

**CR-05 - Goals and Outcomes**

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – 2018 Program Year	Actual – 2018 Program Year	Percent Complete
Economic Development	Non-Housing Community Development	CDBG: \$ / CDBG-DR: \$	Jobs created/retained	Jobs	285	19	6.67%	114	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$ / CDBG-DR: \$	Businesses assisted	Businesses Assisted	10	1	10.00%	4	0	0.00%
Public Infrastructure Activities	Non-Housing Community Development	CDBG: \$ / CDBG-DR: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	65600	57.415	87.50%	12000	4352	36.27%

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Single Family Owner Occupied Rehabilitation	Affordable Housing	CDBG: \$ / CDBG-DR: \$	Homeowner Housing Rehabilitated	Household Housing Unit	650	252	38.77%	130	35	26.92%
HOPWA Housing Facilities Rehabilitation and Repair	Non-Homeless Special Needs	HOPWA: \$	Units Rehabbed/ Repaired	Persons Assisted	75	0	0%	75	0	0%
Housing for Persons with HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$ /	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	75	25	33%	25	85	340%
Housing for Persons with HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$	Homelessness Prevention	Persons Assisted	875	714	81.60%	60	375	600.25%
Housing for Persons with HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	300	136	45.33%	60	87	145%
Housing for Persons with HIV/AIDS	Non-Homeless Special Needs	HOPWA:	Housing for People with HIV/AIDS added	Household Housing Unit	0	0	0%	25	85	340%
Multifamily Affordable Housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	156	296	189%	42	0	0.00%
Multifamily Affordable Housing	Affordable Housing	HOME:	Rental units rehabilitated	Household Housing Unit	105	153	145%	29	0	0.00%
National Housing Trust Fund Goals	Affordable Housing	Housing Trust Fund: \$	Rental units constructed	Household Housing Unit	48	0	0.00%	25	0	0.00%
National Housing Trust Fund Goals	Affordable Housing	Housing Trust Fund: \$	Rental units rehabilitated	Household Housing Unit	33	0	0.00%	18	0	0.00%
Prevent Homelessness	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	15000	4020	26.80%	60	430	716.67%
Provide emergency shelter to homeless	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	87500	69188	79.07%	16000	24816	155.10%
Rapid Rehousing of Homeless	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	5000	4291	85.82%	1535	1809	117.85%

Street Outreach to Homeless	Homeless	ESG: \$	Other	Other	3250	4660	143.38%	1500	1864	124.27%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

For the HOME Program, accomplishments are populated in the system only once information is entered at the activity level. While projects earmarked to receive 2018 funding have been entered via IDIS into the 2018 Action Plan and the funds have been committed, draw down of funds for these projects have been delayed due to the Government shutdown, and the delay in HUD issuing Grant Agreements. Since goals information will only appear as projects are completed, only estimated goals and outcome for 2018 are available at the time of the publishing of this draft 2018 APR.

For HOME, beneficiaries are only counted in IDIS upon Activity Completion. Some Multi-family accomplishments recorded in 2018 were funded from years prior to 2018 but included in 2018 Accomplishments.

It should be noted that although Program Year 2018 began on January 1st, the State did not sign all it's Grant Agreements with HUD until the 4th quarter of the year. Therefore the amount of time the State has actually had PY2018 funds available to allocate prior to the time of this report was severely shortened. Since that time, the Department of Commerce and Economic Opportunity has notified all grantees selected in the competitive Public Infrastructure and Housing Rehabilitation applicants have been recommended for funding. As environmental services are currently being processed, few grant agreements have been executed and therefore the grantees have not been entered into the IDIS system.

At the time of the submission of the 2018 Annual Performance Report, awards for the 2018 national Housing Trust Fund had not been finalized and the information was not available. The plan will be amended when these funds become available

### CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

#### 91.520(a)

	CDBG	HOME	HOPWA	ESG	HTF
White	0	19	0	0	0
Black or African American	0	23	0	0	0
Asian	0	0	0	0	0
American Indian or American Native	0	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>
Hispanic	0	1	0	0	0
Not Hispanic	0	41	0	0	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

#### Narrative

Data provided by HUD indicates that while the incidence of statewide housing problems is closely correlated to income, some population groups in Illinois still have a disproportionately greater need than the population as a whole. In the 30-50% of AMI category, Asians, Pacific Islanders and Hispanics experience a disproportionately greater percentage of housing problems than does this income category as a whole. In the 50-80% of AMI category, Asians and Hispanics experience disproportionately greater housing problems compared to this income category as a whole. In the 80-100% of AMI category, Both Asians and Hispanics experience housing problems at a rate that indicates disproportionately greater need than the population as a whole.

For HOME, families assisted in 2018 by race/ethnicity were as follows: White 45%, Black 55%, Asian 0%. Less than 2.4% were hispanic.

For ESG, data was collected from quarterly statistical reports. Note that numbers were sometimes reported for race and ethnicity based on duplication of services provided per ESG Component. For example, an individual may enter the program under the Street Outreach Component and also be served under the Emergency Shelter and/or Rapid Re-Housing Components during the same year. See the ESG Summary at the end of this document.

It should be noted that although Program Year 2018 began on January 1st, the State was not authorized to expend funds until the Action Plan was approved and Grant Agreement signed in the 4th quarter of the year. Therefore the amount of time the State has actually had PY2018 funds available to allocate prior to the time of this report has been severely shortened. Since that time, the Department of

Commerce and Economic Opportunity has notified all grantees selected in the competitive Public Infrastructure and Housing Rehabilitation applicants that have been recommended for funding. As environmental services are currently being processed, grant agreements have not been executed and therefore the grantees have not been entered into the IDIS system. Therefore, the numbers reflected in the CDBG column do not accurately reflect the grants that have been awarded.

For HOPWA: The composition of Illinois residents who received HOPWA assistance was 46.7 percent White, 51.7 percent Black, 0.69 percent Asian, 0.69 percent Native American Indian and Alaskan Native, and 0.220 Native Hawaiian or Other Pacific Islander. Of the 434 served, 20 percent Ethnicity was Hispanic.

Racial and Ethnic Information for the national HTF program will only be available upon completed lease-up of the initial HTF Project, Pearl Street, which is in process at the time of this draft 2018 APR

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	28,944,705	18,649,754
HOME	public - federal	26,002,736	10,422,622
HOPWA	public - federal	4,346,037	
ESG	public - federal	4,612,743	
HTF	public - federal	9,812,230	
Housing Trust Fund	public - federal	0	
Other	public - federal	0	

**Table 3 - Resources Made Available**

**Narrative**

Under the HOME Program, IHDA expends the majority of its HOME Program funding for rental housing through its rental housing development program. To some extent, the expenditure of HOME Program and other program funds on housing programs is driven by the market. The Authority’s impact in opportunity areas within the State is limited by applications for funding in these areas, but is interested in partnering with other community organizations. The State is also exploring opportunities to expend significant HOME funds in areas with identified concentrations of low-income and minority populations.

