

Executive Summary

ES-05 Executive Summary - 91.300(c), 91.320(b)

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) requires State and local grantees of the formula grant programs, namely the Community Development Block Grant (CDBG) the HOME Program, the Emergency Solutions Grants (ESG), the Housing Opportunities for Persons with AIDS (HOPWA) and the national Housing Trust Fund (HTF) programs, to develop a five-year Consolidated Plan as a condition for funding. The State of Illinois' Consolidated Plan covers those non-entitlement areas of the State that do not have a local Consolidated Plan. On June 16, 1994, Governor Edgar designated the Illinois Housing Development Authority (IHDA) as the lead agency in developing the Consolidated Plan. IHDA's Strategic Planning and Research/Office of Housing Coordination Services (SPAR/OHCS) has primary responsibility for coordinating, developing and distributing the Plan, and receives input from the OHCS advisory Committee and the general public in developing and updating the Plan.

Executive Order 2003-18 established the State of Illinois' Comprehensive Housing Initiative on September 16, 2003, and created the Housing Task Force to improve the planning and coordination of the State's housing resources. The Comprehensive Housing Planning Act was renewed (as amended P.A. 99-0564) and extended to 2026 in legislation passed into law in 2016. The Executive Director of the Illinois Housing Development Authority (IHDA) is Chair of the State's Housing Task Force, joined by a panel of thirty-four representatives from State agencies and the housing community. The identification of the following eight underserved populations in the Executive Order provides specificity to the State's housing priorities:

- Low-income Households (with emphasis on households earning below 30% of area median income);
- Low-income seniors;
- Low-income persons with disabilities;
- Homeless persons and persons at risk of homelessness;
- Low and moderate- income persons unable to afford housing near work or transportation (Live Near Work); and
- Low-income persons residing in existing affordable housing that is in danger of being lost or becoming unaffordable (Preservation).
- Low-income people residing in communities with ongoing community revitalization effort
- Other special needs populations, including people with criminal records and veterans experiencing or at risk of homelessness.

Per the Act, the State of Illinois shall continue to prepare and be guided by an annual comprehensive housing plan addressing the housing needs of the underserved populations. Annual Comprehensive Housing Plans are to include an identification of funding sources for which the State has administrative control that are available for housing construction, rehabilitation, preservation, operating or rental subsidies, and supportive services.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The State of Illinois will use the following HUD-determined Objective and Outcome statements for its CPD-formula activities:

- Accessibility for the purpose of creating suitable living environments
- Accessibility for the purpose of creating economic opportunities
- Affordability for the purpose of providing decent affordable housing
- Affordability for the purpose of creating economic opportunities
- Sustainability for the purpose of creating suitable living environments
- Sustainability for the purpose of providing decent affordable housing

3. Evaluation of past performance

On August 8, 2019, HUD's Office of Community Planning and Development in Chicago issued its 2018 Program Year End Review Letter to the State of Illinois.

HUD has determined that the State of Illinois has the continuing capacity to administer Community Planning and Development programs, and the activities under CDBG, HOME, HOPWA, ESG and HTF were consistent with its Consolidated Plan. The State used the funds appropriately and as intended to address needs.

The letter is on file with and available through IHDA's Office of Housing Coordination Services. Points of note, by program, are below:

Evaluation of Past Performance continued: HTF

The Illinois Housing Development Authority received the HUD PY-End Review Letter dated August 8, 2019 and subsequently released to the State on September 4, 2019

Housing Trust Fund- HUD requested an explanation on the lack of progress for HTF goals reported in the 2018 Performance Evaluation Report

IHDA HTF Response:

At the time of the submission of the 2018 annual progress report, 2017 HTF funds had been committed but no funds drawn down and/or expended. Since submission of the 2018 Annual Progress Report, the 2016 HTF funds have been fully committed and \$3,701,088.61 has been drawn down and are on track to be fully expended by January 11, 2023. With respect to the 2017 HTF funds, \$6,447,138 have been Board approved. With respect to the 2018 HTF funds, the State plans to award funds through the Permanent Supportive Housing Development Program. Funding will be awarded to the highest scoring applications that have met all mandatory criteria. Applications may be submitted to IHDA until October 18, 2019 at 5:00 p.m. The State's estimated goals for the HTF program are based on the assumption that there will be a ratio of 60 percent to 40 percent of annual funding between new construction and rehab. Similar to HOME, actual numbers are determined by the type of applications received and the quality of the applications approved.

Evaluation of Past Performance continued:

HOME and NSP

HOME and HTF - HUD identified items in the Year End Letter that the State needed to provide explanation for regarding uncommitted funds and lack of disbursements involving HOME and HTF projects

Regarding HOME and HTF Funds, please see updated information below.

Evaluation of Past Performance continued: HOME (2)

Part II: Management of Funds

With respect to expended HOME Program Income reported by the State in the 2018 PER, total expended HOME Program Income in Program Year 2018 was \$5,911,133.93.

As of September 23, 2019, the State had zero balance remaining in 2012 HOME funds, per IDIS. The State is currently drawing funds from Fiscal Year 2016. Further consultation with HUD confirmed there were no remaining 2012 HOME funds set to expire or be recaptured.

With respect to the HOME Flagged Activities Report, the Authority's Compliance & Reporting Group reviews this report monthly in an effort to help ensure that all activities are completed within the

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required 120 days after all funds are drawn. In the chart below see updates to the flagged activities as of September 26, 2019.

Note: Further consultation with HUD confirmed that the Exceptions Report and HOME Open Activities Report in Appendix B of the Program Year-End Review Letter received on September 4, 2019, have their headings switched

Evaluation of Past Performance continued: NSP

Neighborhood Stabilization Programs 1 and 3-HUD referenced a concern re outstanding fund balances in the LOCCS system, and unobligated program balances in the DRGR system. HUD directed the State to determine final use of NSP funds, and create a closeout strategy

IHDA NSP response

NEIGHBORHOOD STABILIZATION PROGRAM OBLIGATIONS AND EXPENDITURES

As of September 30, 2019, IHDA has grant funds remaining for NSP 1 in the amount of \$1,659,775.35 and Program Income of \$16,222.50 and for NSP 3, \$385,617.56 in Grant Funds and \$28,500 in Program Income. Kane County was awarded NSP3 funds in 2016 and there is a balance of \$95,889.86 to be drawn.

The remainder of the State's NSP funds have been awarded to a project by IHDA's Board in July 2019 in the amount of \$1,994,226.14 and this will use the remaining NSP 1 & 3 funds and then IHDA will close out NSP. The State is continuing to work with a TA provider with the goal of inputting all the beneficiary data entered into DRGR.

General Program Compliance

Previously, both HUD and State of Illinois staff have noted that in some instances, information inputted to and saved within the IDIS E-conplanning system does not transfer when the document is downloaded. The State reviewed the document within the IDIS-E-conplanning system, as it was submitted to HUD on May 31, 2019. This review verified that this is what has happened regarding the 2018 State of Illinois PER. The information did not appear in a downloaded, printed copy of the template. However, the narrative information (as well as the chart prepared for CR 40 regarding "the description of 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 program involved") was inputted into the IDIS E-Conplanning system. The information does appear when directly reviewing the document screens while in the IDIS E-conplanning system. Also included within an additional text box is the text of the Public Notice for the Public Hearing of the Draft 2018 Annual Performance Report. **When this process was repeated, inexplicably, the information did not appear in the text boxes, BUT, when the close button for the screen page was used, the narrative appeared, just prior to the page actually closing.** After this, when the State

re-opened the page, the narrative did appear in the document signified on the AD-25 as “Submitted for Review” in the system. The State cannot explain this anomaly within the IDIS system.

Evaluation of Past Performance continued: ESG

The Illinois Department of Human Services, Emergency Solutions Grant (ESG) Program Manager received HUD’s “Program Year-End Review Letter”.

Part I: Summary of Planning and Reporting Documents

2015-2019 Consolidated Plan

“The narrative and accomplishments reported in the PER reflect that the State of Illinois might be experiencing challenges in meeting some of the goals and objectives of its 5 year Strategic Plan. Please provide an explanation for the lack of progress for any goal that is below 80% complete.”

At the submission of the 2018 APR to HUD, the state had noted:

“Due to the generation of incomplete/inaccurate goal and outcome info to the Accomplishment Table for Action Plan Year 2018, please see the edited table "Corrected Table for 2018 Action Plan Goals and Accomplishment for HOME, NHTF, ESG and HOPWA" at the end of the section, as it appeared in the Draft 2018 Annual Performance Report distributed for public comment. The table at the end of CR-05 contains the accurate Goal and Outcome Indicators info for activities under the 2018 Action Plan for the HOME, HOPWA, ESG and HTG programs. CDBG information did generate accurately into the Table immediately below”

The corrected chart for 2018, then attached with the submitted 2018 APR included the following recorded for ESG

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Table 1 - Corrected Table for 2018 Action Plan Goals and Accomplishment for ESG

GOAL	CATEGORY	SOURCE	INDICATOR	UNIT of MEASURE	EXPECTED 2018 PY	ACTUAL 2018 PY	PERCENT COMPLETE
Prevent Homelessness	Homeless	ESG	Homelessness Prevention	Persons Assisted	60	430	716.67%
Provide emergency shelter to homeless	Homeless	ESG	Homeless Person Overnight Shelter	Persons Assisted	16000	24816	155.10%
Rapid Rehousing of Homeless	Homeless	ESG	TBRA/RRH	Household Asst	1535	1809	117.85%
Street Outreach to Homeless	Homeless	ESG	Other	Other	1500	1864	124.27%

The PR-02 Reports for years 2015-2017 (as of 3-27-19) are attached to this Year-End- Letter reply, as documentation of ESG Activities over the first three years of the 2015-2019 Consolidated Plan.

Evaluation of Past Performance continued: ESG 2.1

Evaluation of Past Performance continued: ESG 3

Program Expenditures

It states that the State has \$436,988.29 available to draw from 2017 ESG funds. ESG staff has personally contacted each agency Chief Financial Officer (CFO) and Continuum of Care leads to ensure that the funds would be expense within the time frame allowed. If the CFO indicated uncertainty, the funds were reallocated. In most cases, the agencies already expensed the funds; they just needed to enter their receipts into the ESG Program (EST) system.

The remaining Illinois Administration funding in the amount of \$11,207.45 has already been expended and is waiting for receipt transmittal for funding to be drawn from Integrated Disbursement Information System (IDIS). All agencies have given their guarantee that the HUD 2017 funds will be expensed prior to the deadline of October 19, 2019. IDHS ESG staff will be held accountable for certifying, approving payments, and completing the IDIS drawdown. It is my understanding that the department will have 90 days to reflect these expenditures in IDIS.

As of [October 2, 2019], the amount stated above has been greatly reduced to \$279,258.70 and Illinois is on target to spend the remaining 2017 ESG funds prior to the deadline.

Evaluation of Past Performance continued: HOPWA

The Illinois Department of Public Health administers the Housing Opportunity for People with HIV/AIDS (HOPWA). The Illinois Department of Public Health (IDPH), HIV/AIDS Section, as State coordinator for HUD's Housing Opportunities for Persons with AIDS program (HOPWA) is in receipt of the Program Year-End Review Letter released by HUD to the State on September 4, 2019. The State HOPWA program has addressed the deficiency in not using prior year funding. The rehabilitation and repair scope of service was not completed in 2018 due to delays in the process for environment review that required environmental reviews to be completed before grantee's repairs were completed. It should be noted that the Department has expended all prior year funding. The Program is currently on track to expend all this funding for rehabilitation dollars by the end of December 2020. We are committed to providing housing to persons living with HIV and feel that the Department's activities are consistent with the Consolidated Plan and the operating regulations for the HOPWA program.

Northtown Apartments, MHR 11488	\$10,000 remaining to draw
HOME IHDA FY18	Completed in IDIS on 1/16/19
NHTF Admin FY17	Completed in IDIS 1/16/19
Edward Brown and Turlington West	In process.
Arboretum West	Completed in IDIS 8/22/2019
Marison Mills Suites	\$10,000 remaining to draw
Cary Senior Living	\$10,000 remaining to draw
Wisdom Village or Northlake II	\$10,000 remaining to draw
Chelsea Senior Commons	In process
NHTF Admin FY18	Currently drawing FY17 funds

Table 1 - Regarding HOME and HTF funds - Updated Information Sept. 26, 2019 Response

Orton Keys, 13380	There is \$10,000.00 remaining to be drawn and these funds will be used at the last construction draw. Construction is at 100%. Final draw is expected prior to November.
Spring Hill, 13453	There is \$10,000.00 remaining to be drawn and these funds will be used at the last construction draw. Construction is at 89%.

Table 2 - HOME Flagged Activity Report - Sept. 26, 2019 Response

4. Summary of citizen participation process and consultation process

The Citizen Participation Plan centers around the public hearing and public comments processes. Because of the COVID-19 pandemic, and subsequent HUD waivers to prevent the spread of the contagion, The State held one public hearing on Wednesday, October 14, 2020 at 11:00 A.M. via Web-ex. The Public Comment period began Wednesday October 14, 2020 and ended Monday October 19, 2020.

- A 2020 Public Notice was e-mailed statewide to housing-related agencies and organizations, a number of which included announcement of same in a newsletter or mailing sent to their memberships. Copies were also sent to the members of the OHCS Advisory Committee and CDBG Entitlement Grantees

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- The Public Notice was published prior to these hearings in the following nine (9) newspapers: *Belleville News Democrat; Breeze Courier; Champaign News-Gazette; Daily Southtown; Peoria Journal-Star; The Dispatch Argus; Rockford Register Star; Southern/Southern Illinoisan and the State Journal-Register.*
- DCEO e-mailed notices of the public hearing to CDBG-eligible units of general local government in Illinois (i.e., non-entitlement cities, towns, villages, and counties).
- Notification of the availability of the draft Consolidated Plan 2020-2024 Consolidated Plan/2020 Action Plan were made emailed to organizations and interested parties across the State. Notification was sent to the OHCS Advisory Committee, Illinois Housing Task Force, Affordable Housing Trust Fund Advisory Commission, Community Development Block Grant (CDBG) Entitlement grantees, Community Action Agencies, Regional Planning Commissions, Public Housing Authorities and other groups. The draft plan was also posted on IHDA's website at www.ihda.org.
- The public hearing was held during the 5-day public comments period via Web-ex. The date for the hearing, October 14, 2020, was also posted on IHDA's web-site.
- The agenda for the public hearing is included below
- IHDA made reasonable efforts to accommodate persons with sight-and hearing-impaired disabilities, as well as for significant groups of Non-English speaking residents.
- Notes from the public hearing are included in the plan
- No public comments letters were received during the public comments period.
- The development of both the Citizen Participation Plan and Consolidated Plan provided ample opportunity for the public to provide comments.

The criteria which the State uses to determine if certain proposed program or policy changes constitute a substantial amendment to the Consolidated Plan are as follows:

Changes

The following circumstances will trigger a substantial amendment to the Five Year Plan and subsequent Action Plans:

(1) A major statutory change occurs in the enabling law which created the program that modifies the eligible types of applicants and/or the eligible types of activities which can be carried out, provided same were not at least partially eligible under the original statute and rules.

(2) Major changes in the use of the five formula grant funds from one eligible activity (as identified in the Consolidated Plan) over the original planned use.

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(3) Other legislative or administrative actions that serve to significantly alter which agency(ies) are operating which existing, expanded, or new programs covered under the current (or potentially expanded) Consolidated Plan.

(4) Major change(s) due to disaster and/or emergency funding, where timeliness in meeting emergency needs is a priority. The State will follow any HUD waiver(s) and guideline(s) to abridge and shorten the citizen participation component, such as reducing the duration of the public comments period, per official guidance; and in cases of public health emergency, the State will utilize alternate methods in lieu of holding in-person meetings and hearings.

- In any of the above cases, this citizen participation plan will require that public notification occur per the following: notification to OHCS Advisory Committee, various State Agencies Housing, and additional housing-related organizations, to inform them of the proposed amendment and provide for a 30-day (or in case of emergency/public health crisis, an expedited) public comments period; and publication of press releases and public notices, and mailings, as is appropriate, to affected parties.

(5) The State shall consider all legitimate comments on the amendment, which are received in writing and orally at public hearings (if held) from the general public or units of general local government. A summary of those comments and the State responses to same will be attached to the substantial amendment, which the State will then forward to HUD for review and approval.

Public Hearing Agenda

Public Hearing Call in and Agenda

For the State of Illinois

State Consolidated Plan-Draft 2020-2024 Consolidated Plan/2020 Action Plan

Wednesday, October 14, 2020 @ 11:00 A.M.

Public Hearing Call-in/Log-in

<https://illinois2.webex.com/illinois2/onstage/g.php?MTID=e76365894077d9caeea79c25a2d4ac516>

The Meeting ID is: 133 925 4047 ; the meeting code is CONPLAN2020

Meeting Code: CONPLAN2020

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Audio Information

When joining the meeting, you will be prompted to select how to connect to the audio call. Callers can have the meeting call them back, in which case, callers will enter their phone number and the meeting will call them directly. This is recommended.

Callers can also choose the option to call into the meeting. The meeting will then give them the phone number to call and access code to enter.

There is a global call in number of 1-415-655-0003. The access code for this number is the same as the meeting ID (133 925 4047). This is not a toll-free number.

Agenda

- Welcome and Introductions/Overview of Agenda – Office of Housing Coordination Services, Strategic Planning and Reporting (SPAR-OHCS) Illinois Housing Development Authority (IHDA)
- Historical Overview of the State Consolidated Plan; Citizen Participation Process; State Priorities – IHDA
- The Comprehensive Housing Plan Act (P.A. 94-965) and the Annual Comprehensive Housing Plan
- State’s Draft 2020-2024 Consolidated Plan/2020 Action Plan and the Major HUD Formula Funding Programs:
- Community Development Block Grant (CDBG) and the Non-Housing Community Development Plan - Illinois Department of Commerce and Economic Opportunity (DCEO)
- HOME Investment Partnerships Program – Illinois Housing Development Authority (IHDA)
- National Housing Trust Fund (NHTF)-Illinois Housing Development Authority (IHDA)
- Emergency Solutions Grant (ESG) – Illinois Department of Human Services (IDHS)
- Housing Opportunities for Persons With AIDS (HOPWA) – Illinois Department of Public Health
- Other Funding and Other Actions– IHDA
- Public Comments and Testimony/Question and Answer Period
- Adjournment

Public Notice (Part I)

STATE OF ILLINOIS PUBLIC NOTICE

Public Hearing on the

Draft State Consolidated Plan-2020-2024 Five-Year Plan and 2020 Annual Action Plan and

Changes to the Citizen Participation Component of the Consolidated Plan;

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To obtain public input from Illinois residents and to comply with the United States Department of Housing and Urban Development (HUD) rules, which require the State to develop a Consolidated Plan, the Illinois Housing Development Authority (IHDA), in coordination with the Illinois Department of Commerce and Economic Opportunity (DCEO), the Illinois Department of Human Services (IDHS), the Illinois Department of Public Health (IDPH), and other State agencies, announces the availability of the draft 2020-2024 Five-Year Plan (FYP) and 2020 Action Plan portion of the State Consolidated Plan, the latter covering Calendar Year 2020. This draft document will be available to the public electronically by Friday, October 9, 2020 and will also be available on request in limited hard copies by mail.

IHDA was designated on June 16, 1994 as the lead State entity for developing the Consolidated Plan and related documents. This draft plan covers those areas of the State that are not otherwise under the jurisdiction of a local Consolidated Plan. It includes summaries of the projected funding for the following formula grant programs: the Community Development Block Grant (CDBG); HOME Investment Partnerships; Emergency Solutions Grant (ESG); and Housing Opportunities for Persons with AIDS (HOPWA); and the (National) Housing Trust Fund. An electronic version will be available on IHDA's website, www.ihda.org. Electronic copies will also be available through the State Library network, as well as other local libraries located throughout the state.

The State will be holding one public hearing on Wednesday, October 14, 2020 at 11:00 A.M. It will be presented via Webex virtual conferencing. No in-person attendance will take place on October 14, 2020.

The day of the hearing, access the hearing information by following the link:

<https://illinois2.webex.com/illinois2/onstage/g.php?MTID=e76365894077d9caeea79c25a2d4ac516>

This link will also be posted on the IHDA website. The Meeting ID is: 133 925 4047 ; the meeting code is CONPLAN2020

Persons are welcome to provide public comments prior to, at, or after the public hearing. Written comments are also welcomed by email or mailed directly to IHDA to ensure your comments receive a written response. Hearing-impaired and sight-impaired individuals in need of services such as an interpreter or documents in large-print/Braille are asked to make requests directly to IHDA at the telephone numbers below at least three (3) days before the public hearing. IHDA will make reasonable efforts to accommodate such requests. To obtain additional information concerning the public hearing, please call (312) 836-5383 or TDD/TTY (312) 836-5222.

Public Notice (Part 2)

Additionally, pursuant to applicable waivers granted by HUD through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to 24 CFR 91.05(c)(2) and subpart B of the federal regulations

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(relating to citizen participation for Community Planning and Development Programs), the State is amending the 2020 Five-Year Consolidated Plan and 2020 Action Plan public participation process, and is announcing the proposal to expedite the Citizen Participation process available to the public via this notice. This change shortens the State's response time in meeting needs caused by the Corona Virus pandemic while ensuring public health. The State proposes revision of the Consolidated Plan's Citizen Participation Plan to include the 5-day comment period as well as other changes. The revised Citizen Participation Plan will be available for review on IHDA's website at www.ihda.org.

The State's public comments period begins on October 14, 2020, and all written public comments must be received at IHDA by close of business on Monday, October 19, 2020. The State anticipates submitting the final Five-Year Plan and Action Plan to HUD by Thursday, October 22, 2020.

For further information, contact:

Illinois Housing Development Authority
Office of Housing Coordination Services (OHCS)
Attention: Consolidated Plan
111 E. Wacker Drive, Suite 1000
Chicago, Illinois 60611
312/836-5364

Dated: September 30, 2020

5. Summary of public comments

The Public Comments period for the 2020-2024 Five-Year Consolidated Plan ran from Tuesday, October 14 - Monday, October 19, 2020 with a Public Hearing on Tuesday, October 14 via Web-ex. No comments on the 2020-2024 Consolidated Plan were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable

7. Summary

In addition to the public hearings, SPAR/OHCS schedules meetings of the OHCS Advisory Committee (AC) to update the public on formula grant activities and provide for discussion, comment, and feedback on various Consolidated Plan-related issues. AC meetings in 2020 were held on May 21, 2020 and September 23, 2020. Minutes of these scheduled meetings are available upon request to the Strategic Planning and Reporting/ Office of Housing Coordination Services/

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ILLINOIS	Department of Commerce and Economic Opportunity
HOPWA Administrator	ILLINOIS	Department of Public Health
HOME Administrator	ILLINOIS	IL Housing Development Authority
ESG Administrator	ILLINOIS	Department of Human Services
	ILLINOIS	IL Housing Development Authority

Table 3 – Responsible Agencies

Narrative

Lead Agency Designation

Governor Jim Edgar designated the Illinois Housing Development Authority (IHDA) as lead entity for developing and producing the State Consolidated Plan and related documents

The Comprehensive Housing Plan Act (P.A. 94-965) issued on June 30, 2006, established the State of Illinois' Comprehensive Housing Act. The Act calls for: the creation of a Housing Task Force; the development of a State comprehensive housing plan, with staff support and coordination assistance from IHDA; the identification of underserved populations; the encouragement to more effectively use available funds from IHDA and other State agencies in a single application process; annual progress reporting; and other features. While many of these areas had been historically addressed by the State Consolidated Plan, they have been so on a voluntary, administrative basis rather than with legislative or executive (Governor's) mandate. The identification of underserved populations in the Act provides more specificity to the State's housing priorities.

Illinois is eligible to receive grants under all five major HUD formula funding programs. These formula grants are administered by the four different State agencies as included in the chart above.

Consolidated Plan Public Contact Information

Illinois Department of Commerce and Economic Opportunity (CDBG)

500 E. Monroe
Springfield, Illinois 62701
Contact: Wendy Bell
Ph: 217/558-4200 Fax: 217/558-4107
Alternate: Kara Cozadd

Illinois Housing Development Authority (HOME and HTF)

111 E. Wacker Drive
Suite 1000
Chicago, IL 60601
Contact: Burton Hughes
Ph: 312/836-5320 Fax: 312/832-2191
Alternate:

Illinois Department of Human Services (ESG)

823 E. Monroe
Springfield, IL 62701
Contact: Josalyn Smith
Ph: 217/524-8612 Fax: 217/524-6248

Illinois Department of Public Health (HOPWA)

535 W. Jefferson
Springfield, IL 62761
Contact (Division of Environmental Health):
Kert McAfee
Ph: 217/557-4519 Fax: 217/785-0253

Contact (Division of Infectious Diseases, HIV/AIDS Section):

Robert Whitmore
Ph: 217/785-5260 Fax:

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.200(I) and 91.315(I)

1. Introduction

The State consulted the following major advisory bodies:

- Office of Housing Coordination Services (OHCS) Advisory Committee - This is an advisory group to OHCS. This Committee's major functions are to provide input into the Consolidated Plan development (Five-Year Plan, Action Plans, and Annual Performance Reports), as well as to help set other housing goals and respond to changing policy. OHCS staff meets with this group of public and private sector housing practitioners and advocates on a quarterly basis
- The Illinois Housing Task Force - The Task Force consists of members which are representative of various governmental agencies and/or offices, four of which are appointed by the four legislative majority and minority leaders and sixteen of which were appointed directly by the Governor based on their expertise on housing or housing-related areas. The Task Force is chaired by the Executive Director of IHDA. and Vice-Chaired by a non-governmental sector representative appointed by the Governor

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Public housing authorities are represented on the OHCS Advisory Committee, the Housing Task Force, and the state's Affordable Housing (Trust Fund) Advisory Commission.

IHDA participates on the Board of the National Association of Housing and Redevelopment Officials (NAHRO) at the State, Regional, and National levels. This allows for planning and involvement in a variety of conference and training topics of mutual interest to PHAs, community development agencies, and the State. Examples for sessions at recent NAHRO Conferences include the following:

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Coordination with local Continuums of Care is a major strategy under the State's ESG program, which prioritizes assistance to Very- and Extremely-Low Income Households, Homeless and At-Risk Homeless Persons and Families, and Homeless Persons with Disabilities. The State supports applications by eligible CoCs for funding under HUD's Continuum of Care and Rural Housing Stability Assistance Programs, including the review of applications under HUD's programs in order to provide Certifications of Consistency with the State's Consolidated Plan

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The State participates in monthly conference calls with Continuum of Care representatives, organized by Housing Action Illinois and the Supportive Housing Providers' Association.

Representatives from several State agencies and the Governor's Office serve on the planning committee for the homeless service providers' annual Workshop/Training organized by HUD annually.

Illinois is one of the states whose Governor signed on to the Mayor's Challenge to End Veteran Homelessness, and its Department of Veterans Affairs (IDVA) is very active in this area.

Several State agency representatives serve on Boards for Continuums of Care and/or homeless shelters and other service providers, although this activity is more concentrated in Chicago, Cook County, and Springfield.

Continuum of Care agencies are represented on the State's Interagency Council on Homelessness (ICH). The State's ICH formed as a result of a grant through the Federal SAMHSA and is an integral element of the updated State Plan to Support Families and Unaccompanied Youth Experiencing Homelessness, furthering the efforts of the Interagency Council by focusing on families and unaccompanied youth experiencing homelessness. Its key goals include increasing leadership, collaboration and civic engagement, increasing access to stable and affordable housing for the target populations, increasing economic security, and increasing health and stability

Describe consultation with the Continuum(s) of Care that serves the state in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Statewide Continua of Care (CoC) are required to make recommendations to the Illinois Department of Human Services (IDHS) for funding to units of local government or private not-for-profit organizations within their jurisdictions. The Department reviews proposals for each of the organizations recommended for funding by the CoCs, and makes awards based on the merit of the proposal and past performance. The amount of the grant depends on the amount negotiated based on the application submitted, and the recommendation by the local CoC. Local Continua of Care designate the HMIS for their areas. All activities must comply with HUD's standards on participation, data collection, and reporting under a local Homeless Management Information System (HMIS)

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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Table 4 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Illinois Housing Development Authority
	Agency/Group/Organization Type	Housing Service-Fair Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A founding member of the OHCS Advisory Committee, staffed by IHDA's Office of Housing Coordination Services. IHDA is the administrator of the HOME and Housing Trust Fund Programs, two of the five formula grant programs, and is responsible for the coordination and submission of the State of Illinois' Consolidated Plan. IHDA also administers the Low-Income Housing Tax Credit (LIHTC) program
2	Agency/Group/Organization	Illinois Department of Commerce and Economic Opportunity
	Agency/Group/Organization Type	Housing Services-Employment Service-Fair Housing Other government - State
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Broadband and Disaster Resilience
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the OHCS Housing Committee. DCEO is the administrator of the Community Development Block Grant (CDBG) Program, one of the five formula grant programs.

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3	Agency/Group/Organization	ILLINOIS DEPARTMENT OF HUMAN SERVICES
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Publicly Funded Institution/System of Care Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the OHCS' Advisory Committee and administrator of the Emergency Solutions Grants (ESG) Program, one of the five formula grant program
4	Agency/Group/Organization	Illinois Department of Public Health
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Services-Health Service-Fair Housing Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the OHCS's Advisory Committee and administrator of the Emergency Solutions Grants (ESG) Program, one of the five formula grant programs

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5	Agency/Group/Organization	Illinois Department on Aging
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Health Agency Publicly Funded Institution/System of Care Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the OHCS' Advisory Committee; IDoA is the lead agency for Colbert V. Williams consent decree and administers the Community Care (elderly-in-home-services) Program.
6	Agency/Group/Organization	Illinois Department of Children and Family Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Child Welfare Agency Publicly Funded Institution/System of Care Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the OHCS' Advisory Committee and the State's child welfare agency.
7	Agency/Group/Organization	Illinois Department of Healthcare and Family Services
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Health Agency Publicly Funded Institution/System of Care Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the OHCS' Advisory Committee and the State's delegated Medicare Agency. It also operates the Supportive Living Facilities (SLF) Program under a Medicaid waiver
8	Agency/Group/Organization	Illinois Department of Veterans' Affairs
	Agency/Group/Organization Type	Services - Housing Publicly Funded Institution/System of Care Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the OHCS' Advisory Committee and staff to Discharged Servicemember Task Force (DSTF)
9	Agency/Group/Organization	Illinois Department of Human Rights
	Agency/Group/Organization Type	Service-Fair Housing Other government - State
	What section of the Plan was addressed by Consultation?	Fair Housing Enforcement
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the OHCS' Advisory Committee and the State's fair housing agency
10	Agency/Group/Organization	Illinois Department of Corrections
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Re-Entry
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the Housing Task Force and administers state-funded correctional facilities

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11	Agency/Group/Organization	Macoupin County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the OHCS Advisory Committee and an urban-based PHA.
12	Agency/Group/Organization	Peoria Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the OHCS Advisory Committee and an urban-based PHA.
13	Agency/Group/Organization	Woodford County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the OHCS Advisory Committee and county-wide PHA.
14	Agency/Group/Organization	Chicago Metropolitan Agency for Planning (CMAP)
	Agency/Group/Organization Type	Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Data and Research
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Member of the OHCS Advisory Committee and the State-designated regional planning agency for the 7-County Chicago metropolitan region
15	Agency/Group/Organization	MADISON COUNTY COMMUNITY DEVELOPMENT
	Agency/Group/Organization Type	Housing Other government - County
	What section of the Plan was addressed by Consultation?	Local Administrator of CDBG and HOME
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the OHCS Advisory Committee. Local administrator of the CDBG Urban County Entitlement, ESG, and HOME programs locally. CoC and lead based paint abatement programs are also administered by this office.
16	Agency/Group/Organization	WESTERN ILLINOIS REGIONAL COUNCIL
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Economic Development

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the OHCS Advisory Council, the Western Illinois Regional Council is a regional planning organization providing assistance to governments in six counties. Serving also as a community action agency in four counties, the agency provides energy and weatherization assistance, housing rehabilitation, scholarships, homeless programming, emergency food, shelter and clothing, small business loans, and assistance to victims of domestic violence and sexual assault/abuse.
17	Agency/Group/Organization	BMO Harris Bank
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	OHCS Advisory Committee member. BMO provides expertise on regulated mortgage financing and downpayment assistance and also invests in multi-family projects through direct funding and LIHTC investments.
18	Agency/Group/Organization	Office of the Attorney General of Illinois
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Fair Housing

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	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Under the Illinois Human Rights Act (HRA), the Illinois Attorney General investigates possible fair housing violations when those violations demonstrate a pattern and practice of discrimination prohibited by the HRA. When the Attorney General has reasonable cause to believe that a person is engaged in a pattern and practice of illegal discrimination, the Attorney General may file a civil action to enforce the provisions of the HRA. Further, the Illinois Attorney General is responsible for enforcing the Environmental Barriers Act (EBA). This duty involves investigating alleged violations of the EBA and the Illinois Accessibility Code ("Code") any may include the filing of a lawsuit where necessary to ensure compliance with the EBA. The Attorney General utilizes the HRA and Fair Housing Amendment Act to pursue developers that design and construct inaccessible housing. They also administered funds under the National Foreclosure Settlement Fund.</p>
19	Agency/Group/Organization	Rural Rental Housing Association of Illinois
	Agency/Group/Organization Type	<p>Housing</p> <p>Other government - State</p> <p>Other government - County</p> <p>Other government - Local</p> <p>Regional organization</p> <p>Business and Civic Leaders</p>
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>RRHA of Illinois is dedicated to its membership and the advancement of affordable, multifamily housing by providing up-to-date industry information, educational seminars, an annual conference, and through meetings with various state and national representatives. The Association strives to improve the lifestyle of our local rural citizens by working with USDA Rural Development, the Department of Housing and Urban Development (HUD), the Illinois Housing Development Authority (IHDA), and other government agencies.</p>

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20	Agency/Group/Organization	ROCKFORD HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Rockford Housing Authority partners with the community and responsible residents to transform houses into homes while guiding families to self-sufficiency. RHA's goal is to improve the quality of life for residents in Rockford County.
21	Agency/Group/Organization	Alliance to End Homelessness in Suburban Cook County
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Helps refine the Illinois Continuum-wide request for information for the homeless needs assessment
22	Agency/Group/Organization	Corporation for Supportive Housing
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless

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	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the OHCS Advisory Committee. Helps communities create permanent supportive housing with services to prevent and end homelessness, provides capacity building, training; pre-development funding and advocacy services for supportive housing developers and projects
23	Agency/Group/Organization	Development Services Group, Inc.
	Agency/Group/Organization Type	Housing Services-Elderly Persons Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Senior Care Housing and Policy. Operates Supportive Living Facilities across the State of Illinois
24	Agency/Group/Organization	Illinois Manufactured Housing Association
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the OHCS Advisory Committee: IMHA serves as a trade organization for the manufactured housing industry, representing manufacturers, retailers, suppliers and rental community owners
25	Agency/Group/Organization	Illinois Mental Health Planning and Advisory Council
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with HIV/AIDS

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	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
26	Agency/Group/Organization	Lt. Governor's Rural Affairs Council
	Agency/Group/Organization Type	Services-Health Services-Education Services-Employment Other government - State Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
27	Agency/Group/Organization	Illinois Council on Developmental Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities Other government - State Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
28	Agency/Group/Organization	Illinois Emergency Management Agency
	Agency/Group/Organization Type	Housing Other government - State Planning organization
	What section of the Plan was addressed by Consultation?	Disaster Resilience

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the State of Illinois Housing Task Force. IEMA staffs the Ad HOC Disaster Recovery Working Group (AHDRG) through the ACHP Housing Task Force. Membership of the AHDRG include IHDA staff
29	Agency/Group/Organization	Southwestern Illinois Development Authority
	Agency/Group/Organization Type	Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct meetings. Increased understanding of regional housing needs

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable. The State is open to consultation regarding affordable housing with any interested parties.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Regional Continuums of Care	There are eighteen Illinois Continuum of Care (COC) statewide. Illinois CoCs coordinate their work with the Emergency Solutions Grants Program administered by IDHS, employing several similar strategies for ending homelessness in each of their jurisdictions and include the following: conducting coordinated assessments, developing additional permanent supportive housing, improving outreach, increasing capacity and enhancing organization, conducting public awareness activities to foster support, and improving transportation services (especially in rural areas).

