue to partner with several municipalities to coordinate rebuilding efforts. The CCLBA has mostly targeted neighborhoods in Chicago's South and West Side, while SSLBDA has targeted South Suburban municipalities.

Below are the core business activities for the CCLBA in CY2017.

CCLBA 2017 Core Business Activities (December 1, 2016 - November 30, 2017)					
	Prospects	In Progress	Completed	2017 Goals	% Goal
Acquisition	16,495	659	355	500	71%
Disposition	679	46	182	300	61%
Demolition	623	35	18	50	36%
Rehab	400	211	139	140	99%
Cumulative Core Business Outcomes (as of 11/30/17)					
Core Business			Completed	2016 Goals	% Goal
Community Wealth Created			\$17,728,235	\$15,000,000	118%
Incremental Tax Benefit			n/a	\$5,000,000	---
Scavenger Sale - County Redemptions			\$2,484,049	270	---
Cumulative Core Business Activities (as of 11/30/17)					
Activity	Total Units		Activity	Total Units	
Acquisition	734 units		Demolition	66 units	
Disposition	425 units		Rehab	214 units	
Inventory	309 units		Reoccupied	150 units	

Homebuyer Programs

@Homellinois

IHDA launched @Homellinois in March 2015. The program targets first-time homebuyers and repeat buyers. @Homellinois offers buyers \$5,000 in down payment assistance (DPA) with a 30-year fixed rate mortgage. @Homellinois has the added benefit of also making available a Mortgage Credit Certificate (MCC), which may help reduce tax liability for the homebuyer. IHDA provided \$3.14 million of DPA through @Homellinois to assist 634 households to obtain 1st mortgages totaling \$66.69 million in CY 2017. 104 of the aforementioned 634 households took advantage of a MCC. IHDA closed the @Homellinois Program February 2018.

@Homellinois Program - CY 2017					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Adams	13	\$1,194,651	Macoupin	4	235,251
Bond	1	33,529	Madison	52	4,448,848
Boone	1	131,869	Marshall	3	201,588
Bureau	1	62,230	Mason	3	184,482
Champaign	11	1,198,649	McHenry	2	290,797
Clinton	2	153,227	McLean	19	2,227,247
Coles	1	20,309	Mercer	2	203,707
Cook	18	2,871,245	Monroe	1	109,322
De Witt	1	84,390	Montgomery	1	115,212
DeKalb	3	335,678	Moultrie	1	54,900
Douglas	2	209,644	Ogle	9	958,471
DuPage	70	10,002,495	Peoria	32	2,220,630
Fayette	1	94,423	Piatt	1	114,000
Ford	1	119,845	Rock Island	41	3,303,991
Franklin	2	300,589	Saline	7	522,768
Grundy	7	885,8823	Sangamon	36	2,801,713
Hardin	1	68,867	Shelby	1	73,468
Henry	4	284,718	St. Clair	2	134,610
Iroquois	1	86,248	Stephenson	9	727,810
Jackson	1	107,336	Tazewell	32	2,420,652
Jefferson	10	663,113	Vermilion	12	729,089
Jersey	2	163,713	Washington	1	107,559
Kane	5	658,936	Wayne	1	25,700
Kankakee	8	873,360	White	1	47,171
Kendall	37	5,718,648	Whiteside	1	80,343
Knox	1	62,361	Will	5	651,412
La Salle	16	2,121,463	Williamson	3	252,973
Lake	84	10,749,917	Winnebago	11	999,909
Livingston	3	315,823	Woodford	5	603,191
Logan	1	56,573	Total	634	\$66,685,779
Macon	27	2,109,237			

Mortgage Credit Certificate Program - CY 2017					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Boone	1	\$132,055	Macoupin	2	137,357
Champaign	6	\$689,973	Madison	7	568,326
Cook	2	\$332,003	McLean	8	984,713
DuPage	12	\$1,876,850	Mercer	1	100,757
Franklin	1	121,250	Ogle	2	185,155
Grundy	3	402,225	Peoria	1	71,771
Henry	1	80,995	Rock Island	3	285,475
Jefferson	8	521,797	Saline	1	84,242
Jersey	1	73,595	Sangamon	1	60,190
Kane	2	275,473	Shelby	1	73,468
Kankakee	1	75,803	Tazewell	6	490,493
Kendall	8	1,303,688	Vermilion	3	249,826
La Salle	3	430,648	Warren	1	72,900
Lake	11	1,481,418	Woodford	3	431,530
Livingston	2	223,729	Total	104	\$11,989,622
Macon	2	171,917			

1st Homellinois

IHDA launched the 1st Homellinois loan program in August 2015. The U.S. Treasury approved IHDA to utilize its Hardest Hit Fund (HHF) resources to assist qualified homebuyers in the following ten targeted counties hit hard by the foreclosure crisis: Boone, Cook, DeKalb, Fulton, Kane, Marion, McHenry, St. Clair, Will, and Winnebago. IHDA targeted these counties as they are above the state average in distressed housing market indicators such as delinquency rates, negative equity and foreclosure rates. IHDA provided \$36.195 million of DPA through 1st Homellinois to assist 4,826 households to obtain 1st mortgages totaling \$619.74 million in CY 2017.

1st Homellinois Program- CY 2017		
County	Households Assisted	Volume
Boone	78	\$8,048,111
Cook	2,330	331,705,023
DeKalb	113	13,210,237
Fulton	40	2,931,299
Kane	408	57,926,485
McHenry	29	1,740,676
Marion	327	43,941,451
St. Clair	220	19,562,949
Will	553	79,051,433
Winnebago	728	61,626,020
Total	4826	\$619,743,686

I-Refi

IHDA launched the I-Refi program in August 2016. The program is designed to help homeowners who have been current on their mortgage payments for at least twelve months and are at least 110% underwater on their current mortgage. I-Refi offers up to \$50,000 in federal assistance, funded through HHF, to buy down a mortgage and refinance into an affordable 30-year fixed rate 1st mortgage. Borrowers who have previously utilized HHF may be eligible for an additional \$35,000 for a total of \$85,000. IHDA provided \$11,723,404 of assistance through the I-Refi program to assist 316 households to refinance 1st mortgages totaling \$32.23 million in CY 2017.

I-Refi Program - CY 2017		
County	Households Assisted	Assistance Amount
Boone	7	\$732,642
Cook	153	16,362,079
DeKalb	1	93,100
DuPage	19	2,361,781
Grundys	1	77,680
Kane	14	2,298,962
Kendall	8	822,782
Lake	27	2,995,784
Livingston	1	47,975
McHenry	6	811,324
St. Clair	1	54,555
Stephenson	1	51,300
Will	18	1,859,859
Winnebago	59	3,660,579
Total	316	\$32,230,402

USDA Rural Development 502 Loan Program

USDA Rural Development Section 502 direct loans are primarily used to help low-income individuals or households purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage service connections. Borrowers generally must meet low to moderate-income eligibility requirements.

USDA Rural Development also offers Section 502 loan guarantees through local participating lenders, which have been used very successfully in conjunction with IHDA's aforementioned loan products. Applicants for loans may have an income of up to 115% of the median income for the area. Families must be without adequate housing, but be able to afford the mortgage payments, including taxes and insurance, with reliable credit histories.

In 2017, the USDA Rural Development committed \$18.9 million towards its rural homeownership direct loans, which provided 256 direct loans to very low- and low-income rural families. The USDA Rural Development committed \$343.5 million towards guaranteed rural housing loans which assisted 3,515 low- and moderate-income rural families. The latter program has worked very successfully with IHDA's Home Ownership programs.

Habitat for Humanity - Community Impact Fund

The Illinois Housing Development Authority (IHDA) established a partnership with Habitat for Humanity of Illinois (HFH) in 2014 to facilitate homeownership opportunities for low- and very low-income families throughout the state. HFH sub-grants IHDA funding through an application to its statewide affiliates.

Funded through the Illinois Affordable Housing Trust Fund, the program provides 2nd mortgage forgivable loans to low income households for the purposes of home acquisition, construction and/or rehabilitation. 1st mortgage financing is provided through Habitat for Humanity and/or other conventional lenders. Households at or below 80% AMI are eligible to receive \$15,000 and households at or below 50% AMI are eligible to receive \$20,000. Assistance is provided as a 5-year forgivable loan.

In 2017, HFH completed its second funding round and approved a third funding round in which 1 award totaling \$1 million was made. In 2017, 43 loans were disbursed totaling \$770,000. In 2018, Round 3 is expected to be 90% completed, disbursing approximately \$837 thousand towards 40 loans.

Habitat for Humanity: Community Impact Fund (HFH) Completed, Current, and Planned Funding Rounds				
Funding Round	Time Period	Money Awarded	Number of Awards	Homeowners Assisted
Round 1	August 2014 - August 2016	\$750K	1	58
Round 2	October 2016 – October 2018	\$1M	1	52

Home Repair Programs

Single Family Rehabilitation Program

Funded by the Illinois Affordable Housing Trust Fund, IHDA's Single Family Rehabilitation Program (SFR) provides assistance to low-income and very low-income homeowners for the purpose of repairing their homes and removing health and safety hazards by replacing costly maintenance items. SFR grants awards to units of local government and non-profit agencies, which work to reserve and oversee forgivable loans for individual households within their community. Households receiving loans must be at or below 80% of the area median income (AMI), and are eligible to receive up to \$45,000 in assistance.

IHDA held an application funding round in October 2016, and a total of 28 applications were received for a combined request of \$14.7 million. Twenty one recommended participants were presented for approval to the IHDA Board in February 2017. An allocation of \$6 million was made available in 2017 to units of local government and community based organizations in eligible units in non-profits. In 2017, 31 loans were disbursed totaling \$936,755.

While subsequent application rounds for SFR funds will be made available 2018, no additional rounds were made available in 2017. SFR Non-CDBG entitlement communities throughout Illinois compete for available funding. Ineligible areas include: Aurora, Chicago, Decatur, Evanston, Rockford, Springfield, McHenry County, the Consortia of Cook County, DuPage County, Lake County, Kane County, Madison County, St. Clair County, Urbana, St. Clair County, and Will County.

Single Family Rehabilitation Program - Grantees and Recommended Award Amounts, CY 2017	
Agency Name	Recommended Grant Amount
BCMW Community Services	\$330,750
City of Bloomington	\$236,250
City of Galesburg	\$378,000
City of Herrin	\$264,600
City of Kankakee	\$236,250
City of Mount Olive	\$340,200
City of Mount Vernon	\$236,250
City of Quincy	\$210,525
City of South Beloit	\$294,735
City of Sesser	\$236,250
City of West Frankfort	\$236,250
Coles County Regional Planning & Development Commission	\$236,250
Williamson County	\$220,500
Community Contacts, Inc.	\$378,000
City of Moline	\$236,250
Northwestern Illinois Community Action Agency	\$330,750
Project NOW, Inc.	\$330,750
Rock Island Economic Growth Corporation d/b/a Economic Growth Corporation	\$330,750
Village of Machesney Park	\$361,200
Wabash Area Development, Inc.	\$252,000
Western Egyptian Economic Opportunity Council, Inc.	\$323,400
Total	\$5,999,910

Chicago Rehabilitation Network Technical Assistance Grant

Administered by IHDA's Community Affairs Department through the Illinois Affordable Housing Trust Fund, the 2017 Technical Assistance Grant awarded \$225,000 to the Chicago Rehabilitation Network to help expand the capacity building, public policy, and civic engagement work that provides a comprehensive approach to strengthening the affordable housing industry. This TA Grant helps increase training, outreach, and marketing to ensure full utilization of State and federal housing funds to benefit households and communities throughout the state.

Community Development Block Grant Housing Rehabilitation Program

Administered by Department of Commerce and Economic Opportunity (DCEO), the Community Development Block Grant Housing Rehabilitation Program (formerly known as the Community Development Assistance Program - CDAP) assists eligible local governments in financially assisting income-eligible homeowners (for non-entitlement areas of the state) in making necessary repairs and improvements to their homes in order to eliminate health and safety problems, correct building code violations, and to preserve the long-term integrity of the units. Housing rehabilitation work is completed by local contractors who have been selected by competitive bid and who meet all insurance requirements. In 2017, DCEO utilized \$7,227,903 in CDBG Housing Rehabilitation funds to assist 156 low-income homes.

Rental Housing Development and Rental Assistance

IHDA operates a number of rental housing programs, which promote the development and preservation of affordable housing.

Low Income Housing Tax Credit (LIHTC) Program

The LIHTC Program is a federal tax credit used to finance the development or redevelopment of affordable rental housing for low-income households (at 60 percent area median income or below). The Internal Revenue Service allocates federal tax credits to State HFAs, which then award the credits to eligible affordable housing developments who use the equity generated from the sale of the tax credits to lower the debt burden. Units must maintain affordable rents for at least 30 years.

There are two types of low-income housing tax credits: 9 percent tax credits, and 4 percent tax credits. Nine percent tax credits (known as the competitive tax credit) are allocated to the State based on an IRS funding formula, and can subsidize up to 70 percent of the eligible development costs for new construction and substantial rehabilitation of housing projects that are not otherwise subsidized by the federal government. Four percent tax credits are generated through issuance of tax-exempt private activity bonds and can be used for acquisitions/rehabilitation projects and when 50 percent or more of a project's eligible cost are financed with tax-exempt private activity bonds.

The 2018-2019 Qualified Allocation Plan (QAP), which explains how the State plans to distribute its Low Income Housing Tax Credits was finalized and submitted to the Governor in October 2017 for approval. Applications for both 9 percent and 4 percent tax credits must meet the mandatory requirements of the QAP. Applications for 9 percent tax credits are subject to a competitive process and receive points based on the scoring section of the QAP.

The 2018-2019 QAP again includes Community Revitalization Strategies scoring criteria, which aims at preserving existing affordable housing in distressed community areas where there is an active redevelopment effort ongoing, allowing for the greatest amount of choice for low-income households to access quality housing. The Community Revitalization scoring is intended to incentivize local planning efforts, which are likely to lead to access to employment, healthcare and supportive services, community amenities such as parks and retail locations, transportation and the improvement of quality housing stock. Nine percent tax credits applications can earn up to ten points for establishing Community Revitalization Strategies.

The 2018-2019 QAP also includes an Affordability Risk Index tool. The Affordability Risk Index tool provides a point-based incentive in the QAP for developers to preserve affordability in areas that are gentrifying and becoming less affordable at a faster rate. The Affordability Risk Index tool is a Census Tract-based tool. Census Tracts where affordability loss risk is greatest receive the highest points in this index. Nine percent tax credits applications meeting the Affordability Risk Index can earn up to five points.

Both 4 percent- and 9 percent tax credit applications must first be approved through a Preliminary Project Assessment (PPA), which provides basic information such as project concept and design, location and proposed tenant population. In 2017, the Authority awarded 30,670,801 in 9 percent and 106,118,085 in 4 percent Low Income Housing Tax Credits. Below are 2018 LIHTC Program application deadlines.

2018 LIHTC Program Application Deadlines	
9% LIHTC Program Timeline	
2018 PPA Round	01/2/2018
2018 LIHTC Application	03/02/2018
4% LIHTC Program Timeline	
PPA	90 days prior to 4% determination request
4% Tax Credit Application	Accepted any time

HOME/Affordable Housing Trust Fund (AHTF)

Since 2016, IHDA has been designated by HUD as a direct Participating Jurisdiction, which gives IHDA the ability to directly draw down HOME funds for approved applications by HUD.

Per the HOME federal authorizing statute, 15 percent of each grantee's annual allocation must be obligated/expended on Community Housing Development Organizations (CHDOs), a specific type of non-profit entity defined by HUD rules. CHDO funds can only be used to fund single-family acquisition/rehab/resale programs and rental housing development. IHDA plans to continue to concentrate CHDO funding on the latter types of projects.

Funding for the HOME Program at the federal level has been cut drastically, reducing the funds IHDA receives on an annual basis by over 40%. Despite the reduction in available funding, IHDA has continued to receive a significant number of requests for HOME financing and currently has a sizeable pipeline of multifamily projects. IHDA's 2017 HOME allocation was \$20,780,841. IHDA only funds multi-family projects with HOME funds. The estimated multi-family committed funding amount for the Affordable Housing Trust Fund in 2018 was \$32,184,456.

Similarly, demand for the State-funded Affordable Housing Trust Fund (AHTF) financing also regularly exceeds its availability in Illinois. Multi-family projects proposing to use Trust Fund dollars will be prioritized on those projects receiving funding from other sources, as well as those projects, which are ready to proceed. As such, IHDA has established the following maximum request for multi-family applications requesting HOME and AHTF resources:

- City of Chicago, Chicago Metro and Other Metro Set-Asides: Projects may apply for up to 15% of total development cost.
- Non-Metro Set-Asides: Projects may apply for up to 25% of total development cost.

IHDA's 2017 total Affordable Housing Trust Fund allocation, including non-multi-family funding, was \$39,409,366.

IHDA/HUD – Risk Share Mortgage with U.S. Treasury Investment (FFB) Mortgage

In June 2014, the U.S. Treasury announced a new partnership with the U.S. Department of Housing and Urban Development. Under this new partnership, the Federal Financing Bank (FFB) provides financing for multi-family loans insured under FHA's Risk Sharing Program. The Risk Sharing Program, pursuant to Section 542 of the Housing and Community Development Act of 1992, allows IHDA to originate affordable housing mortgage loans and share the risk with HUD via FHA mortgage insurance on the loan. The goal is to expand access to FHA mortgage insurance and manage additional risk taken on by the Federal government. For each Risk Sharing loan, HUD and IHDA split the mortgage insurance premium based on the percentage of risk that each party assumes.

These loans support the development and preservation of affordable rental housing and will allow housing finance agencies (HFAs) like IHDA to have more access to the capital needed to maintain affordable multifamily developments. This partnership significantly lowers interest rates compared to the cost of tax-exempt bonds under current market conditions.

In July 2015, the IHDA Board authorized the Authority's participation in the Federal Financing Bank (FFB) Risk Sharing Initiative. As a result of this partnership, IHDA is able to provide capital at reduced rates otherwise unavailable in the current market. In 2017, \$8,522,295 in FFB funds were Board approved for multifamily projects. When utilized alongside taxable first position mortgages, FFB can greatly assisted IHDA's efforts to preserve affordable housing.

Affordable Advantage Mortgage

Affordable Advantage provides permanent first mortgage financing up to \$10 million for new construction, refinance or acquisition/minimal rehabilitation. In 2017, there were no projects that utilized Affordable Advantage Mortgage. The projected volume for this program in 2018 is \$10 million. Loans over \$3 million will include FHA Risk Share. IHDA will determine whether or not FHA Risk Share will be required on loans under \$3 million.

Credit Advantage Mortgage

Credit Advantage provides construction and permanent mortgage loan financing for Low Income Housing Tax Credit (LIHTC) projects awarded by IHDA or the City of Chicago. The maximum loan amount is \$10 million. The projected volume for this program in 2018 is \$50 million. Loans over \$3 million will include FHA Risk Share. IHDA will determine whether or not FHA Risk Share will be required on loans under \$3 million. In 2017, Credit

Advantage provided \$65,430,760 for affordable projects. The projected volume for this program in 2018 is \$50 million.

One-Stop PLUS

One Stop PLUS is a new 4% bond structure, which provides a short-term, interest-only tax-exempt loan arranged by IHDA along with a permanent, taxable IHDA Federal Financing Bank (FFB) Mortgage with up to a 35-year fully amortizing loan term. The first mortgage is fully funded at closing and used to collateralize the short-term tax-exempt loan. Full principal and interest payments begin at the initial closing and continue throughout the construction and permanent periods for the FFB First Mortgage. Certain conditions have to be met in order for the first mortgage to be insured under the FFB program, including a maximum rehabilitation limit of \$40,500 per unit and only one major building system replacement allowed.

National Housing Trust Fund

The National Housing Trust Fund (NHTF) was authorized under the Housing and Economic Recovery Act of 2008, with its major purpose being to increase and preserve rental housing and homeownership opportunities for extremely low income (30% AMI or less) and very low income (50% AMI or less) households. NHTF was established as a permanent federal program, with dedicated sources of funding coming from a percentage of after-tax profits from the Government Sponsored Enterprises (GSEs) Fannie Mae and Freddie Mac, which are not subject to the appropriations process. Unfortunately, in September 2008, both Fannie Mae and Freddie Mac were taken over by the Federal Housing Finance Agency (FHFA) when they experienced financial troubles due to the foreclosure crisis. As a result, contributions to the NHTF were suspended for the time period from when they were under federal receivership until 2015.