It should be noted that although Program Year 2018 began on January 1st, because of the federal government shutdown, HUD did not issue the State's executed Grant Agreements until December 19, 2018. Therefore the amount of time the State has actually had PY 2018 funds to allocate prior to the time of this report was severely abridged. Since that time, the Department of Commerce and Economic Opportunity has notified all grantees selected in the competitive Public Infrastructure and Housing Rehabilitation programs. As environmental reviews are currently being reviewed, grant agreements have not been executed and therefore the grantees have not been entered into the IDIS system. Therefore, the amount included in the CDBG "Amount Expended" column includes the amounts committed for our competitive Public Infrastructure and Housing Rehabilitation program grants. The amount of "Resources Made Available" for CDBG includes the 2015 annual Allocation less State Administration.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Statewide Distribution	100	100	Statewide distribution via a competitive process or on a continuous basis per program parameters

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

**Narrative**

The State has identified very and extremely low-income households as one of the priority populations under the Consolidated Plan. The Authority also puts a high value on quality location of projects and availability of resources and access to amenities.

HUD provides CDBG funds to DCEO primarily for rehabilitation in projects in non-entitlement/non-urban areas. Since the CDBG program does limit the ability to utilize CDBG funds for housing beyond housing rehabilitation, the Illinois Department of Commerce and Economic Opportunity as administrator of CDBG targets CDBG funds to owner-occupied households in non-entitlement/non-urban areas. Under the HOME Program, IHDA expends its HOME Program funding for rental housing through its rental housing development program. To some extent, the expenditure of HOME Program and other program funds on housing programs is driven by the market. The Authority’s impact in opportunity areas within the State is limited by applications for funding in these areas, but is interested in partnering with other community organizations. The State is also exploring opportunities to expend significant HOME funds in areas with identified concentrations of low-income and minority populations.

CDBG/Community Development Assistance Program grant funding is only available to communities that are not direct entitlements (receive their own direct CDBG allocation).

ESG is geographically dispersed to the Illinois Continuum of Care agencies.

HOPWA is geographically dispersed to the Illinois HIV Care Connect regions

It should be noted that although Program Year 2018 began on January 1st, because of the federal government shutdown, HUD did not issue the State's executed Grant Agreements until December 19, 2018. Therefore the amount of time the State has actually had PY 2018 funds to allocate prior to the time of this report was severely abridged. Since that time, the Department of Commerce and Economic Opportunity has notified all grantees selected in the competitive Public Infrastructure and Housing Rehabilitation programs. As environmentals are currently being reviewed, grant agreements have not been executed and therefore the grantees have not been entered into the IDIS system. Therefore, the amount included in the CBBG "Amount Expended" column includes the amounts committed for our

competitive Public Infrastructure and Housing Rehabilitation program grants. The amount of "Resources Made Available" for CDBG includes the 2018 annual Allocation less State Administration.

Additionally, the Department of Commerce and Economic Opportunity has identified grantees for the Sandy Disaster funds totalling \$9,880,000. \$6,460,000 of this had been obligated



## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

### Acceptable Sources of HOME Match

- Local or State general revenues
- Housing trust funds
- Foundations, donations
- Program income from HODAG, RRP or UDAG only after grant closeout
- Value of waived taxes, fees, or charges
- Appraisal value of land or real property not acquired with Federal Funds
- Difference between appraised value and acquisition cost, if property is a acquired with Federal funds
- Grant equivalent of below market
- Interest rate loans to the project
- The cost of investments, not made with federal resources, in on and off-site infrastructure that is directly required for the affordable housing assisted with HOME funds
- Federal Home Loan Bank grants
- Value of donated material or labor
- Direct cost of supportive services that facilitate independent living or as part of a self-sufficiency program
- Direct cost of homebuyer counseling for families that complete a HOME assisted purchase

ESG: Each grant recipient must supplement its Emergency Solutions Grant funds with an equal or greater amount of funds from other sources. 50% of the match must be cash. The amount available for matching fund purposes must be injected during the grant period. Acceptable sources of ESGP match are the State of Illinois DHS Homeless Prevention and Emergency & Transitional Housing Programs, Community Services Block Grant, FEMA, and any other source including any Federal source other than the ESG program. If ESG funds are used to satisfy the matching requirements of another Federal program, then funding from that program may not be used to satisfy the ESG matching requirements. Matching contributions must meet all requirements that apply to ESG funds, the funds must be provided after the date that HUD signs the grant agreement, cash contributions must be expended with the expenditure deadline

and noncash contributions must be made within the expenditure deadline. The matching requirement may be met by cash contributions and/or noncash contributions.

CDBG/Community Development Block Grant Program:

The State must match all but \$100,000 of the funds received for program administration. Local Public Infrastructure grantees are required to commit a minimum of 25% to the project while Economic Development grants must be matched dollar for dollar. Housing Rehabilitation grants do not require leverage

National Housing Trust Fund (NHTF)

For the NHTF, Projects which are able to commit other non-federal funds as part of their project financing will be given additional consideration. There is no State or local match requirements for NHTF, but IHDA anticipates most NHTF-funded projects will be highly leveraged

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	147,069,406
2. Match contributed during current Federal fiscal year	16,523,459
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	163,592,865
4. Match liability for current Federal fiscal year	337,869
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	163,254,996

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
NON-18.09-11286	12/27/2017	150,877	0	0	0	0	0	150,877
NON,18.07-11405	02/27/2018	1,263,659	0	0	0	0	0	1,263,659
NON.18.01-11434	07/23/2018	830,204	0	0	0	0	0	830,204
NON.18.02-11223	03/02/2018	1,176,646	0	0	0	0	0	1,176,646
NON.18.03-11462	10/31/2017	59,936	0	0	0	0	0	59,936
NON.18.04-11432	11/29/2017	1,176,343	0	0	0	0	0	1,176,343
NON.18.05-11435	01/25/2018	2,307,071	0	0	0	0	0	2,307,071
NON.18.06-11437	04/13/2018	1,462,964	0	0	0	0	0	1,462,964
NON.18.08-11486	03/31/2018	507,423	0	0	0	0	0	507,423
NON.18.10-11371	08/24/2018	750,797	0	0	0	0	0	750,797