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Assessment of Fair Housing-FH Impediments	State and Local Governments	<p>January 5, 2018, HUD extended the deadline for submission of an AFH by local government program participants until the next Five-Year Plan due after October 31, 2020. However, on May 23, 2018, HUD issued three notices: The first notice withdrew HUD's January 5, 2018 notice; The second notice withdrew HUD's Assessment Tool for Local Governments; and the third notice advises that Consolidated Plan participants must legally fulfil their obligation to affirmatively further fair housing by way of the Analysis of Fair Housing impediments (AFHI). The Preserving Community and Neighborhood Choice Final Rule was published on July 23, 2020. This final rule repeals HUD's 2015 Affirmatively Furthering Fair Housing regulations and the 1994 Analysis of Impediments requirements where they appear in regulations and instead returns policy to HUDs pre-1994 understanding of the 1968 Fair Housing Act's obligation to affirmatively further fair housing. As such, States must continue to comply with existing obligations to affirmatively further fair housing. Pending additional HUD guidance, the State will continue to provide its AFFH Consolidated Plan Certification, and report on the State's actions to address fair housing impediments in the State's Consolidated Plan Annual Performance reports. Below is the State's summary of its planned actions to address Fair Housing Impediments. Besides processing fair housing complaints as a HUD-designated substantially equivalent agency, The Illinois Department of Human Rights conducts presentations and training for government agencies and community-based groups regarding fair housing rights under the Illinois Human Rights Act.-IDHR and IHDA also shared fair housing information for wider circulation to other major membership organizations, including Housing Action Illinois (HAI), Supportive Housing Providers Association (SHPA), Illinois Housing Council (IHC), Rural Partners, Chicago Area Fair Housing Alliance (CAFHA), and other organizations.2. Lack of Fair Housing Knowledge-IDHR, through its Institute for Training and Development, regularly provides a schedule of related training, including "Basic Fair Housing Training for Landlords & Property Managers", LGBTQ-Equal Access Requirements, and Reasonable Accommodations Policies.-Sessions on fair housing-related topics are included in statewide conferences, including the Illinois NAHRO annual conference, Illinois Association of Housing Authorities (IAHA), Housing Action Illinois (HAI), Supportive Housing Providers Association (SHPA), Rural Partners/Illinois Institute for Rural Affairs, and others.</p>
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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
AFH 2 - Action to overcome impediments	State Government	<p>3.Shortage of affordable, accessible, and suitable housing-IHDA actively pursues or develops funding and assistance options for affordable housing that serve a variety of special needs populations, including: the HUD Section 811 Project-Based Rental Assistance Demonstration; the Home Accessibility Program; the Rental Housing Support Program; and first mortgage financing programs-IHDA administers combined funding for its Permanent Supportive Housing Development Program, to better target special needs populations that also need services. This includes the national Housing Trust Fund-IHDA continues to develop and improve its Low Income Housing Tax Credit (LIHTC) Program to better serve lower-income households. Features include: enhanced accessibility (requiring twice the number of federally-required accessible housing units); Universal Design; Opportunity Areas; Community Revitalization efforts; scoring for income targeting, rental assistance, and energy conservation/green building; providing preference points to projects proposed in AHPAA communities (a State law identifying localities with less than 10% affordable housing stock); prioritizing projects that serve supportive housing populations via participation in the inter-agency Statewide Referral Network (SRN); and other areas-IHDA continues to assist Supportive Living Facilities, the state's assisted living program for elderly and persons with disabilities (via a Medicaid-approved waiver)-IHDA continues coordination with IDHS and IDoA in coordinating assistance with its Bridge Rental Subsidy Program, designed to assist class members of ADA-related court consent decrees-IHDA continues to coordinate with IDHS and local participating housing authorities which provided matching public housing and HCV units to persons with disabilities (as part of its Section 811 program)-Continues to address lead-based paint and water issues with IDPH, IEPA, IHDA, and DCEO-Continues to operate the Illinois housing search website through a third party vendor, providing real-time information on available statewide affordable housing units, monitoring for fair housing violations, and enhanced matching capability for State Referral Network (SRN) and 811 units, including those with accessible features.</p>

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
AFH 3 - Actions to Overcome Impediments	State government	<p>4. Improving lending and real estate practices-The Illinois Department of Financial and Professional Regulation(IDFPR) continues to regulate and monitor State-chartered banks and financial institutions, concentrating on mortgage fraud and predatory lending-The Illinois Attorney General's Office continues to engage in litigation regarding mortgage fraud and predatory lending -IHDA continues to provide lender training to participating banks/financial institutions which participate in its homebuyer mortgage and down payment assistance programs, which continue to include a fair housing/non-discrimination component-IHDA continues to provide credit and foreclosure prevention counseling through local agencies. IHDA continued to have lender, real estate, and developer representatives on its SPAR/OHCS Advisory Committee, the State's official advisory group for the HUD-required State Consolidated Plan. Improving Enforcement-IHDA continues to include fair housing provisions in its loan and tax credit documents for approved multi-family rental housing projects. It also holds on-going training for property managers, which includes a fair housing compliance section. Specific training is done on reasonable accommodations, especially regarding persons with disabilities-IHDA also provides highlights to applicants and approved owners/developers/property managers on action steps for the Affirmative Fair Housing Marketing Plans (AFHMPs) to better evidence efforts to provide outreach efforts to reach those groups least likely to apply for affordable housing-IHDA also provides fair housing training to participating lenders under its homebuyer assistance programs (See Education section above)-The Illinois Department of Commerce and Economic Opportunity (DCEO) provides similar fair housing training to its CDBG local government grantees at its annual grantee administrator training, and continues providing technical assistance as needed on fair housing issues, as requested or informed IHDA continues efforts to promote projects in opportunity areas as well as community revitalization areas. With the latter, this included reviews of existing affordable housing inventory to reduce geographic concentration, and promotion of more comprehensive economic/community development in these areas.</p>

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
AFH 4 - Actions to Overcome Impediments	State Government	5. Lack of funding to address needs-This issue was discussed previously under Impediment #3 regarding the State's efforts to develop new program resources and pursue available funding opportunities-IHDA continues to pursue other available funding and develop new programs to address the ever-growing affordable housing needs of the State's communities, and may apply to be designated a Community Development Financial Institution (CDFI) and/or non-profit under Treasury's Capitol Magnet Fund

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Affirmatively Further Fair Housing (AFFH)	Illinois Department of Human Rights	<p>IDHR is responsible for administering the Illinois Human Right Act. IDHR takes and investigates charges of housing discrimination on the bases of race, color, religion, sex, national origin, ancestry, age (40 and over), marital status, physical, mental and perceived disability, military status, familial status (children under 18) sexual orientation (including gender identity) unfavorable military discharge, and order of protection status. Retaliation and interference with housing rights are also prohibited under the HRA. IDHR will continue its primary fair housing activity of docketing and investigating housing discrimination cases, including cases referred to IDHR from HUD's Office of Fair Housing and Equal Opportunity under a Cooperative Agreement under HUD's Fair Housing Assistance Program. Where the IDHR investigation leads to a substantial evidence finding of discrimination and conciliation is not successful, the claimant or respondent (the party alleged to have discriminated) can elect to have the case heard administratively for the Illinois Human Rights Commission, or in circuit court, in which case the Illinois Attorney General's Office represent the matter.</p> <p>Proposed Fair Housing Outreach Activities: IDHR will continue its education and outreach efforts to disseminate information about Illinois residents fair housing rights and responsibilities, and IDHR's fair housing enforcement activities, via its website, as well as workshops, seminars, speaking appearances, housing fairs, and distribution of literature through collaboration with numerous non-profit organizations. IDHR will continue to expand its outreach efforts to other state agencies in accordance with Illinois' Comprehensive Housing Plan. IDHR will provide free fair housing training at open-to-the-public sessions held on a quarterly basis for housing providers and landlords through its Institute for Training and Development. IDHR will continue working toward greater affordability and choice for state residents through it participation in the Interagency Subcommittee of the Illinois Housing Task Force, and continue working with the Chicago Area Fair Housing Alliance (CAFHA). IDHR will continue to provide training, networking opportunities and support for the regional and annual meetings of the Illinois Municipal Human Relations Association (IMHRA) on issues relation to fair housing, and to the International Association for Official Human Rights Agencies</p>

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
AFFH (2)	IHDA (with IDHR)	<p>IHDA promotes fair housing in the marketing of all its financed units under the Illinois Affordable Housing Trust Fund, the LIHTC, and HOME Programs, which require affirmative marketing plans as part of their application processes. IHDA recognizes the importance of non-discriminatory practices with regard to residential property and related facilities. IHDA's goal is to promote a condition in which all individuals in the same housing market area have available a like range of housing choices. Thus, IHDA requires all multifamily projects with 5 or more HOME for Trust Fund assisted units comply with IHDA's affirmative fair housing policies and procedures. IHDA also evaluates proposals involving single-family projects with five or more HOME assisted units to determine the appropriateness of affirmative marketing efforts. The Affordable Housing Trust Fund Program requires that projects with 5 or more units financed in whole or in part for family housing must have at least 20% of the units to be at least adaptable for future accessibility improvements. Projects involving HOME or the Risk Sharing Program funding must at minimum comply with the 5% minimum accessibility requirements of Section 504 of the Rehabilitation Act of 1973. Per the Qualified Allocation Plan for LIHTCs, projects must comply with all applicable federal and State accessibility laws to receive credits. Additional project scoring points are provided for developments that provide enhanced accessibility standards. For single-family programs, fair housing provisions are discussed at IHDA-hosted local training sessions and included in each lender's procedures manual, which is signed off by each participating lender's chief executive. Lenders located in urban areas of the State also must comply with the provisions of the Home Mortgage Disclosure Act and the Community Reinvestment Act, which includes monitoring by federal bank examiners for their particular category of lending institution (Office of Thrift Supervision, Federal Reserve Bank, or Office of the Comptroller of the Currency). Under Illinois' Rental Housing Support Program, all Local Administating Agencies and participating landlords must follow all rules governing Fair Housing and all other applicable state and federal laws, and make efforts to publicize units under the RHSP, contacting non-profit corporations in the areas a LAA covers. IHDA provides a preference to LAA applicants which target up to 30% of their requested assistance to "Special Needs Tenant"</p>

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
AFFH (3)	DCEO (with IDHR)	DCEO administers one of the five State formula grants included in the State Consolidated Plan. DCEO requires fair housing activities (be undertaken) to be identified in each applicant local governments' application. In addition, DCEO also requires grantees to comply with applicable civil rights laws when applying for and receiving grant funds. The compliance review includes an EEO/Fair Housing review of each grantee. The agency reviews action taken to affirmatively further fair housing and compliance with Section 504 of the Rehabilitation Act of 1973. DCEO requires an explanation of local efforts at the time of application and a description of how the project will affirmatively further fair housing. DCEO will monitor the grantee's local actions to determine if existing action is sufficient in the following:* Provides Fair Housing Posters to grantees on an as needed basis.* Encourages grantees to adopt a fair housing ordinance. Finally, DCEO also funds accessibility improvements on privately-owned housing. This is accomplished through housing rehabilitation grantees under the CDBG Housing Rehabilitation Grants component
AFFH (4)	Dept of Financial and Professional Regulations (with IDHR)	The Illinois Department of Financial and Professional Regulations (IDFPR) has two divisions that are involved in fair housing activities: Division of Banking and the Division of Professional Regulations.1. The Division of Banking is responsible for regulating commercial banks and residential mortgage bankers, brokers and loan originators. Regarding fair lending, most attention has focused on federal regulatory actions to better insure non-discrimination and community reinvestment.2. The Division of Professional Regulation licenses Real Estate Professionals, including real estate brokers, salespersons, and appraisers. The Division works with the other divisions to investigate claims of discriminatory real estate practices. Also the Divisions' computer system audits every real estate licensee's continuing education course work to ensure compliance with the continuing education requirements

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
AFFH (5)	Illinois Department of Insurance (with IDHR)	The Illinois Department of Insurance conducts both regulatory and consumer protection activities. In keeping with an open competition regulatory philosophy, its emphasis in the fair housing areas is on education and actual complaint resolution rather than on testing and investigation of regulatory reform of industry practices based on anecdotal evidence. In the complaint process, Departmental analysts access written complaints, documentation, and responses from the company or agent mentioned in the complaint. An analyst reviews the company's/producers actions for compliance with Illinois insurance laws and takes appropriated action if laws have been violated. All housing-related complaints are tallied and included in each company's "complaint ratio" (number of complaints per million dollars of premium)" which is made public. The Department also monitors complaint substance by company; if a complaint pattern emerged, Department officials may meet informally with the company to discuss the problem. The Department also has the authority to initiate special market conduct exams in which the company's practices are reviewed. The Department's Consumer Outreach personnel speak to various citizen groups and on radio call-in programs. The Department also provided consumer information on its website. It also takes part in the National Insurance Task force, which encouraged partnerships between insurance groups and community organizations
AFFH (6)	Illinois Council on Developmental Disabilities (with IDHR)	The Illinois Council on Developmental Disabilities works to build the capabilities of individuals, families and communities, enabling each to become more self-sufficient through the Development Disabilities Assistance and Bill of Rights Act (federal law - "the DD Act"). ICDD programs are developed in direct response to the concerns and ideas voiced by consumers, families, service providers, policy makers and other professionals. The mission of the Council is to help lead change in Illinois so all people with developmental disabilities exercise their right to equal opportunity and freedom. ICDD strives to ensure the fair housing issues or barriers are resolved and people with disabilities have choice on housing options through its advocacy efforts and grant investments. The Council advocates individualized supports as a necessary means of allowing people to choose where and how they live in the community

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
AFFH (7)	Office of the Attorney General (with IDHR)	Under the Illinois Human Rights Act (HRA) the Illinois Attorney General investigates possible fair housing violations when those violations demonstrate a pattern and practice of discrimination prohibited by the HRA. When the Attorney General has reasonable cause to believe that a person is engaged in a pattern and practice of illegal discrimination, the Attorney General may file a civil action to enforce the provisions of the HRA. Further, the Illinois Attorney General is responsible for enforcing the Environmental Barriers Act (EBA). This duty involves investigating alleged violations of the EBA and the Illinois Accessibility Code ("Code") and may include the filing of a lawsuit where necessary to ensure compliance with the EBA. The EBA and Code apply to the construction and alteration of public facilities and qualifying multi-story housing units. for purposed of housing discrimination, the Attorney General has jurisdiction over multi-story housing which is defined as "any building of for or more stories containing ten or more dwelling units, constructed to be held out for sale or lease by any persons to the public". In addition the Attorney General utilized the HRA and Fair Housing Amendment Act to pursued developers that design and construct inaccessible housing. The Attorney General also has the duty to implement the Civil and Equal Rights Enforcement Act ("CEREA"). CEREA (15 ILCS 210) gives the Attorney General power to investigate violations of laws related to discrimination and when such violations are established, to undertake necessary enforcement action. Thus the Attorney General is authorized under CEREA to investigate and if necessary litigate any housing discrimination violations that implicate the general public interest of the people of the State of Illinois. The Attorney General also conducts outreach to residents and communities throughout Illinois concerning their rights under the HRA
Homeless Prevention: Discharge Coordination Policy	Various State Agencies	Individual and inter-agency efforts on discharge policies are underway at many agencies, and continue in conjunction with 24 CFR part 91.325, as reflects the requirement for all McKinney-Vento Homeless Assistance Act grantees. A certification that the state has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care, or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons

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Discharge Policy (2)	Various State Agencies	<p>Under the ESG Program, the State received responses from 21 separate homeless services/shelter agencies which had submitted copies of such policies, or were developing coordinated discharge policies along with other agencies participating in their local Continuum of Care systems. A sampling of cities/areas represented (all outside of Cook County) is as follows: Springfield, Rockford, Peoria, Champaign, Quincy, Carbondale, McHenry County, Kane County, Freeport, Harrisburg, Metropolis, Danville, Olney, Highland, Princeton, Greenup, and Anna. The Illinois Department of Public Health (IDPH) operates under some eight separate State administrative rules that govern different types of hospitals, nursing homes, and assisted living facilities that it licenses or otherwise regulates. These regulations cover the following; hospitals; assisted living facilities; skilled nursing and intermediate; sheltered care; veterans homes; intermediate care for developmentally disabled; community living facilities; and skilled nursing for under age 22. All eight administrative rules include discharge policies. The Illinois Department of Healthcare and Family Services (IDHFS) reimburses Medicaid-certified nursing homes and supportive living facilities assisting living, Home and Community based services waiver option), and complies with federal regulations for these, which require such facilities to develop a post-discharge plan of care that is developed with resident and family involvement to assist a resident to adjust to a new living environment. IDOC is developing a comprehensive screening tool that will identify those offenders who have been or are at risk of being homeless at crucial quadrants of the offenders stay in the IDOC. The administration of this tool at selected intervals of the offenders stay at IDOC will better identify the unique needs of the client and more effectively prepare for the best appropriate programming upon returning to the community. The long range goal of this screening tool is to assist the offender in maintaining housing stability while in the community thereby becoming more productive and reduce recidivism. The Corporation for Supportive Housing (CSH) and IDOC continue to collaborate in attempting to establish 125 units of permanent supportive housing for the ex-offender population. Currently, CSH has been working with the Illinois Criminal Justice Authority, IDMH, and the IDOC to create a Prison DataLink (data matching software between DOC and IDMH) to better identify previous recipients of state mental health services</p>
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Discharge Policy (3)	Various State Agencies	<p>IDOC has incorporated the use of www.RentryIllinois.net, www.illinoishousingsearch.org and www.Illinoisworkforcenet.org with institutional counselors, Placement Resource Unit (PRU) staff and parole agents. These websites were created by agencies and collaborative organizations that are sensitive to the barriers of housing experienced by the formerly incarcerated. These websites are statewide listings of resources tailored to the needs of the 10 high impact areas outlined in Inside/Out the Governor's Response to Reentry. IDOC and the Illinois Department of Human Services (IDHS) Division of Mental Health (DMH) continue discussions concerning the housing needs of ex-offenders with mental health issues through the DMH Projects for Assistance in Transition From Homeless (PATH) program. PATH is a case management project funded through SAMHSA and administered in Illinois through DMH. This collaboration attempts to provide case management supports to ex-offenders in the community that meet the criteria for participation. IDOC and IDHS-DMH are addressing this collaboration to examine ways to traverse the barriers of long term housing needs for ex-offenders with mental illness. DHS-DMH/ PATH Program has collaborated with IDOC and piloted the PATH Ex-Offender Reentry Initiative at two correctional facilities, This initiative refers offenders with mental disorders that are at risk of homelessness to the PATH providers prior to release from the institution. Depending on the length of pre-release interaction, the PATH providers begin to link the offender to community services. PATH continued involvement with the offender in the community is determined by the need of the offender and the severity of the disorder. In Cook County, the Countywide Discharge Planning Committee has been meeting regularly. The Committee has been assisting in increasing access to mainstream benefits by promoting SOAR Training (SSI/SSDI Outreach, Access, and Recovery). A two-day training was successfully held in August. Additionally, the committee has been evaluating and discussing how the Federal Strategic Plan to Prevent and End Homelessness will affect discharge and re-entry planning in the coming years. An Interagency Subcommittee of the Illinois Housing Task Force convenes quarterly. The purpose of this subcommittee is to allow State agencies that provide housing development dollars as well as services funding the opportunity to work together to better service the priority populations of the Annual Comprehensive Housing Plan</p>
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Table 5 – Other local / regional / federal planning efforts

Describe cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(I))

IHDA's Strategic Planning and Reporting/Office of Housing Coordination Services provides coordination between State agencies, with statewide trade and membership organizations, regional and local agencies, and local governments. Its Advisory Committee is represented by these groups as well as non-profit organizations, realtors, developers, builders, and other private industry officials, and meets quarterly. In Illinois, there are 40 CDBG Entitlement communities (plus the State-DCEO) that are responsible for either submitting their own local Consolidated Plan, or are covered by another local Consolidated Plan. As such, these local governments are not covered by the State Consolidated Plan, but are responsible for carrying out their own separate housing strategies. Likewise, local governments that are not Entitlements under CDBG but which apply for funding directly to HUD under other programs are responsible for submitting an abbreviated local Consolidated Plan which they would be responsible for implementing.

The State and HUD have held occasional workshops since 1992 with local CDBG Entitlement grantees to discuss Consolidated Plan requirements and the availability of relevant information and resources from State agencies and other sources. The relationship between the State and local governments in Illinois is clearly defined in the State Constitution. Those municipalities in Illinois which have Home Rule status (over 200 municipal units, plus Cook County) have liberal powers. There is a strong sense in Illinois that these powers should not be weakened by the development generally of State regulation. As such, the State Consolidated Plan does not mandate action at the local level; rather the State Consolidated Plan indicates its support for applications by other entities, such as local governments and non-profit and for-profit organizations. For various federal programs administered at the State level (such as CDBG, HOME, and Emergency Solutions Grants), qualifying local governments are generally eligible applicants and can act as sub recipients of funding. Local governments that are covered by the State Consolidated Plan (those that do not have to do a local or abbreviated Consolidated Plan) and which receive funds under the State (CDBG, HOME, and Emergency Solutions Grants) formula grant programs are assisting the State in carrying out its strategy.

SPAR/OHCS coordinates other activities with local governments and agencies primarily through statewide associations and local meetings. Presentations of meetings and provision of newsletter articles have been given to the Illinois Municipal League, Illinois Association of Regional Councils, Illinois Association of Housing Authorities, the Illinois Chapter of the National Association of Housing and Redevelopment Officials (NAHRO) and Rural Partners, among others. Finally, local governments are routinely invited to attend major program-related workshops, public hearings and conferences held or coordinated by IHDA and DCEO. IHDA also works closely with regional chapters of these larger organizations, such as the Metropolitan Mayors Caucus of the Illinois Municipal League and the Metropolitan Planning Council

Narrative (optional):

Non-Profit Organizations/Private Industry Sector

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The State works with statewide groups representing non-profit housing and social services agencies. These groups represent organizations that administer federal and state housing assistance programs at the local level (e.g., CDAP, HOME, AHTF, Weatherization, LIHEAP, CSBG) and/or apply for funding and administer loans and grants for specific projects. Non-profit and for-profit organizations located in areas covered by the State Consolidated Plan are also assisting the State in carrying out its strategy, and they must obtain a Certification of Consistency with the State Consolidated Plan, per HUD guidelines, to confirm that proposed HUD projects are consistent with the State strategy. Local governments and non-profit and for-profit organizations that are located in geographic areas covered by the State Consolidated Plan and that are recipients of State and private funds are also in essence helping carry out the State housing strategy.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Citizen Participation Plan

The Public Comment period began Wednesday, October 14, 2020 and ended Monday, October 19, 2020. The State held one public hearing, via Web-ex on Wednesday, October 14, 2024 at 11:00 A.M..

- A 2020 Public Notice was mailed to 35 statewide housing-related agencies or organizations, a number of which included announcement of same in a newsletter or mailing sent to their membership. Copies were sent to the members of the OHCS Advisory Committee and CDBG Entitlement Grantees.
- The Public Notice was published prior to the hearing in the following nine (9) newspapers: the *Belleville News-Democrat*; the *Breeze-Courier*; the *Champaign News Gazette*; the *Daily Southtown*; the *Peoria Journal-Star*; the *Rockford Register-Star*; the *Rock Island Argus-The Dispatch*; the *Southern Illinoisian*; and the *Springfield State Journal Register*.
- DCEO sent notice of the public hearing to CDBG-eligible units of general local government.
- DCEO carried out additional activities on the State CDBG Citizen Participation Plan.
- Electronic copies of the draft Consolidated Plan-2020 Action Plan - were sent to the OHCS Advisory Committee, Illinois Housing Task Force, Affordable Housing Trust Fund Advisory Commission, Community Development Block Grant (CDBG) Entitlement grantees, Community Action Agencies, Regional Planning Commissions, Public Housing Authorities and other groups. The draft plan was also posted on IHDA's website at www.ihda.org. Additional electronic and hard copies of the draft 2020-2024 Consolidated Plan and 2020 Action Plan were sent to interested parties as requested
- The public hearing was held Wednesday October 14, during the 5-day public comments period as provided by HUD waiver, and as explained in the Executive Summary. The October 14 date for the hearing was also posted on IHDA's web-site
- All notices and agendas clearly stated that each site was accessible for persons with disabilities. Because of the COVID pandemic, IHDA made reasonable efforts to accommodate persons with sight-and hearing-impaired disabilities, as well as for significant groups of Non-English speaking residents.
- No public comment letters were received during the public comments period.

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- The development of both the Citizen Participation Plan and Consolidated Plan provided ample opportunity for the public to provide comments.

All material comments made at the public hearing and in writing have been addressed

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	The public hearing was a conference call held Wednesday, October 14, 2020. The meeting began with a presentation on housing activities in the Consolidated Plan, an historical overview of the Consolidated Plan development process, a description of both the Five-Year and the annual Action Plan content, anticipated funding levels, and all major proposed changes to the five HUD formula grant programs (CDBG, HOME, ESG, HOPWA and HTF). The audience was then invited to provide testimony and comments	Minutes of the Hearing are included as an attachment	Not Applicable. All comments were considered.	
2	Newspaper Ad	Non-targeted/broad community	Generally, response to newspaper ads result in attendance at the public hearing, a written, letter response, or an email	Not applicable.	Not applicable.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	Information on the IHDA website at www.ihda.org , the Department of Commerce and Economic Opportunity website at www.illinois.gov/dceo/Pages/default.aspx and the Department of Human Services at www.dhs.state.il.us/page.aspx?item=27893	Generally response to Internet Outreach result in attendance at the public hearing, or a written, letter response or email	Not applicable	http://www.ihda.org
4	Public Meeting	Non-targeted/broad community	Meeting of the Strategic Planning and Research/Office of Housing Coordination Services (SPAR/OHCS) Advisory Committee, providing a status update on Consolidated Plan activities under the five HUD formula grant programs	Detailed minutes of the Meetings of the SPAR/OHCS Advisory Committee are distributed at the next scheduled meeting, and available from OHCS upon request	Not applicable. All comments were considered	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Specific Response to Issues contained in Public Comments Letter	The State received no public comment letters.	No public comment letters were received.	Not applicable. All comments were considered and addressed	

Table 6 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment portion of this Plan will describe Illinois' housing conditions, certain populations' needs, and information about homeless and state programs to help provide housing to every person. Data tables were populated by HUD and use the U.S. Census' American Community Survey and the Comprehensive Housing Affordability Strategy (CHAS) 2011-2015 data sets.

Over 1.362,000 million people live with a disability in the State of Illinois. Over 1,383,000 million live in single-person households. With about 10% of the population consisting in each of these demographics they are statistics worthy of the State's agencies' attention. The most prevalent issue for households in Illinois today is housing cost burden: a significant portion of the population lives with over 30% and some over 50% of their household income going to housing costs.

This part of the Plan will also discuss housing needs for special populations, including veterans, victims of domestic violence, low-income people, and those at risk of homelessness. Current housing information and needs will also be expressed by race and ethnic group, as well as area median income. Details about Continua of Care services, State agency and division programs, and public housing infrastructure are all provided to show where Illinois is succeeding in providing adequate housing for those in need, and where there may still be gaps in services.

The Needs Assessment portion of the Plan consists of the following sections:

NA-10: Housing Needs Assessment

NA-15: Disproportionately Greater Need - Housing Problems

NA-20: Disproportionately Greater Need - Severe Housing Problems

NA-25: Disproportionately Greater Need - Housing Cost Burdens

NA-30: Disproportionately Greater Need - Discussion

NA-40: Homelessness Assessment

NA-45: Non-Homeless Special Needs Assessment

NA-50: Non-Housing Community Development Needs

NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)**Summary of Housing Needs**

This section provides basic housing numbers and characteristics compared to the population's characteristics. It will provide information on household characteristics and income, household needs including cost-burden, and discussions of populations experiencing significant need for housing assistance, a significant number of housing problems, and significant rates of homelessness.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	12,830,632	12,873,761	0%
Households	4,749,388	4,786,388	1%
Median Income	\$55,222.00	\$57,574.00	4%

Table 7 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	694,555	592,170	803,015	492,600	2,204,050
Small Family Households	209,235	187,010	290,525	198,305	1,166,215
Large Family Households	56,210	57,505	80,000	50,665	202,370
Household contains at least one person 62-74 years of age	121,145	122,860	171,350	103,600	432,690
Household contains at least one person age 75 or older	102,675	124,960	120,925	53,370	139,760
Households with one or more children 6 years old or younger	125,710	100,370	127,755	77,720	227,680

Table 8 - Total Households Table

Data Source: 2011-2015 CHAS

Number of Households Table Definitions

A small family is defined as a family with two to four members. A large family is defined as a family with five or more members.

Overcrowding Definition

A 2007 HUD Office of Policy Development and Research review determined that the most commonly-used measures of overcrowding are persons-per-room (PPR) and/or persons per bedroom (PPB). HUD

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considers a household crowded if there is more than one person per room, and severely crowded if more than 1.5 persons share a room

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	11,555	7,350	4,380	1,385	24,670	2,360	1,985	2,335	1,105	7,785
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	8,965	5,565	4,260	2,155	20,945	990	1,435	2,145	1,135	5,705
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	18,710	14,480	12,025	4,185	49,400	3,530	6,665	9,405	5,735	25,335
Housing cost burden greater than 50% of income (and none of the above problems)	268,045	70,090	13,350	2,000	353,485	139,245	93,525	65,835	17,735	316,340

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	53,815	134,550	92,510	19,295	300,170	32,635	85,280	138,470	78,200	334,585
Zero/negative Income (and none of the above problems)	50,820	0	0	0	50,820	22,295	0	0	0	22,295

Table 9 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	307,270	97,485	34,010	9,725	448,490	146,125	103,615	79,725	25,710	355,175
Having none of four housing problems	112,835	198,510	279,085	142,465	732,895	55,210	192,555	410,190	314,700	972,655

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80- 100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80- 100% AMI	Total
Household has negative income, but none of the other housing problems	50,820	0	0	0	50,820	22,295	0	0	0	22,295

Table 10 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	123,975	85,175	39,110	248,260	46,515	55,795	86,295	188,605
Large Related	35,425	20,095	7,010	62,530	13,505	20,550	26,070	60,125
Elderly	70,400	45,215	18,480	134,095	81,635	82,710	61,160	225,505
Other	124,535	71,625	45,070	241,230	35,570	26,065	36,385	98,020
Total need by income	354,335	222,110	109,670	686,115	177,225	185,120	209,910	572,255

Table 11 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	104,460	24,080	3,475	132,015	40,175	32,920	27,650	100,745
Large Related	27,505	4,600	250	32,355	11,380	11,135	6,005	28,520

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	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	51,630	19,530	4,960	76,120	61,025	36,530	20,565	118,120
Other	108,915	26,405	5,830	141,150	30,880	15,960	12,715	59,555
Total need by income	292,510	74,615	14,515	381,640	143,460	96,545	66,935	306,940

Table 12 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	23,310	16,655	12,355	4,650	56,970	3,555	5,775	7,645	4,240	21,215
Multiple, unrelated family households	3,170	2,830	3,165	1,270	10,435	970	2,295	3,860	2,610	9,735
Other, non-family households	1,770	785	925	520	4,000	80	85	125	45	335
Total need by income	28,250	20,270	16,445	6,440	71,405	4,605	8,155	11,630	6,895	31,285

Table 13 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 14 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2011-2015 American Community Survey, single person households occupy about 1,383,260 housing units in the State of Illinois (28.9% of 4,786,388 occupied housing units in Illinois). There are 3,177,703 owner-occupied units in Illinois. Of these owner-occupied units, the census data indicates 23.3% of these owner-occupied units house single-person households, at a little over 740,400. About 349,547 (11%) of owner-occupied single person households are ages 35-64. There are just under 57,200 (1.8%) owner-occupied single person households ages 15-34.

