

LENDING A HAND

DELIVERING RESULTS



**ILLINOIS HOUSING
DEVELOPMENT AUTHORITY**
FISCAL YEAR 2013 ANNUAL REPORT

CONTENTS

- 1 Letter from the Governor
- 2 IHDA's Mission
- 3 Letter from the Executive Director
- 4 FY2013 Highlights and Economic Impact
- 6  **CREATING HOMEOWNERSHIP OPPORTUNITIES**
- 14  **RENTAL HOUSING**
- 18  **PERMANENT SUPPORTIVE HOUSING**
- 22  **STABILIZING COMMUNITIES**
- 24  **FORECLOSURE PREVENTION**
- 28 Historical Activity
- 29 Multifamily Rental Production
- 30 Homeownership Activity
- 32 IHDA Resources
- 33 Members of the Authority, Executive Staff, Senior Staff and Partners

Buffet Place, Chicago

LETTER FROM THE GOVERNOR

We in Illinois know firsthand how important housing is to our families, our neighborhoods and our economy. After several years of a declining housing market, we are seeing signs of recovery. Through the Illinois Housing Development Authority, we have instituted the most aggressive housing revitalization programs the state has ever seen. The results are impressive.

I declared 2013 as the Year of Homeownership to emphasize the importance of housing in the economic recovery of our state. I introduced new mortgage products that provided access to credit and down payment assistance so that buying a home could become a reality for many families. These changes drove home sales to new levels, stimulating business and generating jobs.

We eliminated the first time homebuyer requirement from select programs, entering the refinance and repeat homebuyer market. We hosted the state's first-ever Homebuyer Expo, pre-qualifying hundreds of families for mortgage financing and driving an increase in home sales. We continued our proud service to Illinois military personnel and Veterans by helping over 600 heroes buy homes. And, we expanded our investment in local communities to relieve them of the burden of maintaining vacant homes.

Due to the foreclosure crisis, the demand for rental housing has never been greater. Every person in our state has a right to a safe and affordable place to live. But the reality is over 50 percent of Illinois renters are housing cost burdened, paying too much of their income towards rent and leaving less money for food and other essentials. The state is working tirelessly to increase the rental options available to working families, seniors and people with disabilities. With more than 2,300 affordable rental units created or preserved this year, we contributed to building strong communities and economic growth.

Through our financing of affordable housing, we created over 4,000 full time jobs in FY13 and generated millions of dollars of local business income, wages, and taxes throughout the state.

Together, we have made progress in Illinois. I am proud of the work that the Illinois Housing Development Authority has done to create and preserve affordable housing for the citizens of Illinois. I look forward to continuing our momentum and building on our successes in the year to come.

Sincerely,



**“HOUSING IS AN
ECONOMIC ENGINE
THAT HELPS DRIVE
ILLINOIS FORWARD.”**



Pat Quinn, Governor

OUR MISSION

FINANCING THE CREATION AND PRESERVATION OF AFFORDABLE HOUSING

THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY (IHDA)

finances the creation and preservation of affordable housing throughout the State of Illinois to increase the supply of decent and safe places for people of low and moderate means to live.

IHDA is an independent, self-supporting state agency that issues bonds based on its own strong credit rating to raise private capital to finance affordable housing.

In addition, IHDA oversees and allocates federal and state resources to community partners to offer affordable mortgages to homebuyers and construction loans and grants to developers of multifamily rental properties.



Gardiner Place, East Dundee

LETTER FROM THE EXECUTIVE DIRECTOR

The housing market is markedly different than it was in 2012. The number of completed foreclosures is down, home values have made substantial gains and the need for affordable rental housing has never been greater.

Under the direction of Governor Pat Quinn, IHDA has stepped up to the challenges of today's housing market and we made a difference.

We received a credit upgrade from Standard & Poor's to AA- from A+ as a result of our financial strength and strong management practices, enabling us to access capital at a lower cost and transfer the savings to homeowners and developers in the form of lower interest rates.

We provided liquidity to fuel the home buying market in Illinois. Our mortgages have lower credit score requirements, provide cash for down payment assistance and require homeownership counseling. Through IHDA's network of 98 participating lenders, \$286 million in loans were made to 2,503 families in FY13, generating 1,251 jobs and infusing \$59 million into Illinois' economy.

We invested state and federal resources to drive production of affordable rental housing for working families and our seniors. We launched a program to help rehabilitate the state's aging multifamily rental housing and extend the federal rental assistance associated with these developments. We brought renewed focus to our work on behalf of people with disabilities, creating a record number of units specifically targeting people with special needs. And we worked to provide more housing options for our Veterans, including more supportive housing for Veterans with special needs and a lucrative financing package for those military families seeking to purchase a home.

And, we fought hard at the national level to not only preserve, but expand the existing resources that support more affordable housing for the families that need it.

It is my pleasure to share with you our highlights in the Fiscal Year 2013 Annual Report. This report illustrates the outstanding work of the Illinois Housing Development Authority. It was a great year for affordable housing in Illinois and I look forward to a successful 2014.

Sincerely,



Mary R. Kenney, Executive Director

IHDA's financial strength and strong management practices resulted in a 2013 **CREDIT UPGRADE FROM STANDARD & POOR'S TO AA- FROM A+.**

IHDA issued **\$127.6 MILLION** in multifamily taxable bonds in May: the first issuance of fixed-rate general obligation bonds since 2007.



FY2013 HIGHLIGHTS & ECONOMIC IMPACT

IHDA HOMEBUYER PROFILE

AVERAGE AGE **36**

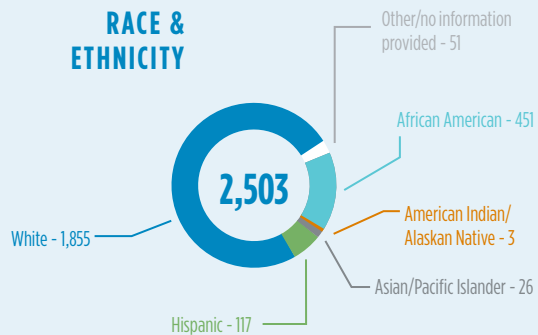
AVERAGE INCOME **\$51,293**

GENDER

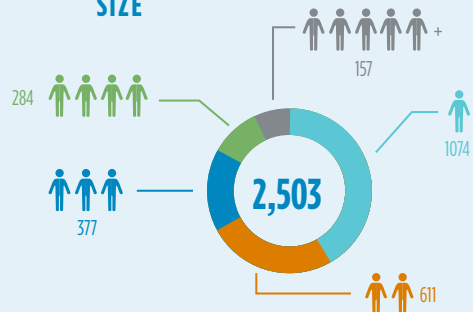


MINORITY PARTICIPATION **23.83%**

RACE & ETHNICITY



HOUSEHOLD SIZE



Governor Quinn declared 2013

“THE YEAR OF HOMEOWNERSHIP”

CREATING HOMEOWNERSHIP OPPORTUNITIES

FY2013 HIGHLIGHTS

LAUNCHED SMARTMOVE TRIO, featuring a first mortgage with a competitive interest rate, down payment assistance and a mortgage interest tax credit

Entered the **REFINANCE AND REPEAT HOMEBUYER MARKET**

HOSTED ILLINOIS' FIRST-EVER HOMEBUYER EXPO, pre-qualifying families for mortgage financing and driving home sales

Helped **MORE THAN 600 ILLINOIS MILITARY PERSONNEL AND VETERANS** buy homes

Created an **AWARD-WINNING MARKETING CAMPAIGN**, stimulating interest in our portfolio of products



River Haven, East Dundee

HOMEOWNERSHIP HIGHLIGHTS FY2013

HOMEOWNERSHIP
LOANS & MORTGAGE
CREDIT CERTIFICATES



2,503
HOMES

\$272 MILLION
IHDA DOLLARS

DOWNPAYMENT
& CLOSING COST
ASSISTANCE



2,166
HOMES

\$13.8 MILLION
IHDA DOLLARS

RENOVATION LOANS
& GRANTS



538
HOMES

\$18.9 MILLION
IHDA DOLLARS

\$304.7 MILLION

HOMEOWNERSHIP ASSISTANCE

CREATING HOMEOWNERSHIP OPPORTUNITIES



IHDA named Jason Accola with Wintrust Mortgage Loan Officer of the Year.