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

<b>Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at begin-ning of reporting period</b> \$	<b>Amount received during reporting period</b> \$	<b>Total amount expended during reporting period</b> \$	<b>Amount expended for TBRA</b> \$	<b>Balance on hand at end of reporting period</b> \$
9,713,768	6,785,092	5,911,134	0	10,587,727

**Table 7 – Program Income**

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	33,564,836	0	0	0	0	33,564,836
Number	4	0	0	0	0	4
<b>Sub-Contracts</b>						
Number	51	0	1	1	8	41
Dollar Amount	21,949,577	0	253,985	543,250	1,896,697	19,255,645
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	33,564,836	0	33,564,836			
Number	4	0	4			
<b>Sub-Contracts</b>						
Number	51	3	48			
Dollar Amount	21,949,577	1,135,587	20,813,990			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	2	0	0	0	0	2
Dollar Amount	2,632,879	0	0	0	0	2,632,879

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		278	394,834			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

**CR-20 - Affordable Housing 91.520(b)**

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	1,500	2239
Number of Non-Homeless households to be provided affordable housing units	522	88
Number of Special-Needs households to be provided affordable housing units	476	460
<b>Total</b>	<b>2,498</b>	<b>2787</b>

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	2,228	2699
Number of households supported through The Production of New Units	67	18
Number of households supported through Rehab of Existing Units	203	70
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>2,498</b>	<b>2787</b>

**Table 12 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The State was delayed accessing its HOME funding. While projects earmarked to receive 2018 funding have been entered via IDIS into the 2018 Action Plan and the funds have been committed, the draw-down of funds for these projects has been delayed. Goal information for HOME only appears as projects are completed. Actual goals include all HOME Multifamily units and CDBG housing rehab completed in 2018.

It should be noted that although Program Year 2018 began on January 1st, because of the federal government shutdown, HUD did not issue the State's executed Grant Agreements until December 19, 2018. Therefore the amount of time the State has actually had PY 2018 funds to allocate prior to the time of this report was severely abridged. Since that time, the Department of Commerce and Economic Opportunity has selected Housing Rehabilitation grantees and are awaiting final approval. However, grant agreements have not been executed with the unit of local government or entered into the IDIS system and applications from LMI households have not been pursued. Therefore there is no accurate way at this time to determine the number of person served by CDBG funds

**Discuss how these outcomes will impact future annual action plans.**

For the HOME Program, accomplishments are populated in the system only once information is entered at the activity level. Due to the delay in receiving the Grant Agreements, the State was unable to access its 2018 CDBG, HOME, ESG, HOPWA and HTF funding until December. While projects earmarked to receive 2018 funding have been entered via IDIS into the 2018 Action Plan and the funds have been committed, the State has been delayed in drawing down funds for these projects.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	4	6	0
Low-income	38	40	
Moderate-income	0	0	
<b>Total</b>	<b>42</b>	<b>46</b>	

Table 13 – Number of Households Served

**Narrative Information**

Rental assistance includes ESG rapid rehousing and HOPWA's AIDS-designated housing facilities and a pilot HOPWA TBRA program. Rehab includes CDAP-housing rehab, and HOME multifamily rehab.

It should be noted that although Program Year 2018 began on January 1st, because of the federal government shutdown, HUD did not issue the State's executed Grant Agreements until December 19, 2018. Therefore the amount of time the State has actually had PY 2018 funds to allocate prior to the time of this report was severely abridged. Since that time, the Department of Commerce and Economic Opportunity has selected Housing Rehabilitation grantees and are awaiting final approval. However, grant agreements have not been executed with the unit of local government or entered into the IDIS system and applications from LMI households have not been pursued. Therefore there is no accurate way at this time to determine the number of person served by CDBG funds





**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Homeless outreach services include connecting individuals with emergency shelter, housing, onsite healthcare, and other critical services. These outreach services help to provide temporary shelter and access to services to transition to more permanent housing, based on individual needs

**Addressing the emergency shelter and transitional housing needs of homeless persons**

Housing relocation and stabilization services are available and short- and/or medium-term rental assistance is provided as necessary, to help individuals or families living in shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Housing relocation and stabilization services are available and short- and/or medium-term rental assistance is provided as necessary, to prevent the individual or family from becoming homeless if annual income of the individual or family is below 30 percent of median family income and assistance is necessary to help program participants regain stability in their current permanent housing or move into other permanent housing and achieve stability in that housing. These relocation and stabilization services are provided through rental subsidy programs (both housing choice vouchers and project-based vouchers) and services. Some of these resources are currently being used in relation to the State's Olmstead-related consent decrees, to aid class members in transitioning out of institutions into the community

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were**

**recently homeless from becoming homeless again**

Services for special populations include emergency shelter, case management, childcare, education services, employment assistance and job training outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, and transportation. Services are provided by a myriad of State agencies. Housing-related assistance is also provided through rental assistance and affordable housing development. Statewide Referral Network units on the Illinois Housing Search website are also available for people that are experiencing chronic homelessness or are at risk of homelessness. These efforts are working towards reducing homelessness and shortening the amount of time someone is homeless

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

PHAs remained part of the regular notification and distribution process for Consolidated Plan documents. IHDA/SPAR certified the Consistency of PHA Agency Plans with the State Consolidated Plan for 21 non-Entitlement PHAs which were not covered by a local Consolidated Plan. To facilitate better communications, an October 20, 2015 memo was sent out to all PHAs within the State's jurisdiction. It will be updated in 2017. IHDA also keeps the Illinois Association of Housing Authorities (IAHA) and the Illinois Chapter of the National Association of Housing and Redevelopment Officials (NAHRO) informed of these new procedures (as well as of new program and funding opportunities) by attending and speaking at their annual meetings and conferences. IHDA also worked with a number of PHAs to encourage utilizing Project-Based Vouchers with developers of LIHTC projects, which allowed deeper income targeting to serve VLI and ELI households. IHDA also worked with a number of PHAs on the Rental Assistance Demonstration (RAD) Program to convert public housing into Section 8 project-based housing units. Some 6 PHAs had 7 RAD projects (involving over 900 public housing units) were approved by IHDA's Board in 2016. IHDA also worked with PHAs interested in establishing a disabilities preference. It also worked with 5 PHAs which provided a local match of public housing units and/or Housing Choice Vouchers for IHDA's Section 811 Project Rental Assistance Program. These included Chicago, Cook County, Lake County, Rockford, and Decatur

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

The State of Illinois does not own or operate any public housing as a public housing authority. Accordingly, the State did not expect to play a management role in encouraging residents of public housing to become more involved in the management of public housing. All public housing authorities are required by HUD to have Resident Councils or Advisory Boards. They are also required to have a resident serving as a member on their Boards of Commissioners. The Councils/Advisory Boards must review and comment on the public housing authority's Annual Agency Plan prior to submittal to HUD