However, according to 2015 ACS Census estimates, more than 641,000 single-person households now live in rented housing. More of the rental housing is occupied by the demographic ages, 35 to 64. Yet, up to 162,476 single-person households, ages 65 and over, live in rental housing. The number of single-family person households, ages 65 years and over living in owner-occupied households is at 333,659

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disabled Population's Housing Need

According to the 2011-2015 American Community Survey, the State of Illinois has 1,362,386 people living with a disability. This constitutes approximately 10.7% of the total population. See Table "State of Illinois Population with a Disability" for the percentage of the State's total population that has specific disabilities.

These statistics show that there are several types of disabilities that housing must address, to provide adequate opportunities and services to all Illinois residents. According to the 2020 *Priced Out in Illinois* report by the Technical Assistance Collaborative (TAC), people with disabilities are currently unable to find affordable housing in the State of Illinois. On average, someone relying solely on Social Security Income (SSI), receives \$783 per month, which is about 20.6% of the statewide area median income. In 2019, there were 189,209 people in this situation. With the average one-bedroom monthly rent equally \$1,022, their apartments cost 119% of their monthly income. With affordable housing meant to cost no more than 33% of someone's income, the average one-bedroom apartment is quite unaffordable at this time.

Domestic Violence and Sexual Abuse Victims' Housing Need

In FY 19, Illinois Department of Human Services reports that 54,617 clients received some type of service(s) from an Illinois community-based, domestic violence service program. This includes 45,777 adults and 8,840 children. A total of 8,125 clients received 382,365 days of emergency and on and off-site shelter, 4,718 of which were adults and 3,407 were children. This yielded about 47 days of shelter per client. 830 clients received 173,459 days of transitional housing, averaging 209 days per client. Those that received housing advocacy services totaled 3,631, receiving 14,400 contacts and 6,578 hours of services. A total of 10,249 adults and children were turned away from shelter due to lack of bed space.

In FY19, 11,397 victims of sexual violence (new and ongoing) and 1,280 significant others (new and ongoing) received services from an Illinois Coalition Against Sexual Assault member center. There is no available housing need data for these victims. Of these victims, 94.4% were victims of sexual assault or abuse, 0.8% were victims of stalking, and 1.7% were victims of sexual harassment and 3% other forms of sexual violence.

What are the most common housing problems?

The most common housing problems include: lacking complete plumbing or kitchen facilities; overcrowding; the housing cost burden being over the recommended 30% of income; and households with zero/negative income. Having housing cost greater than 50% of the household income remains the most prevalent problem in Illinois: over 669,825 households experience this problem, regardless if they rent or own. A greater than 30% - 49% of income housing cost burden is the second-most pressing issue for both household renters and owners, affecting 634,755 households. Substandard housing conditions, such as inadequate plumbing and kitchen facilities has increased and is now more than three times as prevalent in rental housing as it is in owner housing, with over 24,670 households living in substandard rental units, to only 7,785 substandard units for owners. Severe overcrowding is still the least prevalent problem in Illinois at about 20,945 severely crowded rental households and only 5,705 severely crowded units for owner-occupied housing. Generally, the higher the household income, the less likely renters have a housing problem. However, owners at >50%-80% AMI experience more substandard, crowded and severely overcrowded units than renter households at >30%-50% AMI. Owner households with >50%-80% of Area Median Income also experience housing cost burden at rates significantly higher (138,470); compared to households at 0-30% of AMI (85,280); and those at 80%-100% of AMI (78,200).

Are any populations/household types more affected than others by these problems?

According to the 2011-2015 CHAS data, single-family households are by far the most affected by overcrowding. They account for over 79% of overcrowded households for rented housing and more than 67% for owner-occupied housing. Households in the 0-30% Area Median Income (AMI) bracket are most affected by overcrowding for rented housing and more households in the 50-80% AMI bracket are affected in owner-occupied housing. These same income brackets have a cost burden greater than 30% for housing costs as well, for renter and owner-occupied housing, respectively. The lowest income bracket, 0-30% AMI, has the largest numbers of cost-burdened households for both rented (50,820) and owned housing (22,295) when the cost burden is greater than 50% of total household income.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Children living in households with a high housing cost burden reached a peak total of 1,313,000 (42%) in 2010. The number was 840,00 (29)% in 2018.

Those children in low-income households with a high housing cost burden reached a peak total of 923,000 (70%) in 2011. The number has decreased annually since then, for a total of 644,000 (63%) in 2018 (according to Kids Count <http://datacenter.kidscount.org/>).

Families fall into homelessness usually due to some unforeseen financial challenge, such as a death in the family, a lost job, or an unexpected bill, creating a situation where the family cannot maintain housing. Homelessness among families is typically not a long-term experience but some families require more intensive assistance. One of the strategies for assisting families who have become homeless is rapid re-housing. The more quickly families can be directed to permanent housing, the more quickly their homelessness can be resolved and their lives can return to relative stability. Homelessness prevention assistance can be in the form of cash assistance, housing subsidies, and other services; this assistance can avert homelessness before it starts. Both types of assistance are targeted to persons at risk of homelessness, individuals and families with children, veterans and individuals with physical and mental health disabilities.

Continua of Care (CoCs) in Illinois are consistent in describing low-income individuals and families. Many cite issues with being un-insured or under-insured; a lack of financial insecurity; history and ongoing troubles with substance abuse; mental health issues; being a single parent household; a lack of childcare; a lack of education and job skills; no support network; being unemployed or underemployed; and, being a domestic violence victim. Some can be at risk for two or more, if not all of these circumstances: if they are undocumented, living in extreme poverty, experiencing food insecurity, dealing with physical health issues, lack transportation, and if they have a criminal background. Many CoC's also emphasize the need for more affordable housing, as many community residents are rent burdened. Several CoCs provide emergency fund assistance through rent or utility assistance. Others provide family and conflict mediation services; others have provided trainings to improve on employable skills. At least one continuum lists these other services: Temporary Assistance for Needy Families (TANF), Supplemental Nutrition Assistance Program (SNAP), legal aid, providing family self-sufficiency and life skill classes, and working with the local workforce investment agency (LWIA).

The State aims to provide services to prevent the individual or family from becoming homeless. Services funded include short or medium-term rental assistance and/or rental arrears, utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair.

Illinois Continua of Care use their coordinated assessment tools (often the HMIS system) to determine each resident's needs to prevent homelessness or maintain permanent supportive housing (PSH) or affordable housing. CoCs emphasize the importance for enough PSH, so people in emergency shelters or transitional housing do not become homeless again. Other strategies include providing robust outreach

for available programs and services, having well-functioning emergency shelters and transitional housing, providing life skills training (such as financial literacy, credit improvement, and education), creating housing retention services to address each individual's situation, access to health care, education tenants and landlords on their subsequent rights, providing rapid rehousing, and focusing on initial homeless prevention.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Though the majority do not define or quantify at-risk populations, Illinois Continua of Care (CoCs) have been consistent in describing low-income individuals and families. Many have cited a lack of financial insecurity; history and ongoing troubles with substance abuse; mental health issues; being a single parent; a lack of childcare; a lack of education and job skills; no support network; being unemployed or underemployed; being un-insured or under-insured; being a domestic violence victim; and also cited people that are at risk for one or more of these additional circumstances: if they are undocumented, living in extreme poverty, experiencing food insecurity, dealing with physical health issues, lack transportation, and if they have a criminal background.

The Chicago CoC has a separate Coalition for the Homeless that looks at the at-risk population. Suburban Cook's CoC quantifies how many people call in to their call center requesting financial assistance to prevent homelessness. Madison County's CoC sees 44% of people surveyed in their PIT count as doubled up with family and friends. South Central Illinois' CoC assists 83 households a year that are not actively experiencing homelessness so sees them as at-risk. West Central Illinois' CoC can only quantify people as at-risk if they receive prevention program funds and/or are turned away at the shelter.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing itself can lead to some of these characteristics that pose a risk of housing instability and homelessness. Unsafe housing stock can lead to depleting wealth resources, poor health, housing instability and homelessness itself. Yet, providing affordable housing options can help break this cycle. Having access to safe, decent affordable housing (housing that costs less than 30% of the household's income) or a subsidy is a strong predictor of residential stability.

Many other factors, such as health, employment, education, familial structure, and racial disparity can be linked to instability and an increased risk of homelessness. Single mothers, compared to those that are cohabitating or married are more at risk. Being a single parent and having poor social support has increased family homelessness in the past quarter century. Domestic violence and relationship instability are also significant risks for housing instability. Having fewer education opportunities or a tendency towards substance abuse may increase the risk. Families with children may have housing

instability due to racial disparity or cycles of crisis due to health, violence, or poverty. The lack of access to broadband capability is another factor negatively affecting both children and adults. Adults that experienced parental instability, inadequate family support, or poor care from a parent, have increased risk of experiencing housing instability and homelessness.

Continua of care have prioritized chronic and/or veterans' homelessness, especially for their permanent supportive housing and use RRH for families with children. Central Illinois' CoC, Lake County's CoC, Rockford/Winnebago/Boone/DeKalb's CoC, and Will County's CoC have all effectively ended veterans' homelessness. Rockford and its county partners has also ended chronic homelessness, with Will County's CoC ending chronic family and chronic veterans homelessness. Both Suburban Cook and Lake County CoCs are undergoing the Built for Zero initiative to attempt to effectively end veterans and chronic homelessness.

Discussion

Access to affordable housing is a significant problem for many households in Illinois. Well over 600,000 households in Illinois report paying more than 50% of their income on housing costs and this includes both renters and owners. Single-family households continue to make up the bulk of these households. Persons with disabilities also experience significant cost burden because monthly SSI income roughly equals the median monthly rent for a 1-bedroom unit. A continuing problem is that a significant proportion of low-income renters reside in substandard housing and experience overcrowding. An expansion of rental assistance programs and affordable housing units can help address these problems.

NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Race and ethnic groups with disproportionately high incidence of housing problems (greater need) are discussed below. Disproportionately greater need exists when persons within an income category who are members of a particular racial or ethnic group experience need at a level at least 10 percentage points higher than the percentage of persons in the income category as a whole. Because whites dominate the State's population, they represent the largest numbers with housing problems, but these numbers represent a smaller percentage of that specific racial group as a whole.

The 0% to 30% of Area Median Income chart below indicates 77.4% of all households at 0-30% of AMI have one or more of four housing problems (compared to the 86.62% cited in 2015). Thus, while no racial group exhibits totals signifying a disproportionately greater need than that of the income category as a whole, Hispanics have the greatest need in the income category at 86.86%

In the 30-50% of AMI category, Asians experience a disproportionately greater need beyond the 70.97% this income category experiences as a whole. 83.59 % of Asians (compared to 84.38% cited in 2015) in this category have one or more housing problems; 80.42% of Hispanics (compared to 83.99% in 2015) in this income category experience one or more housing problems. Black incidence of housing problem for 30-50% AMI is 77.61%. Pacific Islanders experience incidence of one or more housing problems at this income category at 74.58% (vs. 87.04% in 2015).

In the 50-80% of AMI category, 57.37% of Asians (vs.56.22% cited in 2015), experience disproportionately greater housing need. This compares to the 43% (vs, 45% in 2015) this category now experiences as a whole. 49.94% of Hispanics (vs 60.61% cited in 2015) now experience need in this category. Blacks experience need is at 44.64%

In the 80-100% of AMI category, 27% of all groups as a whole experience housing problems (from 32.3% cited in 2015). 40.42% of Asians (compared to 49.46% cited in 2015) experience housing problems at a disproportionately greater need. 33.11% of Hispanics experience need in this category (compared to 46.53% of Hispanics cited in 2015. American Indian/Alaska Native population in Illinois experience need at 31.71%, while the percentage blacks in this category experiencing need is 24.97%, with whites at 25.51% of that race group

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	540,196	82,041	73,402
White	265,589	46,367	35,509
Black / African American	158,634	23,757	24,782
Asian	19,941	3,228	5,761
American Indian, Alaska Native	1,372	109	252
Pacific Islander	50	35	14
Hispanic	86,831	7,004	6,135

Table 15 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	421,080	171,643	0
White	231,829	122,140	0
Black / African American	82,771	23,877	0
Asian	15,924	3,127	0
American Indian, Alaska Native	677	267	0
Pacific Islander	44	15	0
Hispanic	84,307	20,528	0

Table 16 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	344,809	458,321	0
White	209,486	312,294	0
Black / African American	51,868	64,322	0
Asian	15,277	11,351	0
American Indian, Alaska Native	429	743	0
Pacific Islander	58	124	0
Hispanic	63,407	63,566	0

Table 17 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	133,065	359,521	0
White	88,956	259,781	0
Black / African American	14,577	43,809	0
Asian	7,804	11,502	0
American Indian, Alaska Native	211	434	0
Pacific Islander	4	108	0
Hispanic	20,028	40,458	0

Table 18 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

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The data provided by HUD indicates that while the incidence of 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 experience a disproportionately greater percentage of housing problems than does this income category as a whole, but 80.42% of Hispanics experience need at only a slightly decreased level. In the 50-80% of AMI category, 57.37% of Asians experience disproportionately greater housing problems compared to this income category as a whole. In the 80-100% of AMI category, 33.11% of Hispanics experience need in this category, a significant decrease to the 46.53% experiencing need as cited for 2015

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In the 0%-30% of AMI category, groups as a whole experience severe housing problems at a rate of 65.26% (vs. 72.23% in 2015 Consolidated Plan). Within this category, Whites experience severe housing problems at a rate of 63.01% (68.79% in 2015 CP); 65.15% of Blacks experience severe housing problems (vs. 73.81% in 2015 CP); 62.39% of Asians experience severe housing problems (vs. 77.52% cited in 2015 CP); American Indian/Alaska Natives experience is at 66.30 (76.99% in 2015 CP); Pacific Islander incidence is at 0.01% (vs. 37.5 in 2015 CP). Hispanic incidence of severe housing problems is the highest among all groups, at 74.22% (80.83% in 2015 CP), though no racial or ethnic group meets or exceeds the threshold of 75.26% for disproportionate need in the 0-30 AMI category

All racial and ethnic groups in the income category of 30%-50% as a whole experience severe housing problems at a rate of 34.00% (vs. 34.35% in 2015 CP). 30.77% of Whites (vs. 28.80% in 2015) experience severe housing problems. 34.71% of Black/African Americans (vs. 37.46% in 2015) experience severe housing problems. 1.55% of Asians experience need, a drastic reduction from 2015, when this group experienced a disproportionately greater need at this income category of 50.18% of Asians experiencing severe housing problems. The percentage of Hispanics experiencing severe housing problems in this category is 41.24% (from 50.19% in 2015), experiencing severe housing problems at this income category. American Indian/Alaska natives are at 34.46% (from 42.23%). Of the 59 Pacific Islander households in this category, 64.58% experience disparate housing need (from 3.48% in 2015)

In the 50%-80% income category, 16.54% (vs. 16.63% in 2015) of all groups experience severe housing problems. 8.18% (previously 13.13%) of Whites experience severe housing problems; 11.92% (previously 15.78%) of Blacks experience severe housing problems; 0.02% of American Indian/Alaska Native experience severe housing problems (previously 13.53%). Asians experience severe housing problem in this category at 24.79%, a disproportionately greater for this category (from a disproportionate greater need of 30.38% in 2015) experiencing severe housing problems. 20% of Hispanics now experience severe housing problems (from 39% previously)

In the 80%-100% Income category, 7.22% (vs 9.05% in 2015) of the category as a whole experience severe housing problems. 4.92% of whites (vs. 7.21% in 2015) experience severe housing problems; 0.6% of Blacks (vs. 8.15 in 2015) experience severe housing problems; 0.01% of American Indian/Alaska Native experience severe housing problems (vs 11.64% in 2015). No Pacific Islanders experience severe housing problems in this category. 1.55% of Hispanics (vs. 18.82% in 2015) experience severe housing problems in this category.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	453,837	168,227	73,402
White	218,867	92,976	35,509
Black / African American	134,970	47,430	24,782
Asian	18,047	5,119	5,761
American Indian, Alaska Native	1,149	332	252
Pacific Islander	50	35	14
Hispanic	74,151	19,624	6,135

Table 19 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	201,416	391,060	0
White	108,832	244,846	0
Black / African American	37,034	69,658	0
Asian	9,160	9,911	0
American Indian, Alaska Native	327	622	0
Pacific Islander	44	15	0
Hispanic	43,249	61,623	0

Table 20 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	114,003	689,150	0
White	65,671	456,096	0
Black / African American	13,845	102,350	0
Asian	6,604	20,040	0
American Indian, Alaska Native	145	1,031	0
Pacific Islander	4	178	0
Hispanic	26,334	100,614	0

Table 21 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	35,542	457,000	0
White	21,151	327,581	0
Black / African American	3,213	55,233	0
Asian	3,149	16,189	0
American Indian, Alaska Native	40	605	0
Pacific Islander	0	112	0
Hispanic	7,639	52,839	0

Table 22 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

In the 30% to 50% of AMI category, Hispanics experience severe housing problems at the rate of 41.24% sharing the trend with Hispanics in the 1-30% AMI category as the group most in need across income categories. While Pacific Islander experience need at a disproportionate rate of 74.58%, than in 2015, the number of households in this category is statistically small compared to the number of Hispanic households. In the 50% to 80% of AMI category, Hispanics continue to experience severe housing problems at a rate of 20%, while no Pacific Islanders experience need in this category, and Asians experience severe housing problems at a rate of 24.79%. In the 80% to 100% in of AMI category, whites experience a greater percentage of severe housing problems than all other groups

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Disproportionately greater need exists when persons within an income category who are members of a particular racial or ethnic group experience need at a level at least 10 percentage points higher than the percentage of persons in the income category as a whole. Because whites dominate the State's population, they represent the largest numbers with housing problems, but these numbers represent a smaller percentage of that specific racial group as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	3,156,170	825,243	728,163	77,143
White	2,384,358	509,837	399,695	37,050
Black / African American	314,153	136,859	174,627	26,065
Asian	133,313	35,577	31,947	6,211
American Indian, Alaska Native	3,388	1,266	1,528	256
Pacific Islander	787	123	68	14
Hispanic	288,200	130,396	110,426	6,594

Table 23 – Greater Need: Housing Cost Burdens AMI

Data 2011-2015 CHAS
Source:

Discussion

As a whole, all groups of this income category experience housing cost burden at a rate of about 98.39%. Whites included within this category experience housing cost burden at 98.89%; Blacks at 95.85%; Asians at 97.00%; American Indian/Alaska Native at 96.02%; Pacific Islander at 98.59%; and, Hispanics at 98.77%.

NA-30 Disproportionately Greater Need: Discussion – 91.305 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Disproportionately greater need exists when persons within an income category who are members of a particular racial or ethnic group experience need at a level at least 10 percentage points higher than the percentage of persons in that income category as a whole. Within a particular income category, persons who are members of a particular racial or ethnic group would be considered experiencing a disproportionately greater need than the income category as a whole if that particular racial or ethnic group experienced need at a level at least 10 percentage points higher than the percentage of that particular income category as a whole. Housing Need and Cost Burden data indicate continued, trending need among Hispanic households at all income levels.

If they have needs not identified above, what are those needs?

Needs not identified above include de-institutionalization of disabled persons in the 0-30% AMI bracket as part of the State's on-going Olmstead compliance; sustained funding for veteran and family homeless prevention, housing rehabilitation assistance, fair housing assistance and education, increased access to broadband for low-income households, homebuyer education, homebuyer assistance, new affordable home construction, additional Housing Choice Voucher funding, additional public service funding, and additional job skills training/ local job development.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

For the State as a whole, 24.8% (or 3,623,850 persons), are nonwhite. Blacks comprise 15.3% (1,972,360 persons). American Indian/Alaska Native comprise about 0.7% (92,173 persons) Asians comprise about 5.7% (735,368). Native Hawaiian and Other Pacific Islanders, at 13,375 persons, comprising 0.01% Hispanics comprise 16.5% (2,122,841 persons). Other non-whites total 810,571 persons.

NA-35 Public Housing – (Optional)

Introduction

The State of Illinois, through IHDA, DCEO, IDHS or otherwise, does not own or operate any public housing properties as a public housing authority. The Illinois Housing Development Authority has, however, had an increasing role in working with Public Housing Authorities and their non-profit subsidiaries in developing additional housing stock through redevelopment, acquisition/rehabilitation and new construction, and more recently with converting public housing to Section 8 Project-Based Rental Assistance under HUD Rental Assistance Demonstration (RAD) program.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	1,644	48,249	77,685	2,367	74,258	211	279	146

Table 24 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

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Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	15	201	147	7	106	27	7
# of Elderly Program Participants (>62)	0	280	18,433	12,336	854	11,380	19	3
# of Disabled Families	0	546	10,140	18,694	614	17,730	98	40
# of Families requesting accessibility features	0	1,644	48,249	77,685	2,367	74,258	211	279
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 25 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	372	21,949	17,920	772	16,685	84	149	74
Black/African American	0	1,265	24,825	59,162	1,546	57,047	124	120	70
Asian	0	2	1,256	383	34	336	2	0	0

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Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	2	149	168	12	145	0	7	2
Pacific Islander	0	3	70	52	3	45	1	3	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 26 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	73	2,651	5,141	139	4,844	6	49	4
Not Hispanic	0	1,571	45,598	72,544	2,228	69,414	205	230	142
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 27 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Not available through HUD reporting process. SPAR/OHCS can only collect this data via individual PHA agency plan review for Consolidated Plan Certificates of Consistency in non-CDBG Entitlement areas PHAs that are not using a streamlined PHA template

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

As the lead Consolidated Plan agency, IHDA only reviews PHA Agency Plans for non-entitlement areas of the State, and attempts to voluntarily collect waiting list and inventory data on accessible units, and other information which is not captured by HUD reporting or in the current PHA Agency Plan format.

How do these needs compare to the housing needs of the population at large

Not available. As the State Consolidated Plan agency, IHDA only reviews PHA Agency Plans for non-entitlement areas of the State, and attempts to voluntarily collect waiting list and inventory data on accessible units, and other information which is not captured by HUD reporting or in the current PHA Agency Plan format.

Discussion:

IHDA, as the State's housing finance agency, and other service provider agencies assist with meeting the housing needs of persons with disabilities and other special needs populations including the homeless, frail elderly, emancipated youth, veterans, victims of domestic violence, ex-offenders, and persons living with HIV/AIDS. State agencies and housing and services providers work jointly and within existing committees and advisory groups to gather information on the population, housing needs, and existing housing inventory available for all of these groups.

Activities include the State's major efforts in long-term care rebalancing, and discussions of the following: three court consent decrees; HUD Section 811 Program; State Referral Network; Public Housing Authority Preferencing; Supportive Living Facilities Program; Health and Housing; Home and Community Based Services Waiver; CMMS; Section 1115 Waiver; Illinois Interagency Council on Homeless; Special Populations; and Veterans.

Public Housing Authority Preferencing

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HUD has approved a policy allowing Illinois Public Housing Authorities to establish preferences on their Public Housing and Housing Choice Voucher Waiting Lists for persons with disabilities to assist in complying with the Olmstead/ADA Supreme Court decision. PHAs are allowed to adopt a general preference for all persons with disabilities, as well as a remedial preference which specifically allows them to provide preference to persons with disabilities, but whom are transitioning from one of the State-licensed facilities that are subject to one of the three court consent decrees (Williams, Colbert and Ligas) or are coming out of a closing State Operated Development Center

NA-40 Homeless Needs Assessment – 91.305(c)

Introduction:

Every Continuum of Care (CoC) in Illinois states there is a great need for prevention and diversion programs and funding. Four CoCs have spent time identifying specific risk factors and built into their coordinated entry systems a way to connect people at risk with mainstream resources. Many of the CoCs in less urban areas state the need for stable, higher paying employment is the most important factor to prevent homelessness. Several CoCs say affordable housing is a major need and others state rental assistance is key to preventing homelessness.

In response to the following Presidentially declared disasters-- Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013-- Congress made additional funding available to IL DCEO for the CDBG program as Disaster Recovery grants to rebuild the affected areas in Illinois and provide crucial seed money to start the recovery process. Illinois DCEO is in the closeout phase of administering these three CDBG-DR grants and as part of the program management process developed action plans for each grant that all contain a detailed impact and needs assessment section. These sections of the Action Plans inform how the respective natural disasters impacted housing, homeless needs, and non-housing needs such as public infrastructure and economic development. These sections also include information on how the natural disasters impacted the housing market in terms of housing that was damaged, housing costs and condition, and market needs. The Action Plans for Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013 can be found at the following link, where the impact and needs assessment sections contain more detail: <https://www2.illinois.gov/dceo/CommunityServices/DisasterRecovery/Pages/default.aspx>

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Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	99	1,080	0	0	0	37
Persons in Households with Only Children	1	43	331	138	163	1
Persons in Households with Only Adults	1,767	4,661	0	0	0	52
Chronically Homeless Individuals	461	1,072	0	0	0	47
Chronically Homeless Families	12	372	592	452	254	33
Veterans	154	536	0	0	0	46
Unaccompanied Child	86	540	0	0	575	28
Persons with HIV	60	130	66	15	18	5

Table 28 - Homeless Needs Assessment

Alternate Data Source Name:
2019 Continuum of Care PIT Count

Data Source Comments: Number of days persons experience homelessness uses median values collected from persons in emergency shelter across all nineteen CoCs. Data Incomplete in earlier versions of chart due to the charts being based on preliminary 2019 PIT info provided to IHDA via internal survey prior to finalized PIT data released on the HUD website.

Indicate if the homeless population is: Partially Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	11	62	0	240	222	25
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	49	67	952	275	112	24
Chronically Homeless Individuals	21	22	100	0	0	0
Chronically Homeless Families	0	3	10	0	0	0
Veterans	4	9	20	0	0	0
Unaccompanied Youth	2	10	20	0	0	0
Persons with HIV	0	0	1	0	0	0

Table 29 - Homeless Needs Assessment

Alternate Data Source Name:
2019 Continuum of Care PIT Count

Data Source Comments: Number of days persons experience homelessness uses median values collected from persons in emergency shelter across all nineteen CoCs. Data Incomplete in earlier versions of chart due to the charts being based on preliminary 2019 PIT info provided to IHDA via internal survey prior to finalized PIT data released on the HUD website.

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

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Continua of Care that have rural areas do not see homeless individuals on the streets. Often time persons are in abandoned or uninhabitable housing, on campgrounds, or in wooded areas. Central Illinois' CoC has a 2-1-1 call center that helps anyone in its service area. Kane County and West Central Illinois CoCs partner with other community institutions like the police and libraries to help gauge need and access more rural areas. All of these CoCs struggle to quantify the total rural need and access individuals to provide services because it is a larger, spread out geographic area. Nine CoCs did not respond to this question or said it was not applicable.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Every CoC did not report numbers under these categories but those that did are totaled in the tables above. "Number of days persons experience homelessness" uses median values collected from persons in emergency shelter across all nineteen CoCs.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	698	0
Black or African American	0	0
Asian	9	80
American Indian or Alaska Native	10	55
Pacific Islander	3	18
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	180	959
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Please see the table above for numbers and need for families with children and families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

African Americans represent the largest population of both sheltered and non-sheltered groups. Whites are second, followed by Hispanics, Asians, American Indians or Alaskan Natives, and Pacific Islanders. Non-Hispanics far surpass Hispanics in numbers. Thirty percent of both African Americans and Whites are unsheltered. The highest unsheltered group, after Non-Hispanics, is American Indians or Alaskan Natives.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Every homeless population the Homeless Needs table has more people sheltered in the most recent year compared to unsheltered except for the chronically homeless. Those unsheltered may not need shelter services to achieve housing stabilization. They may be rapidly rehoused or able to find temporary housing until more permanent housing is secured. However, having any unsheltered could suggest a dearth of services and a need for more resources to help every individual find the best situation given the person's unique circumstances

Discussion:

According to HUD, unmet needs are financial resources necessary to recover from a disaster that are not satisfied by other public or private funding sources like FEMA Individual Assistance, SBA Disaster Loans,

or private insurance, per HUD guidelines that an unmet needs analysis focus on the housing, economic and infrastructure sectors.

The State's unmet needs extend beyond the housing, economic and infrastructure sectors. Illinois' recovery effort must focus not only on economic recovery, but also economic revitalization. Illinois also must provide critical health and social services to certain populations affected by flooding and tornados, protect municipalities from losing critical services as a result of storm, and address environmental issues. CDBG-DR funds must begin to address these unmet needs as well. Although the State has an estimated \$77,872,306 in unmet infrastructure and community facility needs, there is an urgent need to expand the supply of affordable housing, to stimulate economic activity and to replace housing stock lost to the storms. The State is working diligently with the federal government to expedite additional funds, which could be used to address unmet infrastructure needs.

The State is committed to affirmatively furthering fair housing through its housing programs, following all applicable federal and state statutes 3 Community Development Systems Disaster Recovery Grant Reporting System (DRGR) and regulations, and vigorously enforcing fair housing laws.

As described above, the State will ensure that housing assistance relating to the recovery efforts are prioritized and allocated solely based on disaster-related need, without regard to race or ethnicity. Information relating to demographics of impacted communities will be utilized to ensure that assistance is accessible and reaches Illinois residents in need. In support, the State has worked closely with FEMA and statewide Long Term Recovery Groups to assist homeowners in the most impacted counties across the State. Key consideration was made on the geographic location of each group as to accommodate residents affected by the storms, ease of accessibility, projected number of persons served and the level of multilingual services recommended addressing the demographic needs as analyzed for the communities and counties. Illinois will require all replacement and new construction to meet green building standards by requiring compliance with ENERGY STAR^{&trade}

NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)

Introduction

The HOPWA program provides grants to local communities, states and non-profit organizations to benefit low-income HIV positive clients and their families. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. These may include, but are not limited to, emergency housing, short term rental assistance, mortgage assistance, short term utility assistance, housing information and resource identification services, project and tenant based rental assistance, and emergency repairs and operating costs for housing. HOPWA funds may be used also to provide supportive services, such as health care, mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other services for individuals living with AIDS.

HOPWA grantees are encouraged to develop community-wide strategies through forming partnerships with area non-profits to provide housing assistance and supportive services for eligible persons. HOPWA grantees are urged to require eligible clients to access mainstream entitlement housing and utility assistance programs before accessing HOPWA funds. HOPWA funds have assisted clients in finding safe, decent, affordable housing, and provided resources that help them prosper within the community. Rental assistance has relieved the financial burden of individuals finding themselves in economic crisis.

State of Illinois unable to input estimated unmet housing need in chart below. The following types of housing will be provided:

TBRA: 190; STRMU:45; Permanent Housing Placement: 20 ; Housing Facility Rehabilitation/Repair: 65

Programs run by other State agencies and divisions are described in the text boxes labeled "Persons Served by Other State Agencies." Please see the images labeled "Health Care Chart 1 and 2" below to find information about Illinois' compliance with state consent decrees and the Money Follows the Person (MFP) program, as of November, 2019.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	43,415
Area incidence of AIDS	613
Rate per population	5
Number of new cases prior year (3 years of data)	1,899
Rate per population (3 years of data)	5

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Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	36,413
Area Prevalence (PLWH per population)	286
Number of new HIV cases reported last year	1,415

Table 30 – HOPWA Data

Data Source Comments: IDPH has provided data for the most recent year available, 2018.

Persons Served by Other State Agencies (DoA)

The Illinois Department on Aging (DoA) has helped secure supportive housing services for persons that are part of the Colbert Consent Decree. This involves moving people out of nursing homes into community-based housing and services. DoA also has a Nursing Home Deflection program that services people with health and other supportive services, including housing coordination, in several pilot projects.

The DoA's Comprehensive Care in Residential Settings (CCRS), formerly the Community Based Residential Facility Program demonstration program, originated in fiscal year 1997. The CCRSs provide housing with assisted living services for underserved low- and moderate-income seniors. The Illinois Department on Aging provides reimbursement for the cost of some of the supportive services received by Community Care Program clients residing in CCRSs. Six facilities currently participate in this program. All of the facilities are licensed under the Assisted Living and Shared Housing Act. IHDA has funded four properties under this program and has converted one floor of an independent living building into a CCRS floor.

The DoA's Community Cares Program (CCP) contracts with care coordination agencies, in-home service providers, adult day service providers and emergency home response service providers to meet the needs of persons over age 60 who would qualify for a nursing home admission but prefer to remain in the community. Approximately 43% of program expenditures, for clients who are Medicaid eligible, are reimbursed to the State by the Federal government under the terms of a Home and Community-based Services Waiver. Through this program, the DoA provides in-home and community-based services to eligible seniors aged 60 and older. The program is comprised of four core services: care coordination, in-home care aides, emergency home response services and adult care services programs. Through its statewide network of local service providers, DoA provides a range of services to low-income renter and owner households. The objective is to help elderly individuals maintain their residences and to avoid premature institutionalized housing such as nursing homes

Persons Served by Other State Agencies (DD, DRS, DASA)

Adults with developmental disabilities receive Home-Based Services from Illinois Department of Human Services (DHS). HBS Program participants either live on their own, with a roommate or with other family members. The most common living arrangement is to live with a family member, usually a parent(s) or sibling, aunt or uncle. Adults with developmental disabilities (DD) qualify for Social Security benefits and

therefore are on fixed incomes. Some work and are able to earn wages but not to a significant degree. In many cases, the other family members in the household are elderly or disabled themselves and therefore are also on fixed incomes. There is a need for affordable housing for the target population served by State programs. Remaining in the community and family home prevents institutional placement, the ultimate goal of our programs.

DHS's Division on Disability and Rehabilitation Services (DRS) Home Services Program (HSP) provides in home supports for clients. DRS does not presently collect any data related to housing needs in its Housing Services Program (HSP).

DHS Division on Alcohol and Substance Abuse (DASA) provides a majority of its services in an outpatient format. DASA serves people in its residential high-need services, in halfway homes, in recovery homes. More detailed information is provided by DASA's licensed providers on the local level; these providers may also have information about their connections with local housing providers.