Wintrust Mortgage and Busey Bank were named the most productive lenders of the year at the Illinois Governor's Conference on Affordable Housing in April. IHDA has more than 98 partner lenders throughout the state.

LENDING A HAND

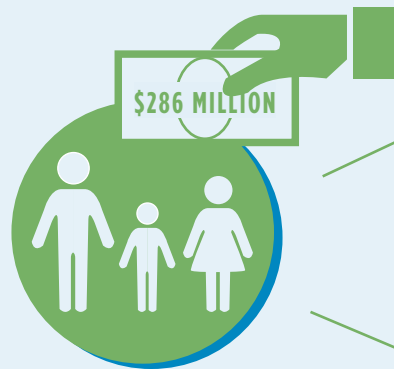
A healthy housing market is essential to the overall economic prosperity of Illinois. IHDA helps to provide liquidity to Illinoisans to fuel the home buying process. **IHDA ACTS AS AN ECONOMIC ENGINE FOR ILLINOIS.** Through efforts such as lowering required credit scores, providing down payment assistance, and offering homeownership counseling, there are a greater number of potential homebuyers, helping to grow and stabilize the affordable housing market in the state and in turn, the economy.

DELIVERING RESULTS

Over the past five years, **6,414 WORKING CLASS FAMILIES** have capitalized on historically low housing prices and interest rates by accessing **\$724 MILLION** in our mortgages and down payment assistance to buy homes, creating **3,207 JOBS** and pumping **\$151 MILLION** back into Illinois' economy.

By introducing four new mortgage programs over the last two years, IHDA has driven production to historic levels.

Through IHDA's network of
98 PARTICIPATING LENDERS



\$286 MILLION in loans were
made to **2,503 FAMILIES**



generating **1,251 JOBS** and infusing
\$59 MILLION into Illinois' economy

EXPECTATIONS EXCEEDED

For many Illinois residents, our loan services are the difference between having to rent and being able to own their own home. Patrick Yocum, 35, took advantage of IHDA's new SmartMove Trio loan program to purchase his first home in Bloomington. Patrick received \$6,000 in down payment assistance from IHDA along with an additional federal tax credit that reduced his income tax liability by \$20,000 over the life of the loan.

“I was thrilled with the down payment assistance, I would not have been able to afford my home without it,” said Patrick. “I have a lower monthly payment and I have flexibility to put more money into renovations. It’s really more than what we expected.”

Patrick’s dream of homeownership couldn’t have come at a better time. He recently got engaged and will be starting his new life in the house with his son, Cooper, fiancée Leslie and her sister, Cortney.

“My home means more to me now because I have a family. We’ll keep this house forever. When we look back, when we have grandchildren, they will have stories. It’s exciting that we now have that foundation of where all those future events can happen.”



Yocum Residence, Bloomington



WELCOME HOME HEROES

The **Welcome Home Heroes** program offers Veteran and military personnel a secure 30-year fixed rate loan, \$10,000 in down payment assistance, and tax benefits to buy a home in Illinois.

Governor Pat Quinn launched the program in December 2011 to **give back to those who have sacrificed to safeguard our freedom**. To date, IHDA has loaned \$145 million to 1,150 military families. On average, **50 military families per month** purchase a home through this program. The typical buyer is 38 years old, a first-time home buyer (94 percent) earning above 80 percent of the area median income (AMI).

DUTY RETURNED

When veteran Stephene Maxwell overheard her landlord comment that Stephene's rent payments covered the property's mortgage, she was inspired. From that point on, the 44-year-old administrative assistant at the Edward Hines, Jr. VA Hospital was determined to own her own home.

Welcome Home Heroes made that dream a reality. Stephene's service in the Army/National Guard, including a deployment in Iraq from 2005-06, qualified her for the Welcome Home Heroes loan. She bought her first home in May 2013 in south suburban Chicago and loves the security of homeownership.

“Twenty-four years of service has been very good to me (and) as we can see, paid off in many different ways. It made me a better citizen,” says Stephene. “There are still days when I pull up to the house and can’t believe that it is mine.”

In fiscal year 2013, Welcome Home Heroes made homeownership possible for more than 600 Illinois military personnel and Veterans like Stephene.



Maxwell Residence, Midlothian

welcome
HOMEHEROES 



RENTAL HOUSING

LENDING A HAND

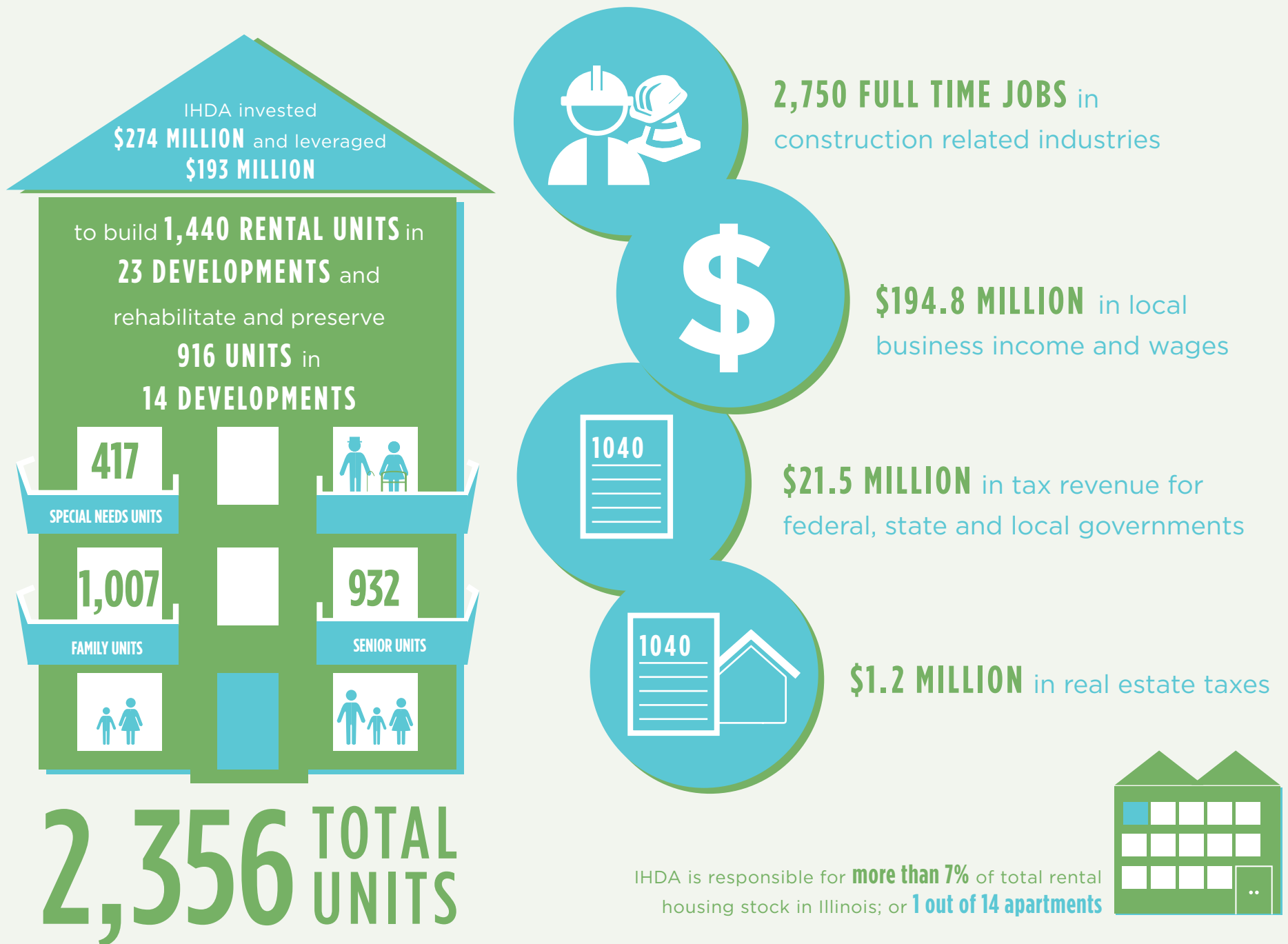
Providing affordable and safe rental options also helps to drive the overall economy in Illinois. That's why, in addition to providing lending solutions to those looking to buy a home, IHDA leverages state and federal resources to drive production of affordable rental housing for working families, individuals with special needs and senior citizens. These funds are also used to maintain and improve existing affordable rental properties, so that Illinoisans who are not ready to purchase their own home can find rental solutions that meet their needs.