State housing agencies are the only direct grantees under the program. Under HUD rules, each State is required to prepare an annual Allocation Plan describing how it will distribute NHTF resources based on its priority housing needs as is identified in the State's Consolidated Plan, (ConPlan). States must use at least 80% of all funds (or 90% of program funds) for rental housing/renters. IHDA may use up to 10% of remaining program funds for homeownership assistance. IHDA has decided to use 90% of all funds (100% of all program funds) for rental housing. There is also an allowance to use up to 10% of all funds for general administration and planning costs. IHDA uses said funds for this purpose.

In years when the national funding level falls below \$1 billion, 100% of program funds must be used to benefit extremely low-income households, defined as 30% of area median income or less. That was the case with both 2016 and 2017. Under its 2016 allocation, IHDA received \$4,310,055. HUD did not approve this grant until late fall of 2016. The first NHTF-funded project was Pearl Street Apartments, a 25-unit permanent supportive housing project located in McHenry, which utilized all of the 2016 funding. Under the 2017 allocation, IHDA received \$7,163,487, and just received that HUD grant agreement in early December of 2017.

Rental Housing Support (RHS) Program

The Rental Housing Support (RHS) Program was created in July 2005 to provide rental assistance by subsidizing rental housing units. It is a unit-based program targeting households who are at- or below 30 percent of the area median income. 50 percent of the resources are available for extremely low-income households who are at or below 15 percent of their area median income. IHDA administers the program overall, but contracts with Local Administering Agencies (LAAs) around the state who manage the program in their communities, including finding and screening tenants.

The Rental Housing Support Program receives its funding from a \$10 charge on real estate document recording fees collected at the county level, with one dollar of the fee retained by the county. In May 2015, the Illinois Supreme Court overturned a 2011 court ruling that found the \$10 fee collected by the counties unconstitutional. Plaintiffs filed a class action lawsuit in the Circuit Court of Lake County challenging the \$10 charge as unconstitutional, arguing it violated the Illinois Constitution's uniformity, due process and equal protection clauses. During the lawsuit, the fee charge was still collected and submitted to the Illinois Department of Revenue (DOR). However, IHDA was unable to access funds received at DOR after September 11, 2013. With the lawsuit officially over, the hold on the funds was released; however, they cannot be officially drawn down or

accessed until an appropriation is passed by the Illinois General Assembly. As part of their 2016 Omnibus Spending Bill (P.A. 99-0524), the General Assembly did appropriate RHS money to IHDA.

Once drawn, the available funds will be utilized to support the addition of new Long Term Operating Support (LTOS) Program units. The LTOS program is part of the Rental Housing Support Program intended for affordable housing developments. The goal of the LTOS program is to increase the supply of affordable housing to households earning at or less than 30 percent of area median income by providing a long-term, unit-based rent subsidy. IHDA committed \$9,618,970 to the RHS program in 2017 and an additional \$9,023,221 to new LTOS projects. We anticipate committing \$9,750,542 to the RHS program in 2018. Please see *Focus Area #2: Supportive Housing*, for further details on the RHSP – Long Term Operating Support part of this program. Listed below are the local administering agencies who currently work with the RHS Program and the areas they cover.

Local Administering Agencies (LAAs)		
Agency Name	Service Area	2017 Funding
Affordable Housing Corporation of	Lake County	N/A
CEDA	Suburban Cook County	\$1,412,121
DuPage Housing Authority	DuPage County (excluding Aurora)	\$632,173
Housing Authority of Henry County	Henry, Bureau, and Stark County	\$259,208
Housing Choice Partners	Suburban Cook County	\$964,065
Illinois Association of Community Action Agencies	Henry, Mercer, Rock Island, Boone, Winnebago, Adams, Brown, Pike, Schuyler, Edwards, Gallatin, Hamilton, Saline, Wabash, Wayne, White, Bond, Clinton, Marion, Washington, Clay, Effingham, Fayette, Shelby, Moultrie, Christian, Montgomery, Franklin, Williams, Jefferson, Clark, Coles, Crawford, Cumberland, Douglas, Edgar, Jasper, Lawrence, Richland, Bureau, Carroll, LaSalle, Lee, Marshall, Ogle	\$1,715,414
Kankakee County Housing Authority	Kankakee and Will County	\$255,659
Kendall Housing Authority (handled by DuPage Housing) Authority)	Kendall, Grundy County (excluding Aurora and Joliet)	\$470,979
Lazarus House	Kane County	\$630,338
Madison County Community	Madison County	N/A
McHenry County Housing Authority	McHenry County	\$621,160
Rock Island Housing Authority	City of Rock Island	N/A
Springfield Housing Authority	City of Springfield	\$299,629
St Clair County IGD	St Clair County	\$721,050
Winnebago County Housing Authority	Jo Daviess, Ogle, Winnebago and Boone Counties	\$1,637,174
Long Term Operating Support (LTOS)		
Agency Name	Service Area	2017 Funding
South Side of Concern	City of Peoria	\$1,646,887
Phoenix Project	City of Marion	\$977,839
Trinity Park Vista	City of Northlake	\$2,975,436
Fulton Commons	Whiteside County	\$580,229
New Moms Oak Park	City of Oak Park	\$638,335
Evanston PSH	City of Evanston	\$650,993
Arboretum West	Williamson County	\$485,599
Church Street Apartments	Monroe County	\$1,067,903

Housing and Economic Development

LIHTC Community Revitalization Plans

IHDA reviews Community Revitalization Strategies to explore how affordable housing can become incorporated in the overall economic development efforts in high-poverty and/or rural areas. Since 2012, when IHDA began using Preliminary Project Assessments (PPAs) as a way to pre-review site and market concerns, IHDA has been able to draw out specific data on the markets. IHDA uses these data to examine concentrations of poverty and affordable housing and our policy allows us to look beyond the data to determine whether IHDA investment in less than ideal markets can help increase access to living wage jobs, education, services, and transit for low-income residents, rather than continuing to isolate low-income residents in low-opportunity areas. Detailed Community Revitalization Plans are an integral part of this process and help IHDA find opportunities outside of opportunity areas. As such, IHDA provides scoring incentives to developers who contribute to larger revitalization efforts in their community, and the IHDA Community Revitalization Planning Specialists provide technical assistance in this area to developers and communities throughout the state of Illinois, resulting in higher quality applications that fit into a larger vision for the community.

The 2018-2019 Qualified Allocation Plan (QAP), which was finalized in 2017, specifies how IHDA will review, approve, and allocate federal Low Income Housing Tax Credits (LIHTCs). When scoring proposed projects, the QAP provides points to projects meeting certain criteria. Proposed projects that submit locally adopted community revitalization strategy documentation are currently eligible to receive up to ten points (out of a possible 100 points) in the 2018-2019 QAP if they address concentration of affordable housing, promote mixed-income housing, and if they demonstrate a realistic strategy and implementation plan to increase access to living wage employment, health care services, and community amenities. Requirements and scoring criteria are posted on the IHDA website. Over the past three LIHTC funding rounds for which Community Revitalization was a scoring category, IHDA has seen considerable growth in the number of proposed projects submitting planning documentation, increasing from 10 applicants in the first LIHTC round of 2016, to 25 applicants in the 2017 round.

For the purposes of the Low Income Housing Tax Credit, federal and IHDA guidelines require proposed projects to submit Community Revitalization Strategies documentation if the project is located in a Qualified Census Tract (QCT) for the IRS, or a Racially/Ethnically Concentrated Area of Poverty (R/ECAP) for IHDA. QCTs are census tracts, designated by the U.S. Department of Housing and Urban Development (HUD), with a poverty rate of 25% or in which 50% of the households have incomes below 60% of the area median income. Additionally, QCT projects are eligible for up to a 30 percent boost in eligible basis, resulting in a significantly larger credit allocation if approved. R/ECAPs, also designated by HUD, are census tracts that have a non-white population of 50% or more and in which 40% or more of the population lives at or below the federal poverty line.

Developers must submit all Community Revitalization Strategy documentation with their proposed project application in order to be scored in this area. The Revitalization Strategy must be not more than ten years old, including any updates and should address realistic implementation, specific timelines and budgeting. Acceptable planning documents include, but are not limited to, comprehensive plans, land bank authority plans, transit-oriented development plans, inter-jurisdictional plans and other locally designated and approved plans. Additionally, the Revitalization Strategy must include housing policy goals and address economic development and job creation efforts.

Under the 2016-2017 QAP, IHDA saw steady increases in the amount of tax credit applications that submitted community revitalization documentation. IHDA expects this trend to continue under the new 2018-2019 QAP.

Low Income Housing Tax Credit Community Revitalization Plans					
	Full Applications Submitted	Full Applications with Community Revitalization	LIHTC Allocations Awarded	Awardees with Community Revitalization	Awardees that received CRE TA
2016 Round I	29	10	11	3	-
2016 Round II	36	19	12	4	-
2017 Round I	58	25	20	6	3

Focus Area #2: Supportive Housing

This Focus Area aims to 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 section also includes planned actions by category in 2017, as well as an update on housing and health care.

This focus area has become increasingly complex. Besides focusing on persons with disabilities, 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. IHDA has funded housing for special needs populations for a number of years, including people experiencing or at-risk of homelessness, frail elderly, youth aging out of foster care or child-welfare involved youth, veterans, and survivors of domestic violence, re-entry populations, and persons living with HIV/AIDS. IHDA plans to continue to work jointly with other State agencies, housing and services providers and within existing committees and advisory groups to gather information on the population, housing needs and existing housing inventory available for all of these groups. In addition, the Housing Task Force reconvened its Supportive Housing Working Group to update its report from 2008 to fully include all of these special needs populations. This Focus Area also covers in depth the State's major efforts in Healthcare and Human Services Transformation in the chart and narratives included in below.

Transforming Healthcare and Human Services

Transforming Healthcare and Human Services Chart

Major Events in Healthcare and Human Services Transformation Initiatives Related to Olmstead Classes (December 2017)				
Impetus [Lead Agency]	Description	Populations Affected	Geography Affected	Eligible Community - Based Housing
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 institutions and into eligible community-based settings.	Persons with Mental Illnesses (MI), Developmental Disabilities (DD), Physical Disabilities (PD), and the Elderly currently living in Medicaid-funded assisted facilities.	Statewide	Scattered site supportive housing; single site supportive housing; Supportive Living Program (SLP); group homes of four beds or less (e.g., CILAs).
Ligas v. Norwood 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.	Residents living in private Intermediate Care Facilities for the Developmentally Disabled (ICFs-DD) 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	Scattered site supportive housing; single site supportive housing; Community housing of no more than 8 beds. CILAs to be 4 beds or less to qualify for MFP enhanced match.
Williams v. Rauner 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)	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.
Colbert v. Rauner 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 Medicaid-funded Skilled Nursing Facilities (SNFs) in Cook County.	Cook County (only)	Scattered site supportive housing; single site supportive housing; Supportive Living Program (SLP); other appropriate affordable housing.
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	ICFs-DD; CILAs; other affordable housing option.
*In Olmstead v. L.C. (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.				

Major Events in Healthcare and Human Services Transformation Initiatives Related to Olmstead Classes (December 2017)

Impetus [Lead Agency]	Overall Goals	Status/Revised Goals
Money Follows the Person (MFP) [IDHFS]	<p><u>Goals for CY 2017:</u> SMI: 10; DD: 20; PD: 73; Elderly: 20; Colbert: 360; Total of 483 to be transitioned by end of 2017.</p> <p>Note: includes eligible transitions from Colbert, Ligas and facilities closures. DD goals include eligible Ligas & State facilities' transitions that move to a MFP-qualified residential setting (four-bed or smaller CILA). Future Colbert transitions contingent upon cost-neutrality analysis.</p>	<p>3,052 individuals have been transitioned as of 12/31/2017 (SMI: 407, DD: 323, PD: 443, Elderly: 433, Colbert: 1,523).</p> <p>2017 status, non-cumulative: SMI: 16, DD: 8, PD: 21, Elderly: 30, Colbert: 290. There were 365 transitions in 2017, which is 75.6% of its 2017 goal.</p> <p>The MFP program had a deadline for all referrals for the program due by 7/1/2017 and all transitions completed by 12/31/2017. Program funds will be available to follow up with transitioned MFP participants through 2020.</p>
Ligas v. Norwood Consent Decree* [IDHS - DDD]	<p>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).</p>	<p>As of December 1, 2017, 1,710 people living in ICFs/DD have become Class Members and 1,419 of them have initiated waiver services.</p> <p>As of December 1, 2017, there are approximately 5,912 people that have been authorized from the PUNS waiting list and 3,214 of them have initiated waiver services.</p> <p>The Ligas Defense has made initial contact with every class member at this time. State is currently out of compliance so there are ongoing discussions about how to come back into compliance, how transitions will continue after the six-year goal, and how to improve service quality.</p>
Williams v. Rauner Consent Decree* [IDHS - DMH]	<p>Initially evaluate 100% of class (roughly 4,500 persons) within 2 years; reevaluate annually beginning in Year Three. Transition 256 persons Year One (July 2011-June 2012); 640 persons Year Two, 832 persons Year Three, 1,306 Year Four, and 1,706 Year Five (all cumulative).</p>	<p>The State reached and exceeded the Year One goal, transitioning 282; exceeded the Year Two cumulative goal, transitioning 643; exceeded the Year Three cumulative goal, transitioning at least 1,100; exceeded its Year Four cumulative, transitioning 1,312. The program's five-year plan ended June 30, 2016, with a cumulative total of 1,664. As of 6/30/2016, the State had transitioned 369 in Year Five, at 92.3% of its FY16 target number, 400.</p> <p>Transitions have continued as part of the State's continued compliance. As of December 13, 2017, the State continues to transition class members who are eligible and transitioned 107 persons since the beginning of FY18. This is 26.8% of its goal for 400 transitions.</p>

Colbert v. Rauner Consent Decree* [IDHFS]	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 was to transition 1,100 by 11/30/2015 and this goal was met.	<p>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.</p> <p>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 December 31, 2017, the State transitioned 1,926 class members. The State's current implementation plan was published in March 2017.</p>
All of the programs and consent decrees rely on the following housing resources: Low Income Housing Tax Credits; 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; PHA-administered Housing Choice Vouchers; PHA-administered Project-Based Vouchers; and, private housing resources, where appropriate.		

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 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.

MFP is set to finish referrals by July 2017 and all transitions must be completed by 2020. Agencies involved are working towards ways to sustain the services that MFP provides after the program ends. By the end of 2017, there were 365 out of the 483 projected transitions for 2017.

Balancing Incentive Program

The federal Balancing Incentive Program (BIP), authorized by the Affordable Care Act, incentivizes States to increase access to home- and community-based Long-Term Services and Supports (LTSS). By participating in BIP, Illinois was able to capture an increase in federal Medicaid funding equal to two percent of its spending on long term supports and services from July 1, 2013, through June 30, 2017, for an estimated total of \$96 million in additional federal funding. In exchange for this enhanced federal funding, Illinois had to implement three structural reforms required by the BIP: implementation of a No Wrong Door/Coordinated Entry Point system; the provision of Conflict Free Case Management services; and implementation of a Core Standardized Assessment tool.

Consent Decrees

Ligas v Norwood

The Ligas v. Norwood lawsuit was filed in 2005, 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/DD) 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 (DDD) is the lead agency responsible for oversight of the Ligas consent decree, which includes two distinct groups of class members with developmental disabilities (DD):

- 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).

As of December 1, 2017, 1,710 people living in ICFs/DD have become Class Members and 1,419 of them have initiated waiver services. Also as of December 1, 2017, there are approximately 5,912 people that have been authorized from the PUNS waiting list and 3,214 of them have initiated waiver services. The Ligas Defense has made initial contact with every class member at this time. There are ongoing discussions about how transitions will continue after the six-year goal and how to improve service quality.

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. IDHFS 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, 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 IDHS/DMH have supported this project and collaborated to develop more streamlined and comprehensive evaluative procedures for Class Members.

DoA established but did not meet a Year 3 goal of 1,100 class members by May 8, 2015. However, a new goal was created to transition 1,100 class members by November 30, 2015. The State was able to meet its 1,100 goal, having transitioned 1,101 Colbert class members by the goal date. As of December 31, 2017, the State transitioned 1,926 class members.

The Defendants Cost Neutral report found that the State, on average, saved 37.5% of the funds it used per person in an institution once the person moved to the community. The parties negotiated and developed a cost neutral plan, as well as a consultant report created per the Court Monitor's request, that were both incorporated in an updated implementation plan. The court released the cost neutral plan agreements in November of 2016 and a new implementation plan in March 2017.

Williams v Rauner

In 2010, a court-ordered consent decree was issued (originally known as Williams vs. Quinn). This decree made the State responsible, through the Illinois Department of Human Services'—Division of Mental Health (IDHS/DMH) and its partner co-defendants, the Department of Public Health and IDHFS (the State's designated Medicaid Authority). These State agencies must transition qualified and consenting residents in 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.

IMDs are located in the Chicago metro area, Kankakee County, City of Peoria, and 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 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).

The State met and exceeded its first four annual goals, transitioning 1,312 people by 2015. The program's five-year plan ended June 30, 2016, with a cumulative 1,664 transitions. In FY17 (July 1, 2016 – June 30, 2017), DHS transitioned 379 class members, 94.8% of its 400 transitions goal. As of December 13, 2017, the State continues to transition class members who are eligible and transitioned 107 persons since the beginning of FY18. This is 26.8% of its goal for 400 transitions.

Ongoing efforts to continue community transitions include:

- Partnering with UIC to look at the population DMH cannot currently meet their clinical/support needs due to one or more of the service needs and to study reasons why people return to IMDs after transitions
- Conducting and analyzing a pilot program to close the front door and divert populations from the initial IMD placement.

The State is also working to convert IMDs to Specialized Mental Health Rehabilitation Facilities (SMHRFs), new facilities with new regulations and licensing requirements focused on mental health rehabilitation.

Joint Consent Decree Efforts

Both Williams and Colbert are participating in an Individual Placement and Supports (IPS) Supported Employment Initiative. IPS is evidence-based employment services for people with serious mental illness (SMI). DMH hired a program manager for this supported employment project, who visits community drop-in centers and engages class members to encourage them to participate. Both agencies are also contracting with the University of Illinois-Chicago's School of Nursing to provide in-person trainings and webinars on a variety of topics to help service providers improve transitions and become more aware of Class Members chronic health needs.

Since a meeting with the Court Monitor in July 2016, DHS and IHDA are also looking into strategies to create more cluster models; small, single-site properties; and to do more extensive landlord outreach.

DHS is also planning to become the lead agency for the Williams Consent Decree, putting all three consent decrees under one agency. This will involve a lead office that coordinates all three decrees' efforts.

HUD Section 811 Program

The Section 811 Project Based Rental Assistance Demonstration Program assists low-income households with long-term disabilities to live independently in the community by providing affordable housing linked with voluntary services and supports.

In February 2013, the State was awarded \$11.9 million from HUD to provide up to 732 project-based vouchers to persons with disabilities who were coming out of nursing homes and other institutional facilities to help them transition back into the community. This money was set to also help assist Illinois in its efforts pertaining to meeting obligations set into place by the three consent decrees (Williams, Colbert and Ligas), as well as the Money Follows the Person Program and SODC closures. In March 2015, HUD announced it was awarding a second round of 811 funding. IHDA was awarded \$6.42 million, which it projects would assist approximately 200 households.

Through this 811 Demonstration Program, IHDA works to obtain signed Rental Assistance Contracts (RACs) from developments to set aside units for these project based vouchers (PBVs) when the development is open. IHDA also works to enter Agreements to enter RACs (ARACs) with developments, which will guarantee that units will go to eligible populations as they become available. The 811 project-based rental assistance is provided on IHDA properties financed by Low Income Housing Tax Credits (LIHTCs), HUD HOME funds and bond financing; for construction and maintenance. This allows the 811 subsidies to help state and local governments systematically create integrated supportive housing units in affordable rental housing developments. Service

providers working with eligible applicants can then access the Section 811 units by placing Class Members onto the PAIR module's 811 Waiting List within the ILHousingSearch.org web-based housing locator (anyone who is eligible for Section 811 is also eligible for the Statewide Referral Network waiting list).

A Section 811 Interagency Panel that includes IHDA, DHS, and HFS, meets regularly to review data and talk about interagency initiatives to improve access to 811 units. One of these initiatives involves determining what the communities of preference will be in each LIHTC Qualified Allocation Plan (the document that guides LIHTC awards). Proposed developments with SRN units building in communities of preference are awarded additional points in the QAP to encourage affordable housing development in those areas where eligible 811 applicants have moved and wish to move. The group also discusses HUD compliance matters, new reports that may be useful for program evaluation, training opportunities to use PAIR, and possible pilots to improve the PAIR module's function.