Persons Served by Other State Agencies (DMH)

Although DMH currently has no existing methodology for measuring exactly how many individuals with mental illness requires supportive housing on a statewide basis, there has been a wealth of information shared with DMH on this subject. There have been an array of forums (consumers and service providers) to discuss housing needs in certain geographic areas of the state; there have been specific requests by service providers and interest groups outlining the needs within their communities and information channeled from Continuums of Care and Housing Authorities that target general housing need issues. From these statewide resources and credible feedback it is generally accepted that a conservative targeted need for supportive housing in Illinois (for individuals with diagnosed mental illness) would be approximately 1,600 additional supportive housing options. These options would benefit serving consumers who have mental illness in the least restrictive, recovery oriented, naturalized settings.

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Major Events in Healthcare and Human Services Transformation Initiatives Related to Olmstead Classes (November 2019)

Impetus [Lead Agency]	Description	Populations Affected	Geography	Eligible Community - Based Housing
Money Follows the Person (MFP) [IDHFS]	Federal demonstration program providing enhanced Medicaid match (for waiver and State Plan services provided in first year of community residency) to support transitions of seniors and persons with disabilities out of institutions and into eligible community-based settings.	Persons with Mental Illnesses (MI), Developmental Disabilities (DD), Physical Disabilities (PD) and the Elderly currently living in Medicaid-funded assisted facilities.	Statewide	Scattered site supportive housing; single site supportive housing; Supportive Living Program (SLP); group homes of four beds or less (e.g., CILAs).
Ligas v. Eagleson Consent Decree* [IDHS - DDD]	State found in violation of Title II of ADA and Title XIX of Social Security Act for not appropriately housing persons with disabilities in least restrictive settings.	Residents living in private Intermediate Care Facilities for the Developmentally Disabled (ICFs-DD) of 9 beds or more and persons on a PUNS waiting list for services. Persons must request community-based services or community-based placement to be considered part of Class.	Statewide	Scattered site supportive housing; single site supportive housing; Community housing of no more than 8 beds. CILAs to be 4 beds or less to qualify for MFP enhanced match.
Williams v. Pritzker Consent Decree* [IDHS - DMH]	State found in violation of Title II of ADA, Section 504 of Rehab Act and Title XIX of Social Security Act for not appropriately housing persons with disabilities in least restrictive settings. Consent decree includes required transition goals.	Residents living in (Non-Medicaid) Institutes for Mental Disease (IMDs).	Statewide; 17/24 IMDs are in Cook County	Scattered site supportive housing; single site supportive housing. No more than 25% Class Members in any given development; Bridge Rental Subsidy as major source of rental assistance.
Colbert v. Pritzker Consent Decree* [IDHFS]	State found in violation of Title II of ADA, Section 504 of Rehab Act and Social Security Act Title XIX for not appropriately housing persons with disabilities in least restrictive settings. Consent decree includes required transition goals for housing and services.	Residents with disabilities living in Medicaid-funded Skilled Nursing Facilities (SNFs) in Cook County.	Cook County (only)	Scattered site supportive housing; single site supportive housing; Supportive Living Program (SLP); other appropriate affordable housing.
Facilities Closures [Governor's Office / IDHS]	In 2011, then-Governor Quinn moved to close several State operated facilities, not only as cost savings measures, but also (in the case of SODC's) to provide housing for persons with disabilities in the least restrictive settings.	Persons with Intellectual and/or Developmental Disabilities.	Statewide	ICFs-DD; CILAs; other affordable housing option.

*In *Olmstead v. L.C.* (1999), the U.S. Supreme Court held that unnecessary institutionalization of people with disabilities is discrimination under the Americans with Disabilities Act (ADA). The decision also held that people with disabilities have the right to receive services in the least restrictive living environment. Based on this decision, three lawsuits were brought against the State of Illinois that may impact deinstitutionalization and rebalancing of long term care housing and services for development and rental assistance resources throughout the state. IHDA is not a named party to the lawsuits, but is making financial and technical assistance resources available to help meet the identified housing needs.

Health Care Services Chart 1

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Major Events in Healthcare and Human Services Transformation Initiatives Related to Olmstead Classes (November 2019)		
Impetus		
	Original Transition Goals, Program Status	Transition Goals, Program Updates
[Lead Agency]		
Money Follows the Person (MFP) [IDHFS]		3,177 individuals were transitioned through IL MFP.
		(DMH: 1,076, DD: 324, DRS: 982, DoA: 795)
	Transitions include Colbert and Ligas Class Members, consumers transitioned through the CILs'/DRS' Community Reintegration Program (CRP) and persons moved due to the closure of some State facilities.	
	The IL MFP program stopped accepting referrals as of 7/1/2017. All but two IL MFP transitions were completed by 12/31/2017.	
	The remaining two transitions were completed in January 2018. Program funds will be available to follow up with transitioned MFP participants through September 2020.	
Ligas v. Eagleson Consent Decree* [IDHS - DDD]		As of November 1, 2019, 1,769 people living in ICFs/DD have become Class Members and 1,442 of them have initiated waiver services.
		As of November 1, 2019, there are approximately 8,065 people that have been authorized from the PUNS waiting list and 4,143 of them have initiated waiver services.
	Original goal in 2011 was to provide community-based services or placement to 3,000 persons with DD currently living at home that are on the PUNS waiting list. This was over a 6 year period (ending in 2017) and to all persons interested in moving to the community from ICF/DDs.	
	The State has made initial contact with every class member at this time. There are ongoing discussions about how transitions will continue and how to improve service quality, to bring the State back into compliance.	
Williams v. Pritzker Consent Decree* [IDHS - DMH]	The State reached and exceeded its cumulative annual goals with 282/256 in Year One; 643/640 by Year Two; at least 1,100/832 by Year Three; and, 1,312/1,306 by Year Four. At the end of Year Five, there was a cumulative total of 1,664 transitions. As of 10/31/2019, there is a cumulative total of 2,704 transitions.	The State continued to transition Class Members after Year Five. As of 10/31/2019, the State has transitioned a cumulative total of 2,704 transitions. FY2020 transitions total 71, 18% of its 400 transitions FY2020 goal.

Health Care Services Chart 2

Major Events in Healthcare and Human Services Transformation Initiatives Related to Olmstead Classes (November 2019) - Continued		
Impetus	Original Transition Goals, Program Status	Transition Goals, Program Updates
[Lead Agency]		
Colbert v. Pritzker Consent Decree* [IDHFS]	The initial Implementation Plan was approved by the judge on November 8, 2012. Evaluations began February 2013 but HFS did not meet the Year 1 transition goal of 300 by 11/8/2013. Department on Aging took over as lead agency in January 2014. A total of 794 Class Members transitioned by 5/31/2015 (goal was 500 by 11/8/2014 and 300 by 5/5/15). The State met a goal to transition 1,100 Class Members by 11/30/2015. DHS is now lead agency.	The State continued to transition Class Members after the 1,100 goal. As of 10/31/2019, the State has transitioned a total of 2,479 Class Members. FY2020 transitions total 94, 20% of its 450 transitions FY2020 goal.
All of the programs and consent decrees rely on the following housing resources: LIHTC; HOME; Affordable Housing Trust Fund; CDBG; CILA; Bridge Rental Subsidy (Williams and Colbert Class Members only); RHSP-Long Term Operating Support; HUD Section 811 Rental Assistance Demonstration; PHA-administered HCVs; PHA-administered PBVs; and/or, private housing resources.		

Health Care Services Chart 3

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 31 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Characteristics of Special Needs Populations cont. DoA

Those served in the Illinois Department on Aging's (DoA's) programs are older Illinois residents that may have a variety of physical and mental health conditions. These conditions can range from wheelchair access, to medication management or a full-time care assistant.

The Illinois Department of Aging FY 2017-2019 State Plan on Aging recognizes that the population of older persons will continue to grow and live longer. In addition to the growth of the older population, 2010 US Census for Illinois revealed that the population of older adults is increasingly becoming more linguistically and culturally diverse. An example of this can be shown by the number of different languages spoken in the Illinois Department on Aging Community Care Program.

Frail elderly: The population age 85 and older is currently the fastest growing segment of the older population. The size of this age group is important for the future of the long term care system because these individuals tend to be in poorer health and require more services than the young elderly. In 2000, 192,346 of the 60+ population in Illinois was age 85+. In 2010, it increased to 234,912. In 2030, it is projected to be 402,311, which is an increase of 109% (Illinois Department of Commerce and Economic Opportunity, 2012). With the demographic boom, the need for in-home assistance (e.g., homemaker, adult day service, home delivered meals and emergency home response) will dramatically increase.

The DoA's Community Cares Program assists elderly homeowners and renters.

Characteristics of Special Needs Populations Continued (DD, DRS, DMH)

The Division of Developmental Disabilities serves individuals who have cognitive disabilities. Some also have physical disabilities and other conditions that impact their ability to live independently.

DHS-DRS's HSP program cares for persons whose impairment and needs are significant enough to warrant the need for institutionalization. To be eligible, customer must be residing in some type of residential home or home-like setting. Many customers remain in inaccessible housing that is not conducive to independent living or easy access. They reside in these inaccessible properties because of the lack of available, accessible, and affordable housing elsewhere.

The DHS Department of Mental Health (DMH) division estimates the following numbers for non-institutionalized persons aged five years or older with mental disabilities in the State of Illinois:

In many cases individuals that are served in DMH Supervised or Supported Residential settings and supportive housing options utilize a portion of their public entitlements (SSI, SSDI, and rental subsidies like Section 8 Housing Choice Vouchers) to cover rental costs or partial rental payments. For example, a DMH provider agency that leases a cluster of apartments to serve consumers requiring 24 hour staff residential services - the consumers would utilize a portion of their public entitlements to offset rental cost. The DMH provider agency is responsible for the provision of support services (provided by professional and trained mental health staff) to these residents within the context of the DMH residential program description and subsequent Rules. It is widely known that many consumers who are independently housed in their own apartments may have to utilize the entirety of their public entitlement to cover rental cost. In many instances they will not have enough remaining money to meet basic necessities for subsistence. This is a situation all too common to the special needs population and to those attempting to move toward independence through the recovery process.

Housing and Supportive Needs Continued (DHS)

The Division of Developmental Disabilities serves individuals who have cognitive disabilities. Some also have physical disabilities and other conditions that impact their ability to live independently.

DHS-DRS's HSP program cares for persons whose impairment and needs are significant enough to warrant the need for institutionalization. To be eligible, a customer must be residing in some type of residential home or home-like setting. Many customers remain in inaccessible housing that is not conducive to independent living or easy access. They reside in these inaccessible properties due to the lack of available, accessible, and affordable housing elsewhere.

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Describe the characteristics of special needs populations in your community:

Of the total persons served with HOPWA funds, approximately 2 percent were between the ages of 13 to 24, 33 percent were 25 to 44 years of age, 60 percent were between the ages of 45 to 64 years of age, and 5 percent were 65 or older. 50 percent were White, 40 percent were African-American, 5 percent were Hispanic, 1 percent were Native American or Alaskan Native and 4 percent were listed as Multi-Racial. Of the individuals served 67 percent were male and 32 percent were female.

What are the housing and supportive service needs of these populations and how are these needs determined?

Every three years the Department's Ryan White HIV Care Connect Regions sends out a client survey to determine the housing and supportive services needs of this population. Lack of available housing and decreasing financial support to sustain housing are challenges for people living with HIV/AIDS in the Illinois HIV Care Connect Region. In the southern 17 counties of the state, there are little to no available

affordable housing options, and available housing options are often of poor quality. Those most in need of housing are usually low income and formerly incarcerated individuals. Many housing providers refuse to rent to individuals with a history of felony convictions.

The shortage of affordable housing for low-income and homeless persons in the southern and rural areas in Illinois is compounded when individuals are also living with HIV/AIDS. Some of the issues that impact the ability of people living with HIV/AIDS to secure stable housing situations are travel costs and lack of local public transportation in rural areas in Illinois. Much of the region in Southern Illinois and East Central is rural. The Central Illinois region has seen the HIV/AIDS epidemic growing among traditionally under served and hard-to-reach populations. Housing is limited and often substandard, and limited in the availability of community resources. HOPWA funds have been a stronghold in maintaining affordable housing.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The number of AIDS cases in Illinois is one of the highest in the nation. A total of 37,044 people had been diagnosed with living with HIV/AIDS. In the State of Illinois HOPWA jurisdictional area 6,755 people are currently living with HIV/AIDS.

Discussion:

The co-administration of HOPWA and Ryan White funding at IDPH has allowed for better coordination in program planning, new program development, and fund allocation to various activities. The Department has worked with its Part B advisory group to ensure that funding aligns to meet the needs of persons living with AIDS. The Part B Advisory group is constantly responding to meet rising needs. Though the primary focus of Part B funds address healthcare needs and related support services, funds have been used to address and supplement the housing needs of persons living with HIV/AIDS in this State. Needs assessment activities are followed by priority setting and resource allocation. IDPH hosts mini-forums across the state for people living with HIV/AIDS and provider agencies to identify and address issues related to clients' needs. Topics include barriers to housing, homelessness, and emerging trends that impact people living with HIV/AIDS.

Other programs' details are provided in the narrative fields above

NA-50 Non-Housing Community Development Needs - 91.315 (f)

Describe the jurisdiction's need for Public Facilities:

The State of Illinois Community Development Block Grant program does not include Public Facilities programming.

In response to the following Presidentially declared disasters-- Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013-- Congress made additional funding available to IL DCEO for the CDBG program as Disaster Recovery grants to rebuild the affected areas in Illinois and provide crucial seed money to start the recovery process. Illinois DCEO is in the closeout phase of administering these three CDBG-DR grants and as part of the program management process developed action plans for each grant that all contain a detailed impact and needs assessment section. These sections of the Action Plans inform how the respective natural disasters impacted housing, homeless needs, and non-housing needs such as public infrastructure and economic development. These sections also include information on how the natural disasters impacted the housing market in terms of housing that was damaged, housing costs and condition, and market needs. The Action Plans for Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013 can be found at the following link, where the impact and needs assessment sections contain more detail:

<https://www2.illinois.gov/dceo/CommunityServices/DisasterRecovery/Pages/default.aspx>

How were these needs determined?

Public services needs are addressed in other agencies with other funding while the State has the opportunity to utilize Community Development Block Grant funding for needs that otherwise would not be adequately addressed.

Describe the jurisdiction's need for Public Improvements:

According to a March, 2018 USEPA assessment, Illinois has the 10th highest need in the nation for drinking water infrastructure improvements. Although this number has dropped from as high as 4th in the nation, the significant need is still evident. This is particularly true in the rural areas of the state that our program serves. More than 70% of the communities in Illinois have a population of less than 5,000 people and generally do not have the funding resources necessary for public infrastructure improvements. The Metropolitan Planning Council estimated in March, 2019 that Illinois must invest \$32 billion in its water infrastructure – \$17 billion in waste water projects and \$15 billion in drinking water projects – over the next 20 years to meet this need. Additionally, according to a study by the

American Water Works Association, Illinois has more lead service lines than any other state in the nation.

Total requests for the CDBG Public Infrastructure (PI) program funding in the last 10 years have typically been more than two times the amount of grant funds available in a particular year. This demand, in excess of funding available has been consistent for more than two decades, signifying the importance of funds to support public infrastructure projects in Illinois. This trend will likely continue indefinitely as local communities struggle to find funding and maintain revenues, especially after the impacts of COVID-19, for these and other projects. Applications for the Rebuild Illinois Public Infrastructure programs funded by the State of Illinois 2019 Capital Bill were received by our office this summer post-COVID. The two opportunities were available for all communities across the state and garnered 250 and 351 applications respectively. Based on this information, we anticipate an increased number of applications for 2020 funds.

How were these needs determined?

The following summarizes the requests for public infrastructure funding against the funds available for the past ten years:

- 2010 -DCEO received 95 applications, totaling \$28.49 million for the \$12,183,981 allocated
- 2011 -DCEO received 101 applications, requesting \$31.66 million for the \$12,500,000 allocated
- 2012 -DCEO received 82 applications, requesting \$28 million for the \$7,445,284 allocated
- 2013 -DCEO received 105 applications, requesting \$39 million for the \$9,029,161 allocated
- 2014 -DCEO received 160 applications, requesting \$59.9 million for the \$11,000,000 allocated
- 2015 -DCEO received 127 applications, requesting \$47.6 million for the \$14,000,000 allocated
- 2016 -DCEO received 80 applications, requesting \$30.1 million for the \$14,850,000 allocated
- 2017 -DCEO received 62 applications, requesting \$26.2 million for the \$14,388,910 allocated
- 2018 -DCEO received 31 applications, requesting \$28.4 million for the \$15,000,000 allocated
- 2019 -DCEO received 43 applications, requesting \$20.3 million for the \$15,000,000 allocated.

It should be noted that several programmatic changes were made in 2017, including the elimination of local activity delivery funding, and the institution of a water/sewer rates threshold to ensure the community could maintain the system. Feedback from local administrators have indicated the decrease in applications is largely due to the lack of activity delivery funding, thus, we are re-instituting the availability in 2020.

Describe the jurisdiction's need for Public Services:

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The State of Illinois Community Development Block Grant program does not include Public Services programming.

How were these needs determined?

Public services needs are addressed in other agencies with other funding while the State has the opportunity to utilize Community Development Block Grant funding for needs that otherwise would not be adequately addressed.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis section provides information on the affordability and condition of the housing market in Illinois. Data tables were populated by HUD and use the U.S. Census' American Community Survey and the Comprehensive Housing Affordability Strategy (CHAS) 2011-2015 data sets. Data show the state has more than 5.3 million housing units, the majority of which (over 3.1 million), are homeownership units, with the majority of the state's housing stock built before 1980. With the majority of the housing units (over 3.2 million) being constructed prior to 1980, there is a great, on-going risk for lead based paint hazards. Concerning affordability, the median home value in Illinois increased 13 percent in the last five years. The median contract rent also increased by 14 percent. While these rates of increase are greatly reduced from the rates reported in 2015(55% and 39% respectively over a ten year period) the housing market continues to grow at a rate that outpaces that of wages, and cost burdens will continue to be a concern.

The following sections will be covered in the Housing Market Analysis:

- MA-10 Number of Housing Units
- MA-15 Cost of Housing
- MA-20 Condition of Housing
- MA-25 Public and Assisted Housing
- MA-30 Homeless Facilities
- MA-35 Special Needs Facilities and Services
- MA-40 Barriers to Affordable Housing
- MA-45 Non-Housing Community Development Assets
- MA-50 Needs and Market Analysis Discussion

MA-10 Number of Housing Units – 91.310(a)

Introduction

The tables below show 2011-2015 estimates of the number and type of housing units in Illinois and the size of those units in terms of bedrooms.

In response to the following Presidentially declared disasters-- Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013-- Congress made additional funding available to IL DCEO for the CDBG program as Disaster Recovery grants to rebuild the affected areas in Illinois and provide crucial seed money to start the recovery process. Illinois DCEO is in the closeout phase of administering these three CDBG-DR grants and as part of the program management process developed action plans for each grant that all contain a detailed impact and needs assessment section. These sections of the Action Plans inform how the respective natural disasters impacted housing, homeless needs, and non-housing needs such as public infrastructure and economic development. These sections also include information on how the natural disasters impacted the housing market in terms of housing that was damaged, housing costs and condition, and market needs. The Action Plans for Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013 can be found at the following link, where the impact and needs assessment sections contain more detail:

<https://www2.illinois.gov/dceo/CommunityServices/DisasterRecovery/Pages/default.aspx>

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	3,109,289	59%
1-unit, attached structure	309,909	6%
2-4 units	659,014	12%
5-19 units	541,863	10%
20 or more units	546,347	10%
Mobile Home, boat, RV, van, etc	137,253	3%
Total	5,303,675	100%

Table 32 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	9,370	0%	97,713	6%
1 bedroom	96,266	3%	433,112	27%
2 bedrooms	703,713	22%	636,781	40%
3 or more bedrooms	2,368,356	75%	441,077	27%
Total	3,177,705	100%	1,608,683	100%

Table 33 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Various federal, state, and local programs provide funding that is targeted toward low-income, very low income, and extremely low income families throughout Illinois. Key funding streams for affordable housing for these populations are as follows: the Low Income Housing Tax Credit (LIHTC) program, the HOME program, the (national) Housing Trust Fund (HTF) and the Community Development Block Grant (CDBG) program.

HOME (Home Investment Partnerships Program):

Provides formula grants to states and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing

HTF (Housing Trust Fund):

The Housing Trust Fund funds multifamily production and rehabilitation activities to preserve and increase the supply of decent, safe affordable housing for extremely-low and very-low income households

Community Development Block Grant Program (CDBG):

Created under the Housing and Community Development Act of 1974, this program provides Federal grant funds to local and state governments to develop viable urban communities by providing decent housing and public facilities with a suitable living environment.

Community Development Block Grant Program - Disaster Recovery

Although a Housing Rehabilitation Program was offered for the 2013 Sandy Disaster Recovery Program, as of July 1, 2015, no grant applications have been received.

Low-Income Housing Tax Credit (LIHTC):

A tax incentive intended to increase the availability of low-income housing. The program provides an income tax credit to owners of newly constructed or substantially rehabilitated qualified low-income rental housing projects. The developments can include either multi-family or single-family rental housing.

Illinois publishes an Annual Comprehensive Housing Plan (reporting on each calendar year) that attempts to estimate the reach of these and more funds towards housing for targeted populations. Targeted populations include: seniors, persons with disabilities, low income families, and supportive housing populations (special needs, and homeless and at-risk homeless persons). Illinois also publishes an Annual Progress Report that details actual funds expended and units created for targeted populations.

The 2019 Annual Comprehensive Housing Plan (ACHP) estimated Multifamily unit production at \$235,483 per unit (compared to \$130,000 per unit in 2014). The ACHP estimated 15,446 affordable housing units would be assisted or created through multifamily or single family programs with an estimated funding expenditure of \$1.06 billion (which included local, state, and federal resources). Actual funds expended and units produced are to be reported in the 2019 Annual Progress Report.

The 2018 ACHP Annual Progress Report established that 24,190 units were created or assisted through multifamily or single family programs. 6,492 multifamily units were produced, 14,533 single family units were assisted through homeownership or home rehabilitation and down payment assistance programs. Additionally, 663,213 persons were assisted through residential service programs

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Housing units that receive rental assistance such as Low Income Housing Tax Credits (LIHTCs) and Section 8 contracts can be at risk of being converted to market rate housing upon the maturity of the tax credits or when contracts expire. For example, the IHDA database indicates there are 118 LIHTC developments placed in service between 1990 and 1992. with contracts that will expire in the next two years. These 118 developments represent a total of 2,497 income restricted units. If these developments do not extend their LIHTC contracts for an additional 15 years, these income restricted units will be lost.

The National Low Income Housing Coalition's 2019 Illinois Preservation Profile estimates that an estimated 5,838 units of project based Section 8 in Illinois may be lost by 2024. This could be due to factors such as conversion to market rate housing, owners opting out of federally funded affordable rental housing programs and/or the maturation of the assisted mortgages. The report also indicates 12,055 public housing units are in need of immediate investment, lest they fail to meet HUD standards and are lost as part of the State's available affordable housing stock (<http://nlich.org>)

Decreases in the affordable housing inventory may also be attributed to the demolition of unsafe housing, gentrification, and decreases in federal, state, and local funding resources such as CDBG, HOME, or the national Housing Trust Fund. A loss in the funding for affordable housing affects the creation and maintenance of the current inventory.

Does the availability of housing units meet the needs of the population?

The Housing Needs Assessment and the Housing Market Analysis sections of this Consolidated Plan indicate that the available housing units do not meet the needs of many of the very-low, low- and moderate-income residents living in Illinois.

According to the NA-10 Housing Needs Assessment - Housing Problems, of the 1,258,370 households with a cost burden greater than 30%, 531,560 households (354,335 renters and 177,225 owners) have incomes at 0-30% AMI; 407,230 households (222,110 renters and 185,120 owners) have incomes at 31-50% AMI; 319,580 households (109,670 renters and 209,910 owners) have incomes at 51-80% AMI

Additionally, according to NA-10 Housing Needs Assessment – Housing Problems, of the 688,580 households with a cost burden greater than 50%, 435,970 households (292,510 renters and 143,460 owners) have incomes at 0-30% AMI; 171,160 households (74,615 renters and 96,545 owners) have incomes at 31%-50% AMI; 81,450 households (14,515 renters and 66,935 owners) have incomes at 51-80% AMI

According to MA-15 Cost of Housing – Housing Affordability, 8% of units (142,340 units) are affordable to renter occupied households earning 30% AMI; 29% of units (488,320 units) are affordable to renter occupied households earning 50% AMI; and 63 percent of units (1,064,990 units) are affordable to renter-occupied households earning 80% AMI (Data not provided for renter occupied households earning 100% AMI).

Conversely, of 2,322,140 owner-occupied units, 13 percent of units (298,455 units) are affordable to owner-occupied households earning 50% AMI; 35 percent of units (818,325 units) are affordable to owner-occupied households earning 80% AMI; and 52 percent of units (1,206,360 units) are affordable to owner-occupied households earning 100% AMI (Data not provided for renter occupied households earning 30% AMI).

It is evident from these figures that low-income, very low income and extremely low income population are cost burdened in the state. Specifically households earning 30% and 50% AMI are the most cost burdened, with a serious lack of housing units affordable to households at these income levels.

Describe the need for specific types of housing:

There is need for safe, sanitary, and affordable housing throughout Illinois. There is a strong need for affordable housing to households making less than 80 percent of the area median income;

specifically those households making less than 50 and 30 percent of the area median income. In addition to housing that is affordable to households with lower incomes, there is also a need for safe, sanitary and affordable housing for seniors and supportive housing populations. As the population ages, seniors will need the option to either age in place or the option to move to smaller more low-maintenance units. Additionally, there are housing needs for persons with disabilities and persons at risk of homelessness.

Discussion

In Illinois there is not sufficient affordable housing, nor sufficient housing stock in general. The Housing Needs Assessment and the Housing Market Analysis sections in this Consolidated Plan indicate that available housing units do not meet the need of many of the very-low, and moderate-income residents living in Illinois. Many Illinois residents are cost burdened. Households earning 30% and 50% AMI are the most cost burdened with a serious lack of housing units affordable to households at these income levels. Additionally housing units that receive rental assistance such as Section 8 contracts can be at risk of being converted to market rate housing upon the maturity of the tax credits or when contracts expire. As such, the state will continue to provide and develop programs to address these needs.

MA-15 Cost of Housing – 91.310(a)

Introduction

According to the U.S. Census data, the median home value in Illinois actually decreased by 13 percent following the housing crisis bubble (compared to a 55% increase from 2009-2014). The median contract rent, however, increased by 14%, after a steep 39% increase from 2009 to 2014. Especially for renters, as the housing market continues to grow at a rate that outpaces wages, cost burdens will continue to be a major concern.

In response to the following Presidentially declared disasters-- Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013-- Congress made additional funding available to IL DCEO for the CDBG program as Disaster Recovery grants to rebuild the affected areas in Illinois and provide crucial seed money to start the recovery process. Illinois DCEO is in the closeout phase of administering these three CDBG-DR grants and as part of the program management process developed action plans for each grant that all contain a detailed impact and needs assessment section. These sections of the Action Plans inform how the respective natural disasters impacted housing, homeless needs, and non-housing needs such as public infrastructure and economic development. These sections also include information on how the natural disasters impacted the housing market in terms of housing that was damaged, housing costs and condition, and market needs. The Action Plans for Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013 can be found at the following link, where the impact and needs assessment sections contain more detail:

<https://www2.illinois.gov/dceo/CommunityServices/DisasterRecovery/Pages/default.aspx>

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	200,400	173,800	(13%)
Median Contract Rent	684	778	14%

Table 34 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	382,363	23.8%
\$500-999	788,049	49.0%
\$1,000-1,499	287,392	17.9%
\$1,500-1,999	94,828	5.9%
\$2,000 or more	56,051	3.5%
Total	1,608,683	100.0%

Table 35 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	142,340	No Data
50% HAMFI	488,320	298,455
80% HAMFI	1,064,990	818,325
100% HAMFI	No Data	1,205,360
Total	1,695,650	2,322,140

Table 36 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 37 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

The cost of housing has increased over the past decade, especially for renters. Though the median home value decreased by 13%, this offset came only after a 55% percent increase, while the median contract rent increased 14% after an already steep 39% in the prior five years. The Needs Assessment details households with incomes below 30%, 50%, and 80% of the HAMFI (Number of Households table). Conversely, the above Housing Affordability table identifies the number of affordable units available to households at these income levels. Comparing households to housing units statewide does not accurately reflect housing need, because households often do not live where the housing units they can afford exist. Secondly, units that would be affordable to low income households are often inhabited by households in higher income brackets

How is affordability of housing likely to change considering changes to home values and/or rents?

If the trends of increasing rents and home values, coupled with wage growth that does not match these increasing rents and home values continues, then there will be an expanding gap between the number of available affordable housing at lower income levels, and the number of families/households eligible for those affordable housing units.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The impact for each individual county and community varies throughout the State of Illinois as Fair Market Rents are different by county or metropolitan-statistical area. In some instances, rents are comparable; in other instances, market rate rents are more than HOME and Fair Market Rents.

Discussion

Housing Cost increases are affecting both owners and renters. This section has indicated that the supply of affordable housing did not meet the demand for residents of all incomes. Specifically, the number of extremely low-income households out-numbered the number of affordable units available to this income bracket. There is especially a need for affordable rental units for this population bracket. Again, if trends of increasing rents and home values is not offset by a like increase in wages, then there will continue to be a gap between available affordable housing units at lower income levels throughout the State of Illinois.

MA-20 Condition of Housing – 91.310(a)

Introduction:

Age of housing stock, cost burdens, and energy efficient technologies are just some of the outliers which effect the State's conditions of housing. To evaluate the State's current condition, this section will cover the following:

- Definitions or “standard” and “substandard condition but suitable for rehabilitation”
- Condition of units
- Year Unit Built
- Risk of Lead Based Poisoning
- Vacant Units
- Need for Owner and Rental Rehabilitation, and
- Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

In response to the following Presidentially declared disasters-- Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013-- Congress made additional funding available to IL DCEO for the CDBG program as Disaster Recovery grants to rebuild the affected areas in Illinois and provide crucial seed money to start the recovery process. Illinois DCEO is in the closeout phase of administering these three CDBG-DR grants and as part of the program management process developed action plans for each grant that all contain a detailed impact and needs assessment section. These sections of the Action Plans inform how the respective natural disasters impacted housing, homeless needs, and non-housing needs such as public infrastructure and economic development. These sections also include information on how the natural disasters impacted the housing market in terms of housing that was damaged, housing costs and condition, and market needs. The Action Plans for Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013 can be found at the following link, where the impact and needs assessment sections contain more detail:

<https://www2.illinois.gov/dceo/CommunityServices/DisasterRecovery/Pages/default.aspx>

Definitions

Definitions

Standard: Meets or exceeds HUD Uniform Physical Condition Standards (UPCS); does not have any critical or major structural defects; has adequate plumbing and heating/cooling facilities; and its appearance does not create a blighting influence

Substandard Condition but Suitable for Rehabilitation: Does not meet HUD PHCS; has one or more major and/or critical structural defects that can be repaired for a reasonable amount. The degree of substandard is either moderate or severe according to the number of defects and the degree of deficiency

1. Moderately Substandard –less than three major defects and can be restored to a standard condition for a reasonable cost.
2. Severely Substandard –three or more major defects or at least one critical defect and can be restored to a standard condition for a reasonable cost.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	846,288	27%	717,618	45%
With two selected Conditions	20,834	1%	54,624	3%
With three selected Conditions	1,306	0%	2,911	0%
With four selected Conditions	41	0%	276	0%
No selected Conditions	2,309,236	73%	833,254	52%
Total	3,177,705	101%	1,608,683	100%

Table 38 - Condition of Units

Alternate Data Source Name:

ACS 2014-2018

Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	429,463	14%	163,025	10%
1980-1999	685,801	22%	288,367	18%
1950-1979	1,281,833	40%	619,934	39%
Before 1950	780,608	25%	537,357	33%
Total	3,177,705	101%	1,608,683	100%

Table 39 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,062,441	65%	1,157,291	72%
Housing Units build before 1980 with children present	260,510	8%	181,515	11%

Table 40 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Lead Based Paint Hazards

There is no safe level of lead in the body. Lead poisoning is one of the most prevalent, yet preventable environmental health hazards that can affect any family. Lead poisoning affects the brain and nervous system and has been linked to behavioral problems, juvenile delinquency and learning disabilities. Lead poisoning has been shown to contribute to juvenile and adult violent crimes and behaviors, dementia, Alzheimer disease, developmental delays, hearing loss, high blood pressure, bone diseases, autism and Asperger syndrome. The burden of Illinois childhood lead poisoning remains one of the highest in the nation.^[1] There are more than 3.2 million pre-1978 housing units in Illinois and about 2 million are estimated to contain lead-based paint, the major source of lead poisoning. Compared to 65% of owners, 72% of renter households are at risk of lead-poisoning.