Buffet Place, Chicago

Original architecture can provide communities with unique charm but often older buildings are not capable of meeting the needs of people with disabilities. That's why IHDA board members approved \$2.3 million in *Illinois Jobs Now!* funds in July 2012 to renovate Chicago's former Diplomat Hotel into Buffet Place. Built in 1927, construction crews transformed the hotel into 51 studio apartments of supportive housing for people with disabilities. In addition to a fully landscaped rooftop garden and courtyard, residents can now access supportive services including medical assistance, educational and vocational training, employment placement services, and community engagement activities. The development supported 130 construction jobs and 19 ongoing positions.

DELIVERING RESULTS

Over the past five years, IHDA has invested **\$939 MILLION**, and leveraged **\$2.5 BILLION** more, to create and preserve 19,700 affordable rental homes in 257 developments with **TOTAL VALUE OF \$3.5 BILLION**. This activity created 13,401 full time jobs and generated over \$1.0 billion in taxes, business income and wages.





John Murray Jr., Orland Park



COMMUNITY REGAINED

In 2012, when an unexpected health condition required lifelong Orland Park native John Murray Jr. to leave his job, find a new place to live, and rely on Social Security disability payments, his world was turned upside down.

He wanted desperately to remain living in the area he had lived his whole life but with a limited budget he had few affordable options. John moved in to a nearby seniors home but found it hard to adjust to the structured lifestyle. At only 60 years old, he was still very interested in an active social life and enjoyed his independence.

When John saw the sign for Thomas Place of Orland Park, a new 80-unit development of modern affordable homes for independent seniors, his decision was simple.

“I was the first to sign up!” he says. “It just wasn’t right (for me) to go someplace else. I know everyone in Orland (Park).”

John moved into Thomas Place in March 2013 and says it has already been life-changing. Having his own kitchen to cook healthier meals in and a conveniently located community exercise room has helped the happy resident lose weight. He has also made new friends and often organizes social activities for the other residents.

Thomas Place of Orland Park is developed by Ryan Companies and Providence Life Services and is the area’s first affordable rental development.

PERMANENT SUPPORTIVE HOUSING



Phoenix Apartments, Herrin

Studies show that individuals who previously lived in state prisons or county jails are unlikely to return if they find a home that offers supportive services. This is why IHDA approved \$1.6 million from the Illinois Affordable Housing Trust Fund to build the Phoenix Apartments in Herrin. The development, expected to be completed in 2014, will primarily serve citizens returning from incarceration and who are in recovery for substance abuse, but will also assist young, low-income individuals, Veterans, persons with HIV/AIDS, and adult men living with a mental illness. With access to counseling and job training, the Phoenix Apartments will provide the stability necessary for these men to get their lives back on track while supporting 21 full time jobs.

LENDING A HAND

IHDA remains committed to improving the quality of life for people with disabilities and special needs by increasing the opportunities that enable them to live independently in the community of their choice. Supportive housing is a solution that allows the state's most vulnerable individuals the chance to live with freedom, choice and dignity by providing more than just a home, but the care they need to live with stability. By linking residents with affordable housing and services through a statewide referral network, IHDA maximizes the use of state and federal resources, prevents the premature institutionalization of seniors and persons with disabilities and ensures everyone has the chance for a healthy, active life.

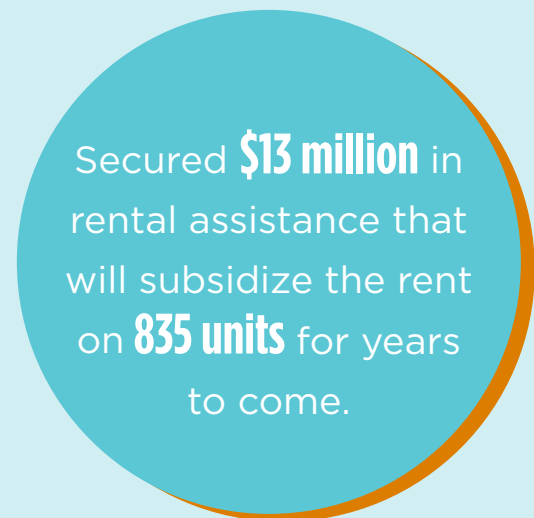
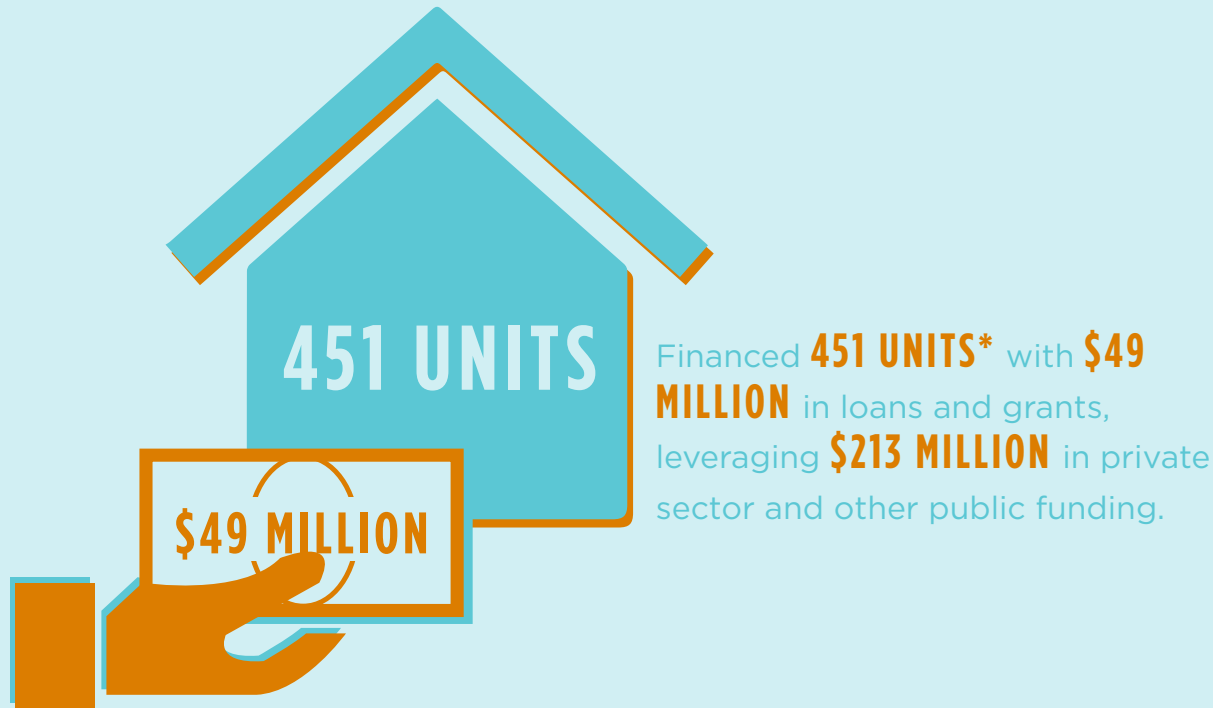
DELIVERING RESULTS

Over the past five years, IHDA has financed **MORE THAN 2,000 UNITS** of new permanent supportive housing.