Due to unforeseen delays with HUD in establishing the rental assistance payments process for the Section 811 Program, IHDA began bringing individual projects to its Board for approval in 2015. In CY2017, a total of \$4,27 million in rental assistance was Board approved, assisting 80 units. Since the start of the program, and as of December 2017, 168 total units have been Board approved.

Calendar Year Board Approval	Project	811 units	Grant (RAC Subsidy Amount)
2015	Bloomington Normal	4	\$191,580
	Congress Parkway Apt. Homes	6	\$155,520
	Emerson Square	6	\$232,020
	Indian Trail Apartments (Lawrenceville)	6	\$118,800
	Milwaukee Ave Apartments	4	\$104,340
	Total	26	\$802,260
2016	Bryn Mawr Belle Shore	20	\$858,000
	Fairhaven Crossing	4	\$119,040
	Illinois Accessible Housing Initiative Phase II	13	\$846,360
	Myers Place	4	\$199,800
	Parkway Apts.	9	\$207,780
	Phil Haven	12	\$694,620
	Total	62	\$2,925,600
2017	Aurora Downtown Revitalization	10	\$586,200
	Bryn Mawr Belle Shore	20	\$1,131,600
	Carling Hotel	10	\$460,800
	Berywn	5	\$246,300
	Pearl Street Commons PSH	6	\$319,680
	Hope Springs	5	\$251,340
	Hampton Place	4	\$232,800
	Sheridan Park	10	\$515,100
	Jeffery Towers Apartments	10	\$532,800
	Total	80	\$4,276,620
2015-2017	TOTAL	168	\$8,004,480.00

Supportive Housing Options Initiative

In April of 2015 the state launched the Supportive Housing Options (SHO) Initiative to provide supportive housing options for individuals with intellectual and/or developmental disabilities. The Supportive Housing Options Initiative provides access to affordable supportive housing options specifically for Ligas Class Members coupled with the supportive services needed by the Ligas class members to live an integrated life in the community.

The SHO Initiative provides housing units and rental assistance through the Section 811 Project-Based Rental Assistance Demonstration Program and the Statewide Referral Network, making it possible for people with very low incomes to access an apartment, condo or house. In partnership with the IDHS/DDD, SHO has defined a service structure that will support people with intellectual and developmental disabilities moving into consumer-controlled apartments, condos or houses using the Intermittent CILA service package as a base with additional hours of support service added based on the persons service needs.

Currently, Supportive Housing Options Initiative units are being developed in Metro East (Edwardsville, Collinsville, and Alton), Chicago and the collar counties.

Illinois Rental Housing Support Program (RHSP) and Long Term Operating Support (LTOS) Program

The Illinois Rental Housing Support Program is a State-funded rental assistance program developed with annual appropriation of approximately \$25-30 million. The funding comes from a \$10 real estate document recording fee collected at the county level, \$1 of which stays with the county and the balance is deposited into a RHSP fund. The RHSP is designed to provide long term assistance for permanent housing. Resources are allocated statewide based on a formula, with the Chicago administered program receiving 43% of resources. The Illinois Housing Development Authority (IHDA) administers the program for the balance of the State. IHDA then allocates rental assistance funding to local administering agencies across the State, which manage their own waiting lists.

On a per year basis, a minimum of 10% of the funding under RHSP is available as the Long Term Operating Support (LTOS) Program to provide up to fifteen years of long-term, project based, rent subsidy to newly available affordable units, in order to increase the supply of affordable housing to households earning at or below 30% of Area Median Income (AMI). RHSP (including LTOS projects) currently funds 1,175 units with rental assistance subsidy.

A new Long Term Operating Support Program (LTOS) request for application is also an available resource. Rental subsidies will be provided over 15 years to eligible landlords serving households referred through the Statewide Referral Network. LTOS grants will be awarded to the highest scoring applications to bridge the gap between the contract rent and what extremely low-income households can afford to pay. Eligible developments must be located outside the City of Chicago, meet the accessibility requirements listed in the Request for Application, and commit to accepting tenants referred through the Statewide Referral Network in order to be considered. Applications for LTOS are still being accepted on a rolling basis until further notice.

Permanent Supportive Housing Development Request for Applications

IHDA released a request for application for a third round of the Permanent Supportive Housing Development Program (PSH) in Spring 2017. The program round funded seven developments serving extremely low-income persons with disabilities, persons experiencing homelessness and other vulnerable populations. These developments contain no more than 25 units and are required to set aside a minimum of 10 percent of units for referrals through the Statewide Referral Network. According to IHDA's strategic plan, there will be another round of funding for this PSH program in 2018.

Home First

In December of 2011, IFF and Access Living launched Home First to address the need for community integrated affordable housing accessible for people with disabilities per the Americans with Disabilities Act (ADA). Under Home First, IFF acquires, develops, and owns accessible housing that remains affordable to very low-income people with disabilities.

These developments provide permanent housing for people leaving institutions and persons in need of affordable, accessible housing. IFF partners with public housing authorities, to provide project-based rental assistance for Home First units to ensure they remain affordable to individuals who live on restricted incomes.

The Illinois Housing Development Authority initially awarded \$15 million to the program in 2011 through the Build Illinois Bond Program, which resulted in a project creating 70 wheelchair accessible rental units in 17 condominium buildings in Chicago and suburbs. These units are specifically set aside for people leaving nursing homes under the Colbert Consent Decree Implementation Plan.

Since then, Home First has developed 16 units of fully accessible housing in Peoria using IHDA's Permanent Supportive Housing funds, soft sources, donated land and rental assistance. In 2017, Home First completed its first scattered site project using the LIHTC to create 54 units of housing in 25 individual buildings. Project units feature high levels of accessibility and universal design features. Current projects in development include four-person CILA group homes across the State of Illinois and a second scattered site LIHTC project in west suburban Cook County.

State Referral Network / Illinois Housing Search Website

ILHousingSearch.org is an online, web-based affordable housing locator that lists available affordable housing throughout the state. Users are able to search for housing by geographical location, size, price, accessibility features, amenities, and other eligibility criteria. As of December 12, 2017, 7,694 landlords registered 119,374 units throughout the state, with 3,994 units available on ILHousingSearch.org. As of December 12 2017, there have been 5.7 million searches since the website was created, with over 728,000 searches in 2017.

Created in 2007 within IHDA's LIHTC Program, the Statewide Referral Network (SRN) works to link populations already connected to services to affordable, available, supportive housing. SRN units are affordable for persons with extremely low-incomes, also known as 30% area median income. Eligible populations include persons living with disabilities, persons experiencing homelessness, persons at risk of homelessness, and, new this year, persons at risk of institutionalization. LIHTC Targeting was included in the 2015 QAP, the 2016-2017 QAP, and the new 2018-2019 QAP, with additional points awarded to projects proposing developments that include SRN units.

Embedded within the State of Illinois' housing locator website is a password-protected login through the Pre-Screening, Assessment, Intake and Referral (PAIR) module for SRN and Section 811 units. Launched in June 2015, the PAIR module is a waitlist management system that allows for the pre-screening of individuals for eligibility through an initial questionnaire, collecting more details of those who potentially qualify for intake onto a waiting list. The SRN Waiting List receives referrals through the module from various service providers (housing locators, transition coordinators and care coordinators) The Housing Waiting List Manager then facilitates the matching and referral of qualified applicants to properties with SRN units. There are approximately 1,680 units available within the SRN. As IHDA continues to create additional developments with SRN units, this number is expected to grow.

The Statewide Housing Coordinator (SHC) in coordination with IHDA primarily oversees the PAIR module and its SRN/811 application process and matching system. IDoA, IDHS and IDHFS are involved via an intergovernmental agreement.

Public Housing Authority Preferences for Persons with Disabilities

In early 2013, HUD's Office of General Counsel approved a statewide Coordinated Remedial Plan 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 Olmstead populations. PHAs provide a preference to persons living with disabilities who are participating in one of the three court consent decrees (Colbert, Williams, and Ligas) and those who are seeking to move out of a State-Operated Developmental Center (SODC).

PHAs must still revise their Public Housing Agency Plans to reflect the requested preference and request a waiver. The Statewide Housing Coordinator (SHC) from DHS has worked with several PHAs in the past four years to submit these waivers and establish agreements for voucher and public housing unit set-asides. The SHC has

worked to secure housing vouchers and public housing units through local public housing authorities including Cook County, the City of Chicago, Rockford, Decatur, and Lake County. The table below shows how many vouchers and public housing units that PHAs have committed to this effort.

Section 811 Match

Award Year	PHA	Match Type	Number	Special Conditions	Acquired
2012	Chicago Housing Authority (CHA)	Housing Choice Vouchers (HCV) Project Based Vouchers (PBV) Accessible Public Housing units	Up to 60	Total of 400 vouchers or units + additional 200 HCV	260 HCV
2012	Housing Authority of Cook County (HACC)	Low Income Public Housing (LIPH) Project Based Vouchers (PBV) Housing Choice Vouchers (HCV) Non Elderly Disabled (NED)/Mainstream Special Purpose Vouchers (SPV)	10% Annual Turnover + 10% of new PBV 35	Annual Turnover (LIPH, PBV, HCV) New PBV 1 st year approx. 120 units in total, annualized	33 HCV
2012	Rockford Housing Authority (RHA)	Housing Choice Vouchers (HCV) Public Housing Units	50 30	Non-elderly disabled, one time	Beginning the access process
2014	Decatur Housing Authority (DHA)	Low Income Public Housing (LIPH) Housing Choice Vouchers (HCV)	15 15	Turnover vouchers, one time	4 HCV
2014	Housing Authority of Cook County (HACC)	Housing Choice Vouchers (HCV) Project Based Vouchers (PBV)		Total of 60 turnover vouchers, annualized	Haven't begun
2014	Lake County Housing Authority (LCHA)	Housing Choice Vouchers (HCV)	100	Turnover vouchers	55 HCV

All of these public housing authorities committed housing choice vouchers and/or public housing units as match to the IHDA's two approved Section 811 applications to HUD. These match resources are replacing temporary State subsidies (known as Bridge Subsidies) that many Class Members are currently using to make community based housing affordable by paying a portion of their rent and provide household necessities (e.g., furniture, appliances) when needed.

Illinois Supportive Living Program

Illinois' Supportive Living Program is a Medicaid approved home and community-based assisted living option administered by the IDHFS that offers services to the elderly (65 and older) and persons with physical disabilities (ages 22-64). 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 providing personal care and other services, residents can still live independently and choose what services to receive. IDHFS 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 SL community. In 2017, the number of operating supportive living sites grew from 148 communities to 152, increasing the capacity from 12,110 apartments to 12,689 apartments. Of the 152 communities, nine serve people ages 22 to 64 with physical disabilities. Twelve sites have been approved for the Supportive Living Program and are in various stages of construction and development, including three that will serve people ages 22-64 with physical disabilities. In all, there are Supportive Living (SL) communities in 74 counties in Illinois. The Centers for Medicare and Medicaid

has defined Illinois' program as meeting the requirements of a "community-based setting". Supportive Living Program providers are among the State's nine current Medicaid waivers.

Housing Task Force members have recommended expansion of the Supportive Living Program Memory Care Pilot Project. The IDHFS pilot program initially approved five projects located in South Elgin, North Aurora, Decatur, Rantoul, and Effingham. The five SL communities selected by the Department to provide memory care have been very successful. The original five projects are still open and running. Illinois' significant Alzheimer and related dementia demographics point to the need for additional memory care units. The Alzheimer's Disease Illinois State Plan, released January 2014, supports expansion of the Department's affordable memory care pilot program. Such specialized housing would be beneficial to low-income seniors, available resources permitting. The Department accepted applications for new SL dementia providers from September 2016–March 2017.

The Housing Task Force encourages IDHFS 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.

Health and Housing

Care Coordination Plan and Managed Care

Public Act 96-1501 ("Medicaid Reform") required that 50% of Illinois Medicaid clients be enrolled in some type of care coordination program by January 1, 2015. Illinois met this requirement by enrolling more than 60% of the Medicaid population into a care coordination program. There are 30 Illinois counties in the five mandatory managed care regions: Rockford, Central Illinois, Metro East, Quad Cities, and the Greater Chicago Region. There are also 15 counties where managed care enrollment is voluntary.

Care Coordination manages the care needs of an individual by providing the client a medical home with a primary care physician, referrals to specialists, diagnostic and treatment services, behavioral health services, inpatient and outpatient hospital services, dental services, and when appropriate, rehabilitation and long term care services. The benefits of care coordination include better health for the member and a better quality of life for the member at a reduced cost.

IDHFS has implemented four care coordination programs: the Integrated Care Program (ICP), the Medicare Medicaid Alignment Initiative (MMAI), the Family Health Plan Program (FHP), and the Medicaid Managed Long Term Services and Supports (MLTSS) Program. The MLTSS program was introduced July 2016 to the Greater Chicago region. As of October 2016, a total of 2,070,092 clients have enrolled in Health Plans offered by managed care entities.

In Illinois, Care Coordination through these Medicaid programs was once offered through various "managed care entities." That included Managed Care Organizations (MCOs), Managed Care Community Networks (MCCNs) Coordinated Care Entities (CCEs), and Accountable Care Entities (ACEs). ACEs and CCEs were created to develop and implement a care coordination model and provide case management services to Medicaid clients. ACEs and CCEs were phased out throughout 2015 and 2016. ACEs and CCEs have either partnered with existing MCOs, transitioned to become Managed Care Community Networks (MCCNs), or have terminated as an entity.

A description of MCOs and MCCNs is provided here.

Managed Care Organizations (MCOs) are HMOs licensed by the Illinois Department of Insurance; they utilize a comprehensive network of providers. Individuals that enroll in an MCO receive all of their Medicaid covered services from the providers that are affiliated with the MCO and must receive prior approval from the MCO to see a nonaffiliated provider. MCOs are health delivery systems designed to provide coordinated care that will reduce unnecessary utilization of services, control costs, and increase and maximize quality.

Managed Care Community Networks (MCCNs) are provider sponsored organizations that contracts to provide Medicaid covered services through a risk based capitation fee. MCCNs must be certified by HFS rather than licensed by the Illinois Department of Insurance. MCCNs must be owned, operated, managed, or governed by providers. They cover the same services as an MCO, and their contract requirements with HFS are very similar to the contract requirements for an MCO.

A description of Illinois' four care coordination programs are provided here.

Integrated Care Program (ICP)

The *Integrated Care Program (ICP)* is a mandatory program for older adults and adults with disabilities (age 19 and over) who have full Medicaid benefits but are not enrolled in Medicare. As of October 1, 2016, HFS holds contracts with 11 MCO/MCCNs to serve the ICP population. ICP covers 30 counties in Illinois, including the entire Greater Chicago Region, Rockford Region, Central Illinois Region, Metro East Region and the Quad Cities Region. As of October 1, 2016, enrollment under ICP was 121,918.

Family Health Plan Program (FHP)

The *Family Health Plan (FHP)* Program is for children, their families, and Affordable Care Act Adults who have full Medicaid benefits and are not enrolled in Medicare. FHP is currently operating in 45 counties including the Greater Chicago Region, Rockford Region, Quad Cities Region, Central Illinois Region and Metro East Region (15 additional counties outside the mandatory Regions have one MCO operating FHP in that county. Participation is optional in those 15 counties for enrollees). As of October 1, 2016, HFS holds contracts with 10 MCO/MCCNs to serve the FHP population. As of October 1, 2016 current enrollment for FHP is 1,882,686.

Medicare/Medicaid Alignment Initiative (MMAI)

In 2013, Illinois and the federal Centers for Medicare and Medicaid Services (CMS) signed a Memorandum of Understanding that approved the *Medicare/Medicaid Alignment Initiative (MMAI)*. MMAI is an effort to reform the way care is delivered to clients eligible for Medicare and Medicaid services (dual eligible) by providing coordinated care.

In 2015 MMAI was operational in 21 counties, including the Greater Chicago Region and the Central Illinois Region. There are 7 MCOs providing services under MMAI. As of October 1, 2016, the enrollment under MMAI was 45,070.

MCOs providing services under MMAI are responsible for covering all Medicare and Medicaid services, including Long Term Services and Supports (LTSS). Enrollees can opt out of MMAI at any time, as well as re-enroll at any time; however, enrollees that receive LTSS in Greater Chicago and request to opt out of MMAI are required to participate in the MLTSS program.

Medicaid Managed Long Term Services and Supports (MLTSS) Program

The *Medicaid Managed Long Term Services and Supports Program (MLTSS)* is one of Illinois' mandatory managed care programs. This program is for seniors and persons with disabilities who have full Medicaid and Medicare benefits and opt-out of MMAI. This program only covers dual eligible individuals in the Greater Chicago Region that have opted out of the MMAI. As of October 1, 2016, enrollment under the MLTSS program totaled 21,138. Enrollment for this program will continue into November and December 2016.

Innovation Accelerator Program (IAP)

In October of 2015, the Centers for Medicare and Medicaid Services launched a new initiative focused on quality outcomes concerning Medicaid-funded Long-Term Services and Supports (LTSS). The Medicaid Innovation Accelerator Program (IAP) is designed to build State capacity and support ongoing innovation in Medicaid. IAP is providing targeted support to states' ongoing delivery system reform efforts across four new 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. Illinois applied for IAP's third program area, for its Housing Related Services and Partnerships focus area.

IDHFS submitted its Expression of Interest to participate in the IAP to CMS on December 1, 2015. Illinois was selected in early 2016 as one of eight states in the nation to receive intensive technical assistance. Illinois has a core team of agency staff from IDHFS, IHDA, and IDHS, as well as a representative from CSH. The IAP technical assistance, which included webinars on the basics of Medicaid, housing resources and how to connect them, including case studies from across the country of successful partnerships, began in February 2016 and ended in December 2016. It also involved two forums with the seven other states that were receiving technical

assistance in Washington D.C., where states shared information on their progress with one another and had an opportunity to work directly with their technical assistance providers.

The IAP team met regularly through Summer 2017 and created: a services crosswalk to determine where service funding may be currently lacking; compiled a housing assessment to look at what existing programs might be underutilized for supportive housing; created an agreed upon Supportive Housing Services definition; and worked on Illinois' 1115 Medicaid Demonstration Waiver application.

Section 1115 Waiver and Supportive Services

The Section 1115 Medicaid Demonstration Waiver application is a request for a contract between the State of Illinois and the federal government that waives federal Medicaid requirements and gives the federal government authority to approve experimental, pilot or demonstration projects. The purpose of these demonstrations is to evaluate policy approaches such as providing services not typically covered by Medicaid or creating innovative service delivery systems that improve care, increase efficiency and reduce costs. Illinois submitted an application to CMS in October 2016 that is meant to transform services for the behavioral health population, which includes persons experiencing serious mental illness and/or substance use disorders.

Illinois' participated in the Medicaid Innovation Accelerator Program that took place in 2016 with team consisting of agency staff from IDHFS, IHDA, IDHS, and a representative from CSH to develop strategies to leverage and coordinate funding, including Medicaid. The 1115 application is part of the larger Health and Human Services Transformation that places focus on prevention and public health; pays for value and outcomes rather than volume of services; makes evidence-based and data-driven decisions; and moves individuals from institutions to community care to keep them more closely connected with their families and communities. The State aims to address the over-reliance on institutional care in several ways.

1. Illinois aims to strengthen community-based behavioral health services, both core (dedicated behavioral health services) and preventative (upstream interventions to prevent behavioral health conditions from arising or mitigate their impact through early identification and immediate treatment). It also seeks to optimize its use of higher-acuity services, providing oversight to ensure that they occupy the appropriate position in the continuum of care, mapping directly to members' needs.
2. The State seeks to strengthen support services, such as housing and employment assistance, to augment and reinforce core and preventative behavioral health services. Illinois believes supportive services are essential for meeting whole-person needs, enhancing the effectiveness of core services and enabling members to improve their own outcomes.

Illinois is seeking to pilot a funding and delivery model for pre-tenancy services and tenancy services (Supportive Housing Services) for individuals with high behavioral health needs who are at risk of homelessness, currently experiencing homelessness or who are inappropriately institutionalized or at risk of institutionalization. Supportive Housing Services proposed include Person-Centered Assessment, Move-In Preparation Services, Relations with Property Management and Community Members and Housing Retention Services.

Because stable employment, like stable housing, plays a critical role in helping individuals with behavioral health issues prevent hospitalizations and support their journey to recovery; Illinois also seeks to pilot a funding and delivery model of supported employment for a targeted group of members with high mental health needs that unifies the current fragmented system. Expansion of Individual Placement and Support Services will greatly enhance access to these vital services.