[1] CDCs National Surveillance Data (1997-2011)

Title X

Title X of the Housing and Community Development Act addresses lead poisoning in children. Title X focuses on prevention by addressing conditions within housing units that cause lead poisoning. The primary source of lead poisoning in children is lead-based paint, used extensively in housing units until it was banned from residential use in 1978. The presence of lead-based paint in a unit does not necessarily constitute a hazard. In general, a unit has hazardous conditions if lead-based paint is likely to be ingested or inhaled by children in any form, including dust. Specific types of hazardous conditions associated with lead-based paint include:

- Peeling, chipping, flaking or other deterioration
- Lead-based paint on friction surfaces such as windows or railings
- Lead-based paint on impact surfaces such as doors, door jambs, or stairs
- Lead-based paint on surfaces accessible to a child's mouth
- Dust containing excessive levels of lead on floors, interior window sills or window wells
- Any bare soil containing excessive amounts of lead
- Any lead-based paint on any surface disturbed by renovation or remodeling

Based on the HUD Lead Safe Housing Rule, a home is said to have a significant lead-based paint hazard if one or more of the following conditions exists:

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- 1) Lead-based paint with deterioration larger than *de minimis* levels specified in the Lead Safe Housing Rule
- 2) Dust lead loadings at or above specified thresholds on floors and window sills
- 3) Bare soil in children's play area above specified thresholds, or more than 9 square feet of bare soil in the rest of the yard with lead contaminations at or above specified thresholds

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	517,230	0	517,230
Abandoned Vacant Units	0	0	0
REO Properties	3,863	0	3,863
Abandoned REO Properties	0	0	0

Table 41 - Vacant Units

Alternate Data Source Name:

FHFA, 2012

Data Source Comments:

Need for Owner and Rental Rehabilitation

The majority of units in the State, both rental and owner-occupied, were built before 1980 and are also at a higher risk of having lead-based paint hazards. 2,062,441 (65%) of owner-occupied homes were built before 1980, and 72% of renter-occupied homes were built before 1980. Additionally, some of these homes have children present. The presence of lead-based paint hazards increases health risks which can affect children's development and growth. The year in which units were built is a good indicator of the need for housing preservation and/or rehabilitation because the older the housing unit, the more likely it is to have outdated mechanical systems (such as heating and electric) or have other deficiencies (such as obsolete roofing, plumbing, or insulation) which may have resulted from lack of maintenance. Home repair and home rehabilitation assistance for existing housing units is crucial to preserve the current housing stock. Repairs for these standard units could include emergency repairs maintain the unit's habitability, accessibility improvements for seniors or persons with disabilities, energy improvements to lower maintenance costs, and/or structural repair

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The state does not collect or publish readily available data on the numbers of housing units with lead based paint hazards. However, the Illinois Department of Public Health publishes annual surveillance reports on child lead poisoning prevention activities within the state. Information from the Illinois

Department of Public Health's 2017 annual report can help highlight to what degree lead based poisoning hazards are affecting households throughout the state.

According to the *Illinois Lead Program – 2017 Annual Surveillance Report (2019)* children exposed to high lead levels tend to suffer from life-long complications that affect their ability to think, learn or behave. Of the 229,000 Illinois children tested in 2017, more than 7,000 had blood lead levels at the federal health intervention level. The burden of Illinois childhood lead poisoning is one of the highest in the nation. Children at highest risk for lead exposure include those with persistent hand-to-mouth behaviors, low-income households, African-Americans, children exposed to imported products containing lead, children with low iron, and those residing in deteriorating pre-1978 housing units. Approximately 59 percent of pre-1978 housing units have a prevalence of lead-based paint and 41 percent have significant lead-based paint hazards.

The *Illinois Lead Program – 2017 Annual Surveillance Report* provides estimates of pre-1978 housing units with lead hazards in Illinois.

Again, sixty-five (65) percent of owner-occupied homes in Illinois were built before 1980, and 72 percent of renter-occupied homes were built before 1980. Based on this information, it can be assumed that a substantial number of these units may be at high risk of having lead-based paint hazards present or having significant lead-based paint hazards.

Discussion:

Illinois employs a broad range of strategies to maintain and improve the supply and condition of the State's affordable housing via both federal and state programs:

1. IHDA works with DCEO to coordinate funding for both rehabilitation and new construction rental housing developments being otherwise assisted.
2. Both IHDA and DCEO work with local governments and non-profit organizations to administer local homeowner housing rehabilitation programs targeted to low/moderate –income households.
3. DCEO also works with local governments on funding and implementing local public works/infrastructure projects to address major health and safety concerns, especially of LMI households.

Public Act 95-0492 established 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.

The State's 2019 Fiscal Year budget includes an additional \$15,000,000 For the CLEAR-WIN window replacement program

MA-25 Public and Assisted Housing – (Optional)

Introduction:

The State of Illinois does not own or operate any public housing as a public housing authority. Accordingly, the State does 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 Board of Commissioners. The Council/Advisory Board must review and comment on the public housing authority's Annual Agency Plan prior to submittal to HUD. With passage of the Quality Housing and Work Responsibility Act of 1998, states have a more defined role in working with local Public Housing Authorities. Upon local request, the State can 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

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	1	1,675	55,383	97,009	2,456	79,674	4,048	5,795	9,345
# of accessible units			105						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 42 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

While IHDA attempts to work with Public Housing authorities to voluntarily provide Public Housing/Housing Choice Voucher numbers for its PHA Agency Plan reviews, it can do this only for PHAs in Community Development Block Grant (CDBG) Non-Entitlement areas.

Describe the Restoration and Revitalization Needs of public housing units in the jurisdiction:

Not available on a statewide basis

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not applicable. While IHDA attempts to work with Public Housing Authorities to voluntarily provide Public Housing/Housing Choice Voucher numbers for its PHA Agency Plan reviews, it can do this only for PHAs in Community Development Block Grant (CDBG) Non-Entitlement areas, and only in those years when they are applying for a Certification of Consistency with the Consolidated Plan

Discussion:

HUD's Office of General Counsel approved a statewide Coordinated Remedial Plan for the State of Illinois, which allows local public housing authorities to establish preferences on their Public Housing and/or Housing Choice Voucher waiting lists for Olmstead populations. PHAs provide a preference to persons living with disabilities who are participating in one of the three Illinois consent decrees (Colbert, Williams and Ligas) and those who are seeking to move out of a State-Operated Developmental Center.

IHDA continues to work with Public Housing Authorities on mixed-financed projects and Rental Assistance Demonstration (RAD) conversion projects, and sees the latter as playing an increasing role in the next several years.

MA-30 Homeless Facilities – 91.310(b)

Introduction

This section contains information about the number and types of beds available to the State's homeless population and a description of services provided to the homeless. There is also a description of services targeted to specific homeless populations.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,496	150	12	150	0
Households with Only Adults	8,001	650	844	229	112
Chronically Homeless Households	2,422	0	56	794	50
Veterans	944	6	272	0	17
Unaccompanied Youth	190	5	416	96	0

Table 43 - Facilities Targeted to Homeless Persons

Alternate Data Source Name:

2019 ESG SAGE Report

Data Source Comments:

Previous data was incomplete as draft versions of the charts were based on preliminary 2019 info provided to IHDA via internal Continuum of Care survey prior to finalized data input and reporting in the HUD ESG-SAGE HMIS

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Every CoC listed numerous resources the CoC provides itself or in partnership with local agencies, CoC members, and healthcare systems to ensure individuals experiencing homelessness access any and all mainstream benefits they need. These services listed include healthcare systems, local clinics, mental health organizations, substance use services, employment resources through regional workforce development and job training, legal aid, transportation, veteran services, life skills, and child care. Several CoCs require and provide SOAR training for provider grantees.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Continua of Care often prioritize chronic and/or veterans homelessness, especially for their permanent supportive housing and use RRH for families with children. Central Illinois' CoC, Lake County's CoC, Rockford/Winnebago/Boone/DeKalb's CoC, and Will County's CoC have all effectively ended veterans homelessness. Rockford and its county partners has also ended chronic homelessness, with Will County's CoC ending chronic family and chronic veterans homelessness. Both Suburban Cook and Lake County CoCs are undertaking the Built for Zero initiative to attempt to effectively end veterans and chronic homelessness. While many CoCs are targeting certain subpopulations and effectively ending homelessness for these subpopulations, other CoCs are focused on providing excellent services to the unique needs of these subpopulations. They use PIT survey tools, established agency partnerships, task forces, workgroups, and program policies to get closer to ending homelessness.

MA-35 Special Needs Facilities and Services – 91.310(c)

Introduction

The Illinois Department of Public Health administers the HOPWA Program. Funds are distributed to eight local HIV Care Connect Regions. Funds are provided for short-term rent, mortgage (STRMU), Tenant Based Rental Assistance (TBRA), utility assistance, and operating costs and supportive services at AIDS designated housing facilities for the first year of 2020, housing information services and resource identification services will be used in the HIV Ccare connect regions. The prevention of homelessness is the most important element of administering the HOPWA program. Persons living with HIV require stable housing in order to receive effective treatment. To ensure those most in need receive services, the Illinois HOPWA program also limits its housing and utility assistance program to persons with HIV/AIDS at or under 80% Area Median Income. A client must have an emergency which places him or her at-risk of homelessness. STRMU is "needs based" and intended for clients who are temporally unable to meet their monthly housing and utility expenses due to an unexpected situation. TBRA will be used by the 8 Ryan White Lead Agents to provide stable long-term assistance.

For more information about other state agencies and divisions' programs that serve special need populations, see Needs Assessment section 45.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	0
PH in facilities	0
STRMU	0
ST or TH facilities	0
PH placement	0

Table 44 – HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Stable Housing continues to be important, to ensure that appropriate housing services are provided to persons living with HIV/AIDS. Funds are used to provide housing and support services to ensure that a wide variety of health and social services are provided. The primary goals of the use of funds for housing facilities is to provide medical and other supportive services such case management, mental health counseling and substance abuse treatment to persons living in designated housing facilities. The Department directly funds eligible AIDS designated housing facilities within the Illinois HOPWA jurisdiction area. These funds are being used for the provision of meals and lodging to residents; for repairs and operating costs. The following housing facilities in the Illinois HOPWA area: Alexian Brothers the Harbor, Waukegan, Illinois, Asian Human Services, Chicago, Illinois, DeLaCerde House. Rocks Island, Illinois, Fifth Street Renaissance, Springfield, Illinois, Greater Community AIDS Project, Champaign, Illinois, Phoenix Center, Springfield, Illinois.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

HUD requires Homeless Assistance grantees to "develop and implement a discharge consideration policy, to the maximum extent practicable." The State understands this policy is not statutory or regulatory, but a HUD-issued directive. This discharge policy should include discharge policies and procedures for clients/residents of "publicly funded institutions or systems of care in order to prevent such discharges from inadvertently resulting in homelessness for such persons.

*The Illinois Department of Public Health (IDPH) operates under some eight separate State administrative rules that govern different types of hospitals, nursing homes, and assisted living facilities that it licenses or regulates. These regulations cover the following; hospitals; assisted living facilities; skilled nursing and intermediate; sheltered care; veterans' homes; intermediate care for developmentally disabled; community living facilities; and skilled nursing for under age 22. All eight administrative rules include discharge policies.

*The Illinois Department of Healthcare and Family Services (IDHFS) funds both nursing homes and supportive living facilities (assisted living with medical waiver), and complies with federal regulations for these, which require such facilities to develop a post-discharge plan of care that is developed with resident and family involvement to assist a resident to adjust to a new living environment.

*The Illinois Department of Corrections (IDOC) established the Incarcerated Veterans Transition Program in nine IDOC facilities. This program provides a strength and needs assessment of the veteran offender 18 months prior to prison release. The assessments are administered by Illinois Department of Employment Security (IDES) staff at the facilities. Staff from IDES holds information sessions with the offenders to educate and assist them in accessing services once they are released. IDVA Veteran Service Officers provide assistance as requested by IDES.

*The Illinois Department of Corrections (IDOC), Illinois Department of Human Service/Division of Alcoholism and Substance Abuse (DHS/DASA) and the Illinois Housing Development Authority are the

State Agencies represented on the Cook County Discharge Planning Council. The Cook County Discharge Planning Council has made great strides in enhancing coordination between the Social Security Administration offices in Cook County and Discharge Planners working for Cook County Jail in an effort to ensure that those eligible are able to have social security benefits reinstated upon release or soon thereafter. This collaboration should be scalable to all of Illinois.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

IDPH allocates HOPWA and Ryan White funds to HIV CARE Connect Regions for specific eligible activities. HIV Care Connect Regions hold quarterly meetings to review and address the housing and supportive service needs, and recommend activities. Emergency housing and financial assistance is a coordinated effort between funding sources. Ryan White Part B Housing Assistance is part of the Emergency housing and financial assistance but is regulated for compliance by U.S Health Resources and Services Administration. Both programs work together to assist clients with housing needs during temporary times of financial need designed to prevent homelessness and increase housing stability. Ryan White Part B provides HIV case managements services to assist those living with HIV disease with the coordination of a wide variety of health and social services.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The Illinois Department of Public Health is the grantee for the Housing Opportunity for persons with AIDS program and the Ryan White Comprehensive AIDS Resources Emergency (CARE) program. The Ryan White Program primarily funds activities such as case management, support groups, counseling, healthcare, nutrition services, dental assistance and legal services. The Ryan White Care Program coordinates services to ensure that those who are most in need receive, and are linked to care. Short term rent, mortgage and utility assistance, TBRA, and Permanent housing Placements will continue to be provided to the HIV Care Connect Region. The State HOPWA program launched a long term housing project in the Winnebago county area to address the on-going need for rental assistance for persons living with HIV/AIDS. The STRMU assistance program alone does not address the housing needs of many of the HOPWA clients served, who are now living a lot longer. Housing is integral to containing the HIV epidemic by ensuring that low-income often multiply diagnosed people living with HIV are in a safe living environment.

MA-40 Barriers to Affordable Housing – 91.310(d)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The narrative below provides detail on 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

1 Building Codes

Elimination/Removal of Barriers to Affordable Housing

Illinois is a wildly diverse state, having the largest number of local governments in the country. According to a 2005 Rural Research Report from IIRA, entitled "Governmental Structure in Illinois," it had 1,251 municipalities, 1,433 townships, 102 counties, and 3,681 special taxing districts. This was updated by the ILGA Legislative Research Unit in May of 2015 to now reflect a total of 6,953 total local governments in Illinois. As of April 2018, the Illinois State Comptroller listed the number as 8,529. While this is not a barrier per se, the network of local government authorities and approval requirements must be evaluated by both non-profit and for-profit affordable housing developers as well as public agencies when pursuing any such projects or programs.

The related regulatory environment is also of note. Here are some major facets of it:

1) Building Codes While there is not a State statutory building code, the Illinois Municipal Code sets general parameters for local Comprehensive planning, zoning, and building codes. Furthermore, there are nearly a dozen State laws impacting local governments in specific areas, including plumbing, stormwater, septic systems, lead poisoning prevention, asbestos abatement, manufacturing living, environmental barriers, and historic preservation. These various State laws/regulations or local ordinances serve legitimate public health and safety concerns as well as sound public management practices. All laws construed by an individual or group as discriminatory or excessive are also open to court challenge under federal fair housing laws as well as the Illinois Human Rights Act.

2. Home Rule

2) Home Rule Another State public policy with an impact on the affordability of housing, and thus has potential for impacts on affordable housing development, is Home Rule. Under the Illinois Constitution of 1870, a unit of local government had only those powers specific granted to it by the Constitution or by statute. The Constitution of 1970 modified this provision by granting home rule status to counties that have a chief executive officer elected by the voters of the county (only Cook County qualifies) and municipalities with a population of more than 25,000. Other municipalities may elect, by referendum, to become home rule units. Home rule units have broad powers including the power to regulate for the protection of public health safety, morals and welfare; to license; to tax; and to incur debt. Aside from several limitations specified in the Constitution and any limitations that the Legislature may enact by law, power of Home Rule are to be construed liberally. This locally invested authority directly affects the intergovernmental aspects of structuring policies that affect the provision of affordable housing.

Given Home Rule status, much public policy affecting affordable housing development emanates from the local level. Home Rule units are responsible for zoning, building codes, comprehensive planning, and many other land use controls that have a direct impact on the provision of affordable housing. According to the Illinois Municipal League, as of April 2015, there were 211 home rule units of local government in Illinois – plus the one Home Rule County in Illinois: Cook County.

There is also a Home Rule Note process in the Illinois General Assembly, which allows any legislator (bill sponsor or otherwise) to request such a note for a particular bill from the Illinois Department of Community and Economic Opportunity (DCEO), regarding determination of its applicability to home rule jurisdictions. Home rule authority, however, can provide a municipality with additional power to encourage affordable housing, such as inclusionary zoning ordinances and establishment of housing trust funds.

3. Impact Fees

3 Impact Fees: The establishment of impact fees for new development at the local level can also be a cost barrier, as it generally levies fees on the developer of the property to pay for the needed public infrastructure improvements (water, sewer, streets, parklands, etc.) as well as other public service costs (schools, police, fire, etc.). While it can be reasonably argued that such fees are equitable and that costs for new development should not be assessed to all residents of the community, there are a few related problems. One is that there is no current statutory control or ceiling on such costs, as they are now set by local ordinance. Furthermore, these costs are generally passed on to the homebuyers/homeowners/rental property owners of the new development. These additional costs can significantly add to the affordability problem.

4 Property Taxes

4 Property Taxes: State and local taxes generate revenue to help support a broad range of public facilities and services. While not specifically directed to the development of affordable housing, tax law and policy can also facilitate, or hinder the development of such housing. Local and State sales tax exemptions on building materials incorporated into rehabilitated real estate similarly can facilitate the development of affordable housing. State and local tax law and policy can also discourage residential rehabilitation. Owners may be reluctant to make improvements in property because the improvements will increase real estate taxes. Frequently, there are low rates of return on rehabilitated low-income housing. Without tax credits or other public subsidies, the development often will not occur.

A reliance on local property taxes as funding for schools and other services ties the fiscal interest of the jurisdiction to the types of housing it allows. As a result, jurisdictions may be unwilling to zone for and/or approve affordable housing development, particularly multi-family rental developments containing large units for families.

Local governments also have been under specific statutory property tax caps for several years which limit local options on raising additional tax revenue for public improvements

5 Cost and Availability of Land

5 Cost and Availability of Land: Particularly in the city of Chicago's metropolitan areas, where the market rate cost of raw or developed land is prohibitively expensive, it is often the case that the development of affordable housing is made infeasible by high land costs. High land costs can be a barrier to affordable housing as the restricted rent levels or low for-sale prices often make the development of affordable housing infeasible and difficult. Largely “built out” communities have high land costs and have long been the norm, but, in recent years, other areas of the state have experienced similar land cost issues. The cost of vacant land has seen a significant upswing in costs in recent years.

It should also be noted that "available land" also needs to be fully evaluated for environmental factors due to past usages, as remediation costs may make a site infeasible for affordable housing.

6 Availability of Affordable and Accessible Housing

Availability of Affordable and Accessible Housing: While not a barrier per se, the demand for affordable rental housing is evident and documented by renter waiting lists at assisted properties. This is true of most IHDA assisted properties, HUD Section 8/202/811 rent assisted properties, USDA Rural Development Section 515 properties, and privately-financed affordable housing. IHDA sees this regularly in its site and market studies, ongoing asset management site visits, and reviews of PHA agency plans in non-Entitlement areas. In addition, there is an ongoing need for a larger volume of available, accessible rental housing that is affordable. While federal and State statutes provide for the inclusion of accessibility provisions and housing units under most funding and assistance programs, it is a growing need among both persons with disabilities and the elderly populations. Unfortunately, since many in these populations are on fixed or limited incomes (SSI/SSDI as examples), the need for rental assistance

is crucial. Most PHAs with Housing Choice Vouchers Programs and Project Based Vouchers/Project Based Rental Assistance also have extensive renter waiting lists. Finally, affordable homeownership is frequently unavailable without some type of public subsidy, especially for first-time homebuyers. Lower interest rates, extended terms, and downpayment/closing cost assistance are frequently needed to make homeownership a reality.

7 Public Housing

7 Public Housing The State of Illinois has 110 public authorities (PHAs). State law authorizes all counties as well as municipalities over 25,000 in population to form a PHA. In Illinois, 63 of these PHA's operate both public housing and Housing Choice Voucher Programs, 36 only own and operate public housing, and 10 operate only HCV programs. All of these local housing agencies are primarily dependent on federal (HUD) funding, including operating subsidies (currently funded @ 70% of eligibility) and capital fund grants. There is an industry produced backlog of approximately \$30 Billion in needed public housing repairs.

8 Preservation

8 Preservation There is an ongoing need to provide refinancing and rehabilitation funding to existing affordable rental housing, especially those with long-term rental assistance contracts. These projects are competing for limited funding with new developments.

The State should seek to bring down the cost of development, reduce the ongoing cost of operations and assure the deployment of a range of housing types

9 Homelessness

9 Homelessness: Obstacles to meet underserved needs have historically been the need to identify unavailable or inadequate services and ongoing funding to fully implement them. Many areas of the State were not typically covered by a homeless services agency, making many organized types of assistance unavailable to homeless persons and families, especially those in remote rural areas. The major obstacles of homeless service agencies are being able to maintain an adequate staffing level of services and staff to serve a population with a wide diversity of social/personal problems and program/service needs. Another common obstacle is the need for and the relative capacity of rental assistance resources for homeless tenants. Another major barrier is overcoming community/neighborhood opposition to the citing/location of such projects, especially multi-unit structures and emergency shelters, through public education.

Through the Continuum of Care planning approach, the Illinois Department of Human Services has worked jointly with HUD and local governments, non-profit corporations, faith-based organizations, volunteer groups and others to identify a comprehensive approach to dealing with homelessness regionally and on a statewide basis of coverage.

10 Other Special Needs

10 Other Special Needs: Many special needs populations have the dual problem of needing both specialized services and specific design features as well as affordable housing and rental assistance. The availability of an adequate supply of service-enriched housing, along with the supply of fully accessible housing for all persons with disabilities, is a large obstacle. Typical services needs include:

- Mental health services
- Addiction recovery/rehabilitation services
- Developmental disabilities services
- Medical/health services and screening
- Daily living services

The latter may include child and/or adult day care, transportation, housekeeping, congregate meals, and similar services. Having adequate services and ongoing funding available to maintain these special populations in this affordable housing are both crucial to housing special needs populations. There is also a common need for rental assistance to serve the disabilities population.

The State of Illinois is in the process of responding to three separate consent decrees for populations with specific disabilities or special needs. These include the *Ligas*, *Williams*, and *Colbert* decrees. The State is also closing its Money Follows the Person program after the successful transition of 3,143 into community-based living. These programs are further described, with their current statuses in addressing housing issues in the Health Care Services chart. Please also visit IHDA's website at [to view this chart](#).

Similar to homeless and other affordable housing developments, there frequently is community/neighborhood opposition to the development of such special needs housing projects, both multi-unit and group homes. The major obstacle here again is often public education.

MA-45 Non-Housing Community Development Assets -91.315(f)

Introduction

The Illinois Economic Development Plan has identified the state's Key Strengths and Challenges. Key Strengths stem from Illinois diverse and dynamic economy; Illinois must continue to sustain – and better capitalize on – these strengths to promote a prosperous and resilient economy. Challenges reflect weaknesses that must be addressed to increase economic opportunities and better prepare residents to capitalize on these opportunities. These factors shape the infrastructure and workforce needs of the state.

Strengths identified by the plan include:

- *Highly Productive Workforce:* Illinois ranks in the top ten states in economic output per hour worked and its workforce is better educated than those in most competitor states
- *Top Colleges and Universities:* Illinois boasts two of the top ten universities in the country and elite engineering, business and medical programs that give Illinois businesses access to high-end research and talent.
- *Center of Transportation and Trade:* Illinois position on the map and intermodal transportation assets – notably including O'Hare Airport, the Mississippi River, the rail freight hub of Chicago, and a robust interstate highway network – provides logistics employment and gives employers excellent access to goods, services, and workers.
- *Abundant Agriculture and Natural Resources:* Illinois' natural resources fosters rich agribusiness opportunities and promotes tourism and quality of life.

Weaknesses identified by the plan include:

- *Outmigration:* Illinois has experienced outmigration in recent years. One particular area of concern is the recent unfavorable trends in young people leaving the state after graduating high school or college.

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- *Inequality*: Income inequality by race is a significant concern, as is poverty in rural areas. Illinois must address wage gaps, housing segregation, educational opportunities in struggling communities, and related issues to make prosperity available to people in forgotten areas of the state.
- *Indistinct Industry Strengths*: The flip side of Illinois' economic diversity is that the state has a well-known brand for only a few sectors. This can make it challenging to attract investment and top talent in high-growth sectors in which Illinois should be competitive.
- *Lagging Commercialization of R&D*: Despite notable educational and scientific strengths, Illinois lags in R&D and entrepreneurship.
- *History of Fiscal Imbalances*: Illinois has a long-term fiscal problem that was significantly aggravated by a budget impasse from 2015-2017 and is currently being aggravated by the COVID crisis. This creates pressure on property taxes and fiscal uncertainty that discourages investment.
- *Unresponsive Bureaucracy*: Government processes are sometimes difficult for smaller companies to navigate. This creates barriers to job creation and aggravates inequality, as small and mid-sized businesses are disproportionately owned by women, minorities, or people with disabilities.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	20,919	21,849	2	3	1
Arts, Entertainment, Accommodations	117,494	88,752	11	12	1
Construction	62,271	44,731	6	6	0
Education and Health Care Services	202,407	128,328	19	17	-2
Finance, Insurance, and Real Estate	66,343	39,464	6	5	-1
Information	17,461	11,927	2	2	0
Manufacturing	181,463	169,036	17	22	5
Other Services	42,088	28,872	4	4	0
Professional, Scientific, Management Services	62,456	32,942	6	4	-2

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Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	1	1	0	0	0
Retail Trade	155,286	114,026	15	15	0
Transportation and Warehousing	51,755	41,739	5	5	0
Wholesale Trade	66,729	49,003	6	6	0
Total	1,046,673	770,670	--	--	--

Table 45- Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	1,488,593
Civilian Employed Population 16 years and over	1,376,675
Unemployment Rate	7.70
Unemployment Rate for Ages 16-24	22.69
Unemployment Rate for Ages 25-65	4.96

Table 46 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	263,184
Farming, fisheries and forestry occupations	49,306
Service	153,927
Sales and office	324,013
Construction, extraction, maintenance and repair	138,798
Production, transportation and material moving	101,242

Table 47 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	915,374	70%
30-59 Minutes	300,076	23%
60 or More Minutes	86,258	7%
Total	1,301,708	100%

Table 48 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	54,338	10,936	59,931

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Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	341,551	28,655	128,323
Some college or Associate's degree	431,128	27,266	114,731
Bachelor's degree or higher	294,404	8,896	49,534

Table 49 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	3,558	7,640	7,858	18,483	37,156
9th to 12th grade, no diploma	34,233	23,583	20,671	48,238	50,067
High school graduate, GED, or alternative	82,371	94,696	103,628	299,526	222,236
Some college, no degree	103,082	91,880	93,908	211,192	97,622
Associate's degree	22,393	41,669	44,856	89,578	22,498
Bachelor's degree	20,317	65,512	63,695	110,868	43,431
Graduate or professional degree	1,201	23,336	30,330	59,699	33,513

Table 50 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,135,757
High school graduate (includes equivalency)	77,609,807
Some college or Associate's degree	87,868,669
Bachelor's degree	92,624,253
Graduate or professional degree	69,402,866

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within the state?

Illinois' largest employment sectors in July 2020 were[1]:

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- Trade, Transportation Utilities: 1,145,300 employees (20.3% of IL total)
- Professional and Business Services: 880,900 (15.6%)
- Educational and Health Services: 875,600 (15.5%)
- Government: 724,200 (12.8%)
- Manufacturing: 553,800 (9.8%)

Leisure and Hospitality, which had employment of 650,700 in July 2019, fell out of the top five sectors due to a 24.6% decline in employment. This decline is largely driven by COVID-19 impacts on tourism and business travel.

The Governor's October 2019 Economic Development Plan, using 2018 Quarterly Census of Employment and Wages data, identified employment statistics for Illinois key industries. These industries are more specific than the sectors identified in the Current Employment Statistics identified above.

- Healthcare: 733,133 (Location Quotient[2] of 0.94)
- Transportation and Logistics: 515,178 (1.27)
- Manufacturing: 417,830 (1.20)
- Information Technology: 137,651 (0.84)
- Energy: 54,401 (0.96)
- Life Science: 48,751 (0.90)

Describe the workforce and infrastructure needs of business in the state.

The Illinois Economic Development Plan specifically identified challenges specific to workforce development:

- *Industries experiencing technological change and an aging workforce struggle to find new workers with the skills they need.* Technological change is altering which sets of skills are in demand across a broad range of industries. Also, the workforce is aging and the talent pipeline is thin, particularly among some skilled professions that require licensing or certification.
- *Low-income workers are not provided benefits or sufficient pay to enable them to take time off or pay tuition for training programs.* Training and education cost money, and they require a substantial amount of time that cannot otherwise be spent working or taking care of a family. Childcare, transportation, and tuition costs are barriers to joining or completing job training for low wage Illinois workers.

- *There are a range of professions—many of them high paying—for which institutional barriers prevent participation by women, returning citizens, people with disabilities, and people of color.* Even when minority groups do gain access to an industry where representation is low, they have limited opportunities for advancement due to institutional and systemic discrimination. In particular, this is a problem in the construction trades, tech, and some manufacturing sectors.
- *Outmigration of high school and college graduates negatively impacts the Illinois workforce.* For several years during the budget impasse, uncertainty about higher education finances and scholarship funds for college students drove many Illinois high school graduates to attend college out of state. Many of those students will start their careers elsewhere after receiving their degrees. Also, although Illinois is home to a worldclass college and university education system, too many graduates of Illinois colleges and universities move out of state after receiving their degrees, opting to start their careers elsewhere.

Describe any major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Rebuild Illinois (RBI) -- a six-year, \$45B plan capital plan passed by the General Assembly and signed by Governor Pritzker in 2019, is intended to fix Illinois' crumbling roads and bridges and building major projects that are essential to Illinois' future, like robust mass transit, a modern state crime lab, high quality veterans' homes and world class universities.

The need for a sweeping capital plan has rarely been greater, with much of Illinois' infrastructure in dire shape. Overall, Illinois' infrastructure has a C-rating¹, and deferred maintenance backlogs at state facilities and educational institutions alone have reached \$24 billion. Businesses and residents alike face untold costs for the congestion delays, damage to vehicles, and concern about the integrity of bridges and failure to maintain facilities for public use. In short, significant investments are needed to ensure Illinois' infrastructure is repaired, maintained, and consistently prioritized year after year.

How do the skills and education of the current workforce correspond to employment opportunities in the state?

Six principles, reflecting lessons learned over time, guide Illinois workforce development strategy and ensure that training effort meet the need of workers and businesses. In addition, the workforce needs of the priority sectors as identified in the Economic Development plan are emphasized.

- Workforce development efforts must support the industries and occupations targeted at the state and regional levels while responding to the needs of local employers.
- Building a pool of job seekers and workers with the right skills at the right time is essential if Illinois business and workers are to compete in the global economy today and in the future.

- Our job creation efforts must be statewide and extend to employers of all sizes. Effective economic development strategies are needed in urban and rural areas alike and must also recognize that almost two-thirds of the nation's private sector workforce are employed by small business.
- All our investments must generate an acceptable return on investment. These returns must be measured in terms of outcomes most meaningful to Illinois residents – such as jobs, earnings, and long-term career prospects – not just in dollars spent or number of participants.
- Programs to prepare individuals for the workplace too often ignore the harsh economic realities of low-income populations. Education and training models that offer an “earn as you learn” component enable economically at-risk populations to acquire new skills while supporting themselves and their families. For others, support for childcare and transportation can mean the difference between advancing on a career pathway or remaining in poverty.
- The system-level change we envision will require that all State agencies with a stake in education, job creation, or workforce development support each other. We need to align our services, program eligibility, funding, and even basic terminology so we do not work at cross-purposes.

Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.

Illinois has identified six essential state strategies underpinning Illinois' commitment to engage and support all parts of the Illinois Workforce Investment Board (IWIB) education, workforce, and economic development systems.

- Strategy 1: Coordinate Demand-Driven Strategic Planning at the State and Regional Levels

The IWIB has a demand-driven strategic planning process grounded in strong partnerships across education (secondary and postsecondary), workforce and economic development at the State, regional and local levels.

- Strategy 2: Support Employer-Driven Regional Sector Initiatives

The IWIB continues to guide this important work to ensure investment in resources and promotion of skills and careers in targeted industry and high demand occupations.

- Strategy 3: Provide Economic Advancement for All Populations through Career Pathways

State and regional sector initiatives will provide the foundation for sector-based career pathway initiatives that expand career and educational opportunities for students and workers, including those facing multiple barriers to employment to achieve economic advancement.

- Strategy 4: Expand Service Integration

Defined as “a combination of strategies to align and simplify access to one-stop center services and supports for employers, job seekers, and workforce professionals within the system,” the goal of service integration in Illinois is to provide the best experience possible for all WIOA customers.

- Strategy 5: Promote Improved Data-Driven Decision Making

Partner agencies will design, develop and use the statewide public-private data infrastructure (see Strategy 6, below) to provide both employers and job seekers with information and tools to promote and access job openings, review changing labor market trends and opportunities, identify funding opportunities and fund education, training and support services.

- Strategy 6: Advance Public-Private Data Infrastructure

Focusing on the IWIB Vision, the board will ensure measures are implemented that will guide Illinois through sustainable, systemic change. It will expand and improve the Illinois public-private data infrastructure to support the five strategies described above. This requires the integration of labor market information with State education and workforce longitudinal data systems, as well as program and case management systems.

Describe any other state efforts to support economic growth.

Illinois is also delivering programs intended to support the Illinois economy through the COVID-19 crisis. Much of this programming is supported by federal funding. Key programs include:

- *Business Interruption Grants (BIG)*: BIG provides relief for costs incurred to qualifying businesses due to COVID related business interruption. Daycare business and businesses in underserved areas are prioritized.
- *Rebuild Distressed Communities* is a \$25 million economic recovery program to strengthen Illinois commercial corridors that sustained property damage as a result of civil unrest during protest and demonstrations on or after May 25th, 2020. The program will prioritize small businesses, underinsured or uninsured businesses, businesses that have high community impact, and businesses in communities that have experienced historic disinvestment.
- *Fast Track Public Infrastructure Grants* are a capital infrastructure initiative intended to accelerate planned public infrastructure projects around the state. Rebuild Illinois funding is being directed towards local public infrastructure projects that are ready to begin work this summer, as many local governments face lost revenues, impacting their ability to finance these projects.

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- *Downstate Small Business Stabilization Program* is \$20 million program using federal Community Development Block Grant funds for small businesses in suburban and rural counties across Illinois, providing grants of up to \$25,000 to small businesses in communities served by DCEO's Office of Community Development.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

In this statewide analysis, locations/regions where households with multiple housing problems are concentrated is defined as counties where multiple housing problems exist at a rate of at least 10% greater than that of the State as a whole. Housing problem concentration statewide was analyzed in the context of racial and ethnic households and household income-level in the Needs Assessment (see tables NA-15 through NA 30) Outside the core counties of the State's metropolitan areas, households with multiple housing problem concentrations are scattered in rural counties across the state.