11 PERCENT of the total units IHDA created and preserved since 2009 are **PERMANENT SUPPORTIVE HOUSING**.

FY2013 PERMANENT SUPPORTIVE HOUSING PRODUCTION AND ECONOMIC IMPACT

PERMANENT SUPPORTIVE HOUSING



ECONOMIC IMPACT:

The cost of providing someone with supportive housing in the community is **\$37,000 less** per year than the cost of housing that person in a nursing home or institution. That is a **72.4% reduction** in cost and a significant savings for the State of Illinois.**

*Includes special needs and elderly units where services are provided. Does not represent total units.

**Illinois Department of Healthcare and Family Services; Social Security Administration

INDEPENDENCE RESTORED

66-year old Gale McCahill had been living with her daughter Bernadette, 36, and two grandsons when her landlord suddenly evicted them to sell the home. Facing homelessness, a sympathetic local store owner allowed the family to take shelter in his basement after spotting them living out of their car. The McCahill's sought assistance through the Salvation Army, who connected them with the Illinois State Referral Network. The Network's counselors found Gail and Bernadette each a home at Greenleaf Manor in Glenview, a 20-unit affordable townhome community developed by the Chicago-based Daveri Development Group as part of IHDA's Permanent Supportive Housing program.

Bernadette is now studying to be a nurse and is overjoyed to have a permanent home for her family.

“I am independent for the first time and it feels fantastic! If it weren't for Greenleaf Manor, we would be homeless right now. It is great (knowing) that I can take care of my boys now and give them stability,” says Bernadette.

With her mother living in her own unit two doors away to help out with child care, Bernadette is able to focus on regaining financial stability for her family. Greenleaf Manor has given the single-mother the support she needs to get back on her feet.



Greenleaf Manor, Glenview

STABILIZING COMMUNITIES



ACHIEVEMENTS:

Governor Quinn launched the **Illinois Building Blocks** program in 2012 as a holistic strategy to address the foreclosure and vacant property issue in targeted communities. Through this program, IHDA has provided \$55 million in financing to 545 families to purchase vacant homes and we have invested \$10 million to acquire and rehabilitate 75 vacant homes for home ownership.

In addition, through the **Neighborhood Stabilization Program**, IHDA rehabilitated 380 formerly vacant units and brought them back to productive use.

LENDING A HAND

In addition to helping homeowners, we also support communities. Vacant single-family homes impose significant costs to taxpayers and municipalities, especially if they are not maintained. Local governments are often forced to step in to secure and maintain these properties that contribute to blight, neighborhood distress and reduced tax rolls throughout the state. IHDA implemented an aggressive campaign to bring thousands of properties back online over the past few years, leveraging resources from multiple sources to rebuild whole communities – one house, one block and one neighborhood at a time.

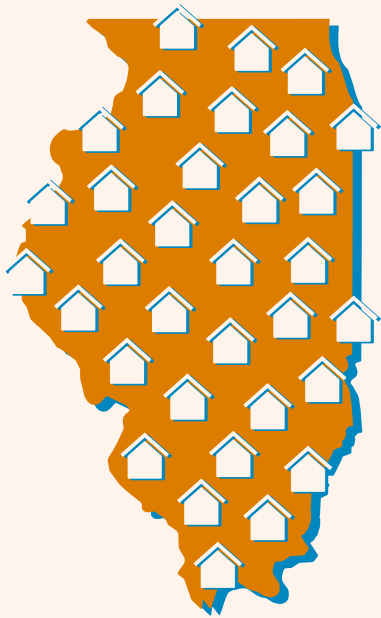
DELIVERING RESULTS

Through our various efforts, we invested over **\$150 MILLION** to bring over **1,000 VACANT PROPERTIES** back to productive use and **SAVE 375 HOMES** in targeted communities from foreclosure. IHDA will continue these efforts and expects a Homebuyer Rehabilitation Grant Program to transform more than **240 VACANT PROPERTIES** into community assets over the next two years with **\$6.6 MILLION** in funding.

\$34,000



Estimated annual **MAXIMUM COST** for local governments to **MAINTAIN AND SECURE A SINGLE VACANT PROPERTY***



1,000

**ILLINOIS
PROPERTIES
BROUGHT BACK
TO PRODUCTIVE
USE** through IHDA
programs since
2009

\$34 MILLION
estimated
economic impact
of community
stabilization in
Illinois

FY2013 HIGHLIGHTS

We stimulated the reuse of **265 vacant homes** by providing **\$10,000** in down payment assistance to families who purchase a vacant property.

We expanded the Building Blocks communities and now offer the homebuyer financing package in **15 hard-hit communities**.

We drove the enactment of Senate Bill 16, which allows a foreclosure trial to immediately proceed after a judge certifies that a property is abandoned. The foreclosure process, which takes approximately 600 days, could be reduced to 90-180 days under the new law.

* William C. Apgar, Mark Duda, and Rochelle Nawrocki Gorey, "The Municipal Cost of Foreclosures: A Chicago Case Study." Homeownership Preservation Foundation, 2005.

FORECLOSURE PREVENTION



Newman Residence, Peoria

ACHIEVEMENTS:

The Governor launched the **Illinois Foreclosure Prevention Network (IFPN)**, a one-stop comprehensive, free resource that has connected over 1 million struggling homeowners to foreclosure mitigation help. The Network has **200 trained housing counselors** in nearly 100 locations across the state.

IFPN created a network of housing counseling agencies that have assisted over **100,000 Illinois families**.

IHDA committed over **\$375 million** in federal mortgage assistance from the **Illinois Hardest Hit** program so that nearly **12,000 families** could stay in their homes.

LENDING A HAND

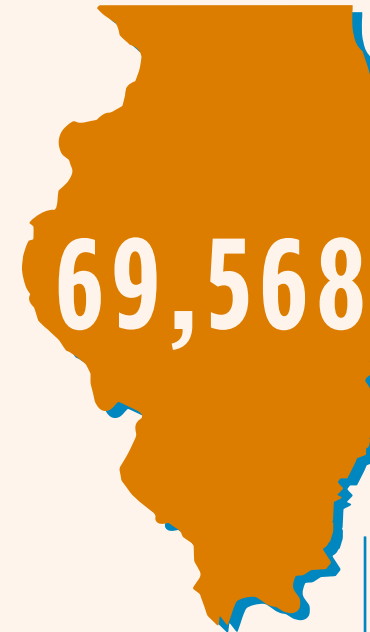
Even though the foreclosure crisis no longer dominates headlines, it is still a very real problem for many homeowners in our state. That is why we continue to dedicate resources to keeping families in their homes. Under Governor Quinn's leadership, we launched a statewide coordinated effort to combat the foreclosure crisis by providing mortgage assistance, foreclosure mitigation counseling and legal assistance to thousands of homeowners to allow them the time they need to regain their financial footing.