Other benefits the Illinois waiver plans to test include: services to ensure successful transitions for justice-involved individuals at Illinois Department of Corrections and Cook County Jail; redesign of the substance use disorder service continuum; optimization of the mental health service continuum; and additional benefits for children and youth with significant mental health needs. The 1115 Waiver application is in negotiations with CMS.

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 purpose of the Illinois Cooperative Agreement to Benefit Homeless Individuals (CABHI) program is to enhance or develop the Illinois infrastructure and treatment service systems in order to increase capacity to provide accessible, effective, comprehensive, coordinated/integrated and evidence-based treatment services. CABHI will also provide 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 first grant ended in September 2017. Illinois received a new CABHI grant in Fall 2017 and is working to create a State plan for the new grant. This plan will closely reflect the original State Plan in its core values but will be focusing on Families and Unaccompanied Youth Experiencing Homelessness.

Supportive Housing Working Group

The Housing Task Force first created a Supportive Housing Working Group in 2007 to create common definitions, quantify unmet need and create production goals for supportive housing. Its report was issued in 2008. Since that time, there has been a growing need to update this report to more accurately reflect current and future needs and policy/direction of scarce resources for permanent supportive housing development. In the spring and summer of 2016, the Metropolitan Planning Council (MPC) initiated its own effort to research and complete a monograph/report on supportive housing. One of the report's recommendations was to reconvene the Housing Task Force's Supportive Housing Working Group for further study of this subject.

The Supportive Housing Working Group was reassembled in the beginning of 2016 and met regularly through August of 2016 to develop an updated Supportive Housing report that was published in January 2017. Shortly after the report was released the Working Group met to create an action plan from the report's recommendations, in order to continue analyzing and improving PSH resources across the State. The Working Group still meets regularly to provide updates on the action plan and reflect on current PSH issues in Illinois.

One Roof Initiative and Early Childhood Court Housing Subcommittee

In the summer of 2017, the Department of Children and Family Services (DCFS) applied, and was accepted to the One Roof Keeping Families Together Training Academy through CSH. This Academy provided training courses and valuable peer-to-peer opportunities to learn how well the defined applicant can pair supportive housing and child welfare services. DCFS' application was for Cook County, specifically focusing on the Early Childhood Court program, which provides a more intensive, collaborative approach to ensure successful reunification of families with young children (under the age of 5).

DCFS included partners at IHDA, DHS, and Ounce of Prevention to attend these training and peer learning activities. The program wrapped up in September 2017 but DCFS decided to continue this interagency work through its own Early Childhood Court housing subcommittee. This subcommittee meets on a semi-regular basis to continue exploring housing resources for these families working through Early Childhood Court and towards reunification.

Focus Area #3: Innovative Use of Resources and Strategies

As the resources required to serve the myriad of affordable housing needs in Illinois continue to be threatened, maximizing efficiency while achieving equity (i.e. doing more with less) is a fiscal and policy imperative. The 2017 focus on innovative use of resources and strategies identified potential areas of waste and to plan for a future where clearer housing goals and identified needs are better served with the resources that remain.

Cost reduction continues to be a major focus on Affordable Housing production not just in Illinois but on a national stage. In 2017, the Housing Task Force focused on requirements that may have inadvertently driven the cost of developing up, identifying some key changes to incentives in the State's funding practices. Additionally, a comprehensive review of the Architectural and Construction standards and requirements in Illinois was conducted to fully understand if and where requirements are driving costs.

In a state as geographically diverse as Illinois, **regional alignment of resources** is always a major issue. In 2017, the Housing Task Force explored Illinois' regional strategies as well as the many ways State and Federal funding succeeds and fails to align with local funding and assistance.

Additionally in 2017, the Housing Task Force explored better methods to analyze and serve the needs of the priority populations throughout Illinois. Community level planning and involvement can build **multi-tiered public and private partnerships** to better assure the effective assessment of community needs. In the last 2 years, many strides have been made towards enhancing such planning assistance as provided by the State.

Sustainable Building and Green Investment

Illinois Energy Efficient Affordable Housing Construction Program (EEAHCP)

The Illinois Energy Efficient Affordable Housing Construction Program, which is funded by the Energy Efficiency Portfolio Standards fund (EEPs), provides \$5 million annually in grants to non-profit and for-profit affordable housing developers to help offset the cost of incorporating energy efficient building practices in residential construction. Administered by the Illinois Department of Commerce and Economic Opportunity (DCEO), the goal of the program is to promote the benefits of lower utility bills that can be achieved within energy-efficient buildings. Eligible projects must be targeted at households that are at or below 80% of the area median income.

The program provides up to \$4,150 per unit for new housing developments and up to \$4,650 per unit in rehab housing developments. The program results in energy savings over 15% above the energy code. Through this program, grant funding has provided the necessary incremental costs to enable several thousand low and moderate-income families the ability to reside in super-efficient structures, saving significant energy resources and utility costs. Since the program's inception in 1988, 4,287 units have been rehabilitated, 7,266 units of new multi-family housing have been constructed and nearly 1,900 new single-family homes have been completed.

Eligible costs include incremental costs of approved energy efficiency improvements such as increased levels of insulation, high efficiency heating equipment and improved measures for reducing air infiltration.

The EEACHP was closed out in 2017 due to the passage of the Future Energy Jobs Act (P.A. 99-0906 in 2017, but committed \$2,118,140 in CY 2017 funds, assisting 1,003 households.

Residential Retrofit Program

The Residential Retrofit Program provides funding to leverage existing low income weatherization and home improvement programs to maximize electricity savings. As lead administrator, DCEO has partnered with program implementers such as state agencies, local government, lending institutions, housing authorities and affordable housing developers for direct installation or funding of electric efficiency measures in low-income households. The Residential Retrofit Program is funded through the EEPS fund and receives approximately \$10 million annually. Another \$4.5 million is transferred to the DCEO's Weatherization Assistance Program for the same purposes.

The Residential Retrofit Program was closed out in 2017 due to the passage of the Future Energy Jobs Act (P.A. 99-0906) in 2017, but committed \$8,423,803 in CY2017 funds, assisting 8,238 households.

Efficient Living: Illinois Public Housing Authority Energy Program

The Efficient Living: Illinois Public Housing Authority Energy Program provides funding for electric and gas efficiency measures in buildings owned and managed by Public Housing Authorities to reduce energy consumption and utility costs while maintaining affordable, comfortable homes for residents. The program receives approximately \$9 million annually from the EEPS fund. The Efficient Living: Illinois Public Housing Authority Energy Program targets renters with incomes below 80% area median income. To date, 67% of the recipients are extremely low- to low-income households and 72% are elderly or disabled who occupy 8,606 of 11,640 units in 96 public housing buildings across the state that had energy efficiency measures installed. Supported by the EEPS fund, almost \$13 million has been awarded since 2010, helping install 97,965 energy cost reduction measures, saving more than 15.6 million kWh, 676,560 therms and 33 million gallons of water.

The Illinois Public Housing Authority Energy Program was closed out in 2017 due to the passage of the Future Energy Jobs Act (P.A. 99-0906) in 2017, but DCEO committed \$6,632,287 in CY2017 funds, serving 21 PHA's and assisting 6,975 units households.

Illinois Low Income Home Energy Assistance Program (LIHEAP)

The Illinois Low Income Home Energy Assistance Program (LIHEAP) is designed to assist eligible low income households pay for winter energy services. LIHEAP will provide a one-time benefit to eligible households to be used for energy bills. The amount of payment is determined by income, household size, fuel type and geographic location. In 2017, \$171,681,145 in LIHEAP funds were utilized to assist 480,117 households throughout Illinois.

LIHEAP is funded by the U.S. Department of Health and Human Services and the State of Illinois and administered by DCEO. Energy assistance is provided through local community action agencies or not-for-profit agencies throughout the state.

Home Weatherization Assistance Program

The Illinois Home Weatherization Assistance Program (IHWAP) is designed to help low-income residents save on heating and curb costs while increasing the comfort of their homes. Its mission is to insulate the dwellings of low-income persons; particularly the elderly, persons with disabilities, families with children, high residential energy users and households with a high-energy burden, in order to conserve needed energy and to aid those persons least able to afford higher utility costs. In 2017, \$41,323,114 in IHWAP funds were utilized to assist 20,597 households throughout Illinois.

Qualified Allocation Plan: 2018-2019 - Incentives for Energy Efficiency Building

Under IHDA's new Qualified Allocation Plan (QAP), which was finalized in late 2017, proposed projects will earn more points under the 2018-2019 QAP if they integrate green features. Specifically, incentives are provided for projects that include additional elements from the Sustainable Design Checklist, a list of green features that will enhance a building's energy efficiency and improve building quality.

Alternately, projects can also earn additional points if they gain certification through the Living Building Challenge, or attain alternative certification for a high-performance building achieving 'Net Zero Capable' status as approved by the Authority. Incentives are also provided for commitments to obtaining sustainable certifications from the U.S. Green Building Council LEED, the 2015 Enterprise Green Communities or the ICC 700 National Green Building Standard certification.

Cost Containment

Containing Costs - Ongoing Research

IHDA recently conducted a cost study of IHDA-supported housing. Drawing on 126 affordable housing projects from 2011 to 2016, IHDA staff examined cost drivers in the following areas: new construction and rehab, senior and non-senior, impacts of QAP changes, project scope and size, and Davis/Bacon prevailing wage rate standards. While limitations to available data posed a variety of challenges, the results yielded a valuable construction cost database, which will help IHDA develop and implement effective strategies to address cost barriers to high quality affordable housing production.

Additional research is needed to examine cost containment strategies for affordable housing development, which has successfully been applied in other geographic areas of the country. IHDA has been participating in a regional effort to review cost analysis, and will continue to collaboratively partner with the region's stakeholders to better identify cost drivers, and develop best practices in cost containment.

Heading into 2018, the State Housing Task Force, regional partners, and local affordable housing developers have identified areas needing additional research and analysis:

- Adaptive reuse costs
- Historic preservation costs
- Costs of sustainable certification
- Cost differential of accessible units
- Targeting of specific populations outside of senior or non-senior
- Brownfield development vs. greenfield development
- Impact of specific funding sources (federal and state)
- Deeper evaluation of individual project scopes to determine cost impacts
- Correlation between construction cost and credit pricing
- Changes in architectural design standards
- Impact of emphasizing development in opportunity areas

Qualified Allocation Plan: 2018-2019 - Incentives for Cost Containment

Under the recently finalized 2018-2019 QAP, a cost containment category provides incentives to affordable housing developments with the lowest construction costs in their projects set aside. Up to four points can be earned in the Cost Containment category, which assist the project in obtaining tax credits. Only projects with costs below the grand total hard cost limits as set forth in the Mandatory Section of the QAP, are eligible for consideration.

Projects are ranked within each geographic Set-Aside in four categories:

- Total hard construction costs;
- Total hard construction costs per unit;
- Total hard construction costs per square foot; and
- Building efficiency (equal to the rentable residential square footage divided by the total Project square footage).

Points are awarded to one new construction and one rehabilitation project per set-aside. In addition to construction cost, the project's total development cost are evaluated in two additional categories – total development cost and development cost per unit.

While IHDA sees the QAP as an effective and important tool in addressing cost containment, it is clear more needs to be done to address the rising costs of affordable housing development. IHDA and members of the Housing Task Force will continue to explore other cost saving measures, including innovative approaches in the public and private sectors.

Accessible Design

The Home Accessibility Program

Funded by the Illinois Affordable Housing Trust Fund, IHDA's Home Accessibility Program (HAP) provides assistance to low-income and very low-income senior citizens and persons with disability to prevent premature or unnecessary institutionalization. HAP provides aid to qualifying households through competitive grant awards to units of local government and non-profit agencies. These entities then work to reserve and oversee forgivable loans for individuals within their community to make modifications to allow them to remain in their homes. Households must be at or below 50% of the area median income (AMI), must have at least one elderly person with a physical limitation or person with a disability. Qualifying households are eligible to receive up to \$25,000 in assistance if they reside in Cook or a Collar county, or \$15,000 in assistance elsewhere.

In late 2016, 15 units of local government and community base organizations were Board approved under the Home Accessibility Program, assisting an estimated 163 households with \$2.98 million. Award winner are listed in the table below. In 2017, 1 loan was disbursed totaling \$15,000.

While subsequent application rounds for HAP funds will be made available 2018, no additional rounds were opened in 2017. In 2018, Round 1 is expected to be at least 50% completed, disbursing approximately \$500,000 towards 80 loans. Below are the most recent awards for the HAP program made in 2016.

Home Accessibility Program (HAP) Grant Recipient and Award Recommendations - Calendar Year 2016	
Agency Name	Recommended Grant Amount
Affordable Housing Corporation of Lake County	\$211,326
B.C.M.W. Community Services	\$192,600
City of Kankakee	\$160,500
City of Moline	\$192,600
Northwestern Illinois Community Action Agency	\$192,600
North West Housing Partnership	\$267,500
Project NOW, Inc.	\$192,600
United Cerebral Palsy Seguin of Greater Chicago	\$267,500
Rock Island Economic Growth Corporation	\$192,600
Wabash Area Development, Inc.	\$160,500
Will County Center for Community Concerns, Inc	\$267,500
Western Illinois Regional Council-Community Action Agency	\$192,600
Coles County	\$160,500
City of Peoria	\$144,450
Western Egyptian Economic Opportunity Council	\$192,600
Total	\$2,987,976

Rural Development Home Repair Loan and Grant Programs - Section 504

The U.S. Department of Agriculture Rural Development office administers the Rural Development Home Repair Loan and Grant Program, known as the Section 504 program, to provide emergency repair assistance to individuals who live in rural areas with a population fewer than 10,000. This program provides low-interest loans to income eligible homeowners of all ages, and grants to individuals over age 62 who meet specified income criteria, to assist with home repairs and making homes accessible for people with disabilities and mobility impairments.

Specially Adapted Housing Grant for Veterans

The Illinois Department of Veterans' Affairs (IDVA) operates the Specially Adapted Housing Grant, which is a benefit available to veterans or service members who are entitled to disability compensation for permanent and total service-connected disability due to:

1. The loss, or loss of use, of both lower extremities such as to preclude locomotion without the aid of braces, crutches, canes or a wheelchair.
2. Blindness in both eyes having only light perception, plus loss or loss of use of one lower extremity.
3. The loss, or loss of use, of one lower extremity together with residuals of organic disease or injury, or the loss or loss of use of one upper extremity.
4. The loss, or loss of use, of both upper extremities, so as to preclude use of the arms at or above the elbows.
5. The permanent and total disability is due to a severe burn injury (as so determined).

Funded through the Illinois Affordable Housing Trust Fund, eligible veterans or service members may receive an IDVA grant not more than 50 percent of the cost of a specially adapted house, up to the aggregate maximum amount allowable by law. The current maximum grant amount allowable is currently \$63,780. IDVA committed \$203,289 to the program in 2017, assisting a total of 14 households.

Focus Area #4: Leadership and Capacity Building

As State and federal legislatures enact 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 to maintain adequate funding. Information below highlights local and state affordable housing planning efforts, as well as state and federal legislative changes.

The **Leadership and Capacity Building Focus Area** draws from actions and strategies that are identified in this report's **Technical Plan**, which lays out the long-term planning goals of the Housing Task Force. In this Focus Area, three Technical Plan strategies provided the framework for the current programs and recommended efforts included in this section.

Leadership 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) throughout the state by requiring communities with less than 10% affordable housing stock (known as ‘non-exempt’ communities) to participate in activities that promote affordable housing. Non-exempt communities are required to produce and approve an affordable housing plan 18 months after the date of notification of their non-exempt status. While there are no major enforcement processes in this law, it codified the state’s intent in providing affordable housing.

The AHPAA also established the Governor–appointed State Housing Appeals Board (SHAB), 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, produces 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. As of December 2017, IHDA has received 33 affordable housing plans. In December of 2018, IHDA plans to produce a new non-exempt local government list, and provide technical assistance to local governments who need assistance creating and submitting their affordable housing plans.

IHDA also encourages affordable housing development in AHPAA communities through its Qualified Allocation Plan (QAP). In the 2018-2019 QAP, applications for projects located within AHPAA non-exempt communities are now incentivized by being awarded 2 points.

“Downstate” and Rural Capacity-Building

IHDA will continue to pursue funding opportunities and provide technical assistance to carry out capacity-building efforts in rural communities and small cities located outside of the Chicago metropolitan area. These communities have shown an interest in preserving and expanding their affordable housing stock and options. These efforts include the following:

- Continue to pursue a capacity-building program primarily through a grant from the Illinois Office of Attorney General’s National Foreclosure Settlement Program. This program will allow IHDA to develop a targeted technical assistance program for rural communities and small cities. IHDA would work to identify potential partners in implementing this program, which may include community action agencies, universities, housing authorities, and other interested organizations. This strategy would consider a regional approach to build upon local resources and maximize such partnerships. Building and providing technical knowledge of affordable housing development through tailored training programs would be considered.
- Work with organizations such as University of Illinois-Extension to explore automated alternatives to traditional training, including its webinar series for local government officials.
- Develop an internal technical assistance program to assist local governments in developing viable community revitalization plans, to better identify local needs and resources. This will allow these communities the opportunity to better compete for funding resources, especially for Low-Income Housing Tax Credit projects.

Affirmatively Furthering Fair Housing

On July 16, 2015, HUD published the final rule on “affirmatively furthering fair housing”. The rule encourages a more engaged data-driven approach to assessing fair housing and planning actions. This rule also establishes a standardized fair housing assessment and planning process to give jurisdictions and PHAs a more effective means to affirmatively further fair housing for the purposes of complying with the Fair Housing Act, a certification signed annually by all HUD grantees, including PHAs.

Formerly the Analysis of Fair Housing Impediments (AFHI), the new plan is now the Assessment of Fair Housing (AFH). For CDBG and HOME grantees it is tied to the Consolidated Plan, and is first due prior to the submission

of the grantee's next Five-Year Plan. PHAs for the first time are required to develop their own individual plans, or can become part of their jurisdiction's AFH. PHA assessments are due to HUD prior to submission of each PHA's next Five-Year Agency Plan.

IHDA serves as the coordinating agency for the State Consolidated Plan, and its next Five-year Plan for calendar years 2020-2024 is tentatively due in November 15, 2019. The first AFH was initially due approximately nine months prior to this date on February 15, 2019. However, on January 5, 2018, HUD extended the deadline for submission of an Assessment of Fair Housing (AFH) by local government program participants until the next Five-Year Plan due after October 31, 2020. At this time, States are not currently required to submit an AFH, but must continue to comply with existing obligations to affirmatively further fair housing. Until the State is required to submit an AFH, it will continue to provide its AFFH Consolidated Plan certification 7 in accordance with the requirements that existed prior to August 17, 2015. As such, IHDA will continue to report on the State's actions to address fair housing impediments in the State's Consolidated Plan Annual Performance Reports.

IHDA has taken or plans to take further actions to facilitate development of the AFH. This includes:

- Conducting a comprehensive survey of all CDBG Entitlement grantees and PHAs in Illinois to better determine the State's jurisdiction/coverage and to identify local collaborative efforts (PHAs in non-CDBG Entitlement areas can opt to be included in the state's AFH);
- Undertaking a collection and analysis of fair housing data from HUD and other sources (note; states are to use the draft State Assessment Tool or former AFHI format until the final State AT is published);
- Organizing and implementing efforts to meet the public consultation and citizen participation requirements under the HUD rule;
- Identification of barriers based on data analysis and research on current laws, rules, and policies; and
- Describing possible State actions to address these areas.
- IHDA will work with its other State partner agencies and other interested parties to provide more detail to its plans in the upcoming months.

IHDA has been taking on related actions outside of the rule itself. IHDA views these measures as representative of sound policy and plans to continue these activities into the future:

1. **Opportunity Areas** (discussed in full in the 2018 Annual Comprehensive Housing Plan) – IHDA has determined Opportunity Areas based on poverty level and other indicators measuring access to jobs. Opportunity Areas are updated annually upon availability of census data and IHDA has maintained an open-door policy on incorporation of data sets that best represent the State of Illinois. Opportunity Areas and Proximate Opportunity Areas – areas in close proximity with demonstrable connection – are currently incentivized in the LIHTC – Qualified Allocation Plan (QAP) with 10 points.

IHDA continues to research the possibility of changing to an Opportunity Index that would incorporate additional factors into the Opportunity measurement (i.e. education, environmental health, etc.). This index will be circulated for public comment and discussion before adoption by IHDA. All Opportunity Area related research and materials are published on the IHDA webpage at:

<https://www.ihda.org/developers/market-research/opportunity-areas/>.