### **Actions taken to provide assistance to troubled PHAs**

As of March 3, 2019, HUD informed IHDA that the PHAs that it had designated as "troubled" under the State of Illinois' Consolidated Plan were the Alexander County Housing Authority, the Housing Authority of Vermillion County, the Housing Authority of Marion County, and the Housing Authority of the City of Aurora. The Housing Authority of the City of Aurora as well as the Decatur Housing Authority are designated by HUD as SEMAP "troubled". The State can, upon local request, provide outreach and technical assistance in an effort to better assess and evaluate options for improving operations, resolving non-compliance problems, and identifying other housing-related needs and issues.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Refer to narrative contained in the Marketing Analysis and Strategic Plan sections of the Five-Year 2015 to 2019 Consolidated Plan detailing the State's approach to the following identified barriers:

1. Building Codes
2. Home Rule
3. Impact Fees
4. Property Taxes
5. Cost and Availability of Land
6. Availability of Affordable and Accessible Housing
7. Public Housing
8. Preservation
9. Homelessness
10. Other Special Needs

### **Reduction of Regulatory Barriers to Affordable Housing (2)**

1. Housing Affordability Impact Notes (HAINs)-On request by a State legislator, IHDA reviews proposed State legislation regarding any effect the bill would have on the affordability of purchasing or owning a home. IHDA processed 15 HAINs in 2018.

2. Illinoishousingsearch.org -IHDA coordinates this statewide housing locator system which provides a vehicle for landlords to advertise available and affordable rental properties throughout the state. As of December 31 2018, 7,684 landlords registered 129,112 housing units on the web site. IL Housing Search also has an account-only waiting list system called Pre-Screening, Assessment, Intake and Referral (PAIR) module that houses the Statewide Referral Network (SRN) and Section 811 unit waiting lists. SRN units are for persons living with disabilities and/or homeless/at-risk homeless with Supportive services and household incomes at/or below 30% AMI. Section 811 units are for Class members in the Williams, Colbert and Ligas consent decrees, persons from State-Operated Developmental Centers that are closing, Money-Follows-the-Person program participants, and persons at-risk of institutionalization. Over 1,600 units are available within the SRN.

3. 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 included in this law, it codified the state's intent in providing affordable housing. AHPAA established the Governor-appointed State Housing Appeals Board (SHAB) to hear appeals from developers who feel that one of their development proposals has been unfairly denied, or unreasonable conditions placed upon the tentative approval of the development to make it economically infeasible to carry out, by a non-exempt local government.

IHDA has produced the non-exempt local communities list in 2003, 2013 and in December of 2018. Using the U.S. Census Bureau's American Community Survey (ACS), 46 communities were identified as non-exempt. Of those, only one community was not previously listed on the 2013 non-exempt list. Throughout 2019, IHDA will continue to provide technical assistance to local governments needing assistance creating and submitting their affordable housing plans, now provided every five years.

4. Accessibility-IHDA includes enhanced accessibility standards as a mandate under its LIHTC Program, requiring 10% physically accessible and 2% sensory-impaired units in all projects. IHDA incentivizes the use of universal Design Standards under its LIHTC Program by providing competitive scoring points in this area.

#### **Reduction of Regulatory Barriers to Affordable Housing (Continued)**

Reduction of Regulatory Barriers to Affordable Housing (3)5. HUD-Section 811 Project-Based Rental Assistance (PRA) Demonstration Program- This HFA-administered rental assistance program is targeted to class members of ADA-related court consent decrees and other de-institutionalization efforts coming out of institutional settings into community-based housing generally tied to IHDA-financed properties. IHDA's Board approved 75 additional rental housing units for this assistance in 2018<sup>6</sup>. Rental Assistance- In 2016 IHDA made it able for an LIHTC property owner to establish a rental /operating reserve in any project that included Statewide Referral Network units, which was funded through an allowable 3% increase in developer fees to better serve these 30% AMI or below households. Besides the Section 811 program described above, IHDA also administers the State-funded Rental Housing Support Program (RHSP), currently assisting over 200 extremely low-income renters in 2018. 7. Homeownership Assistance programs-IHDA financed over 5,500 homebuyer mortgage loans totaling over \$680 million in first mortgages for CY 2018, most of these being first-time homebuyers. IHDA also provides down payment assistance itself through multiple outside sources, including USDA-Rural Development (Section 502 loan Guarantee) and FHLB (Down Payment plus Program).Reduction of Regulatory Barriers to Affordable Housing (4)8. Rental Assistance Demonstration (RAD) Program-This HUD program encourages public housing authorities (PHAs) to convert their public housing into Section 8 project-based or project-based vouchers by entering into a public-private partnership. Due to major deferred maintenance and adequate funding issues, most of these projects also require extensive rehabilitation or redevelopment work. Such PHA projects must first document whether the proposed RAD rehabilitation project can qualify for 4% non-competitive tax credits. IHDA approved 6 RAD projects with 3 PHAs (involving over 600 public housing units) in 2017. HUD Section 811 Programs the State's housing finance agency, IHDA has been awarded two separate Section 811 grants under this program totaling

over \$18 million to assist low-income households with long-term disabilities to live independently in community-based housing by providing rental assistance for supportive housing properties. Qualifying persons with disabilities coming out of nursing homes and other institutional facilities are eligible, including class members under one of the State's three ADA-related court consent decrees, participants in the State's Money Follows the Person (MFP) program, or from closing State Operated Developmental Centers (SODCs). IHDA works with participating State agencies to make units available to clients through the Statewide Referral Network (SRN). Through its interagency partnership, it has established and maintains both SRN and Section 811 waiting lists on its housing locator website (previously discussed). In addition, through the Section 811 Interagency Panel, a Communities of Preference list has been created and is updated annually, and used as part of the competitive scoring of LIHTC applications. As was referenced earlier, IHDA's Board approved 75 of these Section 811 units in 2017, all of which are tied to newly built or rehabbed LIHTC rental housing properties. Additional landlord outreach has been underway to further encourage their participation in this rental assistance program for persons with disabilities