In response to the following Presidentially declared disasters-- Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013-- Congress made additional funding available to IL DCEO for the CDBG program as Disaster Recovery grants to rebuild the affected areas in Illinois and provide crucial seed money to start the recovery process. Illinois DCEO is in the closeout phase of administering these three CDBG-DR grants and as part of the program management process developed action plans for each grant that all contain a detailed impact and needs assessment section. These sections of the Action Plans inform how the respective natural disasters impacted housing, homeless needs, and non-housing needs such as public infrastructure and economic development. These sections also include information on how the natural disasters impacted the housing market in terms of housing that was damaged, housing costs and condition, and market needs. The Action Plans for Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013 can be found at the following link, where the impact and needs assessment sections contain more detail:

<https://www2.illinois.gov/dceo/CommunityServices/DisasterRecovery/Pages/default.aspx>

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

As cited in the 2019 Illinois Economic Plan "...Income inequality by race is...(a) challenge for Illinois. The African American unemployment rate in Illinois is 8.8 percent, exceeded only by the African American unemployment rate in Pennsylvania and Washington, DC. For white, Latino, and Asian Illinois residents, the unemployment rate is less than 4 percent. Illinois cities are among the most segregated in the country. According to an analysis by *Governing* magazine, Peoria and Danville are the most segregated cities in the country compared with peer cities of similar size and demographics, with Springfield and Rockford among the most segregated compared with their peers. Segregation has a range of deleterious effects, including an impact on access to adequate housing and schooling, as well as access to job opportunities and entrepreneurial resources."

<https://www2.illinois.gov/dceo/Documents/IllinoisEconomicPlan2019.10.9.2019.pdf>

Using a regional approach tailored to the individual needs of each of DCEO'S Economic Regions, the State has prioritized reversing income inequality by addressing wage gaps, healthcare costs, college affordability, unfair tax policies, and job creation in forgotten communities under the current administration, along with major initiatives across multiple economic sectors including Agri-business and Ag Tech, Energy, Information Technology, Life Sciences and Healthcare, Manufacturing, Transportation/Logistics, and Small Business.

What are the characteristics of the market in these areas/neighborhoods?

In this statewide analysis, locations/regions where households with multiple housing problems are concentrated is defined as counties where multiple housing problems exist at a rate of at least 10% greater than that of the State as a whole.

The State has not established a policy of targeting its funds within already Federally- or State-defined eligible areas of the State to more specific jurisdictions or regions. If absolute need numbers were used to determine resource allocations of programs, areas with less densely populated communities (e.g. rural areas, small cities, suburban areas with comparatively lower numbers of low and very low-income households versus total households) would be discriminated against, as most of the assistance would then go to large urban centers exclusively.

The State has identified very and extremely low-income households as one of the priority populations under the Consolidated Plan. The State 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 of the State. 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 eligible low-income owner-occupied households in non-entitlement/non-urban areas of the State. 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 CDBG, HOME, Housing Trust Fund (HTF) 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 it 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. Given the relatively small size of anticipated future HTF allocations, IHDA has not established geographic set-asides for the HTF, but strive to achieve maximum geographic diversity in its final funding decisions.

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

Are there any community assets in these areas/neighborhoods?

In this statewide analysis, locations/regions where households with multiple housing problems are concentrated is defined as counties where multiple housing problems exist at a rate of at least 10% greater than that of the State as a whole.

IHDA's Community Revitalization Technical Assistance Program works with small and or rural communities across Illinois free-of-charge to assist them in building upon and linking to existing planning efforts, identifying their strengths and needs within their local community and generating localized capacity by undertaking a Community Revitalization Strategy. Community Revitalization planning is incentivized in its Low-Income Housing Tax Credit (LIHTC) Program

The Illinois Housing Development Authority has also created a New Market Analysis Application (**IMMA**) now available on the IHDA website under "Market Research". The IMAA allows affordable housing practitioners of all types from different communities across the state to derive market areas, see integrated demographics and analytic data, study concentration levels, cross-reference with IHDA's portfolio of projects, and identify the housing needs within a community.

Are there other strategic opportunities in any of these areas?

Under the Low Income Housing Tax Credit Program's Qualified Allocation Plan (QAP), incentives to develop affordable housing in market areas that present new opportunities to low-income renters is included. IHDA defines Opportunity Areas as places that have low poverty, high access to jobs and low concentrations of existing affordable rental housing. The current IHDA Opportunity Areas and the metrics used to determine them are available in a fully searchable mapping tool. IHDA will publish a new list of Opportunity Areas every year with the Draft Qualified Allocation Plan and Opportunity Areas will retain the designation for at least 4 (four) years and as long as they meet the identification criteria. New Opportunity Areas may be added with each determination.

Across Illinois' widely diverse economy, it maintains its status as a global transportation hub, with the highest concentration of transportation and logistics companies in the nation, with natural resources that provide the foundation for a thriving agricultural and tourism economy, in addition to a highly productive workforce.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Public Act 100-0833 (HB 5752) Broadband Advisory Council (BAC) was signed into law Monday, August 13, 2018, effective January 1, 2019. The law created the Broadband Advisory Council Act and Broadband Advisory Council (BAC) under DCEO to expand broadband availability & access throughout Illinois to all citizens, including unserved urban and rural areas; to conduct research, and recommend steps to eliminate barriers to broadband access among Illinois residents and businesses. These steps 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 both children and adults -Civic Engagement -Economic Development and Global Economy Access -Health Care -Aging in Place -Farming Communities -Tracking the FCC's streaming data rates, and communicating this info to the public.

The Council/DCEO will serve as the broadband advocate to other State Agencies, communicating the broadband needs of Illinois citizens that do not have adequate (or any) access to broadband services. The Council will also report to the General Assembly annually concerning actions taken during the previous year. Provides that the Director of Commerce and Economic Opportunity (DCEO) serves as the Broadband Advisory Council's Chair, and that DCEO provide administrative, personnel, and technical support for the BAC.

Provides for 21 voting members/designees (quorum of 7), including: Director of DCEO (Chair); Secretary of DOIT; Director of Aging; Illinois Attorney General; Chair, Illinois Commerce Commission; Disabled Citizens rep (Healthcare and Family Services); Electric Cooperative rep; statewide-Municipalities rep; statewide-Libraries rep; Public Housing Authority rep; Community College Board rep; Bd. of Higher Education rep; statewide-Farm Organization rep; statewide-Seniors Organization rep; 7 Members representing various types of broadband Providers, Working Groups appointed by the Broadband Advisory Council may include non-BAC members. All voting and non-voting members of the Council will be appointed within 90 days after the effective date of the Act. (March 31, 2019). the law requires the Council to conduct its first meeting within 30 days after all members are appointed. and to meet quarterly, and provides that voting members of the Council shall select a Vice Chair from among the group. Additional hearings and public meetings are permitted at the discretion of the Council

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

For a state, local community, or individual family to compete in the 21st century digital economy, all barriers to broadband access, including the availability of multiple service providers, must be overcome. In many rural areas of Illinois there are no service providers, and families have no choice but their unreliable phone hotspot. More or better broadband deployment alone won't close the broadband access gap, a historic infrastructure investment matched with meaningful civic engagement is necessary. Governor Pritzker launched a statewide initiative in August 2019, Connect Illinois, to expand broadband access across the entire state. Connect Illinois includes a capital investment from Rebuild Illinois, funded by the 2019 Capital Bill. A new program will provide all Illinois public K-12 students access to high-speed broadband at no charge. The initiative also includes a \$400 million broadband grant program and a \$20 million capital program for the Illinois Century Network, a high-speed broadband network serving K-12 and higher education institutions, among others. At the same time Connect Illinois invests in broadband infrastructure, the program will leverage complementary efforts to ensure that all Illinoisans have both the requisite broadband service and necessary broadband know-how.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the EPA, Illinois's climate is changing. Most of the state has warmed by about one degree (F) in the last century. Floods are becoming more frequent, and ice cover on the Great Lakes is forming later or melting sooner. In the coming decades, the state will have more extremely hot days, which may harm public health as well as have an impact on the State's agricultural economy.

Changing climate is likely to increase the frequency of floods in Illinois. Over the last half century, average annual precipitation in most of the Midwest has increased by 5 to 10 percent. But rainfall during the four wettest days of the year has increased about 35 percent, and the amount of water flowing in most streams during the worst flood of the year has increased by more than 20 percent. During the next century, spring rainfall and average precipitation are likely to increase, and severe rainstorms are likely to intensify. Each of these factors will tend to further increase the risk of flooding.

Although springtime in Illinois is likely to be wetter, summer droughts are likely to be more severe. Rising temperatures can harm air quality and amplify existing threats to human health. Warmer weather can increase the production of ground-level ozone, a pollutant that causes lung and heart problems. U.S. EPA and the Illinois EPA have been working to reduce ozone concentrations. As the climate changes, continued progress toward clean air will become more difficult. Hot days can be unhealthy, even dangerous. High air temperatures can cause heat stroke and dehydration, and affect people's cardiovascular and nervous systems. In the next 70 years, climate change is likely to substantially increase heat-related deaths. Certain people are especially vulnerable, including children, the elderly, the sick, and the poor.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

A report published by the Illinois Department of Public Health noted that Illinois' communities have to prepare for and respond to the environmental changes from climate change. Many factors can increase the risk of developing the health conditions related to climate change including poverty, unemployment, lack of access to transportation, crowded housing, and having small children or elderly people in the home. Such factors are known as social vulnerability and it means that some communities will be at a higher risk of suffering from the public health impacts from climate change. The report states these communities are often disproportionately low-income and of color. The Social Vulnerability Index is a tool the Centers for Disease Control and Prevention (CDC) created to measure these impacts and help emergency response planners and public health officials identify the communities that will most likely need support before, during, and after a natural disaster.

The primary climate change risks for Illinois are heat or flood related. Even though Chicago is known for having heat waves, the rest of the state has also experienced extreme heat waves that made many people sick and hospitalized others. The southern part of Illinois is warmer than the northern part, and people living in rural areas of Illinois are actually at greater risk of suffering from heat stress illness than in urban areas. Individuals in every county of Illinois have been hospitalized for heat stress illness, but overall, the risk is about 1.5 times greater for those who live in rural counties compared to urban counties.

The Mississippi and Ohio Rivers run along the borders of Illinois. The Wabash, Kaskaskia, Illinois, and many other rivers run through the State. In the last 30 years, counties alongside the rivers have experienced a federally-declared flood disaster an average of every three years, and 90% of the counties in Illinois have had at least two flood disasters in the last three decades. Besides the loss of property and the economic impact, the residents face health issues from mold, mosquitoes, and the potential for carbon monoxide poisoning from generators. People who are especially vulnerable to floods are the elderly, physically disabled individuals those living in long-term care facilities, and children, all of which are generally considered low-to-moderate income populations.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan Overview provides information on the State’s priority needs, goals, and populations; as well as barriers to affordable housing. This section includes the State’s anticipated funding resources which will be used to meet the State’s outlined priority goals. This section also outlines homelessness, lead based paint hazard, and anti-poverty strategies.

The Strategic Plan Overview will cover the following subsections:

- SP-10 Geographic Priorities
- SP-25 Priority Needs
- SP-30 Influence of Market Conditions
- SP-50 Public Housing Accessibility and Involvement
- SP-55 Barriers to Affordable Housing
- SP-60 Homelessness Strategy
- SP-65 Lead based paint Hazards
- SP-70 Anti-Poverty Strategy
- SP-80 Monitoring

SP-10 Geographic Priorities – 91.315(a)(1)**Geographic Area****Table 52 - Geographic Priority Areas**

1	Area Name:	Statewide Distribution
	Area Type:	Statewide distribution via a competitive process or on a continuous basis per program parameters
	Other Target Area Description:	Statewide distribution via a competitive process or on a continuous basis per program parameters
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The State has identified very and extremely low-income households as one of the priority populations under the Consolidated Plan. The State 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 of the State. 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 of the State. 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 CDBG, HOME, Housing Trust Fund (HTF) 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 it 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. Given the relatively small size of anticipated future HTF allocations, IHDA will not establish geographic set-asides for the HTF, but strive to achieve maximum geographic diversity in its final funding decisions.

The State has not established a policy of targeting its funds within already Federally- or State-defined eligible areas of the State to more specific jurisdictions or regions. If absolute need numbers were used to determine resource allocations of programs, areas with less densely populated communities (e.g. rural areas, small cities, suburban areas with comparatively lower numbers of low and very low-income households versus total households) would be discriminated against, as most of the assistance would then go to large urban centers exclusively. The State agencies administering federal and State programs will continue to make concerted efforts to provide more outreach and technical assistance (e.g. workshops) to eligible applicants to ensure that information on affordable housing, economic development and public facilities programs is available on an equitable basis.

CDBG 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.

SP-25 Priority Needs – 91.315(a)(2)**Priority Needs****Table 53 – Priority Needs Summary**

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly
	Geographic Areas Affected	Statewide distribution via a competitive process or on a continuous basis per program parameters
	Associated Goals	Multifamily Affordable Housing Singlefamily Owner Occupied Housing Rehabilitation Housing Trust Fund Goals
	Description	The Production and Acquisition/Rehabilitation of multifamily and singlefamily affordable housing
	Basis for Relative Priority	The Market Analysis section discusses the State's current housing stock in detail. Much of the State's housing stock was built prior to 1980 and may be in need of rehabilitation, including lead abatement and remediation. The rehabilitation of both renter-occupied and owner-occupied housing will help preserve units that are in danger of being lost from the State's housing stock inventory.
2	Priority Need Name	Homeless
	Priority Level	High

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	Population	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Statewide distribution via a competitive process or on a continuous basis per program parameters
	Associated Goals	Prevent Homelessness Provide Emergency Shelter to Homeless Rapid Re-Housing of Homeless Street Outreach to Homeless
	Description	Funds available through ESG assist Homeless Continuums of Care (CoCs), local governments, and non-profit organizations in funding emergency shelters and providing other social services to homeless and at-risk homeless populations.
	Basis for Relative Priority	Disparities in health, employment, education, familial structure, and racial disparity can be linked to household instability and an increased risk of homelessness
	3 Priority Need Name	Special Needs
	Priority Level	High

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	Population	Extremely Low Low Large Families Elderly Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Statewide distribution via a competitive process or on a continuous basis per program parameters
	Associated Goals	Prevent Homelessness Housing For Persons with HIV/AIDS HOPWA Housing Facilities Rehabilitation and Repair 2020-2024 HOPWA Permanent Housing Placement
	Description	Providing rental and utility assistance, Permanent housing placement services, TBRA,, transition assistance, counseling and other outreach services to persons with Special Needs, including those with HIV/AIDS.
	Basis for Relative Priority	Due to the United States Supreme Court decision in Olmstead v. L.C, 527 U.S. 581 (1999) regarding the Americans with Disabilities Act of 1990, states (of which include Illinois) are transitioning individuals with disabilities out of institutional living and into the least restrictive housing available. Rental assistance and other services that assist with this special needs population, and other (such as ex-offenders, veterans, emancipated youth, frail elderly, victims of domestic violence and persons living with HIV/AIDS) is needed throughout the state
4	Priority Need Name	Community and Economic Development
	Priority Level	High

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	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	Statewide distribution via a competitive process or on a continuous basis per program parameters
	Associated Goals	Singlefamily Owner Occupied Housing Rehabilitation Economic Development Disaster Response Program Public Infrastructure Activities
	Description	Grant funds available through the CDBG Community Development Block Grant Program are available to non-entitlement cities and counties on a competitive basis. Assistance can include: Housing Rehabilitation, Public Infrastructure improvements, and Economic Development. CDBG funds will also provide funds for Disaster Response on an as-needed basis for communities affected by an unforeseen event declared as a Emergency by the Governor of the State of Illinois.
	Basis for Relative Priority	There is a need for non-entitlement communities to provide specific services for their communities based on community specific needs.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.315(b)**Influence of Market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The limited availability of funds for the development of housing is prohibitive to the provision of TBRA.
TBRA for Non-Homeless Special Needs	HOPWA funds will provide TBRA to qualified individuals and families who are residing in a home (as a homeless prevention activity)
New Unit Production	New unit production is dependent on the availability, affordability and suitability of the housing stock in the market area
Rehabilitation	Community revitalization, as well as the ongoing need for preservation of aging housing stock is the primary influence on the use of funds for rehabilitation
Acquisition, including preservation	Acquisition is not a priority per se, except as part of rehabilitation, revitalization, and preservation, as noted above. Further, individual State Agencies are not authorized to acquire/own real property. The Illinois Department of Central Management Services (CMS) is responsible for ownership and management of State facilities. Uses are statutorily limited and do not currently include affordable housing

Table 54 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)

Introduction

Expected Formula Grant resources available under the Consolidated Plan for the Community Block Grant Development (CDBG), HOME, Emergency Solutions Grants, Housing Opportunities for Persons with HIV/AIDS, and federal Housing Trust Fund (HTF) Programs

In response to the following Presidentially declared disasters-- Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013-- Congress made additional funding available to IL DCEO for the CDBG program as Disaster Recovery grants to rebuild the affected areas in Illinois and provide crucial seed money to start the recovery process. Illinois DCEO is in the closeout phase of administering these three CDBG-DR grants and no further grants will be issued. The Action Plans for Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013 can be found at the following link, where the impact and needs assessment sections contain more detail:

<https://www2.illinois.gov/dceo/CommunityServices/DisasterRecovery/Pages/default.aspx>

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	30,374,104	0	0	30,374,104	120,000,000	The 2020 allocation for Illinois' CDBG program is just over \$30 million. With the State experiencing out-migration and the Census held this year, it is anticipated the State's allocation may decrease.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	16,633,189	4,288,075	0	20,921,264	83,685,056	IHDA operates by Grant Based Accounting. The deadline for committing program income, repayments and recaptured funds received during a program year is the date of the P.J.'s commitment deadline for the subsequent year's grant allocation therefore the program income listed here is 2019 Program Income which has the same deadline as 2020 Grant Funds

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,953,870	0	752,466	2,706,336	9,769,350	HOPWA funds provide short term mortgage, utility tenant based assistance, facility based rental assistance and permanent housing placements. Prior Year resources of \$752,466 Housing Facilities Rehabilitation and Repair project started in 2018 and received grant extensions while enviromental review was being finalized and getting approval from HUD to move forward. The rehabilitation and repair funds that were set down in 2018 will be spent completely in grant year 2020.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	5,266,395	0	0	5,266,395	21,065,580	ESG funds are used for street outreach, emergency shelter, homeless prevention, rapid rehousing, HMIS, and administration

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	12,424,008	0	0	12,424,008	49,696,032	Provides affordable rental housing for households at 30% AMI or below

Table 55 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Generally, permanent, non-federal sources of funds that are non-refundable contributions from State or local government, or private sources, will be eligible to qualify as a matching contribution. Refer below for more specific information by program

Acceptable Sources of HOME Match

- Local or State general revenues
- Housing trust funds

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- 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 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

Unacceptable Sources of HOME Match

- All federal funds, including CDBG funds, Rental Rehabilitation Program, Homeless Housing programs, Weatherization, etc.
- Value attributable to federal tax credits
- The interest rate subsidy attributable to the federal tax exemption on financing
- Owner equity or investment in a project
- Cash or other forms of contributions from investors, applicants for, or recipients of HOME assistance or contracts
- Expenditures on Program Administration

ESG: Each grant recipient must supplement its Emergency Solutions Grant funds with an equal or greater amount of funds from other sources. 25% of the match must be cash. The amount available for matching fund purposes must be injected during the grant period.

Acceptable sources of ESG 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. Economic Development grants must be matched (at a minimum) dollar for dollar. Housing Rehabilitation, Public Infrastructure, and Disaster Response grants do not require leverage.

Housing Trust Fund: For the national HTF, 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 the national HTF, but IHDA anticipates most national HTF-funded projects will be highly leveraged

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

Individual State Agencies are not authorized to acquire/own real property. the Illinois Department of Central Management Services (CMS) is responsible for ownership and management of State facilities. Uses are statutorily limited and do not currently include affordable housing

Discussion

The Authority's HOME Program generates program income from two sources: interest income and loan repayment/recaptured funds. Because of Grant Based Accounting, FY 2019 Program Income and the FY 2020 HOME Grant will have the same commitment deadline. Also, Program Income must be fully disbursed before Treasury funds if committed to the same activity. There is a balance of \$4,288,075 in program income for PY 2020 as of December 31, 2019. Ten percent of program income minus recapture will be made available for administrative. Ten percent of the 2020 HOME allocation will be made available for administrative costs which is \$1,663,318 for PY 2020.

National Housing Trust Fund State of Illinois Allocation for 2020 is \$12,424,008. Ten percent, or \$1,242,400 will be used for program administration.

The State's leveraging strategy includes the coordination of Low Income Housing Tax Credits (LIHTCs) with the development of housing that is affordable to low-income and moderate-income families. As the State's LIHTC allocating agency, IHDA coordinates the development of the

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annual Qualified Allocation Plan (QAP). Besides the program's already statutory targeting to households at 60% of area median income or below, IHDA has built a number of factors into its application scoring system to incentivize better targeting to lower income households. These include the following point categories: Rental Assistance; Larger Units; Green Building (lower utility bills); Rehabilitation (of existing housing); Community Revitalization Plans; 30% AMI Housing (10-15%); and Statewide Referral Network (SRN) units, which target 10-15% of a property's units to persons/households who are homeless/at-risk of homelessness or have a disability. All of these scoring criteria are aimed at incentivizing project applications which include deeper targeting to low-and moderate-income families.

HOPWA Housing Facilities Rehabilitation and Repair project started in 2018 and received grant extensions while environmental review was being finalized and getting approval from HUD to move forward. The rehabilitation and repair funds that were set down in 2018 will be spent completely in grant year 2020.

SP-40 Institutional Delivery Structure – 91.315(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ILLINOIS HOUSING DEVELOPMENT AUTHORITY	Government	Ownership Planning Rental	State
Illinois Department of Commerce and Economic Opportunity	Government	Economic Development Ownership Planning public facilities	State
Illinois Department of Human Services	Government	Homelessness Non-homeless special needs Planning public services	State
Illinois Department of Public Health	Government	Non-homeless special needs Planning Rental	State
Illinois Department on Aging	Government	Non-homeless special needs Planning	State
Illinois Department of Healthcare and Family Services	Government	Non-homeless special needs Planning public services	State

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
US Department of Housing and Urban Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	State
US Department of Agriculture - Rural Development	Government	Economic Development Ownership Rental public facilities	State
Federal Home Loan Bank		Ownership Rental	State
Public Housing Authorities	PHA	Public Housing Rental	Jurisdiction
Community Action Agencies	Non-profit organizations	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	State
Continuum of Care Agencies	Non-profit organizations	Homelessness	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community Development Block Grant Entitlement Grantees	Government	Economic Development Non-homeless special needs Ownership neighborhood improvements public facilities public services	Jurisdiction

Table 56 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The ESG program requires that the Continuum of Care organizations provide recommendations to the state for ESG funding. This concept ensures that the ESG funds are awarded to the areas where the need is the greatest and that the entire state is covered. The majority of the providers offer assistance in the way of life skills training, job interviewing skills, counseling, transportation to other mainstream services, etc. These types of assistance are offered to homeless individuals and families, at risk of homelessness individuals and families, veterans, persons with HIV, etc.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X

Supportive Services			
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 57 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction

Each agency is required to be a participating member of the Continuum of Care. The CoCs recommend which agencies within their Continuum should be funded and the amount of the funding. This allows the area that is covered by each CoC to be blanketed with adequate resources based on the need of the area.

Continua of care often prioritize chronic and/or veterans homelessness, especially for their permanent supportive housing and use RRH for families with children. Central Illinois' CoC, Lake County's CoC, Rockford/Winnebago/Boone/DeKalb's CoC, and Will County's CoC have all effectively ended veterans homelessness. Rockford and its county partners has also ended chronic homelessness, with Will County's CoC ending chronic family and chronic veterans homelessness. Both Suburban Cook and Lake County CoCs are undergoing the Built for Zero initiative to attempt to effectively end veterans and chronic homelessness. While many CoCs are targeting certain subpopulations and effectively ending homelessness for these subpopulations, other CoCs are focused on providing excellent services to the unique needs of these subpopulations. They use PIT survey tools, established agency partnerships, task forces, workgroups, and program policies to get closer to ending homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Five CoCs say their service providers have a strong working relationship with one another and another three CoCs emphasize the variety and scope of their service provider network. Service provider agencies are the largest strength for most CoCs. Lake County and Rockford, DeKalb, Winnebago, and Boone feel they have strong coordinated entry systems but a more rural CoC states their system is difficult to manage because service providers are more spread out. Every CoC that provided gap analysis states a lack of funding for affordable housing and services is their major weakness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Each HIV Care Connect Region is required to be a member of the local continuum of Care to ensure that needed services are included and provided to persons living with HIV/AIDS. HIV Care Connect members address the wide variety and growing needs of the homeless and persons living with HIV/AIDS. The IDPH HIV/AIDS section meets quarterly with the HIV Care Regions project directors and consumer representatives. This group is used as an advisory body in the use of Ryan White Part B and HOPWA funds and strategy to overcome gaps in services. In addition, an affinity session has been hosted by IDPH at its annual HIV/AIDS/STD conference to solicit public input regarding the use of funds and services that will need to be provided.

All nineteen continua of care have different strategies to address their specific gaps and improve their continuum. Some are looking at improving their HMIS data usage to identify gaps while others rely on committees and strategic plans to identify gaps. A few continua of care are looking at ways to increase their network of providers while others are working to improve usage of existing resources.

SP-45 Goals Summary – 91.315(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Multifamily Affordable Housing	2020	2024	Affordable Housing	Statewide Distribution	Affordable Housing	HOME: \$83,666,876	Rental units constructed: 145 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit
2	Singlefamily Owner Occupied Housing Rehabilitation	2020	2024	Affordable Housing	Statewide Distribution	Affordable Housing Community and Economic Development	CDBG: \$35,000,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 640 Households Assisted
3	Housing Trust Fund Goals	2020	2024	Affordable Housing	Statewide Distribution	Affordable Housing	HTF: \$44,762,429	Rental units constructed: 95 Household Housing Unit Rental units rehabilitated: 60 Household Housing Unit
4	Prevent Homelessness	2020	2024	Homeless	Statewide Distribution	Homeless Special Needs	ESG: \$1,331,975	Homelessness Prevention: 600 Persons Assisted
5	Provide Emergency Shelter to Homeless	2020	2024	Homeless	Statewide Distribution	Homeless	ESG: \$13,500,000	Homeless Person Overnight Shelter: 88000 Persons Assisted
6	Rapid Re-Housing of Homeless	2020	2024	Homeless	Statewide Distribution	Homeless	ESG: \$10,900,000	Tenant-based rental assistance / Rapid Rehousing: 6000 Households Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Street Outreach to Homeless	2020	2024	Homeless	Statewide Distribution	Homeless	ESG: \$600,000	Other: 5000 Other
8	Housing For Persons with HIV/AIDS	2020	2024	Non-Homeless Special Needs	Statewide Distribution	Special Needs	HOPWA: \$8,992,844	Tenant-based rental assistance / Rapid Rehousing: 810 Households Assisted Housing for People with HIV/AIDS added: 150 Household Housing Unit
9	Public Infrastructure Activities	2020	2024	Non-Housing Community Development	Statewide Distribution	Community and Economic Development	CDBG: \$80,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 72500 Persons Assisted
10	Economic Development	2020	2024	Non-Housing Community Development	Statewide Distribution	Community and Economic Development	CDBG: \$21,783,500	Jobs created/retained: 871 Jobs Businesses assisted: 21 Businesses Assisted
11	Disaster Response Program	2020	2024	Non-Housing Community Development	Statewide Distribution	Community and Economic Development	CDBG: \$10,000,000	
12	HOPWA Housing Facilities Rehabilitation and Repair	2020	2020	Non-Homeless Special Needs	Statewide Distribution	Special Needs	HOPWA: \$752,466	Other: 68 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	2020-2024 HOPWA Permanent Housing Placement	2020	2024	Affordable Housing Non-Homeless Special Needs	Statewide Distribution	Special Needs	HOPWA: \$50,000	Other: 45 Other

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Multifamily Affordable Housing
	Goal Description	Increase, preserve and maintain the availability of affordable housing through the new construction and/or the acquisition/rehabilitation of affordable housing
2	Goal Name	Singlefamily Owner Occupied Housing Rehabilitation
	Goal Description	The program targets housing projects which preserve single-family, owner-occupied housing and encourages neighborhood revitalization. The goal is calculated by dividing the funds allocated by the maximum amount of grant award (currently \$550,000), rounding up to the nearest whole number, and then multiplying the result by 10 (the minimum number of homes that must be completed per award).
3	Goal Name	Housing Trust Fund Goals
	Goal Description	<p>The national Housing Trust Fund is an affordable housing production program to increase the supply of decent, safe and sanitary affordable housing for extremely low income households</p> <p>National Housing Trust Funds HUD allocation amount for Illinois is \$12,424,008. This is a substantial increase over last year's national allocation. The annual amount is then multiplied by the remainder of years in of the Five Year plan. 10% of the total allocation amount over the five years will be used for program administration.</p>

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4	Goal Name	Prevent Homelessness
	Goal Description	Reduce the number of families and individuals who become homeless for the first time. ESG will not be funding Homeless Prevention within all 5 Years of this plan. The State of Illinois non-federal Homeless Prevention funds will provide and/or supplement funding within this category.
5	Goal Name	Provide Emergency Shelter to Homeless
	Goal Description	Provide funding for operating costs and services in homeless shelters in Illinois
6	Goal Name	Rapid Re-Housing of Homeless
	Goal Description	The goal for the State is to reduce the average length of time persons are homeless, and reduce the number of families and individuals who are homeless
7	Goal Name	Street Outreach to Homeless
	Goal Description	Provide street outreach services to reduce the number of unsheltered homeless
8	Goal Name	Housing For Persons with HIV/AIDS
	Goal Description	The Illinois Department of Public health administers the HOPWA Program. Funds are distributed to eight HIV Care Connect Regions which includes of the Chicago. Funds will provide TBRA, PHP and mortgage to qualified individuals and families who are residing in a home (as a homeless prevention activity). Ryan White Part B will be used to provide emergency rent and utility assistance. Number of people with HIV/AIDS at or below 80 percent area medium income that will be newly served from 2020 to 2024 is estimated at 126 with housing assistance.

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9	Goal Name	Public Infrastructure Activities
	Goal Description	<p>Total requests for public infrastructure program funding have consistently outpaced the amount of available funding by as much as 3 to 1. This trend will likely continue as communities struggle to find funding to deliver critical resources.</p> <p>Goal is estimated by taking the amount of annual funding divided by the grant ceiling (\$550,000) multiplied by the average number of persons assisted per grant (500). This goal includes funding for water, stormwater, and sewer activities. Goal outcomes are based on 51% LMI.</p>
10	Goal Name	Economic Development
	Goal Description	<p>Many industries wishing to develop or expand in rural Illinois confront two types of gaps in realizing their project. First, there is often a gap in physical infrastructure necessary to accommodate a new or expanding business. Second, businesses are often unable to access sufficient capital at an affordable cost to ensure the project's viability. The CDBG Economic Development program provides funding based on a jobs/\$ ratio for public infrastructure on behalf of a business, acquisition, construction, reconstruction, leasehold improvements, fixtures, equipment and working capital.</p> <p>Goals are calculated by dividing the amount of funding by the grant award ceiling to equate to number of businesses assisted goal; and the total amount of funding divided by the jobs/\$ amount of \$25,000 per job to equate to number of jobs created goal.</p>
11	Goal Name	Disaster Response Program
	Goal Description	<p>This program is designed for communities experiencing an imminent or urgent threat to health and safety as indicated by a disaster declaration by the Governor of the State of Illinois. Qualifying communities may be reimbursed up to \$200,000 for debris removal, clearance of streets and temporary or permanent repair that does not alter environmental conditions.</p>
12	Goal Name	HOPWA Housing Facilities Rehabilitation and Repair
	Goal Description	<p>Provided funding to housing facilities needing emergency funds to make necessary repairs and rehabilitation to their current facility. Funding for this activity will only occur in the first year of the 2020-2024 Consolidated Plan. Funding will be provided to the following Housing Facilities: Alexian Brothers The Harbor, Bethany Place ,Delacereda House, Greatger Community AIDS Project, Fifth Street Renaissance, Fifth Street Renaissance , Phoenix Center, and Pureto Rican Cultural Center.</p>

13	Goal Name	2020-2024 HOPWA Permanent Housing Placement
	Goal Description	This activity is to assist clients who are eligible with security deposits, first and last months rent, and other initial costs.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

In reference to the Goal Outcome Indicator above, the estimated number of extremely low, low- and moderate-income families to whom the jurisdiction will provide affordable housing for CDBG, HOME and NHTF are as follows

1. HOME: 122 units@31% - 50%; and 123 units@51%-60%
2. CDBG: 640 homes @ <30%
3. National Housing Trust fund: 155 units@<30%
4. ESG: 88,000 Emergency Shelter; 5,000 Street Outreach; 6,000 households Rapid Rehusing; 600 Homeless Prevention.
- 4a. ESG will not be funding Homeless Prevention within all 5 Years of this plan. The State of Illinois non-federal Homeless Prevention funds will supplement funding within this category.
5. HOPWA: 810 households under 80% AMI assisted 2020-2024

SP-50 Public Housing Accessibility and Involvement – 91.315(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Using the Low Income Housing Tax Credit program, the HOME program, the national Housing Trust Fund, and other federal, State and local resources available, the Illinois Housing Development Authority (IHDA) will assist in funding the construction, acquisition and rehabilitation of decent, safe, affordable and accessible units statewide

Activities to Increase Resident Involvements

Since the passage of Quality Housing Work Responsibility Act (QHWRA) of 1998, PHAs have been required to have a resident commissioner. Local Public Housing Authorities statewide increase resident involvement through meetings and resident participation activities required under their PHA Agency Plans. Additional opportunities for resident input exist at those local PHAs receiving ROSS, Service Coordinator, and Family Self-Sufficiency funding from HUD. The State will also make efforts to build consensus statewide on strategies to increase resident participation through survey and increased data/information gathering, the OHCS Advisory Committee, and additional coordination efforts.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

There are 110 local Public Housing Authorities in the State of Illinois. Those PHAs in a community not covered by a local Consolidated Plan are included in the State's jurisdiction. The HUD Office of Public and Indian Housing (PIH) generates a list of 'troubled' PHAs each quarter. The Illinois Housing Development Authority will periodically consult with HUD on those PHAs located within the State jurisdiction designated as troubled, and include this information in the Annual Action Plan and Annual Performance Report.