2. **Community Revitalization Planning** – IHDA will continue including a scoring criteria to the QAP (equal to up to 10 points) for quality community revitalization planning efforts in qualifying areas that demonstrate affordable housing development as part of a concerted effort to increase opportunity within a community. This effort expands the standard requirements for the content of community revitalization plans, including those involving a project proposed in a Qualified Census Tract (QCT), to include economic revitalization efforts and other localized efforts.. Additionally, IHDA now has two Community Revitalization Specialists to provide and coordinate technical assistance throughout the state as well as oversee the community revitalization scoring efforts.
3. **Concentration and Preservation Metrics** – IHDA has incorporated different market metrics into its review of Preliminary Project Assessments (PPAs) and LIHTC applications since 2012. IHDA utilizes the Affordable Rental Unit Survey (currently mapped and published here:

<https://www.ihda.org/developers/market-research/affordable-rental-unit-survey/>) which serves as an estimator of rental affordability (independent of rent restrictions) for each census tract throughout the state. Additionally, IHDA publishes and maintains an Affordability Risk Index, a tool designed to determine the need to preserve affordability by measuring change over time in key market metrics.

4. **Additional QAP Changes** – IHDA's 2018-2019 QAP maintains existing and explores new criteria to make it more responsive to State actions that affirmatively further fair housing. These include:

- a. Maintaining the Enhancing Accessibility point category which includes language on IHDA's use of the ICC's Universal Housing Design standards as part of its building standards; (also mandating a higher 10%/2% accessibility standard for all projects);
- b. Highlighting requirements to applicants for action steps in Affirmative Fair Housing Marketing Plans (AFHMPs) to evidence outreach efforts to reach "those groups least likely to apply;"
- c. Providing priority scoring for projects located in AHPAA communities;
- d. Continuing the point category for a 5-20% set-aside for supportive housing populations, those being defined as persons with disabilities (a protected class) and/or homeless and at-risk persons and families;
- e. Requesting local government support, but eliminating any mandated documents. Use of local approval, Consolidated Plan Consistency Certifications, local HOME/CDBG funding, and other public participation documentation as ways to positively reward applicants;
- f. Retaining income targeting;
- g. Continuing to incentivize projects which include allowable sources of all federal and state rental assistance to better target lower-income households.

5. **Proposed actions outside of IHDA include:**

- Continue to coordinate technical assistance with IDHS to identify and work with PHAs interested in participating in the remedial preferencing policy for persons with disabilities, which was approved by HUD (for Illinois PHAs), as well as PHAs which are providing a match (via public housing units or rental assistance vouchers) to IHDA's Section 811 program to further expand housing opportunities;
- Assist DCEO, as requested, in establishing AFFH actions which can be carried out by units of general local government (UGLGs), and CDAP-eligible grantees, including passage and enforcement of fair housing ordinances;
- 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;
- Develop ways to encourage the 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;
- Work with IDHR to promote training to local governments and PHAs on HUD's new Equal Access Rule and the Illinois Human Rights Act.

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 include data on the Authority's new construction and housing rehabilitation activities, and homeownership assistance IHDA provided under its various housing programs. This report measures the expected impact of this activity on employment, local business income and wages, and taxes.

IHDA finalized its 2017 Economic Impact Report in November of 2017. For FY2017, IHDA's single and multifamily programs helped in the creation of an estimated 6,806 full-time jobs in construction and construction-related industries. The Authority's activity also generated nearly \$586 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 \$97

million federal tax dollars to the State, demonstrates that the Authority is a major contributor to the economic and financial health of Illinois.

State Legislation

The Property Assessed Clean Energy (PACE) Act

The Property Assessed Clean Energy (PACE) Act was signed into law as Public Act 100-0077 by Governor Rauner on August 11, 2017. It allows units of local government (cities, villages, and counties) to establish a new source of funding energy efficiency improvements on commercial properties. This includes multi-family residential properties of five or more units, but not single-family housing.

The PACE bill authorizes the governing body to establish a “PACE area” within its jurisdiction to finance a variety of energy efficiency and water conservation improvements through the use of special tax assessments on property owners who are interested in participating. The local government must specify the property types that are eligible in its authorizing resolution. The law authorizes the use of locally issued bonds under the Special Assessment Supplemental Bond and Procedures Act to finance energy projects under the PACE program.

The Installment Sales Contract Act

On August 25th, 2017, Governor Rauner signed in to law the Installment Sales Contract Act (P.A. 100-0416), which broadened protections for homeowners involved in predatory rent-to-own contracts. These contracts increased during the aftermath of the foreclosure crisis, and resulted in the rise of low-income homebuyers who defaulted on high interest loans.

Key consumer protection provisions in the law include:

- Creation of Installment Sales Contract Act regulating sellers of 1-4 unit residential properties who enter into contracts more than 3 times in any 12-month period.
- Requires a written contract for these sales that must include certain information, including any balloon payments due on the property and defining who is responsible for repairs, taxes, and insurance. Buyers are generally responsible for these items, but that may not be clear to the purchaser.
- Requires the buyer to receive an amortization schedule prior to closing, so they understand how much of their monthly payment will be applied to principal and interest and how long it will take to pay off the loan.
- Requires disclosure of building code violations and fair cash value, as reflected on tax bills, so that prospective buyers have some sense of the condition and value of the home.
- Creates a 3-day “cooling off period” after the seller has presented the contract to the buyer in its full and final form. During this time, parties cannot be bound to sign the contract and can review an educational disclosure document provided by the seller and prepared by Office of the Attorney General that will describe issues to consider, such as having the property appraised and inspected, before signing the contract.
- Mandates the seller create a public record of the sale to protect the buyer’s ability to obtain a clear title to the home.
- Allows buyers 90 days to cure defaults before the seller can try to evict them if the buyer misses a payment.
- Bans certain predatory loan terms, such as putting the buyer in default of the contract for failure to repair pre-existing conditions and penalties for prepaying the loan.

Illinois General Assembly: 2018 Schedule

Below is a brief list of relevant dates for the Illinois General Assembly in 2018:

- January 23rd - The House convenes in Springfield, Illinois
- January 30th - The Senate convenes in Springfield, Illinois
- January 31st - The Governor is set to give the State of the State Address
- February 14th - The Governor is set to give the State of the Budget Address
- May 31st - The Illinois General Assembly scheduled to adjourn

Federal Legislation

FFY 2018 Appropriations

As the central part of its fifth Continuing Resolution, Congress passed and the President signed a two-year bipartisan budget agreement on February 9, 2018, known as the Bipartisan Budget Act of 2018. It lifted the existing spending caps by almost \$300 billion, for both non-defense domestic spending (\$63 billion in FFY 2018 and \$68 billion in FFY 2019), as well as defense discretionary spending (\$80 billion in FFY 2018 and \$85 billion in FFY 2019). Congress previously passed similar bipartisan budget deals in 2013 and 2015. The bill also extended current funding levels until March 23rd so that appropriators would have time to write final FFY 2018 spending bills using the new caps.

The enactment of this bill ended a very brief federal government shutdown after the previous stopgap funding bill expired. While the individual eleven appropriation earmarks (such as Transportation/HUD) have not been determined or at least announced, the budget agreement assumes that some of the domestic discretionary spending will be for certain programs, including for infrastructure projects (\$20 billion), anti-opioid efforts, child care block grants, rebuilding veterans hospitals and clinics, clearing out the veterans' health care maintenance backlog, National Institutes of Health, and college affordability programs. The bill also suspended the debt ceiling until March 1, 2019.

On March 22-23, 2018, Congress voted to approve the 2,232-page omnibus appropriations bill, and the President signed it on March 23rd. Known as the Consolidated Appropriations Act-2018 (HR 1625, as amended), it funds the federal government for the remainder of Federal Fiscal Year FFY) 2018, based on the above-referenced increased spending caps, and provided significant funding increase for affordable housing programs, included in a \$3.9 billion increase in HUD's budget over its FFY 2017 enacted level. Specific key programs and their national funding levels, compared to FFY 2017, were as follows:

- HOME: \$1.362 billion, a 43% increase
- CDBG: \$3.3 billion, a 10% increase
- Homeless Assistance grants: \$2.513 billion, a 5% increase
- Housing Opportunities for Persons With AIDS(HOPWA): \$375 million, a 5% increase
- Housing Choice Vouchers: \$22 billion, an 8% increase, and \$1.76 billion for administrative fees, a 7% increase
- VASH Vouchers: \$40 million, level funding
- Public Housing Capital Fund:\$2.75 billion, a 42% increase
- Public Housing Operating Fund: \$4.55 billion, a 3% increase
- Choice Neighborhoods Initiative: \$150 million, a 9% increase
- Family Self-Sufficiency: \$75 million, level funding
- Section 811 Housing for People with Disabilities: \$229 million, a 57% increase for capital advance and PRA, and \$505 million for mainstream vouchers, at \$505 million, a \$385 million (321%) increase
- Section 8 Project Based Rental Assistance: \$11.15 billion, a 3% increase
- Section 202 Housing for the Elderly: \$678 million, a 35% increase (contract renewals, and includes \$105 million in new capital advance and PBRA awards.
- Housing Counseling Assistance: \$55 million, level funding
- NeighborWorks: \$140 million, level funding, with \$5 million to be used for a multi-family rental housing program

This bill also included funding increases in USDA Rural Housing Programs, including its Section 502 Single-Family Direct Loan, Section 515 Multi-Family Direct Loan, and Section 542 Rural Voucher Assistance Programs.

Please see the Infrastructure Plan part of this legislative update for further information on infrastructure funding that was included in this FFY 2108 appropriations bill.

In addition, this bill enacted the following policy changes:

- Again prohibits the use of funds to direct a CPD or PHA grantee to undertake specific changes to existing zoning laws as part of carrying out HUD's "Affirmatively Furthering Fair Housing" rule.

- HUD is again directed to notify all grantees of their formula grant amounts within 60 days of enactment of this appropriations law (CPD programs and Public Housing Capital Fund).
- Extends HUD's suspension of the HOME Program's 24-month commitment deadline through 2020.
- Provides for a CDBG Section 108 Loan Guarantee program of up to \$300 million, and continues to require HUD to use borrower fees to cover the credit subsidy costs of operating the program
- Directs HUD to identify necessary staffing and funding requirements for the Performance Based Contract Administration (PBCA) for Section 8 PBRA Program within 90 days of this bill's enactment, needed for HUD to undertake and oversee a state-by-state contracting process
- Requires HUD to provide quarterly reports to Congress on PBRA properties that receive deficient or unsatisfactory performance scores and include HUD's plans to remedy same
- Provides the U.S. Interagency Council on Homelessness (USICH) with \$3.6 million in operating expenses, and extended its sunset date to October 1, 2020.
- Requires 75% of Choice Neighborhoods Initiative funding to go to public housing authorities
- Increases the cap on the number of public housing units that can convert to project-based (PBRA or PBV) under HUD's Rental Assistance Demonstration (RAD) Program from 225,000 to 455,000 units, and extends the program's sunset date to 2024.
- Authorizes Section 202 PRAC properties to convert to RAD.
- Incentivizes public housing authorities and non-profit organizations to take over ownership and management of USDA-financed rental housing properties and to ensure that they remain affordable by allowing these entities to receive an ROI and asset management fee of up to \$7,500 per property .
- Extends the National Flood Insurance Program until July 31, 2018.
- Provides the Treasury Department with \$250 million for its Community Development Financial Institutions (CDFI) Program, a \$2 million increase from FFY 2017.

Finally, this omnibus budget bill also authorized f two key changes to the Low Income Housing Tax Credit (LIHTC) Program, which were also proposed as part of the Affordable Housing Credit Improvement Act (S. 548/HR 1661), which is separate legislation under consideration in Congress. These were as follows:

- A 12.5% increase in State LIHTC credit authority for four years, beginning on 2018 (2018-2021)
- Permanently establishes a new income limit option known as income averaging, to allow LIHTC-qualified housing units to serve households as high as 80% AMI, so long as the average income limit in the property is 60% AMI or less. The 80% LMI standard is consistent with long-standing federal affordable housing policies (especially at HUD). Under the income averaging option, higher rents that 61-80% AMI households would pay has the potential to offset the lower rents for extremely-low and very low-income households, thereby allowing developments to maintain financial feasibility and provide deeper income targeting to these households.

FFY 2019 Budget

The Trump Administration released its proposed budget for FFY 2019 on February 12, 2018, proposing \$1.2 trillion in discretionary spending. As this budget was released prior to passage of the Bipartisan Budget Act referenced above, it holds to the spending caps imposed by the Budget Control Act of 2011. As such, this budget included an addendum that proposed allocating the additional funding for a limited set of Administration priorities, which included an additional \$2 billion for HUD, primarily for Housing Choice Vouchers, Public Housing Operating Fund to assist PHAs facing potential insolvency, and hold-harmless funding for elderly and disabled households from proposed rent reforms. The original budget for FFY 2018 called for a 14.2% reduction in HUD funding, as well as the elimination of a number of HUD and other programs. These included but were not limited to the following:

- Community Development Block Grant (CDBG)
- HOME Investments Partnership Program
- Housing Trust Fund
- Public Housing Capital Fund
- Choice Neighborhoods Initiative
- HUD-VASH Vouchers

- USDA Rural Development Direct Homeownership Loans
- USDA Rural Development Rural Home repair program
- CDFI Fund-grants and direct loans
- U.S. Interagency Council on Homelessness
- FHA General and Special Risk Insurance Fund
- Neighborhood Reinvestment Corporation
- Low Income Home Energy Assistance Program
- Weatherization Assistance Program
- Legal Services Corporation

In addition, major funding reductions were also proposed for the following:

- Public Housing Operating Fund
- Section 8 HAP Renewals (HCVs)
- Ongoing PHA Administrative Fees (HCVs)
- HOPWA Program
- HUD Section 811 Housing for Persons with Disabilities
- Housing Counseling

Programs proposed for level funding were very limited, but included Homeless Assistance Grants and Family Self-Sufficiency. It should be noted that this budget also called for increasing rents as well as work requirements for recipients of federal housing assistance. A recent estimate was given that over 80% of HUD's budget is now dedicated to some type of rental assistance.

Finally, it should be noted that this budget did propose a \$100 million increase for HUD's Rental Assistance Demonstration (RAD) Program, which converts public housing into Section 8 project based assistance or project-based vouchers. It would also eliminate the current 225,000 unit cap. Section 8 project-based rental assistance was also proposed to receive a slight increase. Section 202 Housing for the elderly also was proposed for a slight increase. In addition, this budget also proposes \$200 billion to fund its infrastructure package. This plan is discussed later in this update.

In general, this FFY 2019 budget as proposed would represent a major reduction in the "overall footprint of housing assistance" by o elimination of several key programs. The Administration proposed elimination of many of these same programs in FFY 2018 as well, as it seeks to "recognize a greater role for State and local governments and the private sector in addressing community development and affordable housing needs". Congress will likely delay its FFY 2019 budget/appropriations process until the FFY 2018 budget is finalized and approved.

For more detailed information and updates, please see NAHRO's website and Direct News articles to keep current on all HUD and related budget and appropriations matters.

National Housing Trust Fund

Originally authorized by the Housing and Economic Recovery Act (HERA) of 2008, the National Housing Trust Fund was finally first funded in 2016. It is a non-appropriated dedicated funding source, coming from the volume of business (4.2%) of Fannie Mae and Freddie Mac, with 65% of these funds going to HTF. While it has been the subject of funding elimination and GSE housing fiancé reform efforts, it continues to operate as a grant program to States for providing affordable housing to extremely- low-income households (30% AMI or below), with 90% of funding required to be used for rental housing. Illinois Housing Development Authority (IHDA) was designated as the State administrator of this program in Illinois, and it is part of the State's HUD-required Consolidated Plan.

While funded through the GSEs, HUD serves as the federal administering agency. Given the deep income targeting requirements, IHDA prioritized permanent supportive housing for special needs populations in its allocation plan. In 2016, the first year of funding, the national allocation was approximately \$171 million, and Illinois was allocated \$4.3 million. Due to delays, the HUD grant agreement was not received until late that year. In 2017, the national allocation was \$219 million, of which Illinois was allocated \$7.1 million. Again, the HUD grant agreement was not received until December of 2017. Finally, it was recently announced by the Federal

Housing Finance Agency (FHFA), which governs the GSEs, that it anticipates a 2018 funding level of \$269 million, with individual State allocations to be announced later this year. The first NHTF-funded project approved by IHDA's Board was Pearl Street Apartments, a 25-unit project located in McHenry.

Please contact IHDA's Multi-Family Programs Department or Strategic Planning and Reporting (SPAR) Department for additional information.

Infrastructure Plan

Included with the release of the Administration's FFY 2019 proposed budget was the framework of President Trump's infrastructure plan/framework. Titled "Building A Strong America", released on February 12, 2018. It is a \$1.5 trillion proposal for infrastructure investments, which includes \$200 billion in federal funding, and the balance coming from State and local governments and the private sector. There does not appear to be any major inclusion of affordable housing in this proposal. While it proposes eliminating the State caps on private activity bond issuances, the latter does not presently include housing bonds. Besides traditional public works projects (roads, bridges, etc.), this plan also would expand PAB eligibility to additional types of projects, including flood control facilities, rural broadband, hydroelectric power, and cleanup of brownfield and Superfund sites. Rural infrastructure projects are also cited as a major priority. The plan calls for several grant and lending programs to help state and local governments finance infrastructure investments, including \$100 million as gap financing for State-funded projects, and \$50 billion in block grants to rural states. The plan also calls for a streamlined permitting process to expedite funding of these projects, but it is uncertain on how this will be implemented under current environmental review and State/local building permit requirements. As was stated earlier, this \$200 billion federal commitment is included in the President's proposed FFY 2019 budget submitted to Congress, so this infrastructure proposal will be part of the overall budget negotiations.

In addition, a group of nine U.S. Senate Democrats also proposed a separate \$1 trillion infrastructure plan on March 7, 2018 titled "Jobs and Infrastructure Plan for America's Workers". Targeted to cities, suburbs, rural communities, and on tribal lands through a combination of direct investment and tax incentives. It proposes \$62 billion of this amount for affordable housing, neighborhood revitalization, and lead remediation, and included increased funding for HOME, CDBG, Housing Trust fund, Choice Neighborhoods, and USDA's Rural housing Service's rental housing and homeownership assistance programs. It also calls for strengthening the LIHTC program. Its status is uncertain as of the date of this report.

While not referenced as part of either infrastructure plan discussed above, House appropriators included \$10.6 billion in the FFY 2018 appropriations bill specifically for rebuilding or upgrading airports, roads, bridges, rail, and community projects. This included increased funding under a number of previously-referenced HUD programs, including CDBG, HOME, Homeless Assistance grants, Tenant-Based Rental Assistance, Section 202-Elderly and Section 811 People with Disabilities Programs. Major highlights of increased transportation funding included TIGER grants, the Federal-Aid Highway Program, Amtrak, and Capital Investment Grants.

2017 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 Report, 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.

2017 Housing Production Chart / Multifamily Programs

Multifamily Programs 2017 Housing Production						
				Priority Populations		
Agency and Program	Source	2017 Funds Anticipated	2017 Funds Committed	Low income	Senior	Supportive
IHDA Administered:						
Low Income Housing Tax Credit (9%)	Credits	23,000,000	30,670,801			
	Equity Raised	\$218,500,000	\$291,372,615	\$146,762,016	\$73,906,220	\$70,704,379
Low Income Housing Tax Credit (4%)	Credits					
	Equity Raised	\$58,725,000	\$106,118,085	\$36,110,611	\$69,420,993	\$586,481
Illinois State Donation Tax Credit*	Donation Amount	\$40,809,360	\$40,809,360	\$10,414,724	\$7,366,864	\$2,623,092
	Tax Credit Allocation	\$20,404,680	\$20,404,680			
HOME	Federal	\$11,500,000	\$20,780,841	\$7,577,444	\$7,088,707	\$6,114,690
Affordable Housing Trust Fund**	State	\$35,000,000	\$32,184,456	\$7,382,361	\$7,756,896	\$17,045,200
National Housing Trust Fund (NHTF)	FHFA/HUD	\$9,000,000	\$3,879,049	\$3,879,049	\$0	\$0
Tax Exempt Bonds	Federal	\$200,000,000	\$104,730,125	\$12,880,125	\$91,400,000	\$450,000
Taxable Bonds	Private	\$50,000,000	\$3,695,058	\$0	\$3,149,886	\$545,172
Affordable Advantage Mortgage***	Federal	\$10,000,000	\$0	\$0	\$0	\$0
Credit Advantage***	Federal	\$50,000,000	\$65,430,760	n/a	n/a	n/a
IHDA/HUD Federal Financing Bank/US Treasury Mortgage	Federal	\$125,000,000	\$8,522,295	\$7,422,295	\$816,129	\$283,871
DCEO Administered:						
DCEO Energy Grant	State	n/a	\$1,135,050	\$938,303	\$107,846	\$88,901
Illinois Energy Efficiency Affordable Housing Construction Program	State	\$5,000,000	\$2,118,140	\$2,118,140	\$0	\$0
Illinois Public Housing Authority Energy Program	State	\$9,000,000	\$6,632,287	\$6,632,287	\$0	\$0
TOTAL FUNDS BUDGETED AND COMMITTED 2017		\$802,129,680	\$667,003,441	\$242,117,356	\$261,013,540	\$98,441,785
TOTAL # OF UNITS PRESERVED	Single Year Financing		2,445	-	-	-
	Multi-Year Financing		382	-	-	-
TOTAL # OF UNITS LOCATED NEAR TRANSIT	Single Year Financing		59	-	-	-
	Multi-Year Financing		0	-	-	-
TOTAL UNITS PRODUCED	Single Year Financing		3,688	1992	1158	518
	Multi-Year Financing		1,329	874	257	204
*Illinois State Donation Tax Credit amounts for funds estimated and funds committed were based on FY 2017.						
**Housing Trust Fund 2017 anticipated funds and funds committed includes amounts for multifamily programs only.						
***2017 funding total for Affordable Advantage Credit, Credit Advantage are based on closing date. Additionally, funding amounts per priority populations were not readily available at the time of this report's publishing.						