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

LIHTC: One way the State addresses obstacles to meeting the State's underserved needs through its Low Income Housing Tax Credit (LIHTC) program. The LIHTC program assisted in developing affordable housing for underserved populations by using indirect Federal subsidies to finance the development/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 housing finance agencies which then award tax credits to eligible affordable housing developers who use the equity capital generated from the sale of these tax credits to lower the debt service on developing these tax credit properties, making it easier to offer lower, more affordable rents. 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) 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 (known as the non-competitive tax credit) can be used for 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 QAP again includes Community Revitalization Strategies scoring criteria, aiming to preserve existing affordable housing in distressed communities where there is an active redevelopment effort, allowing for the greatest amount of choice for low-income households to access quality housing. Community Revitalization scoring intent is to incentivize local planning efforts, and lead to greater access to employment, healthcare and supportive services, community amenities 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 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- 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 2018, the Authority awarded 34,056,819 in 9 percent and 167,094,214 in 4 percent Low Income Housing Tax Credits

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The Lead Poisoning Prevention Act (Public Act 94-0879) sets pre-emptive measures to prevent childhood lead-poisoning, including increased inspections of buildings suspected of containing lead hazards. The LPPA includes provisions barring owners of residential buildings who willfully violated lead safety laws from doing business with the State of Illinois or any State agency until the violation is mitigated, along with increased fines and mandatory notice to tenants of possible lead hazards in their building.

Significant changes strengthening the Illinois Lead Poisoning Prevention Act (LPPA) include classifying pregnant persons with elevated blood lead levels as subject to the same IDPH case management and environmental response as children, and clarification for the reporting of ALL blood-lead tests in Illinois, along with restrictions on data disclosure. IDPH is able to issue Emergency Stop Work Orders when public health is in jeopardy as the result of improper work activities disturbing lead bearing surfaces. Enforcement capabilities expanded in cases where violations of the LPPA and the Lead Poisoning Prevention Code (LPPC) have occurred, with penalty provisions bringing Illinois in compliance with U.S. EPA requirements for all authorized State programs. Language on lead reporting and lead work activities includes physicians/healthcare providers, laboratories, schools, daycare providers, owners of regulated facilities with an identified lead hazard and both licensed and unlicensed construction industry professionals.

Illinois' Lead Safe Housing Advisory Council (LSHAC) is composed of advocacy groups, public health, state agency and industry representatives. The work of the LSHAC includes regulatory and legislative recommendations in the areas of screening and prevention, lead safe work practices, education, and funding for the remediation/rehabilitation of housing containing lead poisoning hazards. In response to recommendations in the LSHAC's report, Public Act 95-0492 became law, establishing the window replacement (CLEAR-WIN) program to prevent future cases of lead poisoning by assisting residential property owners reduce lead-paint hazards through window replacement in two pilot areas. An evaluation of CLEAR-WIN pilot program activities in Peoria and the Englewood community in Chicago by the University of Illinois/Chicago (UIC) for HUD exhibited a successful lead dust reduction of over 90% in the homes serviced. IDPH is examining steps to extend the program

The Illinois Department of Public Health (IDPH) convened the Lead Poisoning Elimination Advisory



Council (LPEAC) to assist IDPH in developing the State's Lead Program Healthy Homes Strategic Plan, guiding lead poisoning elimination initiatives along with recommendations on enhancing participation from communities statewide. IDPH, along with the LPEAC, updated its Healthy Homes Strategic Plan to reflect the State's on-going, multi-faceted approach to lead poisoning prevention and expanding Healthy Homes issues

The Governor's Cabinet on Children and Youth convened October 3, 2016, identifying three initiatives designed to benefit the safety and well-being of Illinois' youth. Reducing the Childhood Lead Burden, a primary focus under the Cabinet, is designed to Improve Identification and Response to Lead-Poisoning and Lead Hazards; Ensuring Safe Homes; Developing Data Driven Solutions; Connecting to Social Services; and Prevention and Education. The concerted, eighteen month initiative has resulted in enhanced codes, and concerted, inter-agency response by IDPH, IHDA and DCEO. The State's 2019 Fiscal Year budget includes and additional \$15,000,000 For the CLEAR-WIN program

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Illinois operates a variety of anti-poverty efforts coordinated with employment/training, housing assistance efforts, and other services. A brief summary follows:

(1)The HHS-funded Community Services Block Grant (CSBG) Program is the major federal-funded anti-poverty program, using Community Action Agencies (CAAs) to coordinate these anti-poverty efforts at the local level. In coordination with other subject-specific programs, efforts are geared to enabling low-income persons to become more self-sufficient. It is administered by DCEO at the State level, which funds the statewide network of CAAs and related organizations on an annual basis, contingent on federal funding. Uses of CSBG funds include the following: economic development; education; emergency assistance; health; housing; income management; linkages; nutrition; and self-sufficiency. IHDA funds a number of local CAAs for housing rehabilitation programs.

(2)IDHS administers most of the State's homeless assistance services programs. These have included the State-funded Homeless Prevention Program, and the Emergency & Transitional Housing Program, both of which have been partially, if not fully funded through the State's Affordable Housing Trust Fund as well as with General Revenue Funds. It also administers the HUD-funded Emergency Solutions Grants Program, assisting local homeless services agencies with rehabilitation, operation/maintenance costs, essential services, and homeless prevention/rapid rehousing programs.

(3)DCEO administers the Low-Income Home Energy Assistance program (LIHEAP) as well as the Illinois Home Weatherization Assistance Program (IHWAP). Both provide utility subsidy assistance and weatherization improvements to low-income homeowners and renters.

(4)DCEO administered the DOL-funded Workforce Investment and Opportunity Act funding, which provides federal funding to workforce development boards (WDBs) across the state for local employment and job training programs. The State coordinated its efforts in this area by establishing

Illinois Employment & Training Centers, which include staffing from WDBs, IDES-unemployment assistance and employment data and projections, and IDHS, to provide a one-stop shop for human services. IHDA also provided this information for LIHTC applicants who were working in Community Revitalization Areas to encourage them to include an economic development/employment and training component in their local plans.

5)IHDA continued to administer approximately 30% of the State’s Section 8 Project-Based Assistance properties, most of which has partially or wholly financed those developments. IHDA regularly works with owners of “expiring properties” to encourage renewal of these rental assistance contracts by providing refinancing and rehabilitation assistance, often through tax-exempt bond financing and 4% Low Income Housing Tax Credits (LIHTCs) as well as HUDs/Treasurys Risk Sharing Program.

(6)IHDA administers the State-funded Rental Housing Support Program (RHSP), which targets rental assistance to households at 15-30% area median income. 296 units were assisted in 2018.