DELIVERING RESULTS

Foreclosure inventory **DOWN 34.2%** (compared to June 2012)

Seriously delinquent mortgages **DOWN 29.9%** (compared to June 2012)

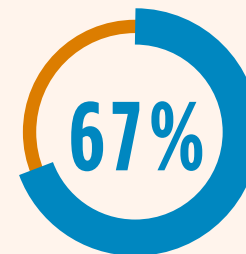
Completed foreclosures **DOWN 75.8%** (compared to June 2012)



of Illinois families that received foreclosure prevention counseling through IHDA programs



Estimated economic impact of avoided foreclosures in Illinois



Estimated rate of effectiveness of families who receive foreclosure counseling**

* Senator Charles E. Schumer, "Sheltering Neighborhoods from the Subprime Foreclosure Storm." Joint Economic Committee, United States Congress. Special Report, 2007.

** National Foreclosure Mitigation Counseling Program Congressional Update October 22, 2013



FY2013 HIGHLIGHTS

IHDA effectively operated the Illinois Hardest Hit program, committing over **\$160 million** in federal mortgage assistance, so that **nearly 6,000 families** could stay in their homes.

IHDA's Illinois Foreclosure Prevention Network connected over **564,000 households** to free foreclosure prevention assistance.

IHDA pushed for the approval of House Bill 4521 to significantly increase the fines penalizing mortgage fraud to better protect homeowners.

Ramos Residence, Rockford

A FAMILY HOME SAVED

Sylvia Ramos, 63, and her daughter Melissa, 35 of Rockford learned how valuable foreclosure assistance can be. After suffering two strokes in two years, Sylvia lost her job and faced foreclosure on the family home.

Determined to explore their options, the pair received homeownership counseling from the Rockford Area Affordable Housing Coalition, which provides full bilingual services. “They told us to come in right away and get the process started,” says Melissa.

The housing counselor helped Sylvia and Melissa secure temporary financial assistance through the Illinois Hardest Hit program, and a permanent loan modification to bring the mortgage down to a more affordable level.

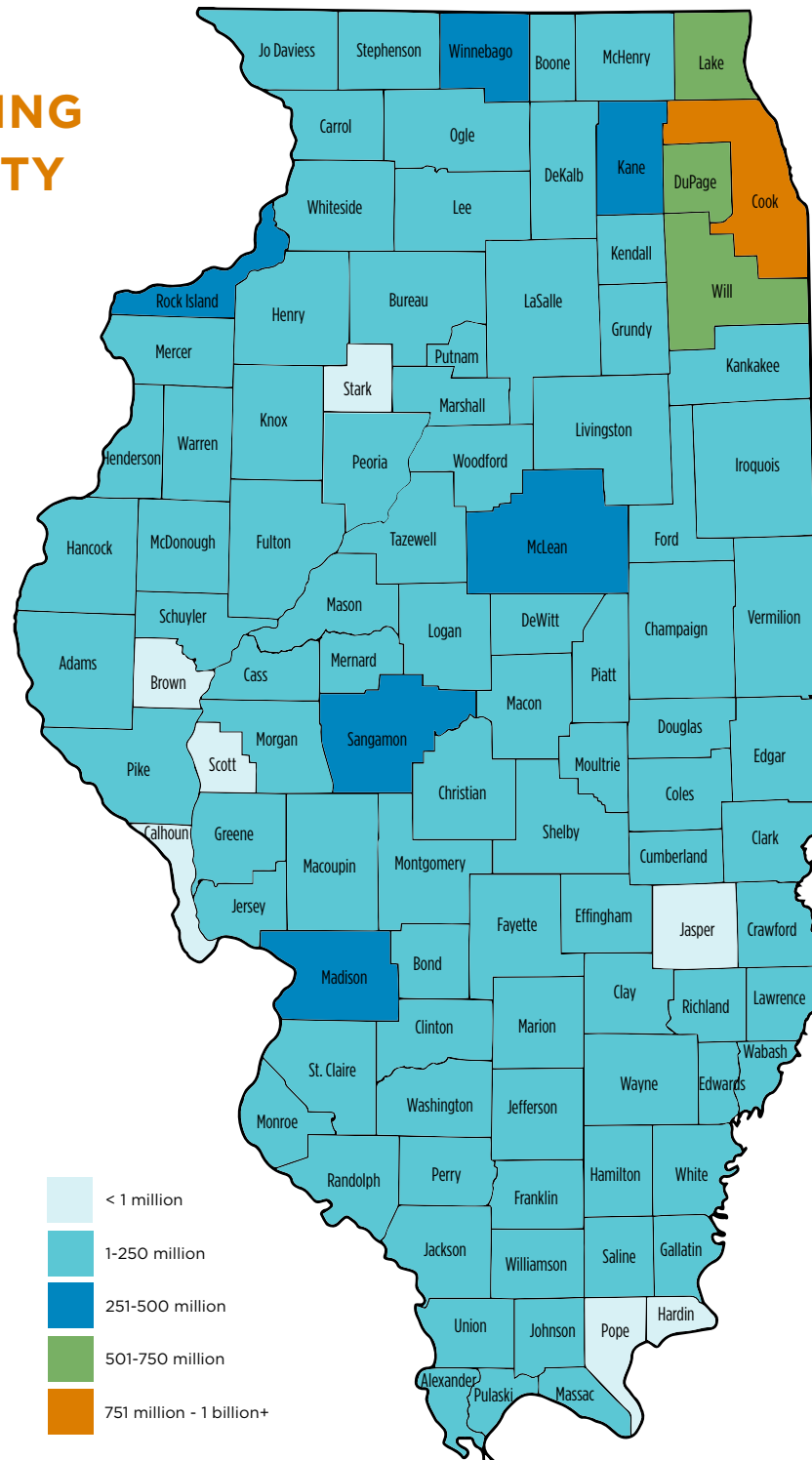
Mother and daughter say the temporary assistance bought them some time to pause, assess and plan for a fresh start without the pressure of mounting mortgage bills looming over them.

“I don’t know what we would have done without this help,” says Melissa. “My mom would have lost the home for sure. This home means everything to us.”

Sylvia is now back to hosting family get-togethers in her home and Melissa is working to regain her family’s financial footing with a new career in home health care.