The Illinois Housing Development Authority plans to consult with HUD on those PHAs within the State jurisdiction designated as troubled, and will provide outreach to the troubled PHA upon request and as needed. IHDA will also be available to meet with HUD officials to discuss areas where it may be able to provide technical assistance to assist local PHA(s) to remove this classification. These actions are discussed in more detail in AP-60.

SP-55 Barriers to affordable housing – 91.315(h)

Barriers to Affordable Housing

The narrative below provides detail on 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

1 Building Codes

Elimination/Removal of Barriers to Affordable Housing

Illinois is a wildly diverse state, having the largest number of local governments in the country. According to a 2005 Rural Research Report from IIRA, entitled "Governmental Structure in Illinois," it had 1,251 municipalities, 1,433 townships, 102 counties, and 3,681 special taxing districts. This was updated by the ILGA Legislative Research Unit in May of 2015 to now reflect a total of 6,953 total local governments in Illinois. As of April 2018, the Illinois State Comptroller listed the number as 8,529. While this is not a barrier per se, the network of local government authorities and approval requirements must be evaluated by both non-profit and for-profit affordable housing developers as well as public agencies when pursuing any such projects or programs.

The related regulatory environment is also of note. Here are some major facets of it:

1) Building Codes While there is not a State statutory building code, the Illinois Municipal Code sets general parameters for local Comprehensive planning, zoning, and building codes. Furthermore, there are nearly a dozen State laws impacting local governments in specific areas, including plumbing, stormwater, septic systems, lead poisoning prevention, asbestos abatement, manufacturing living, environmental barriers, and historic preservation. These various State laws/regulations or local ordinances serve legitimate public health and safety concerns as well as sound public management practices. All laws construed by an individual or group as discriminatory or excessive are also open to court challenge under federal fair housing laws as well as the Illinois Human Rights Act.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Ten (10) general statements and potential barriers were cited in MA-40, the Market Analysis section of this Five-Year Plan. The discussions on Building Codes, Home Rule, Impact Fees, and Property Taxes in that section were included to better describe the regulatory governance under which affordable housing in Illinois currently operates. The State's strategy for addressing barriers identified in regards to the Cost and Availability of Land, Availability of Affordable and Accessible Housing, Public Housing, Preservation, Homelessness and Other Special Needs is as follows:

Cost/Availability of Land: Barrier

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

The Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network) provide access to funding and technical assistance for the creation/operation of land banks to Illinois communities outside the Chicago metro area, with funding through the Illinois Attorney General's Office

Eligible Grant Activities include:

Develop and submit documentation to form a land bank

Off-set related legal expenses and holding costs in connection with on-going land bank creation

Maintenance and other activities

-Fund reasonable start-up costs (including staffing and legal fees for land bank creation)

-initial acquisitions of 1-6 unit residential properties. Property acquisition costs may include:

-Purchase price

-Lien extinguishment (excepting property taxes)

-Legal costs

-Title, recording, and transfer fees

-Demolition costs

-Costs of lot treatment and greening

-Redevelopment and disposition of vacant and abandoned properties in order to return them to affordable housing and other productive use

TA Network Eligible Grant Activities include the following:

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

Both the LBCP and TA Network assist communities by providing grant funds to help local and regional revitalization efforts by increasing planning and land banking capacity. IHDA began administration of the first year of the program in CY 2018, with 10 grantees

The Illinois Housing Development Authority will continue to prepare the Housing Affordability Impact Notes for all requested State legislation, requested by State legislators. The Housing Affordability Impact Note states: "Every bill, except those making a direct appropriation, the purpose or effect of which is to directly increase or decrease the cost of construction, purchasing, owning, or selling a single-family residence shall have prepared for it, before second reading in the house of introduction, a brief explanatory statement or note that shall include a reliable estimate of the anticipated impact."

Affordability/Accessibility of Housing: Barrier

Illinois Housing Search Website: ILHousingSearch.org is an online affordable housing locator maintained by Illinois Housing Development Authority (IHDA) that lists available affordable housing across the state. Users search for affordable housing by geographical location, size, price, accessibility features, amenities, and other eligibility criteria.

State Referral Network Created in 2007 originally within IHDA's LIHTC Program, the Statewide Referral Network (SRN) links populations already connected to services to affordable, available and supporting housing. SRN units are affordable for persons with extremely low-incomes (30% area median income). Eligible populations include persons living with disabilities, experiencing homelessness, at risk of homelessness, and at risk of institutionalization.

Embedded in Illinois' housing locator site is a password-protected login through the Pre-Screening, Assessment, Intake and Referral (PAIR) module for SRN and Section 811 units. The PAIR module is a waitlist management system allowing for pre-screening of individuals for eligibility through an initial questionnaire, collecting details of those who potentially qualify for intake onto a waiting list. The SRN Waiting List receives referrals through the module from various service providers; housing locators, transition coordinators and care coordinators. The Housing Waiting List Manager then facilitates the matching and referral of qualified applicants to properties with SRN units.

AHPAA Implementation: The Affordable Housing Planning and Appeal Act (AHPAA) encourages affordable housing production in communities (municipalities with populations over 1,000, and counties) throughout the state by requiring communities with less than 10% affordable housing stock (known as 'non-exempt' communities) to participate in activities that promote affordable housing in

their communities. Non-exempt communities are required to produce and approve an affordable housing plan 18 months after the date of their non-exempt notification. While there is no major enforcement process in this law, it codifies the state's intent in providing affordable housing. The AHPAA also established the State Housing Appeals Board (SHAB), appointed by the Governor, which is responsible for hearing appeals received from developers who feel that one of their development proposals have been unfairly denied, or unreasonable conditions were placed upon the tentative approval of the development to make it economically feasible to carry out, by a non-exempt local government. IHDA has continued to provide a set-aside for projects located in AHPAA and "at risk" communities each year in its Low Income Housing Tax Credit (LIHTC) Qualified Allocation Plan. IDoA, IDHS and IDHFS are involved via an intergovernmental agreement

Accessibility: IHDA has encouraged developers to include additional handicapped accessible units in their projects by providing incentive points in the LIHTC applicant scoring system. It has also incorporated the international Building Code's Universal Housing scoring into its IHDA Rental Housing Construction Standards used in non-home municipalities which don't have a local building code.

Rental Assistance: Rental Assistance is a necessary resource for a variety of households, including extremely low-income households, homeless/at risk, persons with disabilities and other special needs populations. The State's focus is on the following: Continued administration of the State funded Rental Housing Support Program; Including incentives for rental assistance in the QAP applicant scoring system, to encourage preservation projects as well as PHA participation with Project-Based Vouchers; Administration of the IDHS Bridge Rental Subsidy Program for Williams and Colbert class members who qualify to be placed in community-based housing.

Affordability/Accessibility of Housing: Barrier continued

HUD Section 811 Program: In February 2013 the State was awarded \$12.32 million by HUD to provide up to 370 project-based vouchers to persons with disabilities who were leaving nursing homes and other institutional facilities to help them transition back into the community. This money assists Illinois in its efforts to meet obligations set in place by three consent decrees (Williams, Colbert, and Ligas), as well as the Money Follows the Person (MFP) Program and State Operated Developmental Centers closures. In 2015, HUD awarded a second round of 811 funding. IHDA was awarded \$6.42 million, which will assist approximately 200 households.

Through this 811 Demonstration Program, IHDA works with affordable housing owners to set aside units for eligible 811 populations through Rental Assistance Contracts. The 811 project-based rental assistance is provided to properties financed by several funding sources, including Low Income Housing Tax Credits (LIHTCs), HUD HOME funds and bond financing. This allows the 811 subsidies to help state and local governments strategically, systematically create integrated supportive housing units in regulated, affordable rental housing developments. Service providers working with eligible applicants can then access the Section 811 units by placing Class Members onto the PAIR module's 811 Waiting List

within the ILHousingSearch.org web-based housing locator (anyone eligible for Section 811 is eligible for the Statewide Referral Network waiting list).

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

Since program initiation, 2,906 units have been Board approved and over 195 are available in the PAIR system.

Public Housing: Barrier

As cited in the Market Analysis, major barriers facing public housing are increasing deferred maintenance, and inadequate funding issues. Many public housing projects require extensive rehabilitation or redevelopment work. The HUD Rental Assistance Demonstration (RAD) Program assists by encouraging public housing authorities (PHAs) to convert their public housing into Section 8 project-based or project-based vouchers by entering into public-private partnerships. 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.

Since 2013, when HUD approved a statewide Coordinated Remedial Plan for the State, local public housing authorities in Illinois have been able to establish preferences on their Public Housing waiting lists for Special Needs/Olmstead populations. PHAs provide preference to persons with disabilities who are participating in one of three consent decrees (Colbert, Williams, and Ligas), or seeking to move out of a State-Operated Developmental Center.

Preservation: Barrier

Several programs promote the preservation of affordable housing throughout the State, both single- and multi-family.

The Community Development Block Grant Program/Housing Rehabilitation Grant Program assists eligible CDBG local governments in helping homeowners (for non-entitlement areas of the State) make necessary repairs and improvements to their homes to eliminate health and safety problems, correct building code violations, and preserve the long-term integrity of the units.

The Low Income Housing Tax Credit (LIHTC) Program is an indirect federal subsidy used to finance the development or redevelopment of affordable rental housing for low-income households (at 60% area median income or below). The State awards these federal tax credits to 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. IHDA also 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. LIHTC Unit must maintain affordable rent for at least 30 years.

IHDA administers approximately 30% of the State's Section 8 Project-Based Assistance properties since the program's inception, 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.

Preservation cont

Community Revitalization Technical Assistance Network

In 2014, IHDA began offering technical assistance to communities and housing developers pursuing tax credits in Qualified Census Tracts (QCTs), R/ECAPS, and other areas of the state where Opportunity Area points from the QAP are not available. IHDA recognizes that there are large swaths of the state that are unable to undertake Community Revitalization no matter how permissive the process is. This is particularly true for smaller rural communities across Illinois that lack the capacity to plan in a formal way. To address this issue, IHDA began to formalize its processes as a Community Revitalization Network intended to help all communities throughout Illinois plan to meet their housing needs. This has been proven successful as the Community Revitalization Network has increased a competitive 9% LIHTC application's score by an average of 7.3 points.

Since 2014, IHDA has expanded the network across the state to build upon and link to existing planning efforts, identify strengths and needs within the community, and generate localized capacity via a community revitalization strategy process. Partnerships, formalized through a signed scope of work, generally last longer than a year, and afford communities free planning services conducted by IHDA. Partnerships with IHDA result in a final Housing Needs Assessment planning document, which outlines data-driven strategies for accessing affordable housing resources. Communities also have the option for individual services, such as community outreach, development resources, housing stock surveys, funding strategies, or other recommendations if they believe it is a better fit for their community. As of December 2019, 118 projects/communities in the state have received some level of technical assistance from IHDA. IHDA's Community Revitalization staff has served/is currently serving on 13 advisory groups that allow IHDA to provide partners and other organizations with community revitalization guidance.

Homelessness

All of Illinois' 102 counties are served by a local/regional continuum of Care organization. The approach is to identify existing programs and services, evaluate their adequacy, and identify other needed services, and ways to provide same in each service area. Homeless prevention programs, emergency shelters, transitional housing, permanent housing and individual and family self-sufficiency are the major features of each continuum. Identified causes of homelessness that have been reported by shelter providers include insufficient income, structural deficiency of housing, relocation, institutional release, family disputes, and overcrowding, to name a few major ones.

Other Special Needs

Illinois Interagency Council on Homelessness

The Illinois Interagency Council on Homelessness (ICH) is a group of stakeholders across the State interested in collaborating on homelessness policy and programs, enhancing the capacity of State Continuums of Care. ICH currently meets and specifically works with the Illinois Cooperative Agreement to Benefit Homeless Individuals (CABHI) program grant and the Department of Human Service's Substance Use Prevention and Recovery Division runs the CABHI grant.

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

In 2013, the original CABHI grant helped facilitate the ICH by creating the State Plan to Reduce Chronic Homelessness. It affirmed six core values and set goals for the ICH to achieve with the CABHI grant. The first grant ended in September 2017 and Illinois received a new CABHI grant in the Fall of 2017. This grant led to the creation the new State Plan to Support Families and Unaccompanied Youth Experiencing Homelessness. This plan has the same core values but focuses on families and unaccompanied youth experiencing homelessness. Its key goals include increasing leadership, collaboration and civic engagement; increasing access to stable and affordable housing for the target populations; increasing economic security; and, increasing health and stability.

SP-60 Homelessness Strategy – 91.315(d)

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.

More urban CoCs have robust street outreach teams and use their coordinated entry access points (shelters, drop-in centers, etc.). More rural CoCs seem to rely on a single outreach team (often PATH) or community partners that notify the continuum if someone is experiencing homelessness.

Addressing the emergency and transitional housing needs of homeless persons

Housing relocation and stabilization services and short- and/or medium-term rental assistance are 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.

The majority of CoCs mention they have emergency shelters that quickly work to place persons in whatever housing best suits their needs, including transitional housing, rapid rehousing, emergency transitional housing funded through Illinois' Department of Human Services, or permanent supportive housing. Two CoCs no longer have any CoC-funded transitional housing and many CoCs are focused on Rapid Re-Housing as an emergency solution.

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. Pursuant to Public Act 100-0010, the Illinois Veterans' Advisory Council (IVAC) took over the responsibilities to investigate the re-entry process for servicemembers who return to civilian life after active duty service. The transition of the initiatives of the Discharged Service Members Task Force to the IVAC should bring about a more efficient process by including a wide array of members and representatives comprising many different national recognized veteran service organizations that make up the IVAC.

The state encourages providers to focus on the rapid rehousing component of ESG. The Street Outreach component is now being requested by providers that are mainly located within larger metropolitan

areas. These providers reach out to individuals/families that are living in their vehicles or on the streets. The homeless individuals and families are connected with emergency shelter, permanent housing, onsite healthcare and other critical services.

Continua of Care are using their coordinated entry systems to prioritize populations with the most need for permanent supportive housing and to evaluate how their system works to transition people from shorter term housing to PSH. Many CoCs are using intense case management and supplemental supportive services in the community to ensure PSH is successful and homelessness does not recur. Chicago's CoC uses housing locators to supplement the transition to PSH. Southern IL has service provider agencies that receive funding to provide furniture, moving costs, and first rent as well as security deposit to ensure against recurrence.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Housing relocation and stabilization services and short-and/or medium-term rental assistance are 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. Under the National Housing Trust Fund, IHDA will prioritize PSH, especially in the creation of new units for households at or below 30% AMI.

CoCs use a range of strategies to prevent people from experiencing homelessness who are exiting publicly funded institutions or receiving other social services. Some CoCs encourage their agencies to connect their clients to other supportive resources. Many CoCs have agencies that provide their own set of services that prevent homelessness. Three continua work directly with local institutions to actively prevent homelessness as people exit those institutions. Regardless of the level of each CoC's involvement, every CoC has some array of agency provided services or partnerships with other organizations to provide supportive services in order to prevent homelessness.

SP-65 Lead based paint Hazards – 91.315(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

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 (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.

The U.S. Environmental Protection Agency (EPA) has approved the Illinois Lead Poisoning Prevention Program for operation in lieu of a federal program under Section 402 of the federal Toxic Substances Control Act. Through the Lead Poisoning Prevention Act (410 ILCS), the State designated the Illinois Department of Public Health as the regulatory agency for the identification and mitigation/abatement of lead hazards for children under sixteen years of age identified with elevated blood lead levels. Children under six years of age are considered a priority-targeted population. IDPH is responsible for the training and licensing of lead inspectors, contractors, and abatement workers. IDPH's laboratories provide blood lead analysis for Medicaid and medically indigent children. The IDPH Childhood Lead Poisoning Prevention Program maintains the HELPSS Reporting System, Follow-up Data Collection System, and Clearinghouse of Information, and provides technical assistance to entities statewide on blood screening and follow-up. Delegate agencies are monitored for accurate and efficient environmental inspections through IDPH's Division of Environmental Health.

Both IHDA, through its multi-family new construction and rehabilitation programs and DCEO, through its single-family Housing Rehabilitation program, work to increase the number of units available statewide that are free of lead-based paint hazards

How are the actions listed above integrated into housing policies and procedures?

Public Act 94-0879 includes provisions barring owners of residential buildings who have 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.

The IDPH works with the Illinois Building Commission and the DCEO to integrate lead safety into building renovations and encourage statewide compliance of the lead disclosure rule, and HUD regulations at 24 CFR 35 regarding the notification, evaluation, and reduction of lead-based paint hazards in Federally-owned residential property and housing receiving federal assistance. DCEO's Small Business Environmental Assistance Program (SBEAP) also provides information to small businesses on lead regulation and compliance requirements.

The IDPH will continue to participate on the Advisory Committee staffed by the IHDA to look for opportunities to promote lead-safe and other “healthy home initiatives” involving indoor air quality, pest control, dust control, etc. as outlined in HUD’s Healthy Homes Initiative resulting from the White House Task Force on Environmental Health Risks and Safety Risks to Children and Executive Order 13045. Under IHDA programs (including HOME and the federal Housing Trust Fund), all projects involving housing rehab must comply with HUD and EPA safety standards.

The State's 2019 Fiscal Year budget included \$15,000,000 to extend the successful CLEAR-WIN program

SP-70 Anti-Poverty Strategy – 91.315(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

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

(1) The HHS-funded Community Services Block Grant (CSBG) Program is the major federally-funded anti-poverty program. Its history goes back to the original Federal Office of Economic Opportunity (OEO), which served to create community action agencies (CAAs) as a necessary link to coordinate these efforts at the local level. It is generally coordinated with other subject-specific programs, and is geared toward 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.

(2) Many CAAs around the state were designated as CHDOs under IHDA's HOME Program. Most administered single-family acquisition/rehabilitation/resale programs, until HUD's program rules for resale time period became overly restrictive, as did CHDO eligibility requirements. IHDA has had limited success working with CHDOs on rental housing projects, although it does have a few noted successes over the years in the Rock Island, Frankfort, Beardstown, and Danville areas. The Illinois Association of Community Action Agencies (IACAA) serves as a membership organization for CAAs, and also provides a wide range of training and technical assistance for its members. This includes a statewide housing CDC, ICADC, geared toward assisting local CAAs to build capacity and to partner for affordable housing projects. ICADC was responsible for assisting in most of the projects listed above.

(3) IDHS administers most of the State's homeless assistance programs. These have included both the State-funded Homeless Prevention Program and the Emergency & Transitional Housing Program, both of which have been at least partially if not fully funded through the State's Affordable Housing Trust Fund as well as general revenue funds. It now also administers the HUD-funded Emergency Solutions Grant Program, which assists local homeless services agencies with rehabilitation, operation/maintenance costs, essential services, and homeless prevention/rapid rehousing programs.

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

(5) DCEO also administers the DOL-funded Workforce Investment and Opportunity Act funding, which provides federal funding to workforce development boards (WDBs) throughout the state for local employment and job training programs. The State has coordinated its efforts in this area by establishing Illinois Employment & Training Centers, which include staffing from WDBs, IDHS-unemployment

assistance and employment data and projections, and IDHS, to provide a one-stop shop for human services.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

6)IHDA has administered approximately 30% of the State’s Section 8 Project-Based Assistance since the program’s inception, most of which has partially or wholly financed those developments. IHDA regularly works with the 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).

(7)IHDA also administers the State-funded Rental Housing Support Program (RHSP), which targets rental assistance through Local Administrative Agencies (LAAs) to households at 15-30% area median income. It also has begun administering the Section 811 Project Based Rental Assistance Demonstration Program, a HUD-funded program which is specifically targeted to persons with disabilities who are coming out of institutional facilities and searching for community-based housing.

(8)IHDA also strongly encourages income targeting to lower-income households through the scoring system for its LIHTC Program. These include categories for Rental Assistance (under which it incentivizes applicants who work with their local PHAs to obtain project-based vouchers), as well as incentivizing applicants who set aside units for supportive housing populations (i.e., households at 30% AMI or below who are homeless/at-risk or include persons with disabilities). IHDA also strongly encourages applicant developers of proposed projects in Qualified Census Tracts to submit a detailed community revitalization plan. As many of these federally-designated areas have higher concentrations of low-income households, poverty, and unemployment, IHDA has provided applicants for these types of projects with very specific referral sources to identify employment & training centers, community colleges, workforce development boards, and small business development centers in serving the project area.

(9)IDHS-Division of Mental Health administers a rental assistance program for persons with mental illness via its Bridge Rental Subsidy Program (BRSP). It is funded through a State-imposed hospital tax.

(10)IDHS administers the Home Services Program for persons with disabilities to provide in-home services to avoid premature or unnecessary institutionalization. IDoA administers a similar in-home services program for the elderly population known as the Community Care Program. Both are authorized under federally approved Medicaid waivers. Similarly, for years the State has operated a Supportive Living Facilities program through IDHFS, also through a Medicaid waiver. It provides assisted living services funding to elderly persons, primarily those eligible for Medicare, so that they can reside in affordable housing that is less restrictive and less expensive than nursing homes. IHDA has assisted in the financing of many of these properties.

(11) IHDA has regularly worked with local public housing authorities (PHAs) and their non-profit affiliates to develop mixed-financing projects. Many have involved long-term homeownership programs through the LIHTC Program. More recently, many PHAs are or will be seeking IHDA assistance for their Rental Assistance demonstration (RAD) Program projects, which allow them to convert traditional public housing properties to Section 8 project-based assistance.

(12) Under the National Housing Trust Fund, IHDA is able to increase its production of units for Extremely low income households at 30% of AMI or below

SP-80 Monitoring – 91.330

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

Objectives:

The objectives of State monitoring and reporting on these programs are to determine if grantees and sponsors:

- Are carrying out local projects and programs as described in their applications (as revised or amended) and contracts/grant agreements;
- Are carrying out the program or project in a timely manner;
- Are charging costs to the program or project which are eligible under applicable regulations and the grant/regulatory agreement;
- Are complying with other applicable laws, regulations, and terms of the contract/grant agreement;
- Are conducting the program in a manner which minimizes the opportunity for fraud, waste, and mismanagement; and
- Have a continuing capacity to carry out the approved program or project.

The State of Illinois currently receives under direct HUD formula grant funding five (5) programs: The Community Development Block Grant (CDBG) administered by Department of Commerce and Economic Opportunity (DCEO); the HOME Program and the national Housing Trust Fund (HTF), both administered by the Illinois Housing Development Authority (IHDA); the Emergency Solutions Grants Program, administered by the Department of Human Services; and the Housing Opportunities for Persons with AIDS (HOPWA) Program, administered by IDPH. While each agency has its own procedures, most of the major steps in monitoring are very similar. Grantees and/or project sponsors are responsible for selecting, planning, and carrying out approved programs, projects, and activities in accordance with State and Federal law and regulations, and with the contracts or grant agreements executed between each grantee or sponsor and one of the three State funding agencies (DCEO, IHDA, IDPH, or IDHS). The State ultimately has the responsibility to ensure that grantees and project sponsors are carrying out their programs in accordance with all applicable laws and regulations.

Management of Monitoring Activities:

The two major types of monitoring that State agency staff carry out for these programs are: desk monitoring and field monitoring.

Desk monitoring is an ongoing process of retrieving a grantees'/sponsors performance. It involves using all available data or making judgments about performance and is conducted in the office of the State Funding agency (DCEO, IHDA, IDHS, or IDPH).

Among the sources of information available for desk review and analysis are:

- 1) approved application(s);
- 2) the grant or regulatory agreement or contract;
- 3) grantee-prepared environmental reviews (DCEO and HOME);
- 4) drawdown requests for reimbursement;
- 5) grantee responses to monitoring and audit findings;
- 6) monitoring trip reports;
- 7) citizen and administrative complaints;
- 8) litigation;
- 9) data supplied by other state and federal agencies; and
- 10) audit reports.

Information is used to observe lack of activity or inappropriate changes in grantee/project sponsor activity, to identify problems, potential problems, program status and accomplishments. Analysis of the data may indicate the need for a special monitoring visit by program staff to resolve or prevent a problem.

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

Expected Formula Grant resources available under the Consolidated Plan for the Community Block Grant Development (CDGB), HOME, Emergency Solutions Grants, Housing Opportunities for Persons with HIV/AIDS, and federal Housing Trust Fund (HTF) Programs

In response to the following Presidentially declared disasters-- Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013-- Congress made additional funding available to IL DCEO for the CDBG program as Disaster Recovery grants to rebuild the affected areas in Illinois and provide crucial seed money to start the recovery process. Illinois DCEO is in the closeout phase of administering these three CDBG-DR grants and no further grants will be issued. The Action Plans for Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013 can be found at the following link, where the impact and needs assessment sections contain more detail:

State of Illinois 2020-2024 Consolidated Plan – FINAL AS APPROVED BY HUD

<https://www2.illinois.gov/dceo/CommunityServices/DisasterRecovery/Pages/default.aspx>

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	30,374,104	0	0	30,374,104	120,000,000	The 2020 allocation for Illinois' CDBG program is just over \$30 million. With the State experiencing out-migration and the Census held this year, it is anticipated the State's allocation may decrease.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	16,633,189	4,288,075	0	20,921,264	83,685,056	IHDA operates by Grant Based Accounting. The deadline for committing program income, repayments and recaptured funds received during a program year is the date of the P.J.'s commitment deadline for the subsequent year's grant allocation therefore the program income listed here is 2019 Program Income which has the same deadline as 2020 Grant Funds

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,953,870	0	752,466	2,706,336	9,769,350	HOPWA funds provide short term mortgage, utility tenant based assistance, facility based rental assistance and permanent housing placements. Prior Year resources of \$752,466 Housing Facilities Rehabilitation and Repair project started in 2018 and received grant extensions while enviromental review was being finalized and getting approval from HUD to move forward. The rehabilitation and repair funds that were set down in 2018 will be spent completely in grant year 2020.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	5,266,395	0	0	5,266,395	21,065,580	ESG funds are used for street outreach, emergency shelter, homeless prevention, rapid rehousing, HMIS, and administration

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	12,424,008	0	0	12,424,008	49,696,032	Provides affordable rental housing for households at 30% AMI or below

Table 59 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Generally, permanent, non-federal sources of funds that are non-refundable contributions from State or local government, or private sources, will be eligible to qualify as a matching contribution. Refer below for more specific information by program

Acceptable Sources of HOME Match

- Local or State general revenues
- Housing trust funds

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- 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 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

Unacceptable Sources of HOME Match

- All federal funds, including CDBG funds, Rental Rehabilitation Program, Homeless Housing programs, Weatherization, etc.
- Value attributable to federal tax credits
- The interest rate subsidy attributable to the federal tax exemption on financing
- Owner equity or investment in a project
- Cash or other forms of contributions from investors, applicants for, or recipients of HOME assistance or contracts
- Expenditures on Program Administration

ESG: Each grant recipient must supplement its Emergency Solutions Grant funds with an equal or greater amount of funds from other sources. 25% of the match must be cash. The amount available for matching fund purposes must be injected during the grant period.

Acceptable sources of ESG 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. Economic Development grants must be matched (at a minimum) dollar for dollar. Housing Rehabilitation, Public Infrastructure, and Disaster Response grants do not require leverage.

Housing Trust Fund: For the national HTF, 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 the national HTF, but IHDA anticipates most national HTF-funded projects will be highly leveraged

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Individual State Agencies are not authorized to acquire/own real property. the Illinois Department of Central Management Services (CMS) is responsible for ownership and management of State facilities. Uses are statutorily limited and do not currently include affordable housing

Discussion

The Authority's HOME Program generates program income from two sources: interest income and loan repayment/recaptured funds. Because of Grant Based Accounting, FY 2019 Program Income and the FY 2020 HOME Grant will have the same commitment deadline. Also, Program Income must be fully disbursed before Treasury funds if committed to the same activity. There is a balance of \$4,288,075 in program income for PY 2020 as of December 31, 2019. Ten percent of program income minus recapture will be made available for administrative. Ten percent of the 2020 HOME allocation will be made available for administrative costs which is \$1,663,318 for PY 2020.

National Housing Trust Fund State of Illinois Allocation for 2020 is \$12,424,008. Ten percent, or \$1,242,400 will be used for program administration.

The State's leveraging strategy includes the coordination of Low Income Housing Tax Credits (LIHTCs) with the development of housing that is affordable to low-income and moderate-income families. As the State's LIHTC allocating agency, IHDA coordinates the development of the annual Qualified Allocation Plan (QAP). Besides the program's already statutory targeting to households at 60% of area median income or below, IHDA has built a number of factors into its application scoring system to incentivize better targeting to lower income households. These include the following point categories: Rental Assistance; Larger Units; Green Building (lower utility bills); Rehabilitation (of existing housing); Community Revitalization Plans; 30% AMI Housing (10-15%); and Statewide Referral Network (SRN) units, which target 10-15% of a property's units to persons/households who are homeless/at-risk of homelessness or have a disability. All of these scoring criteria are aimed at incentivizing project applications which include deeper targeting to low-and moderate-income families.

HOPWA Housing Facilities Rehabilitation and Repair project started in 2018 and received grant extensions while environmental review was being finalized and getting approval from HUD to move forward. The rehabilitation and repair funds that were set down in 2018 will be spent completely in grant year 2020.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Multifamily Affordable Housing	2020	2024	Affordable Housing	Statewide Distribution	Affordable Housing	HOME: \$16,633,189	Rental units constructed: 29 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit
2	Singlefamily Owner Occupied Housing Rehabilitation	2020	2024	Affordable Housing	Statewide Distribution	Affordable Housing	CDBG: \$7,000,000	Homeowner Housing Rehabilitated: 120 Household Housing Unit
3	Housing Trust Fund Goals	2020	2024	Affordable Housing	Statewide Distribution	Affordable Housing	HTF: \$12,424,008	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 13 Household Housing Unit
4	Prevent Homelessness	2020	2024	Homeless	Statewide Distribution	Homeless	ESG: \$0	Homelessness Prevention: 0 Persons Assisted
5	Provide Emergency Shelter to Homeless	2020	2024	Homeless	Statewide Distribution	Homeless	ESG: \$2,700,000	Homeless Person Overnight Shelter: 17600 Persons Assisted
6	Rapid Re-Housing of Homeless	2020	2024	Homeless	Statewide Distribution	Homeless	ESG: \$2,180,000	Tenant-based rental assistance / Rapid Rehousing: 1200 Households Assisted
7	Street Outreach to Homeless	2020	2024	Homeless	Statewide Distribution	Homeless	ESG: \$120,000	Other: 1000 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Housing For Persons with HIV/AIDS	2020	2024	Non-Homeless Special Needs	Statewide Distribution	Special Needs	HOPWA: \$1,883,870	Tenant-based rental assistance / Rapid Rehousing: 190 Households Assisted Homelessness Prevention: 21 Persons Assisted Housing for People with HIV/AIDS added: 60 Household Housing Unit Other: 72 Other
9	Public Infrastructure Activities	2020	2024	Non-Housing Community Development	Statewide Distribution	Community and Economic Development	CDBG: \$16,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14500 Persons Assisted
10	Economic Development	2020	2024	Non-Housing Community Development	Statewide Distribution	Community and Economic Development	CDBG: \$4,356,700	Jobs created/retained: 174 Jobs Businesses assisted: 4 Businesses Assisted
11	Disaster Response Program	2020	2024	Non-Housing Community Development	Statewide Distribution	Community and Economic Development	CDBG: \$2,000,000	
12	HOPWA Housing Facilities Rehabilitation and Repair	2020	2024	Non-Homeless Special Needs	Statewide Distribution	Homeless	HOPWA: \$752,466	Other: 72 Other
13	2020-2024 HOPWA Permanent Housing Placement	2020	2024	Affordable Housing Non-Homeless Special Needs	Statewide Distribution	Special Needs	HOPWA: \$70,000	Other: 20 Other

Table 60 – Goals Summary

Goal Descriptions

1	Goal Name	Multifamily Affordable Housing
	Goal Description	Multifamily Affordable Housing
2	Goal Name	Singlefamily Owner Occupied Housing Rehabilitation
	Goal Description	The program targets housing projects which preserve single-family, owner-occupied housing and encourages neighborhood revitalization. The goal is calculated by dividing the funds allocated by the maximum amount of grant award (currently \$550,000), rounding up to the nearest whole number, and then multiplying the result by 10 (the minimum number of homes that must be completed per award).
3	Goal Name	Housing Trust Fund Goals
	Goal Description	New Construction and Rehabilitation
4	Goal Name	Prevent Homelessness
	Goal Description	The State will fund short-term rental assistance, housing relocation and stabilization services in order to prevent persons from becoming homeless.
5	Goal Name	Provide Emergency Shelter to Homeless
	Goal Description	The State will provide funding for renovation, operation, and essential services for emergency shelters.