The Section 811 Program targeted to persons with disabilities coming out of institutional facilities and searching for community-based housing

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

New Public Act 100-0833, the Broadband Advisory Council Act (effective date of January 1, 2019) created the Broadband Advisory Council under DCEO to expand broadband availability & access throughout Illinois, including unserved urban and rural areas. Steps for the BAC to initiate include literacy programs, programs assisting both older citizens, and the disabled, in accessing broadband; and the encouragement of collaborations with universities/colleges/public housing authorities and other agencies/organizations in furthering access. The Act calls for the assessment of broadband access/barriers to Low-income households “at or below 135% of the poverty guidelines” (U.S. HHS), in comparison to other households. Key endeavors/improvements cited under the act are:

- Increased “functionality” of Educational resources/facilities for children and adults
- Civic Engagement
- Economic Development and Global Economy Access
- Health Care
- Aging in Place
- Farming Communities

The following actions are expected over the next year:

1. Regular meetings of the Illinois Housing Task Force, its Executive Committee, its Interagency Committee, and related Working Groups to develop and implement the State’s Annual Comprehensive Housing Plan.

2. Combined meetings of the SPAR/OHCS Advisory Committee, Lt. Governor's Rural Affairs Council (twice a year) and Rural Partners (as needed).
3. Ongoing assessment of training and technical assistance needs, and the provision of follow-up assistance through program workshops and other identified methods (IHDA, IDHS, IDHR, other agencies).

Development of informational materials on existing and revised Federal and State housing and support services programs via: dissemination of materials at various workshops and conferences; and dissemination of information on new federal and state programs, as they are created in Congress and/or the Illinois General Assembly and/or established or administered by State and local governments

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

State activities enhancing coordination between public and assisted housing providers and private and government health, mental health, services, and fair housing agencies has historically been the role of the Illinois Housing Task Force (IHTF).

Examples of coordination between public and private housing and social service agencies include:

1. IHDA has a strong working relationship with private for-profit and non-profit affordable housing developers and owners, especially on the multi-family side. They are the major applicants under IHDA's loan, tax credit, and rental assistance programs, including HOME, LIHTC, national HTF and Illinois Affordable housing Trust Fund programs.
2. IHDA works with DCEO to coordinate funding for both rehabilitation and new construction rental housing developments being otherwise assisted.
3. IHDA has had a longstanding working relationship with participating lending institutions, local governments, and non-profit organizations under its homebuyer mortgage financing and down payment assistance programs.
4. Both IHDA and DCEO work with local governments (and in IHDA's case also non-profit organizations) to administer local homeowner housing rehabilitation programs targeted to low/moderate –income households.
5. DCEO works with local governments on funding and implementing local public works/infrastructure projects to address major health and safety concerns, especially of LMI households. It works through local governments to fund needed economic development and related infrastructure projects for business expansions which create jobs for LMI persons.

IHDA has worked with homeless assistance agencies which frequently provide services to residents of permanent supportive housing projects which were funded in whole or in part with IHDA resources.

IHDA works with IDHS, IDoA, and IDHFS on the State's long-term care rebalancing strategy, which includes accessing community-based housing and rental assistance for persons exiting institutional

housing facilities, including the creation of permanent supportive housing, Statewide Referral Network (SRN) units, and administering both the HUD section 811 PBRA Program and the Rental Housing Support Program. In addition, IDHS-DMH administers the Bridge Rental Subsidy Program for qualifying persons with mental illness who are also leaving Institutional residential settings. Please see the Long Term Care Rebalancing chart for additional information on the related court consent decrees and implementation of them, as well as the State's Money Follows the Person Program. The 3 previously-referenced agencies generally provide the services funding to allow these persons to live in community-based housing

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

July 16, 2015, HUD published the final rule on "affirmatively furthering fair housing". The rule encouraged a more engaged data-driven approach to assessing fair housing and planning actions, and established a standardized fair housing assessment and planning process to give State and local government jurisdictions and PHAs a more effective way to affirmatively further fair housing for the purpose of complying with the Fair Housing Act, a certification signed annually by all HUD grantees, including PHAs.

Formerly known as the Analysis of Fair Housing Impediments (AFHI), the new plan was renamed the Assessment of Fair Housing (AFH). For CDBG and HOME grantees, it was tied to the Consolidated Plan and was to be due prior to the submission of the grantee's next Five-Year Plan. PHAs were required to develop their own individual plans, or can become part of their jurisdiction's AFH. PHA assessments were the first to be due to HUD prior to submission of each PHA's next Five-Year Agency Plan.

The first AFH was initially due approximately on February 15, 2019.

On January 5, 2018, HUD extended the deadline for submission of an AFH by local government program participants until the next Five-Year Plan that due after October 31, 2020. However, on May 23, 2018, HUD issued three related Notices:

The first notice advised that HUD was withdrawing the January 5, 2018 Notice;

The second notice advised that HUD was withdrawing the Assessment Tool for Local Governments; and

The third notice advised that Consolidated Plan participants still must legally fulfil their obligation to affirmatively further fair housing by way of the Analysis of Fair Housing impediments (AFHI). Currently, States and all HUD grantees 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 requirements and continues 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 the Analysis of Impediments. This includes; Identification of barriers based on data analysis and research on current laws, rules, and policies; and, describing possible State actions to address these areas; and, working with its other State partner agencies and other interested parties to provide more detail to its plans.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The Public Notice on the availability of the draft 2018 APR was published prior to the distribution of the draft Annual Performance Report, to ensure citizen participation and inform the general public of the report's availability. The Public Notice was published in the following ten newspapers: *Belleville News Democrat*; *Breeze Courier*; *News-Gazette*; *Daily Southtown*; *Quincy Herald-Whig*; *Peoria Journal-Star*; *The Dispatch Argus*; *Rockford Registrar Star*; *Southern Illinoisan* and the *State Journal-Register*. See below for a copy of the public notice.

The draft 2018 Annual Performance Report was distributed electronically to nearly 400 organizations, agencies, and individuals across the State. The draft was also posted on the State of Illinois - State Library System website for download by state libraries located around the State. Hard copies of the State's Draft Plan were also made available upon request. A public hearing was held \_\_\_ day, \_\_\_\_, 2019 in Springfield on the Annual Performance Report. An additional Consolidated Plan-OHCS Advisory Committee Meeting was held during the public comments period on \_\_\_ day, \_\_\_\_, 2019 in Springfield.