HOMEOWNERSHIP AND RENTAL HOUSING HISTORICAL ACTIVITY

FY1970 TO FY2013



GRAND TOTAL
226,261 UNITS
\$11.7 BILLION IHDA DOLLARS

FY2013 RENTAL HOUSING PRODUCTION

BOARD APPROVAL	DEVELOPMENT NAME	CITY, COUNTY	TENANT TYPE	TOTAL UNITS	IHDA DOLLARS	LEVERAGED DOLLARS	TOTAL DOLLARS
07/27/2012	Parkside Nine Phase 2B	Chicago, Cook	Family	117	\$10,000,000	\$43,886,498	\$53,886,498
07/27/2012	Buffett Place	Chicago, Cook	Special Needs	51	\$2,256,000	\$10,915,014	\$13,171,014
07/27/2012	The Landing On Villa	Villa Park, DuPage	Special Needs	16	\$2,816,611	\$1,518,315	\$4,334,926
08/01/2012	The St. Anthony Of Lansing	Lansing, Cook	Elderly	125	\$23,981,260	\$0	\$23,981,260
08/17/2012	Phoenix Towers	Bloomington, McLean	Elderly	158	\$13,834,869	\$1,001,966	\$14,836,835
08/17/2012	Goldman Family Block Lofts	Rock Island, Rock Island	Family	6	\$480,000	\$762,391	\$1,242,391
08/17/2012	Park Manor	Collinsville, Madison	Family, Special Needs	16	\$900,000	\$309,155	\$1,209,155
09/21/2012	Centreville Courts	Centreville, St. Clair	Family	100	\$3,000,000	\$4,200,000	\$7,200,000
09/21/2012	Cornerstone Community Housing	Multiple Cities, Will	Special Needs	15	\$2,170,179	\$0	\$2,170,179
10/19/2012	Leisure Acres	Washington, Tazewell	Elderly	101	\$7,009,269	\$4,076,688	\$11,085,957
10/19/2012	Congress Parkway Apartment Homes	Crystal Lake, McHenry	Family, Special Needs	60	\$15,250,000	\$2,450,289	\$17,700,289
10/19/2012	Mt. Prospect Horizon Senior Living Community	Mt. Prospect, Cook	Elderly	91	\$18,121,088	\$5,114,807	\$23,235,895
10/19/2012	Legends South C-3	Chicago, Cook	Family, Special Needs	71	\$14,846,930	\$13,474,615	\$28,321,545
10/19/2012	Hathaway Homes	Taylorville, Christian	Family, Special Needs	26	\$7,648,000	\$406,816	\$8,054,816
10/19/2012	Mill Street Station	Oswego, Kendall	Family, Special Needs	63	\$18,508,800	\$2,697,019	\$21,205,819
10/19/2012	Veterans New Beginnings	Chicago, Cook	Special Needs	54	\$4,535,520	\$8,993,818	\$13,529,338
10/19/2012	Plowfield Square	Lincoln, Logan	Family, Special Needs	42	\$9,418,649	\$339,643	\$9,758,292
10/19/2012	Northtown Apartments	Sparta, Randolph	Family, Special Needs	16	\$3,812,854	\$99,150	\$3,912,004
12/14/2012	Phoenix Project	Herrin, Williamson	Special Needs	8	\$1,621,704	\$142,833	\$1,764,537
01/18/2013	Blackhawk Hills	East Moline, Rock Island	Family	164	\$6,536,000	\$0	\$6,536,000
01/18/2013	The Locks	Rock Island, Rock Island	Family	34	\$2,420,000	\$3,882,950	\$6,302,950
01/18/2013	Hope Manor II	Chicago, Cook	Special Needs	73	\$800,000	\$22,653,924	\$23,453,924
02/15/2013	Sheridan Park Apartments aka Magnolia Apartments	Chicago, Cook	Family	102	\$4,700,000	\$3,231,983	\$7,931,983
02/15/2013	Urban Park Place	Champaign, Champaign	Family, Special Needs	24	\$1,764,343	\$282,000	\$2,046,343
02/15/2013	Defense Area Redevelopment	East Alton, Madison	Family, Special Needs	46	\$13,304,269	\$2,320,674	\$15,624,943
02/15/2013	Freedoms Path	Hines, Cook	Special Needs	72	\$16,369,971	\$3,893,445	\$20,263,416
02/15/2013	Freeport Supportive Housing Development	Freeport, Stephenson	Special Needs	25	\$100,784	\$3,945,400	\$4,046,184
02/15/2013	West Humboldt Place	Chicago, Cook	Special Needs	13	\$3,823,324	\$1,227,548	\$5,050,872
02/15/2013	Montclare Senior Of Avalon Park Phase II	Chicago, Cook	Elderly	122	\$1,886,800	\$27,525,926	\$29,412,726
02/15/2013	Illinois Accessible Housing Initiative Phase II	Multiple Cities, Cook	Special Needs	50	\$10,000,000	\$1,500,000	\$11,500,000
02/15/2013	North Suburban Supportive Housing	Skokie, Cook	Special Needs	24	\$5,554,580	\$0	\$5,554,580
03/15/2013	Zion Senior Cottages	Zion, Lake	Elderly	110	\$738,919	\$7,050,000	\$7,788,919
04/19/2013	Sunrise Apartments	Mattoon, Coles	Family	120	\$6,788,457	\$0	\$6,788,457
04/19/2013	Blue Island SLF aka Prairie Green At Fay's Point	Blue Island, Cook	Elderly	120	\$17,923,793	\$5,430,635	\$23,354,428
04/19/2013	Evergreen Towers I	Chicago, Cook	Elderly	100	\$17,462,534	\$8,684,631	\$26,147,165
04/19/2013	Kimball Court	Homewood, Cook	Special Needs	16	\$2,941,605	\$1,025,196	\$3,966,801
06/21/2013	Lake Forest Senior Cottages	Lake Forest, Lake	Elderly	5	\$1,022,000	\$0	\$1,022,000
TOTAL				2,356	\$274,349,112	\$193,043,329	\$467,392,441

FY2013 HOMEOWNERSHIP ACTIVITY

	HOMEOWNERSHIP LOANS & MORTGAGE CREDIT CERTIFICATES			RENOVATION LOANS & GRANTS		DOWNPAYMENT & CLOSING COST ASSISTANCE		TOTAL IHDA DOLLARS
	# of Homes	IHDA Dollars	Purchase Price	# of Homes	IHDA Dollars	# of Homes	IHDA Dollars	
Adams	1	\$55,687	\$73,000	0	\$0	1	\$10,000	\$65,687
Bond	2	\$230,026	\$244,147	19	\$362,400	20	\$100,600	\$693,026
Boone	31	\$2,797,756	\$2,980,700	0	\$0	28	\$130,788	\$2,928,544
Bureau	1	\$64,285	\$70,000	11	\$208,800	11	\$52,200	\$325,285
Carroll	13	\$275,000	\$1,412,000	12	\$300,000	1	\$10,000	\$585,000
Champaign	77	\$9,099,352	\$9,781,870	0	\$0	57	\$377,199	\$9,476,551
Christian	8	\$755,688	\$814,100	4	\$76,800	10	\$67,705	\$900,193
Clark	4	\$55,000	\$456,000	4	\$105,000	0	\$0	\$160,000
Clinton	4	\$518,689	\$562,250	0	\$0	4	\$40,000	\$558,689
Coles	1	\$63,000	\$73,000	0	\$0	0	\$0	\$63,000
Cook	654	\$87,812,957	\$93,071,587	75	\$10,000,000	548	\$3,471,361	\$101,284,318
DeWitt	3	\$227,175	\$257,900	0	\$0	2	\$16,000	\$243,175
DeKalb	6	\$794,746	\$852,000	0	\$0	5	\$45,940	\$840,686
DuPage	113	\$16,711,120	\$18,643,824	1	\$77,000	86	\$540,745	\$17,328,865
Edwards	0	\$0	\$0	6	\$120,000	6	\$24,000	\$144,000
Effingham	2	\$296,300	\$312,000	0	\$0	1	\$10,000	\$306,300
Ford	5	\$375,400	\$421,800	0	\$0	3	\$30,000	\$405,400
Franklin	2	\$131,156	\$139,120	0	\$0	1	\$10,000	\$141,156
Fulton	4	\$257,953	\$289,700	0	\$0	3	\$22,000	\$279,953
Grundy	7	\$876,804	\$895,450	0	\$0	4	\$18,757	\$895,561
Hamilton	1	\$81,632	\$80,000	0	\$0	0	\$0	\$81,632
Hancock	18	\$297,500	\$1,633,500	17	\$425,000	0	\$0	\$722,500
Henry	4	\$599,912	\$634,000	0	\$0	5	\$50,000	\$649,912
Iroquois	1	\$67,800	\$77,000	0	\$0	1	\$10,000	\$77,800
Jackson	24	\$775,557	\$2,811,420	37	\$833,243	18	\$97,200	\$1,706,000
Jefferson	11	\$868,989	\$862,000	0	\$0	2	\$4,110	\$873,099
Jersey	1	\$43,031	\$52,500	0	\$0	1	\$10,000	\$53,031
Jo Daviess	17	\$238,000	\$1,632,000	17	\$442,000	0	\$0	\$680,000
Johnson	2	\$103,774	\$116,000	0	\$0	1	\$10,000	\$113,774
Kane	74	\$9,547,635	\$9,952,836	18	\$336,000	76	\$423,074	\$10,306,709
Kankakee	10	\$762,784	\$1,233,650	11	\$236,732	12	\$69,900	\$1,069,416
Kendall	51	\$7,485,242	\$7,816,291	0	\$0	40	\$237,117	\$7,722,359
LaSalle	22	\$2,275,046	\$2,453,910	0	\$0	15	\$142,778	\$2,417,824
Lake	66	\$7,982,835	\$8,467,030	18	\$331,200	74	\$414,021	\$8,728,056
Lee	3	\$243,941	\$269,261	0	\$0	2	\$16,000	\$259,941
Livingston	6	\$483,311	\$580,500	0	\$0	3	\$20,050	\$503,361
Macon	89	\$6,777,818	\$7,435,698	0	\$0	76	\$412,768	\$7,190,586