2017 Housing Production Chart / Single Family Programs

Single Family Programs 2017 Housing Production				Priority Populations		
Agency and Program	Source	2017 Funds Anticipated	2017 Funds Committed	Low income	Senior	Supportive
IHDA Administered:						
Hardest Hit Fund (HELP Program)*	Federal	\$125,000,000	\$52,307,263	\$52,307,263	\$0	\$0
@Home Illinois**	Federal/State	\$211,698,375	\$3,140,000	\$3,140,000	\$0	\$0
Mortgage Tax Credit Certificate	Federal	\$175,000,000	\$11,989,622	\$21,710,738	\$0	\$0
1st HomeIllinois**	Federal	\$600,000,000	\$36,195,000	\$36,195,000	\$0	\$0
I-Refi**	Federal	\$130,000,000	\$11,723,404	\$11,723,404	\$0	\$0
Illinois Affordable Housing Trust Fund***	State	\$10,000,000	\$7,224,910	\$7,224,910	\$0	\$0
DCEO Administered:						
Residential Retrofit Program	State	\$14,500,000	\$8,423,803	\$8,423,803	\$0	\$0
CDBG Housing Rehabilitation	Federal	\$6,750,000	\$7,227,903	\$7,227,903	\$0	\$0
Illinois Home Weatherization Assistance Program	Federal/State	\$42,459,348	\$41,323,114	\$26,418,428	\$6,231,775	\$0
IDVA Administered:						
Adaptive Housing Program for Veterans	Federal	\$223,000	\$203,289	\$203,289	\$0	\$0
TOTAL FUNDS BUDGETED AND COMMITTED 2017		\$1,315,630,723	\$124,614,994	\$119,431,424	\$6,231,775	\$0
TOTAL UNITS ASSISTED	24559		23109	1450	0	
*2017 HHF estimates include funds for HELP, IREFI, DPA and BRP programs, while 2017 funds committed include only funds for the HELP program						
**2017 funding estimates include down payment assistance as well as 1st mortgages. However, 2017 funds committed only include down payment assistance.						
***2017 funds committed include amounts for the Habitat for Humanity Community Impact Fund, Home Accessibility Program, and Single Family Rehabilitation programs.						

2017 Housing Production Chart/Residential Services Programs

2017 Annual Progress Report:

Residential Services Programs Chart

Program	Source	2017 Budgeted	2017 Funds Committed	Priority Population	Number Assisted
DCEO Administered:					
Low Income Home Energy Assistance Program (LIHEAP)	Federal/State	\$178,000,000	\$171,681,145	Low Income Families, Seniors, Special Needs	480,117 households assisted
DCFS Administered:					
Norman Housing Advocacy	GRF	\$900,000	\$878,547	Low Income Families; Homeless	1,261 families assisted
Norman Cash Assistance Program	GRF	\$2,800,000	\$2,212,523		3,275 families assisted
Youth Housing Advocacy	Federal	\$200,000	\$171,072	Homeless	207 youth assisted
Youth Cash Assistance	Federal	\$170,000	\$94,576		116 youth assisted
IDHFS Administered:					
Supportive Living Program	GRF	\$138,000,000	\$136,825,975	Homeless: Specials Needs	9,715 Individuals
IDHS Administered:					
Emergency and Transitional Housing	GRF/State	\$8,900,000	\$8,877,135	Homeless	32,589 households
Homeless Prevention Program	GRF/AHTF	\$4,000,000	\$4,460,786	Homeless	9,345 households
Supportive Housing Program	GRF/Medicaid Trust Fund	\$7,382,500	\$7,087,231	Homeless; Special Needs	8,193 households
Domestic Violence Program	GRF	\$21,814,589	\$20,613,136	Homeless	50,567 Individuals
Assistance to the Homeless Fund	State	\$300,000	\$0	Homeless	N/A
Homeless Youth Services Program	GRF/AHTF	\$4,600,000	\$4,326,871	Homeless	2,215 Individuals (Youth Served)
Emergency Solutions Grant	Federal	\$4,713,992	\$3,664,399	Homeless	13,105 Individuals
Supportive Housing Program (Bridge Rental Subsidy)*	State	\$15,000,000	n/a	Williams Consent Decree class member only	n/a

2017 Housing Production Chart/Residential Services Programs - Continued

2017 Annual Progress Report: Residential Services Programs Chart, Continued					
Program	Source	2017 Budgeted	2017 Funds Committed	Priority Population	Number Assisted
IDoA Administered					
Community Care Program	State/GRF	\$600,036,547	\$738,009,308	Low Income Seniors	74,700 persons per month
Colbert Bridge Rental Subsidy Initiative	GRF	\$11,900,545	\$10,018,914	Colbert Consent Decree Class members only	851 Individuals/avg. monthly caseload
IDPH Administered:					
Housing for Persons with AIDS/HIV	Federal	\$1,322,309	\$1,222,351	Low Income; Homeless; Special Needs	522 persons with HIV/AIDS and their family members
IHDA Administered					
Abandoned Properties Program	State	\$12,300,000	\$9,550,000	N/A	67 municipalities
Rental Housing Support Program**	State	\$8,086,507	\$9,618,970	Low Income; Homeless; Special Needs; Seniors	296 units assisted
HUD Section 811 Project Rental Assistance	Federal	\$11,982,009	\$4,276,620	Low Income; Special Needs	80 Units
Blight Reduction Program***	Federal	\$10,000,000	\$0	N/A	N/A
IDVA Administration					
Prince Home Program for Veterans	Federal	\$825,100	\$621,156	Homeless; Special Needs	25 Individuals
Residential Services Programs Totals:		\$1,043,234,098	\$1,134,210,715	696,607 (persons/units/entities)	
*Funding committed for 2017 was not made available at the time of this report					
**Includes Long Term Operating Support (LTOS), but does not include funds received and administered by the City of Chicago					
***Blight Reduction awarded no funds in 2017					

IHDA Multifamily Project List (CY2017) - Occupancy Characteristics

#	Development	CITY	County	Total Units	Family	Senior	Supportive Housing	Preservation Units	Live Near Work	Under 30%	31%-50%	51%-60%	61%-80%	> 80%
1	ALTAMONT SENIOR RESIDENCES	Altamont	Effingham	30	0	25	5	0	0	6	0	24	0	0
2	RIDER PLACE OF ARCOLA	Arcola	Douglas	56	47	0	9	0	0	12	0	44	0	0
3	PARKVIEW	Arlington Heights	Cook	45	36	0	5	0	0	5	7	29	0	4
4	HEART'S PLACE	Arlington Heights	Cook	16	16	0	0	0	0	4	0	12	0	0
5	AURORA DOWNTOWN REVITALIZATION	Aurora	Kane	76	64	0	12	38	0	16	22	38	0	0
6	SAGE CREST HILL APARTMENTS	Aurora	Kane	102	101	0	0	101	0	0	0	101	0	1
7	WIND MILL MANOR	Batavia	Kane	81	0	60	12	0	0	16	0	56	0	9
8	ACCESS WEST COOK	Bellwood	Cook	42	0	0	42	0	0	9	15	18	0	0
9	BERWYN APARTMENTS	Berwyn	Cook	28	28	0	0	0	0	6	8	14	0	0
10	WASHINGTON SENIOR	Bloomington	McLean	58	0	57	0	0	0	12	10	35	0	1
11	THE FIELDS APARTMENTS	Carbondale	Jackson	156	156	0	0	0	0	0	0	0	156	0
12	HABITAT NORTHERN	Carpentersville	Kane	4	4	0	0	0	0	0		4	0	0
13	CARY SENIOR LIVING	Cary	McHenry	62	0	52	10	0	0	12	10	40	0	0
14	EL ZOCALO: LACOMUNIDAD DE BRIGHTON PARK	Chicago	Cook	30	27	0	3	0	0	5	6	19	0	0
15	LATHROP HOMES PHASE 1A	Chicago	Cook	414	252	0	0	0	0	83	0	154	15	162
16	PULLMAN ARTSPACE LOFTS, LP	Chicago	Cook	38	32	0	6	0	0	9	14	15	0	0
17	THE MARSHALL HOTEL	Chicago	Cook	90	76	0	14	90	0	18	0	72	0	0
18	MONTCLARE SENIOR RESIDENCES OF CALUMET HEIGHTS	Chicago	Cook	134	0	83	21	0	0	27	45	32	0	30
19	WEST TOWN HOUSING PRESERVATION	Chicago	Cook	318	315	0	0	315	0	0	0	315	0	3
20	ANATHOTH GARDENS	Chicago	Cook	40	0	40	0	40	0	0	0	40	0	0
21	THRESHOLDS RAD2 CONVERSION	Chicago	Cook	146	0	0	146	146	0	9	111	26	0	0
22	ROGERS PARK PSH	Chicago	Cook	13	0	0	13	12	0	3	2	8	0	0
23	LINCOLN PARK COMMUNITY	Chicago	Cook	20	0	0	20	0	0	5	15		0	0
24	WARREN APARTMENTS	Chicago	Cook	75	48	0	12	0	0	16	0	44	0	15
25	JOHNSON & BUTLER-LINDON SUPPORTIVE HOUSING	Chicago	Cook	105	78	0	27	105	0	29	62	14	0	0
26	PIERCE HOUSE	Chicago	Cook	25	0	0	25	0	0	25	0		0	0
27	THE CONCORD AT SHERIDAN	Chicago	Cook	111	65	0	0	0	0	0	14	51	0	46
28	NORTHTOWN APARTMENTS	Chicago	Cook	44	0	44	0	0	0	0	30	14	0	0
29	OAK TREE TOWERS	Downers Grove	Dupage	165	0	164	0	164	0	0	0	164	0	1
30	RIVER'S EDGE TOWNHOMES	Elgin	Kane	31	30	0	0	30	0	0	0	30	0	1
31	FOX RIVER CROSSING	Elgin	Kane	60	0	51	9	0	0	16	6	38	0	0
32	EVANSTON PSH	Evanston	Cook	16	0	0	16	0	0	4	12	0	0	0
33	FOREST OAKS	Forest Park	Cook	56	0	47	9	0	0	12	0	12	8	0
34	FRANKLIN TOWER AND HENRICH HOUSE	Franklin Park and Des Plaines	Cook	254	213	0	39	252	0	52	51	149	0	2
35	BREWSTER - HOSMER RAD	Freeport	Stephenson	167	167	0	0	167	0	0	0	167	0	0
36	FULTON COMMONS	Fulton	Whiteside	40	34	0	6	0	0	8	0	32	0	0
37	COATSWORTH APARTMENTS	Galena	Jo Daviess	18	0	18		0	0	0	18	0	0	0
38	GREENFIELD AND ROODHOUSE HOMES	Greenfield and Roodhouse	Greene	46	36	0	10	0	0	10	18	18	0	0

IHDA Multifamily Project List (CY2017) - Occupancy Characteristics, Continued

#	Development	City	County	Total Units	Family	Senior	Supportive Housing	Preservation Units	Live Near Work	Under 30%	31%-50%	51%-60%	61%-80%	> 80%
39	FREEDOMS PATH AT HINES II	Hines	Cook	52	45	0	7	0	0	8	12	32	0	0
40	PRAIRIE MEADOWS PHASE II	Hoopeston	Vermillion	30	25	0	5	0	0	6	9	15	0	0
41	MARYCREST VILLAGE	Joliet	Will	57	0	47	9	56	0	12		44	0	1
42	FOUNTAIN SQUARE APARTMENTS	Kankakee	Kankakee	35	9	0	0	0	35	0	0	9	0	26
43	INDIAN TRAIL APARTMENTS OF LAWRENCEVILLE PHASE 2	Lawrenceville	Lawrence	30	19	0	11	0	0	6	0	24	0	0
44	LIBERTY TOWERS	Libertyville	Lake	121	0	120	0	120	0	0	0	120	0	1
45	ARBORETUM WEST	Lombard	Dupage	14	0	0	14	14	0	3	11	0	0	0
46	PEARL STREET APARTMENTS	McHenry	McHenry	25	0	0	25	0	0	25	0	0	0	0
47	FOX MEADOWS INDEPENDENT LIVING	McLeansboro	Hamilton	30	0	25	5	0	0	7	0	23	0	0
48	WESTRIDGE APARTMENTS	Mendota	La Salle	24	20	0	4	0	24	5	0	19	0	0
49	GARFIELD SCHOOL SENIOR RESIDENCES	Moline	Rock Island	57	0	48	9	0	0	12	3	42	0	0
50	OGDEN MANOR	Naperville	Dupage	108	108	0	0	108	0	0		108	0	0
51	NEW LENOX HORIZON SENIOR LIVING	New Lenox	Will	53	0	44	8	0	0	11	6	35	0	1
52	HUNTINGTON AND WHEELING TOWER	Niles	Cook	226	190	0	34	224	0	49	0	175	0	2
53	NORTH CHICAGO REVITALIZATION	North Chicago	Lake	12	8	0	4	0	0	0	12	0	0	0
54	WISDOM VILLAGE OF NORTH LAKE II	North Lake	Cook	50	0	42	8	0	0	10	3	37	0	0
55	TRINITY PARK VISTA	North lake	Cook	16	0	0	16	0	0	4	4	8	0	0
56	NEW MOMS OAK PARK	Oak Park	Cook	18	18	0	0	0	0	4	6	8	0	0
57	TIGER SENIOR APARTMENTS	Paris	Edgar	42	0	33	9	42	0	9	16	17	0	0
58	SOUTH SIDE OFFICE OF CONCERN	Peoria	Peoria	10	0	0	10	0	0	3	2	5	0	0
59	RICHARD FLOWERS HOMES	Robbins	Cook	100	100	0	0	100	0	0	0	100	0	0
60	EDWARD BROWN TURLINGTON WEST	Robbins and Forest Park	Cook	223	0	220	0	220	0	0	34	186	0	3
61	SUNSET HEIGHTS	Rock Island	Rock Island	141	141	0	0	141	0	0	0	141	0	0
62	ORTON KEYES	Rockford	Winnebago	175	175	0	0	175	0	0	0	175	0	0
63	MARISON MILL SUITES	South Elgin	Kane	70	0	55	11	0	0	14	28	24	0	4
64	METRO LANDING OF SWANSEA	Swansea	St. Clair	62	0	46	16	0	0	13	3	46	0	0
65	ASPEN COURT	Urbana	Champaign	137	116	0	21	137	0	28	0	109	0	0
66	CASS COUNTY HOMES	Virginia	Cass	20	16	0	4	0	0	4	0	16	0	0
67	SPRING HILL SENIOR RESIDENCES	West Dundee	Kane	61	0	52	9	0	0	9	13	39	0	0
68	HOMES FOR HOPE PHASE IV	Westmont	Dupage	30	29	0	0	30	0	0	0	29	0	1
69	SCOTT COUNTY HOMES	Winchester	Scott	20	16	0	4	0	0	4	0	16	0	0
70	HABITAT MCHENRY	Wonderlake	McHenry	6	6	0	0	0	0	0	0	6	0	0
71	ANTHONY PLACE YORKVILLE	Yorkville	Kendall	51	0	42	8	0	0	10	5	35	0	1
Projects with Single Year Financing				3812	1992	1158	518	2445	59	391	520	2569	164	144
Projects with Multi-Year Financing				1506	874	257	204	382	0	294	123	903	15	171
Total				5318	2866	1415	722	2827	59	685	643	3472	179	315

IHDA Multifamily Project List (CY2017) - Funding Characteristics

#	Development	City	Cook	4%	9%	State Donation Tax Credit	Tax Exempt Bonds	Taxable Bonds	National Housing Trust Fund	Affordable Housing Trust Fund
1	ALTAMONT SENIOR RESIDENCES	Altamont	Effingham	\$0	\$5,695,369	\$0	\$0	\$0	\$0	\$0
2	RIDER PLACE OF ARCOLA	Arcola	Douglas	\$0	\$11,897,189	\$0	\$0	\$0	\$0	\$0
3	PARKVIEW	Arlington Heights	Cook	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	HEART'S PLACE	Arlington Heights	Cook	\$0	\$11,292,782	\$0	\$0	\$0	\$0	\$0
5	AURORA DOWNTOWN REVITALIZATION	Aurora	Kane	\$0	\$15,098,593	\$1,809,298	\$0	\$0	\$0	\$0
6	SAGE CREST HILL APARTMENTS	Aurora	Kane	\$7,061,006	\$0	\$0	\$12,880,125	\$0	\$0	\$0
7	WIND MILL MANOR	Batavia	Kane	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0
8	ACCESS WEST COOK	Bellwood	Cook	\$0	\$11,943,670	\$0	\$0	\$0	\$0	\$0
9	BERWYN APARTMENTS	Berwyn	Cook	\$0	\$0	\$0	\$0	\$0	\$0	\$2,243,313
10	WASHINGTON SENIOR	Bloomington	McLean	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	THE FIELDS APARTMENTS	Carbondale	Jackson	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	HABITAT NORTHERN	Carpentersville	Kane	\$0	\$0	\$185,663	\$0	\$0	\$0	\$0
13	CARY SENIOR LIVING	Cary	McHenry	\$0	\$12,618,681	\$0	\$0	\$0	\$0	\$0
14	EL ZOCALO: LACOMUNIDAD DE BRIGHTON PARK	Chicago	Cook	\$2,886,207	\$0	\$0	\$0	\$0	\$0	\$0
15	LATHROP HOMES PHASE 1A	Chicago	Cook	\$0	\$6,691,849	\$0	\$0	\$0	\$0	\$0
16	PULLMAN ARTSPACE LOFTS, LP	Chicago	Cook	\$0	\$10,208,117	\$0	\$0	\$0	\$0	\$0
17	THE MARSHALL HOTEL	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	MONTCLARE SENIOR RESIDENCES OF CALUMET HEIGHTS	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500,000
19	WEST TOWN HOUSING PRESERVATION	Chicago	Cook	\$0	\$14,152,160	\$0	\$0	\$0	\$0	\$0
20	ANATHOTH GARDENS	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	THRESHOLDS RAD2 CONVERSION	Chicago	Cook	\$0	\$0	\$1,719,918	\$0	\$0	\$0	\$0
22	ROGERS PARK PSH	Chicago	Cook	\$0	\$13,062,064	\$160,441	\$0	\$0	\$0	\$0
23	LINCOLN PARK COMMUNITY	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$0	\$2,819,379
24	WARREN APARTMENTS	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$0	\$1,300,000
25	JOHNSON & BUTLER-LINDON SUPPORTIVE HOUSING	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
26	PIERCE HOUSE	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$0	\$2,016,884
27	THE CONCORD AT SHERIDAN	Chicago	Cook	\$0	\$14,248,575	\$0	\$0	\$0	\$0	\$0
28	NORTHTOWN APARTMENTS	Chicago	Cook	\$48,248,076	\$0	\$2,500,000	\$67,400,000	\$0	\$0	\$0
29	OAK TREE TOWERS	Downers Grove	Dupage	\$9,059,543	\$0	\$0	\$21,450,000	\$0	\$0	\$0
30	RIVER'S EDGE TOWNHOMES	Elgin	Kane	\$0	\$13,988,326	\$0	\$0	\$0	\$0	\$0
31	FOX RIVER CROSSING	Elgin	Kane	\$1,985,733	\$0	\$0	\$3,000,000	\$0	\$0	\$0
32	EVANSTON PSH	Evanston	Cook	\$0	\$0	\$0	\$0	\$0	\$0	\$2,358,560
33	FOREST OAKS	Forest Park	Cook	\$0	\$12,823,718	\$0	\$0	\$0	\$0	\$0
34	FRANKLIN TOWER AND HENRICH HOUSE	Franklin Park and Des Plaines	Cook	\$0	\$14,250,000	\$0	\$0	\$0	\$0	\$0
35	BREWSTER - HOSMER RAD	Freeport	Stephenson	\$0	\$0	\$3,605,000	\$0	\$0	\$0	\$0
36	FULTON COMMONS	Fulton	Whiteside	\$0	\$8,198,802	\$0	\$0	\$0	\$0	\$0
37	COATSWORTH APARTMENTS	Galena	Jo Daviess	\$0	\$0	\$650,000	\$0	\$0	\$0	\$490,000
38	GREENFIELD AND ROODHOUSE HOMES	Greenfield and Roodhouse	Greene	\$0	\$10,998,074	\$0	\$0	\$0	\$0	\$0