The public comments period for the APR began on \_\_\_ day, \_\_\_\_, 2019. The public comments period ended \_\_\_ day, \_\_\_\_, 2019. Comments were accepted until COB (5:00. p.m.) on \_\_\_ day, \_\_\_\_, 2019. The State generally receives few if any written public comments, emails or letters on the APR, other than corrections of typographical errors. This is largely due to the nature of the document being a reporting mechanism for activities already carried out. \_\_\_ public comments were received.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

No changes were made. Other than the delay in receiving annual allocations so that grants can be disbursed, the program and policies are well-received by our constituents.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In 2018, IHDA's Asset Management staff performed a total of \_\_\_ on-site Management and Occupancy Reviews

\_\_\_ Desk reviews of management and occupancy benchmarks and

\_\_\_ on-site Physical Inspections at HOME funded developments

Asset Management staff reviews the administrative functions, physical condition and general operational performance of HOME funded developments when performing site inspections. The majority of the properties had no issues or findings requiring follow-up. The following properties had notable deficiencies:

- 

IHDA Staff continues to work with these owners to resolve any outstanding issues, and consistently seeks to maintain a high quality of operational performance.

A total of \_ new HOME developments that completed construction but did not complete leasing in 2018 will receive initial inspections in 2019.

New HOME properties that completed construction but not leasing in 2018 to be inspected in **2019**:

**Project/Location/Status** Under construction...Inspect in 2019

HOME properties that completed construction in 2017 and received a physical inspection in **2018**

**Project/Location/Status**

Passed...Inspected in 2018

Passed...Inspected in 2018



Passed...Inspected in 2018

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.  
92.351(b)**

The Authority requires grantees of HOME projects consisting of five or more units to carry out an affirmative marketing program to attract prospective tenants of all minority and non-minority groups within their housing market area. The Authority's Asset Management Department evaluates all affirmative marketing plans to determine whether each plan is appropriate. The grantee is required to describe the activities it proposes to carry out during the advance marketing stage and to develop special outreach efforts to assure that any group(s) of persons not likely to apply know about the housing and have the opportunity to rent and/or own. These special outreach efforts start with initial occupancy and are ongoing for the period of affordability. Affirmative marketing activities are to begin at least 30 days prior to the commencement of any general marketing. The Authority is to be notified in writing of the approximate dates when affirmative marketing and general marketing will commence. In addition, the Authority may at any time monitor the implementation of the plan and/or request modification in its format or contents.

During the reporting period from January 1, 2018 through December 31, 2018, the Authority's Asset Management Department approved Affirmative marketing plans for twenty-six developments representing 1,499 rental units. During the same time period twenty-one new developments with a total of 373 units began implementing their Affirmative Marketing Plans.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Program Income totaled \$10,587,726.70 at the end of the program year (12/31/18). These and subsequent HOME Program Income funds will be applied to new projects, depending upon the order of closing. Since formal access to 2018 funding was not available in IDIS until HUD issued the State's fully executed grant agreements in December 2018, there has been an unavoidable material delay in the approval process. At the time of the publication of this draft 2018 Performance Evaluation Report, closing information on new projects is unavailable.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing).  
91.320(j)**

The LIHTC program assisted in developing affordable housing by using indirect Federal subsidies 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 housing finance agencies which then award tax credits to eligible affordable housing developers who use the equity capital generated from the sale of these tax credits to lower the debt burden on

developing these tax credit properties, making it easier to offer lower, more affordable rents. Units must maintain affordable rent for at least 30 years.

The Illinois Supportive Living Program (SLP) is an affordable assisted living model administered by the Department of Healthcare and Family Services (IDHFS) that offers elderly (65 and older) or persons with physical disabilities (22-64) community-based services. The aim of the program is to preserve privacy and autonomy in community-based settings 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 take part in decision-making. IDHFS currently operates the program through a Medicaid waiver, which allows payment for services that are not traditionally covered by Medicaid. These include personal care, homemaking, laundry, medication supervision, social activities, recreation 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 SLP setting. In 2018, the number of operating SLP sites grew from 152 communities to 153, increasing the capacity from 12,689 apartments to 12,809 apartments. One provider withdrew from the program resulting in 152 communities at the end of 2018 with 12,777 apartments. Of the 152 communities, 11 are communities that serve people ages 22 to 64 with physical disabilities. Eleven sites have been approved for the SLP and are in various stages of construction and development. In all, there are SLP communities in 73 counties in Illinois. The SLP is among the State's nine current Medicaid waivers. The SLPs reimbursement rate is less than the average nursing home rate

**CR-55 - HOPWA 91.520(e)**

**Identify the number of individuals assisted and the types of assistance provided**

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance payments	390	375
Tenant-based rental assistance	35	85
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	76	87
<b>Total</b>	501	547

**Table 14 – HOPWA Number of Households Served**

**Narrative**

**CR-56 - HTF 91.520(h)**

**Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.**

IHDA used its Multi-Family “Common Application” as the major application format for national HTF rental housing projects, the same as used for the LIHTC and HOME programs, along with supplemental information required by program rules. Priority Housing Needs to be addressed were ELI households, low-income seniors, low-income persons with disabilities, and homeless and at-risk homeless persons and families, as well as preservation and live-near-work projects. Proposed projects had to comply with one of the state’s Focus Areas in the Illinois' Annual Comprehensive Housing Plan, which are supportive housing, community revitalization, and economic development. The process included initial completeness/eligibility scoring, review of mandatory requirements, underwriting, site and market review, peer review, internal Loan Committee and IHDA Board approval. A separate Permanent Supportive Housing Request for Proposals (RFP) was used to expedite obligation of program funds.

Each proposed project’s development and management team were reviewed to ensure the developer/owner has appropriate experience, capacity, and staffing to own, develop, and manage the project if approved for funding. IHDA prioritized rental projects which had committed or available federal, State, and local project-based rental assistance so that rents are affordable to ELI families, utilizing 30% of household income for rents and utilities as its standard.

All proposed projects were required to establish a minimum 30-year affordability period.

At the time of the publication of this draft 2018 Annual Performance Report, completion of the application/review/approval process for the second and the third year of funding under the national Housing Trust Fund is pending. All program funding will go to the construction/rehabilitation of affordable housing for households at 0-30% of AMI. For 2018, the State estimated a total of 25 units of newly constructed and 18 units rehabbed under the national HTF.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

**Table 15 - CR-56 HTF Units in HTF activities completed during the period**

## CR-60 - ESG 91.520(g) (ESG Recipients only)

### ESG Supplement to the CAPER in *e-snaps*

#### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	ILLINOIS
Organizational DUNS Number	806811931
EIN/TIN Number	362708817
Identify the Field Office	CHICAGO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

##### ESG Contact Name

Prefix	Ms
First Name	Josalyn
Middle Name	0
Last Name	Smith
Suffix	0
Title	Program Administrator

##### ESG Contact Address

Street Address 1	823 E Monroe St
Street Address 2	0
City	Springfield
State	IL
ZIP Code	-
Phone Number	2175248612
Extension	0
Fax Number	2177853997
Email Address	josalyn.smith2@illinois.gov