	HOMEOWNERSHIP LOANS & MORTGAGE CREDIT CERTIFICATES			RENOVATION LOANS & GRANTS		DOWNPAYMENT & CLOSING COST ASSISTANCE		TOTAL IHDA DOLLARS
	# of Homes	IHDA Dollars	Purchase Price	# of Homes	IHDA Dollars	# of Homes	IHDA Dollars	
Macoupin	3	\$292,744	\$312,000	0	\$0	3	\$26,000	\$318,744
Madison	52	\$5,686,086	\$6,110,275	17	\$320,800	75	\$535,777	\$6,542,663
Marion	23	\$637,583	\$2,014,300	17	\$493,000	3	\$30,000	\$1,160,583
Marshall	1	\$69,840	\$72,000	0	\$0	0	\$0	\$69,840
Mason	2	\$144,953	\$160,000	0	\$0	2	\$16,000	\$160,953
McHenry	43	\$5,440,648	\$5,675,871	20	\$368,000	59	\$329,476	\$6,138,124
McLean	78	\$9,693,569	\$10,441,413	0	\$0	57	\$403,449	\$10,097,018
Menard	5	\$448,616	\$491,000	0	\$0	2	\$20,000	\$468,616
Mercer	19	\$365,572	\$2,031,158	16	\$474,128	3	\$22,310	\$862,010
Monroe	1	\$187,775	\$195,000	0	\$0	2	\$20,000	\$207,775
Montgomery	1	\$46,800	\$58,500	0	\$0	1	\$10,000	\$56,800
Morgan	6	\$575,626	\$624,000	0	\$0	3	\$30,000	\$605,626
Moultrie	2	\$138,821	\$149,000	0	\$0	1	\$2,160	\$140,981
Ogle	6	\$594,140	\$638,900	0	\$0	4	\$34,470	\$628,610
Peoria	120	\$10,709,082	\$11,428,936	18	\$345,600	110	\$638,178	\$11,692,860
Piatt	3	\$352,515	\$380,000	0	\$0	2	\$16,000	\$368,515
Putnam	2	\$253,685	\$270,000	0	\$0	2	\$20,000	\$273,685
Richland	1	\$170,012	\$177,500	0	\$0	0	\$0	\$170,012
Rock Island	38	\$3,227,907	\$3,516,700	47	\$877,600	86	\$951,116	\$5,056,623
Sangamon	147	\$13,649,433	\$14,727,748	0	\$0	130	\$744,411	\$14,393,844
Scott	1	\$47,587	\$57,000	0	\$0	1	\$10,000	\$57,587
Shelby	7	\$546,751	\$609,800	0	\$0	4	\$40,000	\$586,751
St. Clair	75	\$8,890,765	\$9,520,805	0	\$0	63	\$526,413	\$9,417,178
Stephenson	3	\$296,434	\$315,400	20	\$385,600	23	\$118,410	\$800,444
Tazewell	147	\$13,313,717	\$14,073,217	0	\$0	125	\$689,285	\$14,003,002
Union	2	\$315,816	\$328,000	0	\$0	1	\$10,000	\$325,816
Vermilion	4	\$352,579	\$381,500	0	\$0	3	\$13,975	\$366,554
Wabash	15	\$197,400	\$1,035,000	15	\$402,600	0	\$0	\$600,000
Washington	1	\$93,101	\$97,500	0	\$0	1	\$6,000	\$99,101
White	2	\$349,200	\$370,000	0	\$0	1	\$10,000	\$359,200
Whiteside	20	\$489,609	\$2,249,228	16	\$492,528	4	\$40,000	\$1,022,137
Will	116	\$15,997,013	\$16,789,495	0	\$0	85	\$498,993	\$16,496,006
Williamson	28	\$1,871,250	\$2,910,500	12	\$387,660	7	\$70,000	\$2,328,910
Winnebago	186	\$16,044,053	\$17,401,519	20	\$368,000	182	\$944,674	\$17,356,727
Woodford	5	\$502,394	\$535,150	0	\$0	4	\$33,387	\$535,781
Statewide	0	\$0	\$0	70	\$150,000	0	\$0	\$150,000
TOTAL	2,503	\$272,025,977	\$303,606,458	538	\$18,919,691	2,166	\$13,754,797	\$304,700,465

IHDA RESOURCES AND FINANCIAL STABILITY YIELD STRONG RESULTS

IHDA is a bonding authority and independently issues bonds and other debt instruments to support our activities. Our financial strength enables us to access capital at a lower cost and transfer the savings to homeowners and developers in the form of lower interest rates.

FY2013 RESOURCES HIGHLIGHTS:

IHDA's financial strength and strong management practices resulted in a 2013 **credit rating upgrade from Standard & Poor's to AA- from A+.**

In addition, S&P affirmed its ratings on IHDA's Homeowner Mortgage Revenue Bonds Indenture and the multifamily Housing Bonds Indenture.

We successfully maintained strong ratings with issuer credit ratings of A1 and AA- from Moody's Investors Service and from Fitch Ratings, respectively.

We issued **\$127.6 million** in multifamily taxable bonds in May. This was the first issuance of fixed-rate general obligation bonds since 2007.

Our state and federal resources

State and federal resources allocated by IHDA also help us to finance quality affordable housing and avert home foreclosures across Illinois. In FY2013 these resources included:

State and Local

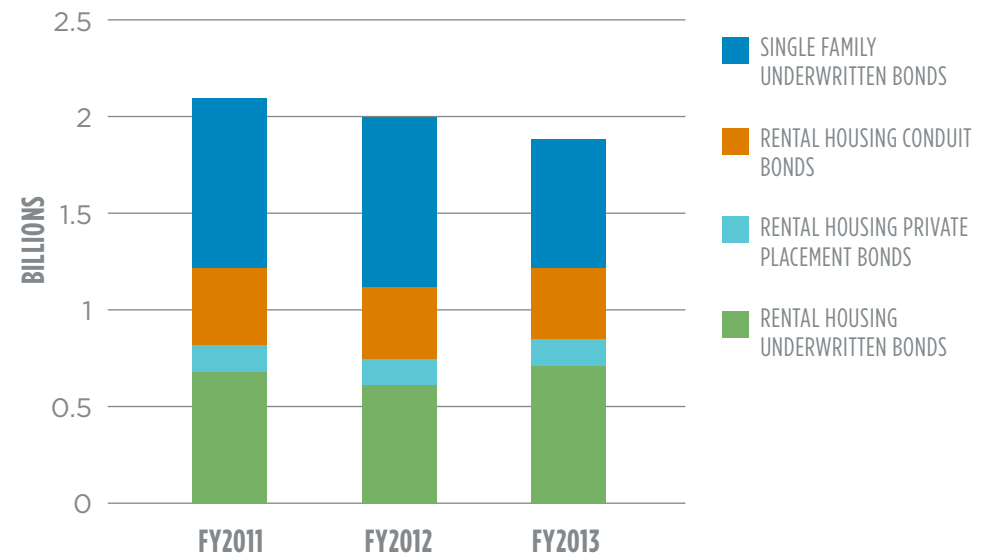
- Affordable Housing Tax Credits
- Affordable Housing Trust Fund
- Cook County Mortgage Foreclosure Mediation Program
- Foreclosure Prevention Program
- Illinois Jobs Now! capital program
- Rental Housing Support program