IHDA Multifamily Project List (CY2017) - Funding Characteristics, Continued

#	Development	City	Cook	Financial Adjustment Factor	Federal Financing Bank	DCEO Energy Grant	HOME	Pending Gap Financing	Total Allocation
1	ALTAMONT SENIOR RESIDENCES	Altamont	Effingham	\$0	\$0	\$0	\$0	\$700,000	\$6,395,369
2	RIDER PLACE OF ARCOLA	Arcola	Douglas	\$0	\$0	\$0	\$0	\$0	\$11,897,189
3	PARKVIEW	Arlington Heights	Cook	\$0	\$0	\$0	\$0	\$1,796,886	\$1,796,886
4	HEART'S PLACE	Arlington Heights	Cook	\$0	\$0	\$0	\$0	\$0	\$11,292,782
5	AURORA DOWNTOWN REVITALIZATION	Aurora	Kane	\$0	\$0	\$0	\$0	\$0	\$16,907,891
6	SAGE CREST HILL APARTMENTS	Aurora	Kane	\$0	\$0	\$0	\$0	\$0	\$19,941,131
7	WIND MILL MANOR	Batavia	Kane	\$0	\$0	\$0	\$0	\$0	\$800,000
8	ACCESS WEST COOK	Bellwood	Cook	\$1,879,445	\$0	\$0	\$0	\$0	\$13,823,115
9	BERWYN APARTMENTS	Berwyn	Cook	\$0	\$7,422,295	\$0	\$0	\$0	\$9,665,608
10	WASHINGTON SENIOR	Bloomington	McLean	\$0	\$0	\$0	\$0	\$1,627,668	\$1,627,668
11	THE FIELDS APARTMENTS	Carbondale	Jackson	\$0	\$0	\$215,917	\$0	\$3,901,713	\$4,117,630
12	HABITAT NORTHERN	Carpentersville	Kane	\$0	\$0	\$0	\$0	\$0	\$185,663
13	CARY SENIOR LIVING	Cary	McHenry	\$0	\$0	\$0	\$0	\$2,781,709	\$15,400,390
14	EL ZOCALO: LACOMUNIDAD DE BRIGHTON PARK	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$2,886,207
15	LATHROP HOMES PHASE 1A	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$6,691,849
16	PULLMAN ARTSPACE LOFTS, LP	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$10,208,117
17	THE MARSHALL HOTEL	Chicago	Cook	\$0	\$0	\$0	\$4,500,000	\$0	\$4,500,000
18	MONTCLARE SENIOR RESIDENCES OF CALUMET HEIGHTS	Chicago	Cook	\$0	\$0	\$0	\$0	\$583,471	\$5,083,471
19	WEST TOWN HOUSING PRESERVATION	Chicago	Cook	\$0	\$0	\$183,970	\$0	\$950,500	\$15,286,630
20	ANATHOTH GARDENS	Chicago	Cook	\$0	\$0	\$0	\$3,000,000	\$0	\$3,000,000
21	THRESHOLDS RAD2 CONVERSION	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$1,719,918
22	ROGERS PARK PSH	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$13,222,505
23	LINCOLN PARK COMMUNITY	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$2,819,379
24	WARREN APARTMENTS	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$1,300,000
25	JOHNSON & BUTLER-LINDON SUPPORTIVE HOUSING	Chicago	Cook	\$1,645,520	\$0	\$0	\$0	\$0	\$3,645,520
26	PIERCE HOUSE	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$2,016,884
27	THE CONCORD AT SHERIDAN	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$14,248,575
28	NORTHTOWN APARTMENTS	Chicago	Cook	\$0	\$0	\$0	\$0	\$0	\$118,148,076
29	OAK TREE TOWERS	Downers Grove	Dupage	\$0	\$0	\$0	\$0	\$0	\$30,509,543
30	RIVER'S EDGE TOWNHOMES	Elgin	Kane	\$0	\$0	\$0	\$0	\$0	\$13,988,326
31	FOX RIVER CROSSING	Elgin	Kane	\$0	\$0	\$0	\$0	\$0	\$4,985,733
32	EVANSTON PSH	Evanston	Cook	\$0	\$0	\$0	\$2,491,440	\$0	\$4,850,000
33	FOREST OAKS	Forest Park	Cook	\$0	\$0	\$72,084	\$0	\$0	\$12,895,802
34	FRANKLIN TOWER AND HENRICH HOUSE	Franklin Park and Des Plaines	Cook	\$3,500,000	\$0	\$0	\$0	\$0	\$17,750,000
35	BREWSTER - HOSMER RAD	Freeport	Stephenson	\$0	\$0	\$0	\$0	\$0	\$3,605,000
36	FULTON COMMONS	Fulton	Whiteside	\$0	\$0	\$0	\$0	\$0	\$8,198,802
37	COATSWORTH APARTMENTS	Galena	Jo Daviess	\$0	\$0	\$0	\$0	\$0	\$1,140,000
38	GREENFIELD AND ROODHOUSE HOMES	Greenfield and Roodhouse	Greene	\$0	\$0	\$0	\$0	\$0	\$10,998,074

IHDA Multifamily Project List (CY2017) - Funding Characteristics, Continued

#	Development	City	Cook	4%	9%	State Donation Tax Credit	Tax Exempt Bonds	Taxable Bonds	National Housing Trust Fund	Affordable Housing Trust Fund
39	FREEDOMS PATH AT HINES II	Hines	Cook	\$0	\$11,689,756	\$492,500	\$0	\$0	\$0	\$0
40	PRAIRIE MEADOWS PHASE II	Hoopeston	Vermillion	\$0	\$1,283,714	\$0	\$0	\$0	\$0	\$0
41	MARYCREST VILLAGE	Joliet	Will	\$0	\$5,965,227	\$0	\$0	\$0	\$0	\$0
42	FOUNTAIN SQUARE APARTMENTS	Kankakee	Kankakee	\$0	\$0	\$880,000	\$0	\$0	\$0	\$0
43	INDIAN TRAIL APARTMENTS OF LAWRENCEVILLE PHASE 2	Lawrenceville	Lawrence	\$0	\$0	\$0	\$0	\$0	\$0	\$0
44	LIBERTY TOWERS	Libertyville	Lake	\$0	\$0	\$1,300,000	\$0	\$0	\$0	\$0
45	ARBORETUM WEST	Lombard	Dupage	\$0	\$0	\$0	\$0	\$0	\$0	\$1,747,493
46	PEARL STREET APARTMENTS	McHenry	McHenry	\$0	\$0	\$0	\$0	\$0	\$3,879,049	\$2,813,173
47	FOX MEADOWS INDEPENDENT LIVING	McLeansboro	Hamilton	\$0	\$5,874,172	\$0	\$0	\$0	\$0	\$0
48	WESTRIDGE APARTMENTS	Mendota	La Salle	\$0	\$1,878,688	\$0	\$0	\$0	\$0	\$0
49	GARFIELD SCHOOL SENIOR RESIDENCES	Moline	Rock Island	\$0	\$1,048,649	\$0	\$0	\$0	\$0	\$0
50	OGDEN MANOR	Naperville	Dupage	\$5,931,540	\$0	\$0	\$0	\$0	\$0	\$0
51	NEW LENOX HORIZON SENIOR LIVING	New Lenox	Will	\$0	\$349,886	\$97,142	\$0	\$0	\$0	\$0
52	HUNTINGTON AND WHEELING TOWER	Niles	Cook	\$0	\$0	\$1,164,325	\$0	\$0	\$0	\$0
53	NORTH CHICAGO REVITALIZATION	North Chicago	Lake	\$0	\$0	\$101,250	\$0	\$0	\$0	\$320,000
54	WISDOM VILLAGE OF NORTHLAKE II	North Lake	Cook	\$0	\$0	\$200,000	\$0	\$0	\$0	\$4,375,654
55	TRINITY PARK VISTA	North lake	Cook	\$0	\$12,902,727	\$0	\$0	\$0	\$0	\$0
56	NEW MOMS OAK PARK	Oak Park	Cook	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400,000
57	TIGER SENIOR APARTMENTS	Paris	Edgar	\$0	\$8,888,453	\$0	\$0	\$0	\$0	\$0
58	SOUTH SIDE OFFICE OF CONCERN	Peoria	Peoria	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800,000
59	RICHARD FLOWERS HOMES	Robbins	Cook	\$6,948,579	\$0	\$2,339,700	\$0	\$0	\$0	\$0
60	EDWARD BROWN TURLINGTON WEST	Robbins and Forest Park	Cook	\$10,425,501	\$0	\$2,000,000	\$0	\$0	\$0	\$0
61	SUNSET HEIGHTS	Rock Island	Rock Island	\$3,600,041	\$0	\$0	\$0	\$0	\$0	\$0
62	ORTON KEYES	Rockford	Winnebago	\$9,971,859	\$0	\$0	\$0	\$0	\$0	\$0
63	MARISON MILL SUITES	South Elgin	Kane	\$0	\$13,950,000	\$0	\$0	\$0	\$0	\$0
64	METRO LANDING OF SWANSEA	Swansea	St. Clair	\$0	\$8,917,381	\$0	\$0	\$0	\$0	\$0
65	ASPEN COURT	Urbana	Champaign	\$0	\$7,603,331	\$0	\$0	\$0	\$0	\$0
66	CASS COUNTY HOMES	Virginia	Cass	\$0	\$5,488,221	\$0	\$0	\$0	\$0	\$0
67	SPRING HILL SENIOR RESIDENCES	West Dundee	Kane	\$0	\$13,500,000	\$0	\$0	\$3,695,058	\$0	\$0
68	HOMES FOR HOPE PHASE IV	Westmont	Dupage	\$0	\$0	\$111,438	\$0	\$0	\$0	\$0
69	SCOTT COUNTY HOMES	Winchester	Scott	\$0	\$4,864,441	\$0	\$0	\$0	\$0	\$0
70	HABITAT MCHENRY	Wonderlake	McHenry	\$0	\$0	\$288,005	\$0	\$0	\$0	\$0
71	ANTHONY PLACE YORKVILLE	Yorkville	Kendall	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Projects with Single Year Financing				\$103,231,878	\$177,715,259	\$16,841,415	\$104,730,125	\$0	\$3,879,049	\$29,941,143
Projects with Multi-Year Financing				\$2,886,207	\$113,657,356	\$3,563,265	\$0	\$3,695,058	\$0	\$2,243,313
Total				\$106,118,085	\$291,372,615	\$20,404,680	\$104,730,125	\$3,695,058	\$3,879,049	\$32,184,456

IHDA Multifamily Project List (CY2017) - Funding Characteristics Continued

#	Development	City	Cook	Financial Adjustment Factor	Federal Financing Bank	DCEO Energy Grant	HOME	Pending Gap Financing	Total Allocation
39	FREEDOMS PATH AT HINES II	Hines	Cook	\$0	\$0	\$229,913	\$0	\$0	\$12,412,169
40	PRAIRIE MEADOWS PHASE II	Hoopeston	Vermillion	\$0	\$0	\$0	\$0	\$0	\$1,283,714
41	MARYCREST VILLAGE	Joliet	Will	\$0	\$0	\$0	\$0	\$1,878,637	\$7,843,864
42	FOUNTAIN SQUARE APARTMENTS	Kankakee	Kankakee	\$0	\$0	\$0	\$0	\$0	\$880,000
43	INDIAN TRAIL APARTMENTS OF LAWRENCEVILLE PHASE 2	Lawrenceville	Lawrence	\$0	\$0	\$0	\$1,839,927	\$0	\$1,839,927
44	LIBERTY TOWERS	Libertyville	Lake	\$0	\$0	\$0	\$0	\$0	\$1,300,000
45	ARBORETUM WEST	Lombard	Dupage	\$0	\$0	\$0	\$2,248,610	\$0	\$3,996,103
46	PEARL STREET APARTMENTS	McHenry	McHenry	\$0	\$0	\$0	\$0	\$2,400,000	\$5,213,173
47	FOX MEADOWS INDEPENDENT LIVING	McLeansboro	Hamilton	\$0	\$0	\$0	\$0	\$0	\$5,874,172
48	WESTRIDGE APARTMENTS	Mendota	La Salle	\$0	\$0	\$0	\$0	\$2,231,965	\$4,110,653
49	GARFIELD SCHOOL SENIOR RESIDENCES	Moline	Rock Island	\$0	\$0	\$0	\$0	\$0	\$1,048,649
50	OGDEN MANOR	Naperville	Dupage	\$0	\$0	\$153,990	\$0	\$3,252,800	\$9,338,330
51	NEW LENOX HORIZON SENIOR LIVING	New Lenox	Will	\$0	\$0	\$0	\$0	\$0	\$447,028
52	HUNTINGTON AND WHEELING TOWER	Niles	Cook	\$0	\$0	\$0	\$0	\$0	\$1,164,325
53	NORTH CHICAGO REVITALIZATION	North Chicago	Lake	\$0	\$0	\$0	\$0	\$0	\$421,250
54	WISDOM VILLAGE OF NORTHLAKE II	North Lake	Cook	\$0	\$0	\$0	\$0	\$0	\$4,575,654
55	TRINITY PARK VISTA	North lake	Cook	\$0	\$0	\$0	\$0	\$0	\$12,902,727
56	NEW MOMS OAK PARK	Oak Park	Cook	\$0	\$0	\$0	\$0	\$1,627,668	\$4,027,668
57	TIGER SENIOR APARTMENTS	Paris	Edgar	\$0	\$0	\$0	\$0	\$2,400,000	\$11,288,453
58	SOUTH SIDE OFFICE OF CONCERN	Peoria	Peoria	\$0	\$0	\$0	\$0	\$0	\$2,800,000
59	RICHARD FLOWERS HOMES	Robbins	Cook	\$0	\$0	\$0	\$0	\$0	\$9,288,279
60	EDWARD BROWN TURLINGTON WEST	Robbins and Forest Park	Cook	\$0	\$0	\$47,347	\$4,088,707	\$0	\$16,561,555
61	SUNSET HEIGHTS	Rock Island	Rock Island	\$0	\$0	\$0	\$0	\$0	\$3,600,041
62	ORTON KEYES	Rockford	Winnebago	\$0	\$0	\$0	\$2,612,157	\$0	\$12,584,016
63	MARISON MILL SUITES	South Elgin	Kane	\$0	\$0	\$0	\$0	\$1,796,886	\$15,746,886
64	METRO LANDING OF SWANSEA	Swansea	St. Clair	\$0	\$1,100,000	\$0	\$0	\$0	\$10,017,381
65	ASPEN COURT	Urbana	Champaign	\$0	\$0	\$0	\$0	\$0	\$7,603,331
66	CASS COUNTY HOMES	Virginia	Cass	\$0	\$0	\$231,829	\$0	\$1,378,921	\$7,098,971
67	SPRING HILL SENIOR RESIDENCES	West Dundee	Kane	\$0	\$0	\$0	\$0	\$0	\$17,195,058
68	HOMES FOR HOPE PHASE IV	Westmont	Dupage	\$0	\$0	\$0	\$0	\$0	\$111,438
69	SCOTT COUNTY HOMES	Winchester	Scott	\$0	\$0	\$0	\$0	\$0	\$4,864,441
70	HABITAT MCHENRY	Wonderlake	McHenry	\$0	\$0	\$0	\$0	\$0	\$288,005
71	ANTHONY PLACE YORKVILLE	Yorkville	Kendall	\$1,645,520	\$0	\$0	\$0	\$0	\$1,645,520
Projects with Single Year Financing				\$5,145,520	\$0	\$905,137	\$14,440,914	\$27,511,938	\$480,463,329
Projects with Multi-Year Financing				\$3,524,965	\$8,522,295	\$229,913	\$6,339,927	\$1,796,886	\$146,459,185
Total				\$8,670,485	\$8,522,295	\$1,135,050	\$20,780,841	\$29,308,824	\$626,922,514

2017 Technical Plan Recommendations

The Technical Plan contains the Housing Task Force's long-term planning goals. Specific action items were suggested by Housing Task Force members, grouped in broader strategies and organized by a Housing Principle (described in more detail below). The Technical Plan is updated as needed (new action items are added and existing action items are modified as necessary). Each year active action items are prioritized 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 multifamily 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. The State should 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	2017 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, Community Partners	Next 5 years but to be produced in December 2018
Complete the 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, 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.	IHDA, DCEO, IDPH, IDHR, Municipalities, Counties, PHAs	Ongoing: First AFH tentatively due in February of 2019
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	SPAR Community Revitalization TA Program is underway
Expand access to housing for persons with disabilities transitioning from institutional settings to community-based housing and other specials needs populations		
Seek improvements and funding opportunities to expand features of the Statewide Housing Locator.	IHDA, IDHFS, IDHS, IDoA	Ongoing
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 disabilities and other special needs to available, affordable and appropriate housing.	IHDA, IDHFS, IDHS, IDoA	Ongoing
Research and promote best practices for improving access to affordable housing to a variety of specials needs populations including: accessibility, veterans, reasonable accommodations, Reentry populations, LGBTQ and other specials needs groups.	IDHR, IHDA, IDHS, IDOC, IDVA, Property Managers, owners	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Affordability and Choice		
STRATEGIES / ACTIONS	Agencies and Partners	2017 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" SLP, and support more SLP for persons with physical disabilities.	DHFS, IHDA, IDVA, IDHS, Governor's Office	Ongoing (applications for the Supportive Living Program Dementia Care Settings are under review)
Support State's transition to Managed Care.	DHFS, IDHS, Governor's Office	Ongoing
Determine feasibility of expanding CCRS demonstration program as an alternative housing option for older adults in community-based settings.	IDHFS, IDoA, IHDA	On Hold
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. Will allow for redefining 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	Ongoing
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	Completed/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 ongoing commitment of federal resources.	IHDA, Counseling agencies	Ongoing
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, IDFPR, Governor's Office, State Agencies	HHF/I-Refi/Reverse Mortgage/Other Programs
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	Completed
Continue to support all avenues of public and private loan modification programs, including settlements from lawsuits from large lenders.	IHDA, IDFPR, 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 & Land Banking Program)

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Affordability and Choice		
STRATEGIES / ACTIONS	Agencies and Partners	2017 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 a realistic cost framework.	DCEO, IHDA, IDPH, State Agencies, Governor's Office	Ongoing
Explore improved coordination of existing weatherization programs with affordable housing rehabilitation funding.	DCEO, IHDA	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, Utility Companies	Coordinate with Utility Companies
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	On Hold
Explore sources for additional financing for matching funds for existing home repair programs.	DCEO, IHDA, State Agencies	Under Review
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
Create an 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	On Hold
Utilize green building efforts to identify operating cost measures/policy, as well as funding coordination opportunities to promote green incentives for affordable housing throughout Illinois.	IHDA, DCEO, IHC, Enterprise Foundation	Ongoing
Encourage affordable housing developers to incorporate energy efficient systems and green materials into their projects		
Assist affordable housing developers to access all available sources of energy efficiency funding.	IHDA, DCEO, State Agencies, Developers, Utility Companies	Continue work on leveraging funding options
Inventory all existing federal, State and private energy conservation resources and promote coordinated funding structure with IHDA and other housing development programs.	IHDA, DCEO, State Agencies, Developers, Utility Companies	See above
Promote proven energy efficiency design innovations to determine cost savings measures for affordable housing developments.	IHDA, IHC, Utility Companies	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 and existing cost-effective 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.). Conduct cost-benefit analysis when appropriate.	IHDA, State Agencies, Developers	Ongoing
Research the true cost of energy efficiency/green building efforts in reducing operating costs.	IHDA, Housing Task Force	To be scheduled