##### ESG Secondary Contact

Prefix	
First Name	
Last Name	
Suffix	
Title	
Phone Number	
Extension	

**Email Address**

**2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	01/01/2018
<b>Program Year End Date</b>	12/31/2018

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**  
**City**  
**State**  
**Zip Code**  
**DUNS Number**  
**Is subrecipient a victim services provider**  
**Subrecipient Organization Type**  
**ESG Subgrant or Contract Award Amount**

## CR-65 - Persons Assisted

For the 2018 Draft APR, CR-65 ESG Summary Information is included at the end as an attachment

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 18 – Shelter Information





**4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

**Table 19 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

**Table 20 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

**Table 21 – Gender Information**

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

**Table 22 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

**Table 23 – Special Population Served**

**CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes**

For the 2018 Draft APR, CR-65 ESG Summary Information is included at the end as an attachment

**10. Shelter Utilization**

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

**Table 24 – Shelter Capacity**

**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	0	0	22,305.95
Operations	0	0	772.21
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>23,078.16</b>

Table 27 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	0	322.58

Table 28 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2016	2017	2018
	0	0	23,400.74

Table 29 - Total ESG Funds Expended

**11f. Match Source**

	2016	2017	2018
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	2,606.47
State Government	0	0	2,151.71
Local Government	0	0	1,804.08
Private Funds	0	0	16,522.95
Other	0	0	124.42
Fees	0	0	191.11
Program Income	0	0	0
<b>Total Match Amount</b>	<b>0</b>	<b>0</b>	<b>23,400.74</b>

Table 30 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
	0	0	46,801.48

**Table 31 - Total Amount of Funds Expended on ESG Activities**

## Attachment

### ESG Summary Info

Total Number of Persons Served	14240
Number of Adults (Age 18 or Over)	10390
Number of Children (Under Age 18)	3720
Number of Persons with Unknown Age	130
Number of Chronically Homeless Persons	1204
Number of Youth Under Age 25	1637
Number of Parenting Youth Under Age 25 with Children	345
Number of Adult Heads of Household	9731
Number of Child and Unknown-Age Heads of Household	179

#### Gender of Adults

	<b>Total</b>
Male	5171
Female	4740
Trans Female (MTF or Male to Female)	10
Trans Male (FTM or Female to Male)	16
Gender Non-Conforming (i.e. not exclusively male or female)	5
Client Doesn't Know/Client Refused	3
Data Not Collected	444
Subtotal	10390

#### Gender of Children

	<b>Total</b>
Male	1743
Female	1763
Trans Female (MTF or Male to Female)	3
Trans Male (FTM or Female to Male)	2
Gender Non-Conforming (i.e. not exclusively male or female)	0
Client Doesn't Know/Client Refused	7
Data Not Collected	202
Subtotal	3720

#### Race

	<b>Total</b>
White	6867
Black or African American	5678
Asian	93
American Indian or Alaska Native	83

Native Hawaiian or Other Pacific Islander	22
Multiple Races	568
Client Doesn't Know/Client Refused	109
Data Not Collected	745
<b>Total</b>	<b>14240</b>

**Number of Chronically Homeless Persons by Household**

	<b>Total</b>
Chronically Homeless	1204
Not Chronically Homeless	9348
Client Doesn't Know/Client Refused	131
Data Not Collected	1375
<b>Total</b>	<b>12058</b>

**Number of Veterans**

	<b>Total</b>
Chronically Homeless Veteran	62
Non-Chronically Homeless Veteran	412
Not a Veteran	8525
Client Doesn't Know/Client Refused	28
Data Not Collected	463
<b>Total</b>	<b>9490</b>

**Physical and Mental Health Conditions**

	<b>Total Persons</b>
Mental Health Problem	2605
Alcohol Abuse	462
Drug Abuse	424
Both Alcohol and Drug Abuse	591
Chronic Health Condition	1258
HIV/AIDS	61
Developmental Disability	520
Physical Disability	1177

**Length of Participation – ESG Projects**

	<b>Total</b>	<b>Leavers</b>	<b>Stayers</b>
0 to 7 days	3512	3286	226
8 to 14 days	1029	874	155
15 to 21 days	766	634	132
22 to 30 days	969	813	156
31 to 60 days	2014	1645	369
61 to 90 days	1046	725	321



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91 to 180 days	1390	777	613
181 to 365 days	879	510	369
366 to 730 days (1-2 Yrs)	219	143	76
731 to 1,095 days (2-3 Yrs)	34	13	21
1,096 to 1,460 days (3-4 Yrs)	41	2	39
1,461 to 1,825 days (4-5 Yrs)	43	2	41
More than 1,825 days (> 5 Yrs)	116	1	115
Data Not Collected	0	0	0
Total	14240	9425	2633

**Exit Destination – More Than 90 Days**

	<b>Total</b>
Permanent Destinations	0
Moved from one HOPWA funded project to HOPWA PH	0
Owned by client, no ongoing housing subsidy	0
Owned by client, with ongoing housing subsidy	0
Rental by client, no ongoing housing subsidy	146
Rental by client, with VASH housing subsidy	0
Rental by client, with GPD TIP housing subsidy	0
Rental by client, with other ongoing housing subsidy	32
Permanent housing (other than RRH) for formerly homeless persons	5
Staying or living with family, permanent tenure	5
Staying or living with friends, permanent tenure	0
Rental by client, with RRH or equivalent subsidy	18
Subtotal	206
Temporary Destinations	0
Emergency shelter, including hotel or motel paid for with emergency shelter voucher	12
Moved from one HOPWA funded project to HOPWA TH	0
Transitional housing for homeless persons (including homeless youth)	0
Staying or living with family, temporary tenure (e.g. room, apartment or house)	9
Staying or living with friends, temporary tenure (e.g. room, apartment or house)	0
Place not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station/airport or anywhere outside)	2
Safe Haven	0
Hotel or motel paid for without emergency shelter voucher	0
Subtotal	23
Institutional Settings	0
Foster care home or group foster care home	0
Psychiatric hospital or other psychiatric facility	1
Substance abuse treatment facility or detox center	1

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Hospital or other residential non-psychiatric medical facility	0
Jail, prison, or juvenile detention facility	0
Long-term care facility or nursing home	0
Subtotal	2
Other Destinations	0
Residential project or halfway house with no homeless criteria	0
Deceased	1
Other	4
Client Doesn't Know/Client Refused	0
Data Not Collected (no exit interview completed)	14
Subtotal	19
Total	250
Total persons exiting to positive housing destinations	206
Total persons whose destinations excluded them from the calculation	1
Percentage	82.73 %