Federal

- CDBG IKE
- Hardest Hit Funds
- HOME Investment Partnerships Program
- Low-Income Housing Tax Credits
- Mortgage Credit Certificates
- National Foreclosure Mitigation Counseling
- Neighborhood Stabilization Program
- New Issue Bond Program
- Section 1602 Program
- Tax Credit Allocation Program (TCAP)

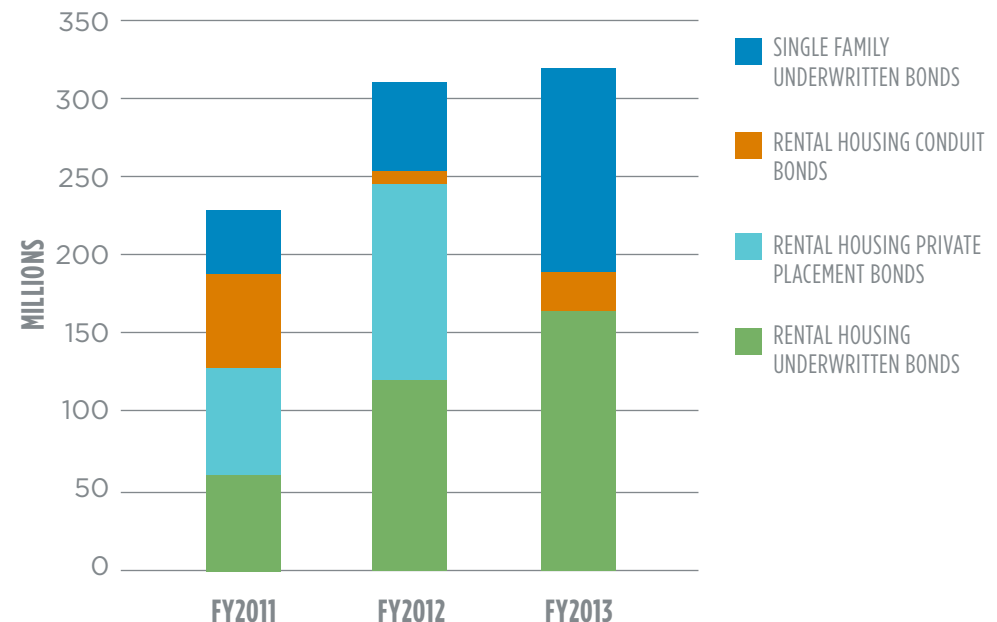
A stable level of responsible lending

As of June 30, 2013, IHDA had debt outstanding in the amount of \$1.9 billion.



Debt Issuance

IHDA's strong credit allows us to access the capital markets to support our lending programs.



MEMBERS OF THE AUTHORITY

Terry E. Newman, Chairman
Karen Davis, Vice Chairman
Mary Kane, Treasurer
Cristina Castro
Harlan Karp
William J. Malleris
Melody Reynolds
Deborah H. Telman
Salvatore (Sam) Tornatore

EXECUTIVE STAFF

Mary R. Kenney, Executive Director
Bryan E. Zises, Assistant Executive Director/Chief of Staff
Hazim Taib, Chief Financial Officer
Kevin O'Connor, Chief Internal Auditor
Maureen Ohle, General Counsel
Michele Williams, Controller

SENIOR STAFF

Michelle Adams, Director of Administrative Services
Cami M. Freeman, Director of Marketing and Communications
Tony Hernandez, Director of Asset Management Services
Joseph S. McGavin, Director of Hardest Hit Fund
Neil O'Callaghan, Managing Director of Information Technology
Tara Pavlik, Director of Homeownership Programs
Nicki Pecori, Director of Community Affairs
Michelle Pitre-Young, Director of Human Resources
William Pluta, Director of the Office of Housing Coordination Services
Alan Quick, Director of Strategic Planning & Research
Linda Thurmond, Managing Director of Multifamily Programs
Peggy Torrens, Managing Director of Loan and Portfolio Management

BOND UNDERWRITERS

Barclays Capital
CastleOak Securities
Citigroup Global Markets
Fidelity Capital Markets
Janney Montgomery Scott
JP Morgan Securities
Loop Capital Markets
Mesirow Financial, Inc.
Morgan Stanley
PNC Capital Markets
RBC Capital Markets
Raymond James
Samuel A. Ramirez
Wells Fargo

OUTSIDE LEGAL COUNSEL

Deutsch, Levy & Engel, Chartered
Hinshaw & Culbertson, LLP
Holland & Knight LLP
Laner, Muchin, Dombrow, Becker, Levin and Tominberg, Ltd.
Peterson, Johnson & Murray Chicago, LLC

BOND COUNSEL

Burke Burns & Pinelli Ltd
Edwards Wildman Palmer LLP
Foley & Lardner, LLP
Greenberg Traurig, LLP
Ice Miller, LLP
Kutak Rock, LLP
Miller Canfield
Peck, Schaffer & Williams, LLP
Pugh, Jones & Johnson, P.C.
Schiff Hardin LLP
The Tyson Law Group
Thompson Coburn LLP
Ungaretti & Harris, LLP

INDEPENDENT AUDITORS

McGladrey, LLP

BOND TRUSTEE

The Bank of New York Mellon Trust Company, N.A.

FINANCIAL INFORMATION REVIEW

Independent accountants as special assistant auditors to the Auditor General of the State of Illinois have performed a financial audit of the authority. Reports on the financials for the years ended June 30, 2013, and supplementary financial reports for the year have been prepared in accordance with the Single Audit Act of 1984, as amended in 1996, and the Provisions of OMB Circular A-133, "Audits of States, non-profits, and local organizations." The audited FY2013 financial statements are available at www.ihda.org or in the Offices of the Auditor General in Chicago and Springfield, Illinois.

NONDISCRIMINATION POLICY

Pursuant to Title II of the Americans with Disabilities Act as amended (ADA) of 1990 (42 U.S. C. §§12101 et seq.) and Section 504 of the Rehabilitation Act of 1973, as amended (Section 504) (29 U.S.C. §794) the Illinois Housing Development Authority (IHDA) does not discriminate against qualified individuals with disabilities in its policies, or in the admission of, access to, treatment of or employment in its programs, federally assisted programs, services or activities. IHDA will provide special communication assistance to persons with vision and/or hearing impairment. IHDA has designated the following person responsible for coordinating compliance with the nondiscrimination requirements:

Maureen Ohle
Illinois Housing Development Authority
401 N. Michigan Avenue
Chicago, IL 60611
312.836.5200

Design:
FleishmanHillard

Photography:
David Rentauskas
Thomas Place Photo on cover courtesy of
BrianFritzPhotography.com
Other photos courtesy State of Illinois



AWARD WINNING PROGRAMS

IHDA was honored with **THREE AWARDS FOR PROGRAM EXCELLENCE** at the 2012 National Council of State Housing Agencies (NCSHA) annual conference:

Welcome Home Heroes – innovative approach to encourage homeownership for military families

Illinois Building Blocks – replicable strategy to stabilize communities

Rental housing management initiative – streamlines oversight and monitoring of properties across government agencies



**ILLINOIS HOUSING
DEVELOPMENT AUTHORITY**