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Affordability and Choice		
STRATEGIES / ACTIONS	Agencies and Partners	2017 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.	PHAs, Local Governments, HUD	Unclear Status
Identify priority populations best suited for the use of housing choice vouchers (DCEO is no longer operating its HCV Program).	NA	NA
Encourage maintenance and expansion of fair share and special purpose Housing Choice Vouchers. New continued administration of RA Program RHSP/Section 811/PBV.	PHAs, IHDA	Ongoing
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	On Hold
Support responsible and affordable homeownership programs for low- to moderate-income households, including down payment assistance programs.	IHDA, USDA, Counseling Agencies	Ongoing
Continue identification and program development efforts to further affordable rental housing development, including rental assistance programs (Section 811, RHSP and PBV).	IHDA, LAAs, PHAs, Developers, IHC	Ongoing
Continue identification of homeowner 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 Committee, Housing Task Force's Supportive Housing Working Group, ICH	Ongoing
Continue to assess housing and services need, to better address special needs populations using regular data collection analysis.	IDHS, IDOC, Housing Task Force – Supportive Housing Working Group, IDVA	
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 Uniform Assessment Tool.	IDHFS/Interagency Committee	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 Committee	Ongoing
Continue to promote PHA Preferencing for PHAs.	IHDA, IHDS/PHAs	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Creation and Preservation		
STRATEGIES / ACTIONS	Agencies and Partners	2017 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	Ongoing
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 post-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, Housing Task Force – Supportive Housing Working Group	Ongoing
Explore opportunities to increase supply of rental and operating assistance for existing and/or planned developments serving persons with disabilities.	IHDA, IDHS, IDoA, IDHFS, Housing Task Force	Ongoing – Targeting PSHD Funding
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.	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.	IDHS, IDHR, IHDA, HUD, PHAs	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	Ongoing
Identify opportunities to collaborate 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	Ongoing - APB/BRP/Land Bank Program
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 – New Land Bank program
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 - APB/BRP/Land Bank Program
Explore options to encourage the purchase and conversion of foreclosed properties into 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	2017 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 or a similar veteran's mortgage assistance effort. This program was completed and incorporated into existing programs.	IHDA	Completed
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 further and refinement
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	On hold
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	On hold
Maximize the effective use and accountability for issuance of tax-exempt bond volume cap for multi-family and single-family affordable housing developments. By ensuring that the bond volume cap is 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 Tax Increment Financing (TIF) models for affordable housing via providing training opportunities on TIF for affordable housing development.	IHDA, DCEO, Community Partners	On hold
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	On hold
Develop additional LIHTC syndication and investment options		
Support legislative and regulatory changes for LIHTC to increase and expand investor interest and entice investment, e.g., increasing per capita amount formula	IHDA, Developers, Community Partners, Equity Funds, Lenders, IHC	Ongoing
Encourage development community to participate in QAP drafting process.	IHDA	Completed – see LIHTC summits and TA sessions
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	On hold
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	On hold

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Creation and Preservation		
STRATEGIES / ACTIONS	Agencies and Partners	2017 Status
Implement strategy to prioritize the preservation of federally assisted housing at risk of expiring (especially those 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.	IHDA, 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 considerations.	IHDA, Financial Institutions, Non-Profit and For-Profit Developers	Ongoing
Explore opportunities to use tax-exempt bonds, new Treasury bond purchase program and 4% tax credits for streamlined acquisition and preservation financing (RAD).	IHDA, Non-Profit and For-Profit Developers, PHAs	Ongoing
Support federal legislation to provide exit tax relief and similar tax incentives to promote preservation of existing affordable housing.	IHDA, 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, local governments and developers – especially in rural areas of Illinois (Rental Assistance demos and other multifamily financing projects).	IHDA, PHAs, Developers, Local Governments	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 - Renewed emphasis
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	On hold
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 ensure 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	Completed
Effectively implement the Hardest Hit Fund to provide mortgage refinancing and relief to Illinoisans at severe risk of foreclosure.	IHDA, Lenders, HHF Partners	Ongoing
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 through the Abandoned Properties Program, Blight Reduction Program, and Land Banking Program by using 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 (CDBG, AHTF, section 504).	IHDA, DCEO, USDA	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Creation and Preservation		
STRATEGIES / ACTIONS	Agencies and Partners	2017 Status
Create and assist community support network for the State.		
Operate the funding of abandoned property relief programs: Abandoned Properties Program, Blight Reduction Program and Land Banking Program.	IHDA/OAG/	Ongoing
Continue to seek funding and maintain a variety of counseling services, focusing on 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.	HDA, Housing Counseling Agencies, ILGA, NeighborWorks, HUD	Ongoing
Explore actions to further promote accessible affordable housing		
Explore options to better identify existing accessible housing units and need for the same (statewide, housing locator, waiting list, etc.).	IHDA, HTF, IDHS	Ongoing
Conduct research on actual costs of adding accessibility and universal housing design to new development and rehabilitation costs.	IHDA, IDHFS, IDOA, IDVA, IDHS	Ongoing
Investigate options/policies for promoting increased occupancy of accessible units in all assisted housing by persons with accessibility needs.	IHDA, Owners, Property Managers	Ongoing
Encourage inclusion of universal design principles in affordable housing units via the LIHTC QAP process.	IHDA, Developers, IHC	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Leadership		
STRATEGIES / ACTIONS	Agencies and Partners	2017 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	On hold
Explore opportunities for use of Community Development Assistance Program (CDAP) funds for housing development to complement economic development activities.	DCEO, IHDA	On hold
Work with IEPA to improve potential of developing brownfields properties and identifying programs that can be used for housing development.	IEPA, HUD	On hold
Design and implement legislative agenda for state and national leaders, including infrastructure initiatives.	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.	Governor's Office and Legislature, IDOT, DCEO, IHDA, IDNR, ISTHA	On Hold
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 Non-Profit 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	On hold
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	On hold
Utilize ongoing regional or sub-regional organizational coordination efforts as pilot programs to identify benefits, barriers and best practices to address geographic/jurisdictional concerns in linked housing, transportation and employment program delivery.	Housing Task Force, IHDA	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Leadership		
STRATEGIES / ACTIONS	Agencies and Partners	2017 Status
Fund and support regional planning		
Encourage local jurisdictions to create forward-looking housing policy plans that will allow private sector developers to construct workforce housing and affordable new homes.	IHDA, Housing Task Force	On hold
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, Local Partners	Ongoing
Identify and support communities and regions throughout Illinois trying to access federal funding.	IHDA, 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	On hold
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 continued funding and administrative 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 federal and State legislation.	ILGA, Governor's Office	On Hold
Provide outreach to inform legislators on key housing issues that affect 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 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. Creation of new Hardest Hit Fund Program: Reverse Mortgage Program.	Housing Task Force	Ongoing – New Program
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	On Hold
Continue Illinois Affordable Housing Awards Program as an annual event in conjunction with Governor's Conference on Affordable Housing.	Governor's Office, IHDA	Ongoing
Highlight Illinois' Home Accessibility 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	2017 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	On hold
Continue outreach, presentations and discussions with AHPAA 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 allocation and expenditures		
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, 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, the Mortgage Interest Deduction and Historic Rehabilitation Tax Credit.	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 processes 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 Assessment of Fair Housing.	IHDA, PHAs, IDHR, Municipalities	Ongoing (Due Fall 2019)
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.	Housing Task Force – Supportive Housing Working Group, ICOH	Ongoing
Identify additional programs and funding sources to assist.	Interagency Committee, ICH	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 Uniform Assessment Tool.	IDHFS, Interagency Committee, HTF	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Leadership		
STRATEGIES / ACTIONS	Agencies and Partners	2017 Status
Expand and support availability and access to supportive living services		
Evaluate Illinois Medicaid 1115 Waiver requirements and options for supportive housing services.	IDHFS/ Housing Task Force	Ongoing
Continue to promote PHA Preferencing for people with disabilities.	IHDA, IDHS	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, ACHP and the HUD State Consolidated Plan to explore how economic development can become incorporated in the overall efforts to further affordable housing.	DCEO, IHDA, Housing Task Force	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	Underway
Continue development and management of state/regional/local economic impact tools.	IHDA	On hold
Major new emphasis on review of LIHTC Community Revitalization Plans to evaluate economic development elements.	IHDA	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 extensive technical assistance to communities seeking to enact meaningful Affordable Housing Plans.	IHDA, Community Partners (BPI, CMAP, MPC, MMC)	Ongoing
Research/Investigate solutions to address/reduce the rising cost of affordable housing		
Provide technical assistance via an ongoing community revitalization network/program to communities requesting robust local-level planning.	IHDA	Ongoing
Review existing research and conduct new analysis focused on affordable housing development cost containment strategies.	IHDA, Housing Task Force, IHC	Ongoing
Analyze cost savings option under the State's control and potential impact on public policies and quality of development.	IHDA, Housing Task Force, IHC	Ongoing

Appendices

Appendix A: Glossary of Terms, Acronyms, and Agencies

State Agencies and Departments	
CDB	Illinois Capital Development Board
CFPB	Consumer Financial Protection Bureau
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
IDJJ	Illinois Department of Juvenile Justice
DMH	IDHS Division of Mental Health
GOMB	Governor's Office of Management and Budget
HTF	Illinois Housing Task Force
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
SHWG	Supportive Housing Working Group

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.
FHA	Federal Housing Administration.
FHLBC	Federal Home Loan Bank of Chicago
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 Housing Support Program
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
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.
SPAR	Office of Strategic Planning and Reports

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, and reopened in August 2016 after the Authority secured an additional award of \$269 million in federal HHF funding.

HOPWA

Housing Opportunities for Persons with AIDS - federal funding to provide short term rent and mortgage utility assistance and other supportive services to people living with HIV/AIDS. 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.

LIHEAP

Low Income Home Energy Assistance Program

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 (NHTF)

Authorized by the HERA, this State-administered resource, will be used to provide funds to build, preserve, and rehabilitate rental housing 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. A maximum of 10% of funds can be used for single-family homeownership/home repair programs.

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. Rauner 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).

CRP

A Community Revitalization Program is a locally approved intentional effort that is likely to lead to measurable increases in access to employment, living wage jobs, healthcare, supportive services, community amenities, transportation, quality and affordable housing stock. The most effective CRPs involve community stakeholders, including residents, employers, and elected officials, in planning and implementing community revitalization efforts for the benefit of the entire community.

Other Relevant Terms, Continued.

HEARTH Act

The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act –A federal Act passed in 2009 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.

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. Rauner 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.

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.

RFP

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

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.

State Referral Network

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. The SRN is a program that links vulnerable populations to affordable housing across Illinois. Eligible populations include persons with disabilities, persons experiencing homelessness, and persons at risk of homelessness.

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.

RFA

Request for Application – similar to the previously referred to NOFA process.

Other Relevant Terms Continued.

Williams Consent Decree

The Williams v. Rauner 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

Task Force Members / Housing Task Force Chair:

Audra Hamernik
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 Environmental Protection Agency
Illinois Department of Juvenile Justice
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	Allison Clements Director of Housing Initiatives Metropolitan Mayors Caucus
Diane Baker Architect Worn Jerabek Wiltse Architects, P.C.	Lindsey Keyes Housing Programs Director U.S. Dept. of Agriculture
George Dinges President/Vice President Development Services Group	Joseph P. Galvan Midwest Regional Director U.S. Dept. of Housing and Urban Development (HUD)
David Neary Executive Director Dupage Habitat for Humanity	Mike Niehaus Executive Director Windsor Homes
Nancy Firfer Board of Governor's Chair Metropolitan Planning Council	Eloy Salazar Executive Director Illinois Migrant Council
Peter Holsten President Holsten Developments	Dr. Cynthia Struthers Illinois Institute for Rural Affairs Western Illinois University
Brian Hollenback Executive Director Rock Island Economic Growth Corporation	Jennifer Hill Executive Director Alliance to End Homelessness in Suburban Cook County
Rep. Marcus Evans State Representative 13 th District Rep. Marcus Evans	Kevin Wiehardt Community Services Director Western Illinois Regional Council – CAA
Mary Keating Director of Community Services Dupage County	David Hirsch Vice President - Production Dougherty Mortgage LLC
Robin Snyderman Principal Brick, LCC	Michael Goetz Director Laborer's Home

Appendix C: (310 ILCS 110/) Comprehensive Housing Planning Act

(310 ILCS 110/) Comprehensive Housing Planning Act.

(310 ILCS 110/1)

Sec. 1. Short title. This Act may be cited as the Comprehensive Housing Planning Act.

(Source: P.A. 94-965, eff. 6-30-06.)

(310 ILCS 110/5)

Sec. 5. Definitions. In this Act:

"Authority" means the Illinois Housing Development Authority.

"Interagency Committee" means the Interagency Committee of the State Housing Task Force, which shall consist of the following members or their senior staff designees: the Executive Director of the Authority; the Secretaries of Human Services and Transportation; the Directors of the State Departments of Aging, Children and Family Services, Corrections, Commerce and Economic Opportunity, Emergency Management, Financial and Professional Regulation, Healthcare and Family Services, Human Rights, Juvenile Justice, Natural Resources, Public Health, and Veterans' Affairs; the Director of the Environmental Protection Agency; a representative of the Governor's Office; and a representative of the Governor's Office of Management and Budget.

"State Housing Task Force" or "Task Force" means a task force comprised of the following persons or their designees: the Executive Director of the Authority; a representative of the Governor's Office; a representative of the Lieutenant Governor's Office; and the Interagency Committee. The Governor may also invite and appoint the following to the Task Force: representatives of the U. S. Departments of Housing and Urban Development (HUD) and Agriculture Rural Development; and up to 18 housing experts, with proportional representation from urban, suburban, and rural areas throughout the State. The Speaker of the Illinois House of Representatives, the President of the Illinois Senate, the Minority Leader of the Illinois House of Representatives, and the Minority Leader of the Illinois Senate may each appoint one representative to the Task Force. The Executive Director of the Authority shall serve as Chair of the Task Force. The Governor shall appoint a housing expert from the non-governmental sector to serve as Vice-Chair.

(Source: P.A. 99-564, eff. 7-15-16.)

(310 ILCS 110/10)

Sec. 10. Purpose. In order to maintain the economic health of its communities, the State must have a comprehensive and unified policy for the allocation of resources for affordable housing and supportive services for historically underserved populations throughout the State. Executive Order 2003-18 shall be codified into this Act. The purposes of this Act are to accomplish the following:

(1) address the need to make available quality housing at a variety of price points in communities throughout the State;

(2) overcome the shortage of affordable housing, which threatens the viability of many communities and has significant social costs, such as homelessness, concentration of poverty, and unnecessary institutionalization;

(3) meet the need for safe, sanitary, and accessible affordable and community-based housing and supportive services for elderly persons and people with disabilities and other populations with special needs;

(4) promote a full range of quality housing choices near job opportunities, transit options, and related amenities;

(5) meet the needs of constituencies that have been historically underserved and segregated due to barriers and trends in the existing housing market or insufficient resources;

(6) facilitate the preservation of ownership of existing homes and rental housing in communities;

(7) create new housing opportunities and, where appropriate, promote mixed-income communities;

(7.5) maximize federal funding opportunities for affordable housing or the services people need to maintain their housing with required State funding, such as, without limitation, for federal Continuum of Care networks and HOME Investment Partnerships Program project sponsors; and

(8) encourage development of State incentives for communities to create a mix of housing to meet the needs of current and future residents.

(Source: P.A. 99-564, eff. 7-15-16.)

(310 ILCS 110/15)

Sec. 15. Annual Comprehensive Housing Plan.

(a) During the period from the effective date of this Act through December 31, 2026, the State of Illinois shall prepare and be guided by an annual comprehensive housing plan ("Annual Comprehensive Housing Plan") that is consistent with the affirmative fair housing provisions of the Illinois Human Rights Act and specifically addresses the following underserved populations:

(1) households earning below 50% of the area median income, with particular emphasis on households earning below 30% of the area median income;

(2) low-income senior citizens;

(3) low-income persons with any form of disability, including, but not limited to, physical disability, developmental disability, intellectual disability, mental illness, co-occurring mental illness and substance abuse disorder, and HIV/AIDS;

(4) homeless persons and persons determined to be at risk of homelessness;

(5) low-income and moderate-income persons unable to afford housing that has access to work opportunities or transportation options;

(6) low-income persons residing in communities with existing affordable housing that is in danger of becoming unaffordable or being lost;

(7) low-income people residing in communities with ongoing community revitalization efforts; and

(8) other special needs populations, including people with criminal records and veterans experiencing or at risk of homelessness.

(b) The Annual Comprehensive Housing Plan shall include, but need not be limited to, the following:

(1) The identification of all funding sources for which the State has administrative control that are available for housing construction, rehabilitation, preservation, operating or rental subsidies, and supportive services.

(2) Goals for the number, affordability for different income levels, and types of housing units to be constructed, preserved, or rehabilitated each year for the underserved populations identified in subsection (a) of Section 15, based on available housing resources.

(3) Funding recommendations for types of programs for housing construction, preservation, rehabilitation, and supportive services, where necessary, related to the underserved populations identified in subsection (a) of Section 15, based on the Annual Comprehensive Housing Plan.

(4) Specific actions needed to ensure the coordination of State government resources that can be used to build or preserve affordable housing, provide services to accompany the creation of affordable housing, and prevent homelessness.

(5) Recommended State actions that promote the construction, preservation, and rehabilitation of affordable housing by private-sector, not-for-profit, and government entities and address those practices that impede such promotion.

(6) Specific suggestions for incentives for counties and municipalities to develop and implement local comprehensive housing plans that would encourage a mix of housing to meet the needs of current and future residents.

(7) Identification of options that counties, municipalities, and other local jurisdictions, including public housing authorities, can take to construct, rehabilitate, or preserve housing in their own communities for the underserved populations identified in Section 10 of this Act.

(c) The Interagency Committee, with staff support and coordination assistance from the Authority, shall develop the Annual Comprehensive Housing Plan. The State Housing Task Force shall provide advice and guidance to the Interagency Committee in developing the Plan. The Interagency Committee shall deliver the Annual Comprehensive Housing Plan to the Governor and the General Assembly by January 15 of each year or the first business day thereafter. The Authority, on behalf of the Interagency Committee, shall prepare an Annual Progress Report by April 1 of the following year to the Governor and the General Assembly on the progress made toward achieving the projected goals, as defined in paragraph (2) of subsection (b), of the Annual Comprehensive Housing Plan during the previous calendar year. These reports shall include estimates of revenues, expenditures, obligations, bond allocations, and fund balances for all programs or funds addressed in the Annual Comprehensive Housing Plan.

(d) The Authority shall provide staffing to the Interagency Committee and the Task Force. It shall also provide the staff support needed to help coordinate the implementation of the Annual Comprehensive Housing Plan during the course of the year. The Authority shall be eligible for reimbursement of up to \$300,000 per year for such staff support costs from a designated funding source, if available, or from the Illinois Affordable Housing Trust Fund.

(Source: P.A. 99-564, eff. 7-15-16.)

(310 ILCS 110/20)

Sec. 20. State Housing Task Force. The State Housing Task Force shall:

(1) (Blank).

(2) Create necessary subcommittees and appoint subcommittee members and outside experts, with the advice of the Task Force and the Interagency Committee.

(3) Ensure adequate public input into the Annual Comprehensive Housing Plan.

(4) Involve, to the extent possible, appropriate representatives of the federal government, local governments and municipalities, public housing authorities, local continuum-of-care, for-profit, and not-for-profit developers, supportive housing providers, business, labor, lenders, advocates for the underserved populations named in this Act, and fair housing agencies.

(5) Have input into the development of the Annual Comprehensive Housing Plan and the Annual Progress Report prepared by the Authority.

(Source: P.A. 99-564, eff. 7-15-16.)

(310 ILCS 110/25)

Sec. 25. Interagency Committee. The Interagency Committee and its member agencies shall:

(1) Provide interagency coordination and funding efforts to facilitate meeting the purposes of this Act, including the housing needs of priority populations;

(2) Be responsible for providing the information needed to develop the Annual Comprehensive Housing Plan as well as the Annual Progress Report.

(3) Develop the Annual Comprehensive Housing Plan.

(4) Oversee the implementation of the Plan by coordinating, streamlining, and prioritizing the allocation of available production, rehabilitation, preservation, financial, and service resources.

(Source: P.A. 99-564, eff. 7-15-16.)

(310 ILCS 110/30)

Sec. 30. (Repealed).

(Source: P.A. 94-965, eff. 6-30-06. Repealed by P.A. 99-564, eff. 7-15-16.)

(310 ILCS 110/90)

Sec. 90. (Amendatory provisions; text omitted).

(Source: P.A. 94-965, eff. 6-30-06; text omitted.)

(310 ILCS 110/99)

Sec. 99. Effective date. This Act takes effect upon becoming law.

(Source: P.A. 94-965, eff. 6-30-06.)