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6	Goal Name	Rapid Re-Housing of Homeless
	Goal Description	The State will fund rapid rehousing assistance to reduce the amount of time persons are homeless.
7	Goal Name	Street Outreach to Homeless
	Goal Description	The State will provide funding for street outreach activities and services to reduce the number of unsheltered homeless persons.
8	Goal Name	Housing For Persons with HIV/AIDS
	Goal Description	<p>Winnebago County Health Department and AIDS Foundation of Chicago described the intent to provide tenant based rental assistance due to the number of persons living with HIV/AIDS that do not have an emergency need for receiving Short Term Rent Mortgage and Utility assistance. As a result, a total of 114 persons living with HIV/AIDS are provided with affordable housing. Stable housing provides a foundation for individuals with chronic illness such as HIV/AIDS, to improve their health outcomes. The Department will expand its use of tenant based rental assistance to HIV Care Connect Regions during 2020.</p> <p>Funding will be provided for HOPWA Facility-Based Housing Rehabilitation and Repair activities to ensure the preservation of decent, safe housing for clients of the HOPWA program. Proposed projects had requested an extension until December of 2020 due to delays in the process for environmental reviews to be approved.</p>
9	Goal Name	Public Infrastructure Activities
	Goal Description	<p>Total requests for public infrastructure program funding have consistently outpaced the amount of available funding by as much as 3 to 1. This trend will likely continue as communities struggle to find funding to deliver critical resources.</p> <p>Goal is estimated by taking the amount of annual funding divided by the grant ceiling (\$550,000) multiplied by the average number of persons assisted per grant (500). This goal includes funding for water, stormwater, and sewer activities. Goal outcomes are based on 51% LMI.</p>

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10	Goal Name	Economic Development
	Goal Description	<p>Many industries wishing to develop or expand in rural Illinois confront two types of gaps in realizing their project. First, there is often a gap in physical infrastructure necessary to accommodate a new or expanding business. Second, businesses are often unable to access sufficient capital at an affordable cost to ensure the project's viability. The CDBG Economic Development program provides funding based on a jobs/\$ ratio for public infrastructure on behalf of a business, acquisition, construction, reconstruction, leasehold improvements, fixtures, equipment and working capital.</p> <p>Goals are calculated by dividing the amount of funding by the grant award ceiling to equate to number of businesses assisted goal; and the total amount of funding divided by the jobs/\$ amount of \$25,000 per job to equate to number of jobs created goal.</p>
11	Goal Name	Disaster Response Program
	Goal Description	<p>This program is designed for communities experiencing an imminent or urgent threat to health and safety as indicated by a disaster declaration by the Governor of the State of Illinois. Qualifying communities may be reimbursed up to \$200,000 for debris removal, clearance of streets and temporary or permanent repair that does not alter environmental conditions.</p>
12	Goal Name	HOPWA Housing Facilities Rehabilitation and Repair
	Goal Description	<p>Provided funding to housing facilities needing emergency funds to make necessary repairs and rehabilitation to their current facility. Funding for this activity will only occur in the first year of the 2020-2024 Consolidated Plan. Housing Facilities Rehabilitation and Repair project started in 2018 and received grant extensions while environmental review was being finalized and getting approval from HUD to move forward. The rehabilitation and repair funds that were set down in 2018 will be spent completely in grant year 2020.</p>
13	Goal Name	2020-2024 HOPWA Permanent Housing Placement
	Goal Description	<p>This activity is to assist clients who are eligible with security deposits, first and last months rent, and other initial costs.</p>

AP-25 Allocation Priorities – 91.320(d)

Introduction:

Housing-Related Allocation Priorities for the State of Illinois are outlined as follows:

Funding Allocation Priorities

	Multifamily Affordable Housing (%)	Singlefamily Owner Occupied Housing Rehabilitation (%)	Housing Trust Fund Goals (%)	Prevent Homelessness (%)	Provide Emergency Shelter to Homeless (%)	Rapid Re- Housing of Homeless (%)	Street Outreach to Homeless (%)	Housing For Persons with HIV/AIDS (%)	Public Infrastructure Activities (%)	Economic Development (%)	Disaster Response Program (%)	Housing Facilities Rehabilitation and P (%)
CDBG	0	24	0	0	0	0	0	0	55	15	6	
HOME	100	0	0	0	0	0	0	0	0	0	0	
HOPWA	0	0	0	0	0	0	0	85	0	0	0	
ESG	0	0	0	0	53	43	4	0	0	0	0	
HTF	0	0	100	0	0	0	0	0	0	0	0	

Table 61 – Funding Allocation Priorities

Reason for Allocation Priorities

Funding percentages for homeless priorities are determined in consultation with Illinois Continuum of Care organizations. Percentage doesn't include administration allocation of 7.5%.

Regarding HOME funds: IHDA has maintained a significant pipeline of affordable rental housing projects seeking HOME assistance. Homeownership and additional non-CDBG single-family rehabilitation activities are funded by IHDA with non-federal State resources.

Regarding national HTF Funds: HTF funding provided rental assistance for families at 30% AMI or below

HOPWA funding can only serve people living with HIV/AIDS that are currently housed and households income at or below 80 percent the area

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medium income. Funding is provided to seven housing facilities that provide emergency shelter for homeless persons living with HIV/AIDS. HOPWA and Ryan White Part B fund provides a safety net for persons living with HIV/AIDS to move or maintain long-term, stable living situations. Illinois communities are facing the same problems as in other areas of the country: housing closures, under staffed facilities, increase in housing clientele and reduction in funds for housing assistance. HOPWA and Ryan White funds provide a resource that is critical to people living with HIV/AIDS in Illinois. The use of CARE Act Funds has enabled housing opportunities for persons living with HIV/AIDS.

DCEO recognizes the need and impact of single-family owner-occupied housing rehabilitation and will continue to make funding available.

In response to the following Presidentially declared disasters-- Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013-- Congress made additional funding available to IL DCEO for the CDBG program as Disaster Recovery grants to rebuild the affected areas in Illinois and provide crucial seed money to start the recovery process. Illinois DCEO is in the closeout phase of administering these three CDBG-DR grants. No further grants will be issued and no further housing related goals are anticipated to be completed. The Action Plans for Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013 can be found at the following link, where the impact and needs assessment sections contain more detail: <https://www2.illinois.gov/dceo/CommunityServices/DisasterRecovery/Pages/default.aspx>

Not all priorities are funded over all five years of the Consolidated Plan.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

All HOME funding will result in increased affordable renter opportunities across the State.

All national HTF funding will result in increased affordable renter opportunities for households at or below 30% AMI, across the State.

CDBG Housing Rehabilitation Activities will result in the preservation of affordable housing in non-entitlement areas of the State.

The Statewide Homeless Continuum of Care use ESG funds in combination with HUD Continuum of Care funds and a variety of Federal and State mainstream resources to prevent and end homelessness. The State of Illinois will continue to meet with the Illinois Continuum, as well as study their data and their determinations of the 'right mix' of funding allocation for the priority needs.

The prevention of homelessness is the most important element of administering the HOPWA program. Persons living with HIV/AIDS

require decent affordable stable housing in order to receive healthcare.

The continuum of care that is provided through local HIV care Connect Region includes the following services: case management, primary medical care, lab services, treatment adherence services, dental care, rent assistance, emergency housing assistance, utility assistance, legal services, nutritional services, optical services, mental health counseling, substance abuse counseling, transportation, and alternative therapies. The Department developed an application for use by all HIV Care Connect to prepare their initial HOPWA funding plans. The application required all project sponsors to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, the Department required a project plan and budget, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years. The application process incorporated a deadline for submission of applications.

Besides the carve-out for Housing Rehabilitation, DCEO is distributing funding based on the needs identified in the Consolidated Plan, with the majority of available funds going to assist communities with safe and healthy drinking water and sanitary sewer systems. With the impact of COVID-19, the need for Economic Development assistance is anticipated to grow. We must always be prepared to assist in case of a disaster, thus the set-aside for Disaster Response.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

The following Methods of Distribution are provided for the five federal formula grant programs administered by the State of Illinois:

Community Development Block Grant Program (CDBG);

HOME;

Emergency Solutions Grants Program (ESG);

Housing Opportunities for Persons With AIDS (HOPWA); and the federal

Housing Trust Fund (HTF)

Distribution Methods

Table 62 - Distribution Methods by State Program

1	State Program Name:	CDBG Disaster Response Program
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	In response to CPD Notice 17-06, this as-needed program is designed for communities affected by an unforeseen event resulting in a State Disaster Declaration by the Governor of the State of Illinois.

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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p><u>ELIGIBILITY THRESHOLDS</u></p> <p>Projects must meet the following minimum thresholds:</p> <ol style="list-style-type: none"> 1. Application must be for an area included in a Disaster Declaration by the Governor of the State of Illinois. 2. The community must be unable to finance the activity on its own; and 3. The community has exhausted all other options/sources for funding the activity. <p><u>DOCUMENTATION REQUIREMENTS</u></p> <p>–</p> <p>Each application <u>must</u> include the UGLG’s most recent audit. If unavailable, please contact the Department to determine potential alternative documentation.</p> <ol style="list-style-type: none"> 1. All required application forms must be completed with appropriate backup documentation. 2. The Department reserves the right to designate an application “DO NOT FUND”, and not complete the rest of its’ review for the following reasons: Using self-created forms. Forged, copied, taped, pasted or any alterations to original signatures or dates. <p>The project must qualify for the National Objective of Urgent Need, however, the percentage of Low-to-Moderate income persons in the area must be provided. If the area meets or exceeds 51% LMI, the National Objective of LMI will be utilized in the grant award</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Application Guidelines and forms can be found at: http://www.illinois.gov/dceo</p>

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<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>

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	Describe how resources will be allocated among funding categories.	<u>Program Category</u> <u>Budget</u> <u>Ceiling</u> <u>Deadline</u> <u>Ongoing (non-competitive Programs)</u> Economic Development (ED) \$ 4,362,882 \$1,000,000 NA Disaster Response (DR) \$ 2,000,000 \$ 500,000 NA <u>Competitive Programs</u> Public Infrastructure (PI) \$16,000,000 \$ 550,000 9/30/2020 Housing Rehabilitation (HR) \$ 7,000,000 \$ 550,000 9/30/2020
	Describe threshold factors and grant size limits.	Applications must come after a State Disaster Declaration by the Governor for the area. Grant limit is \$250,000 unless the limit is waived by DCEO's Director
	What are the outcome measures expected as a result of the method of distribution?	Unknown at this time
2	State Program Name:	CDBG Economic Development Program
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	Projects which create and/or retain private, permanent jobs in the industrial and commercial sector will be considered under this component. To be competitive, projects should attract sizable private investment, have solid commitments to create or retain permanent jobs, demonstrate financial feasibility, and benefit low- to moderate-income persons. Further, there must be evidence that the project and related investment would not occur without CDBG involvement

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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The criteria noted below will be used to evaluate all applications requesting funding under the CDBG Economic Development component, as well as determine the appropriate level of financial assistance:</p> <ol style="list-style-type: none"> 1. Project Benefit 2. CDBG National Objectives 3. CDBG Dollars 4. Resource Funding
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Application Guidelines and forms can be found at: http://www.illinois.gov/dceo</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>

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Describe how resources will be allocated among funding categories.	<u>Program Category</u>	<u>Budget</u>	<u>Ceiling</u>	<u>Deadline</u>
	<i><u>Ongoing (non-competitive Programs)</u></i>			
	Economic Development (ED)	\$ 4,362,882	\$1,000,000	NA
	Disaster Response (DR)	\$ 2,000,000	\$ 500,000	NA
	<i><u>Competitive Programs</u></i>			
	Public Infrastructure (PI)	\$16,000,000	\$ 550,000	9/30/2020
Describe threshold factors and grant size limits.	Housing Rehabilitation (HR)	\$ 7,000,000	\$ 550,000	9/30/2020
	<p>CDBG Economic Development component funds may be used to assist for-profit and not-for-profit firms to carry out economic development projects. Generally, CDBG grant funds will be provided by the unit of local government to the profit or not-for-profit business under a financial assistance agreement at agreed upon terms.</p> <p>1. The business may use funds for:</p> <ul style="list-style-type: none"> • Acquisition of land or building; • Purchase or installation of fixtures; • Construction, reconstruction, installation or rehabilitation of commercial or industrial buildings, structures and other real property); • Leasehold improvements; and • Working capital expenses (inventory, employee salaries, general operating expenses and advertising/marketing expenses. <p>2. Units of local government may use CDBG funds for public infrastructure improvements in support of economic development.</p>			

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	What are the outcome measures expected as a result of the method of distribution?	The number of persons and businesses served for the Economic Development program is calculated by dividing the program budget of \$4,356,700 by the grant ceiling of \$1,000,000; equating to 4 businesses; and then multiplying by the jobs to dollars ratio of \$1 to \$25,000; equaling 174.
3	State Program Name:	CDBG Housing Rehabilitation Program
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The program targets housing projects which preserve single-family, owner-occupied housing and encourage neighborhood revitalization. The funds are available to address housing needs of eligible low-to-moderate income households

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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The maximum available points per application are 100 points. The maximum scores available for each of the four scoring criteria are:</p> <ol style="list-style-type: none"> 1. <u>Project Need – Maximum Score 20 Points</u> Project Need may be established based on the low-to-moderate income of an entire community, an individual census block, combined census blocks, or a target area. The score will be based on total percentage of LMI households in the project area. 2. <u>Project Impact – Maximum Score 20 Points</u> In order to document an achievable impact in the project area, a minimum number of completed Housing Needs Surveys must be submitted with the application; the equivalent of two times the projects proposed scope of work. 3. <u>Coordination of Resources – Maximum Score 30 Points</u> Scores will be provided based upon the applicant’s submission of documentation of additional resources which will provide assistance to LMI households in coordination with the CDBG housing programs. 4. <u>Project Readiness – Maximum Score 30 Points</u> Scores will be provided based upon the applicant’s submission of documentation that all administrative and technical issues involved in assuring a successful housing project have been addressed
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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Application Guidelines and forms can be found at: http://www.illinois.gov/dceo</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>

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Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A			
Describe how resources will be allocated among funding categories.	Program Category	Budget	Ceiling	Deadline
	<i>Ongoing (non-competitive Programs)</i>			
	Economic Development (ED)	\$ 4,362,882	\$1,000,000	NA
	Disaster Response (DR)	\$ 2,000,000	\$ 500,000	NA
	<i>Competitive Programs</i>			
	Public Infrastructure (PI)	\$16,000,000	\$ 550,000	9/30/2020
Describe threshold factors and grant size limits.	Housing Rehabilitation (HR)	\$ 7,000,000	\$ 550,000	9/30/2020
	Benefit to Low-and-Moderate Income Persons: Each application must include documentation that the proposed project will benefit 100% low-to-moderate income persons. Those projects benefiting less than 100% low-to-moderate income persons will not be considered further. Minimum grant award is \$250,000; grant ceiling is \$550,000.			

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	What are the outcome measures expected as a result of the method of distribution?	CDBG Housing Rehabilitation Program goals are determined by dividing the program budget of \$7,000,000 by the grant ceiling of \$550,000 to equal 13 grants, required by the required number of homes (10) per grant.
4	State Program Name:	CDBG Public Infrastructure Program
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The objective of this competitive program component is to fund public infrastructure projects, with priority given to projects involving water and sanitary systems, or storm sewer upgrades.

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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Projects will be evaluated according to the criteria noted below.</p> <ul style="list-style-type: none"> 1. Inclusion in an Opportunity Zone (5 percent of overall score) 1. Inclusion in a DCEO Underserved Area (5 percent of overall score) 1. Project Impact/Per Capita Cost: In order to maximize the number of beneficiaries, points will be assigned according to the grant funds requested per person served. A maximum of ten points will be assigned to projects requesting \$1,000 or less per person served. No points will be assigned to projects requesting \$5,000 or more per person. 1. Additional Funding: Additional points will be assessed for communities contributing other funding toward the completion of the proposed project. A maximum of 5 points will be assigned to projects contributing 75% or more of the total project costs. No points will be assigned to projects contributing less than .9% of the total project costs (minimum \$10,000) or under \$10,000. 1. Threat to Health & Safety/Urgency (25 percent of overall score): The degree to which present conditions affect public health and safety, and the severity and immediacy of the problem 1. Project Readiness (50 percent of overall score): Each application must demonstrate that the proposed project is appropriate and achievable and that all actions required have been completed to ensure timely implementation of the project.
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Application Guidelines and forms can be found at: http://www.illinois.gov/dceo</p>

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<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>

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	Describe how resources will be allocated among funding categories.	<p><u>Program Category</u> <u>Budget</u> <u>Ceiling</u> <u>Deadline</u></p> <p><i><u>Ongoing (non-competitive Programs)</u></i></p> <p>Economic Development (ED) \$ 4,362,882 \$1,000,000 NA</p> <p>Disaster Response (DR) \$ 2,000,000 \$ 500,000 NA</p> <p><i><u>Competitive Programs</u></i></p> <p>Public Infrastructure (PI) \$16,000,000 \$ 550,000 9/30/2020</p> <p>Housing Rehabilitation (HR) \$ 7,000,000 \$ 550,000 9/30/2020</p>
	Describe threshold factors and grant size limits.	<p>1.Low to Moderate Income Benefit Requirement: Each application must include documentation that the proposed project will benefit at least 51.0 percent LMI persons.</p> <p>2.Documentation of Threat to Health and Safety: Each application should detail the public infrastructure needs to be addressed by the proposed project.</p> <p>3.Water and Sewer Rates: A fundamental principle of utility fund financing is that user rates should be sufficient to fund the entire cost of utility system operations.</p> <p>Minimum grant award is \$250,000; grant ceiling is \$550,000.</p>
	What are the outcome measures expected as a result of the method of distribution?	The number of persons served for the Public Infrastructure program is calculated by dividing the program budget of \$16,000,000 by the grant ceiling of \$550,000; equating to 28; and then multiplying by the average number of persons served by each Public Infrastructure grant (500); equaling 14,500.
5	State Program Name:	Emergency Solutions Grants Program
	Funding Sources:	ESG

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Describe the state program addressed by the Method of Distribution.	The Emergency Solutions Grants provides funding to engage homeless individuals and families living on the street: improve the number and quality of emergency shelters for homeless individuals and families: help operate these shelters; provide essential services to shelter residents; rapidly re-house homeless individuals and families, and prevent families/individuals from becoming homeless
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Recommendations for funding are based on: the needs assessment conducted by the regional Homeless Continuums of Care, housing analysis, and performance of the provider agency (based on HMIS (Homeless Management Information System) and other factors).
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A

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<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Deliberate steps are taken to identify the providers, either units of local government or not-for-profit organizations, based on regional need and the ability to administer and expend the funds. The Department uses a formula based spreadsheet in order to determine the amount of ESG funding for each Continuum of Care (CoC). The spreadsheet includes statistical data for poverty, housing, population, etc.. These amounts are then provided to each CoC with a request for funding recommendations. They are asked to provide the organization name, amount of funding recommended and the activities recommended for funding. The recommended organizations are required to submit a completed application including a budget. The applications are reviewed for completeness by at least 2 staff persons. If necessary, a list of "Outstanding Application Requirements" is sent to the provider detailing documentation that is still needed.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Resources are allocated to eligible ESG activities based on Continuum of Care recommendations as needs vary across the communities</p>
<p>Describe threshold factors and grant size limits.</p>	<p>ESG minimum grant award is \$25,000. Recipients must be a participating member of a Homeless Continuum of Care</p>

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	What are the outcome measures expected as a result of the method of distribution?	ESG funds will be used to provide affordability of decent housing through homeless prevention and rapid re-housing activities; and will provide availability/accessibility of a suitable living environment to homeless individual and families who need emergency shelter
6	State Program Name:	HOME Multifamily (including CHDO)
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	Multifamily new construction and rehabilitation (including Community Housing Development Organizations - CHDOs)
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Review and selection criteria include but are not limited to financial feasibility (using IHDA-published underwriting criteria), site and market feasibility development/management team capacity and experience, site control, commitment of leveraged resources, and other factors. These factors increase if the Low Income Housing Tax Credit is involved, as the program has its own separate application scoring system
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	IHDA's Multifamily common application system, forms, and instruction are posted on IHDA's website at www.ihda.org/developer/forms.htm#referenceDocuments

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<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>IHDA's Common Application process/format is utilized for all HOME multifamily projects, including CHDO-owned properties. After staff review (completeness, eligibility, site and market feasibility, underwriting), projects then go through a staff peer review, by internal IHDA Loan Committee, and to the IHDA Board for final consideration and approval</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Under the 2020-2024 Consolidated Plan, IHDA is only utilizing HOME funding for rental housing development/rehabilitation. The program uses IHDA's "Common" application and funding process. Funding allocation is based on a number of factors including available resources, anticipated program income, anticipated completion timeframe for existing programs, pipeline of approved projects requesting HOME funding, and alternative funding sources available, among other factors</p>

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	Describe threshold factors and grant size limits.	Threshold factors are described in detail in the Multifamily common application referenced above. Grant (loan) size limits have been imposed for IHDA's subordinate debt sources (i.e., primarily HOME and (State) Affordable Housing Trust Fund) due to relative lack of availability to meet demand. It is primarily involving projects also seeking Low Income Housing Tax Credit assistance. For non-metro and AHPAA areas, it is set at 20% of total development costs, capped at a maximum request of \$2 million. For Chicago, Chicago metro, and other metro areas, it is set at 10% of total development costs, capped at a maximum request of \$1 million
	What are the outcome measures expected as a result of the method of distribution?	<p>The State of Illinois will use the following HUD-determined Objective and Outcome statements for its CPD-HOME formula activities, expressed via the number of affordable housing units provided/preserved:</p> <ul style="list-style-type: none"> • Accessibility for the purpose of creating suitable living environments • Accessibility for the purpose of creating economic opportunities • Affordability for the purpose of providing decent affordable housing • Affordability for the purpose of creating economic opportunities • Sustainability for the purpose of creating suitable living environments • Sustainability for the purpose of providing decent affordable housing
7	State Program Name:	HOPWA Facility Based Rental Assistance
	Funding Sources:	HOPWA
	Describe the state program addressed by the Method of Distribution.	The HOPWA facility-based program will provide rent and supportive services to persons living with HIV/AIDS. The Illinois HOPWA program eligibility is based on the 80% area median income. The individual requesting housing assistance must demonstrate a need for housing assistance. Funding will expand to outside the Illinois HOPWA jurisdictional area.

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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The Illinois Department of Public Health's application for HOPWA funding requires all applicants, including HIV Care Connect Regions, to describe the regional area to be served by the applicant, the population of persons with HIV/AIDS in the proposed regional area to be served, and the housing service needs not currently being addressed by available public and/or private resources within the proposed service area. IDPH requires a project plan and budget as part of the application process, including measurable goals, objectives, project coordination, and information on how the project would be continued if HOPWA funds were reduced or not available in future years. The application process is expected to fund Project sponsors located around the State. Facility based rental assistance will allow the State to ensure that housing is available to the most at-risk individuals living with HIV/AIDS that require the more intensive supportive living environment to deal with other issues</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>N/A</p>

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Application process will be extended to the entire State with the intent to provide emergency and stable housing to individuals living with HIV/AIDS who are at-risk of homelessness. Stable housing provides a foundation for individuals with chronic illness such as HIV/AIDS, to improve their health outcomes.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Resources that are allocated through the State of Illinois HIV Care Region and will be based on the guidelines established for the facility based rental assistance and funding availability.</p>

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	Describe threshold factors and grant size limits.	The HIV Care Connect Region funding formula is based on an annual award amount that is based on the morbidity data. All HIV Care Connect are increased based on the increase in housing costs and the number of persons served. Funding is also based on local availability of resources as well as other community resources. The Department developed an application for use by all HIV Care Connect to prepare their initial HOPWA funding plans. The application required all project sponsors to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, the Department required a project plan and budget, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years. The application will be based on funding availability
	What are the outcome measures expected as a result of the method of distribution?	Safe and affordable housing is the expected outcome of the method of distribution. Housing for persons with HIV/AIDS is an important component of the national response to AIDS. The National AIDS Strategy recognizes that housing is essential in providing health care and other support and sets a goal for ensuring that all persons with HIV have access to services and housing that is affordable, of high quality and responsive to their needs
8	State Program Name:	HOPWA Facility-Based Housing Operations Assistance Program
	Funding Sources:	HOPWA

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<p>Describe the state program addressed by the Method of Distribution.</p>	<p>This program provides eligible AIDS designated-housing facilities with funds for the provision of meals and lodging to residents; rehabilitation and repair of facilities; operating costs which may include maintenance, security, insurance, utilities, furnishings, equipment, supplies and other incidental costs of the facility; and supportive services such as case management, mental health counseling, and substance abuse treatment provided to facility residents. Several housing facilities have requested funding for housing. Kane County was recently added to the State of Illinois service area. Kane County was located in the Chicago EMA.</p> <p>The Department developed an application for use by all HIV Care Connect to prepare their initial HOPWA funding plans. The application required all project sponsors to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, the Department required a project plan and budget, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years. The application process incorporated a deadline for submission of applications. Funding will be extended to the State of Illinois to ensure that needed services are provided to persons living with HIV/AIDS.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The Illinois Department of Public Health's application for HOPWA funding requires all applicants, including HIV Care Connect Regions, to describe the regional area to be served by the applicant, the population of persons with HIV/AIDS in the proposed regional area to be served, and the housing service needs not currently being addressed by available public and/or private resources within the proposed service area. IDPH requires a project plan and budget as part of the application process, including measurable goals, objectives, project coordination, and information on how the project would be continued if HOPWA funds were reduced or not available in future years. The application process incorporates a deadline for submission of applications</p>

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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>N/A</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>

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Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	The sponsor selection process is based on the Lead Agencies that receive funding for Ryan White Title II funds. Each Regional Care Connect office has a local advisory board to assist the lead agency with determining priority services. The Department allows the HIV Care Connect Lead Agents to subcontract with local service providers for housing services. The Department holds meetings with lead agencies, giving instruction on how to include faith-based organizations as entities eligible to apply for funding. This type of collaboration brings a wide variety of people together to address a very complex disease. The HIV Care regions have experience in identifying needs, planning, contracting for services, developing formal linkages with service providers and providing a continuum of care to persons with HIV/AIDS. The work plan will include descriptions of populations to be served, the care and service needs of the populations and ways in which the HIV Care Connect Regions will insure that the most in need will receive housing assistance. The application required all HIV Care Connect Regions to describe the intended regional area to be served, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by public and private resources within the service area
Describe how resources will be allocated among funding categories.	The application required a description of all housing categories to be provided. The application required all project sponsors to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, the Department required a project plan and budget, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years
Describe threshold factors and grant size limits.	AIDS designated housing facilities which are located in the HIV Care Connect Region received funding to service persons living HIV/AIDS who are in need of housing and supportive services. Maximum grant amounts are dependent on funding availability
What are the outcome measures expected as a result of the method of distribution?	Decent safe and affordable housing.
State Program Name:	HOPWA Facility-Based Housing Rehabilitation and Repair

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9	Funding Sources:	HOPWA
	Describe the state program addressed by the Method of Distribution.	The Program provides funding for HOPWA Housing Facilities rehabilitation and Repair activities to ensure the preservation of decent, safe housing for clients of the HOPWA program.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The Illinois Department of Public Health's application for HOPWA funding requires all applicants, including HIV Care Connect Regions, to describe the regional area to be served by the applicant, the population of persons with HIV/AIDS in the proposed regional area to be served, and the housing service needs not currently being addressed by available public and/or private resources within the proposed service area. IDPH requires a project plan budget as part of the application process, including measurable goals, objectives, project coordination, and information on how the project would be continued if HOPWA funds were reduced or not available in future years. The application process incorporates a deadline for submission of applications
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>The sponsor selection process is based on the Lead Agencies that receive funding for Ryan White Title II funds. Each Regional Care Connect office has a local advisory board to assist the lead agency with determining priority services. The Department allows the HIV Care Connect Lead Agents to subcontract with local service providers for housing services. The Department holds meetings with lead agencies, giving instruction on how to include faith-based organizations as entities eligible to apply for funding. The type of collaboration brings a wide variety of people together to address a very complex disease. The HIV Care regions have experience in identifying needs, planning, contracting for services, developing formal linkages with service providers and providing a continuum of care to persons with HIV/AIDS. The work plan will include descriptions of populations to be served, the care and service needs of the populations and ways in which the HIV Care Connect Regions will insure that the most in need will receive housing assistance. The application required all HIV Care Connect Regions to describe the intended regional area to be served, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by public and private resources within the service area</p>

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	Describe how resources will be allocated among funding categories.	The application requires a description of all housing categories to be provided. The application requires all project sponsors to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, the Department requires a project plan and budget, and an environmental review, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years
	Describe threshold factors and grant size limits.	AIDS designated housing facilities which are located in the HIV Care Connect Region receive funding for necessary rehabilitation and repair to preserved safe, decent housing for persons living HIV/AIDS who are in need of housing and supportive services. Maximum grant amounts are \$168,848 for Rehabilitation/Repairs and Housings Supports
	What are the outcome measures expected as a result of the method of distribution?	Households provided decent, safe and affordable housing.
10	State Program Name:	HOPWA Permanent Housing Placement Services
	Funding Sources:	HOPWA
	Describe the state program addressed by the Method of Distribution.	Funding will provide individuals with HIV/AIDS, first month rent and security deposits to establish permanent residential housing.

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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>The Illinois Department of Public Health's application for HOPWA funding requires all applicants, including HIV Care Connect Regions, to describe the regional area to be served by the applicant, the population of persons with HIV/AIDS in the proposed regional area to be served, and the housing service needs not currently being addressed by available public and/or private resources within the proposed service area. IDPH requires a project plan and budget as part of the application process, including measurable goals, objectives, project coordination, and information on how the project would be continued if HOPWA funds were reduced or not available in future years. The application process is expected to fund Project sponsors located around the State. Facility based rental assistance will allow the State to ensure that housing is available to the most at-risk individuals living with HIV/AIDS that require the more intensive supportive living environment to deal with other issues. Perament Housing will be used to provide first months rent and security deposits to enable persons with HIV /AIDS to aquire housing.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>N/A</p>

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<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>The sponsor selection process is based on the Lead Agencies that receive funding for Ryan White Title II funds. Each Regional Care Connect office has a local advisory board to assist the lead agency with determining priority services. The Department allows the HIV Care Connect Lead Agents to subcontract with local service providers for housing services. The Department holds meetings with lead agencies, giving instruction on how to include faith-based organizations as entities eligible to apply for funding. The type of collaboration brings a wide variety of people together to address a very complex disease. The HIV Care regions have experience in identifying needs, planning, contracting for services, developing formal linkages with service providers and providing a continuum of care to persons with HIV/AIDS. The work plan will include descriptions of populations to be served, the care and service needs of the populations and ways in which the HIV Care Connect Regions will insure that the most in need will receive housing assistance. The application required all HIV Care Connect Regions to describe the intended regional area to be served, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by public and private resources within the service area</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Application process will be extended to the entire State with the intent to provide emergency and stable housing to individuals living with HIV/AIDS who are at-risk of homelessness. Stable housing provides a foundation for individuals with chronic illness such as HIV/AIDS, to improve their health outcomes.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Resources that are allocated through the State of Illinois HIV Care Region and will be based on the guidelines established for Permanent Housing Placement and funding availability.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>Resources that are allocated through the State of Illinois HIV Care Region and will be based on the guidelines established for the facility based rental assistance and funding availability.</p>

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	What are the outcome measures expected as a result of the method of distribution?	Households provided decent, safe and affordable housing.
11	State Program Name:	HOPWA Short-term Rent, Utility, Mortgage Program
	Funding Sources:	HOPWA
	Describe the state program addressed by the Method of Distribution.	The HOPWA Short-term Rent, Utility and Mortgage Program (STRUM) provides rent, mortgage and utility assistance to persons living with HIV/AIDS. The Illinois HOPWA program eligibility is based on the 80% area median income. The individual requesting housing assistance must demonstrate a need for housing assistance. In addition, the Department of Public Health had allocated funding to Winnebago County Health Department to provide Tenant based rental assistance. Currently, ten remain stably housed. Housing service caps are instituted under the HOPWA program to include uniformity and non-discrimination to households requesting rent, mortgage or utility assistance. Caps are determined by fair market rents/rent reasonableness
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The Illinois Department of Public Health's application for HOPWA funding requires all applicants, including HIV Care Connect Regions, to describe the regional area to be served by the applicant, the population of persons with HIV/AIDS in the proposed regional area to be served, and the housing service needs not currently being addressed by available public and/or private resources within the proposed service area. IDPH requires a project plan and budget as part of the application process, including measurable goals, objectives, project coordination, and information on how the project would be continued if HOPWA funds were reduced or not available in future years. The application process incorporates a deadline for submission of applications

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>N/A</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>

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<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Each Regional office has a local advisory board to assist the lead agency with determining priority services. The type of collaboration brings a wide variety of people together to address a very complex disease. The HIV Care regions have experience in identifying needs, planning, contracting for services, developing formal linkages with service providers and providing a continuum of care to persons with HIV/AIDS. The work plan will include descriptions of populations to be served, the care and service needs of the populations and ways in which the HIV Care Connect Regions will insure that the most in need will receive housing assistance. The application required all HIV Care Connect Regions to describe the intended regional area to be served, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by public and private resources within the service area</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>The application required all housing The application required all project sponsors to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, the Department required a project plan and budget, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years. Facilities to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, the Department required a project plan and budget, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years</p>

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	Describe threshold factors and grant size limits.	HIV Care Connect Region funding formula is based on an annual award amount that is based on the morbidity data. All HIV Care Connect are increased based on the increase in housing costs and the number of persons served. Funding is also based on local availability of resources as well as other community resources. The Department developed an application for use by all HIV Care Connect to prepare their initial HOPWA funding plans. The application required all project sponsors to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, the Department required a project plan and budget, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years. The application process incorporated a deadline for submission of applications
	What are the outcome measures expected as a result of the method of distribution?	The prevention of homelessness is the most important element of administering the HOPWA program. Persons living with HIV/AIDS require stable housing in order to receive effective treatment. All program activities must be administered in accordance with the Department of Housing and Urban Development HOPWA Rules and Regulations. HOPWA grantees are encouraged to develop community-wide strategies through forming partnerships with area non-profits to provide housing assistance and supportive services for eligible persons. HOPWA grantees are urged to require eligible clients to access mainstream entitlement housing and utility assistance programs before accessing HOPWA funds
12	State Program Name:	HOPWA Tenant Based Rental Assistance
	Funding Sources:	HOPWA

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<p>Describe the state program addressed by the Method of Distribution.</p>	<p>In 2015, Winnebago County Health Department application described the intent to provide tenant based rental assistance due to the number of persons living with HIV/AIDS that do not have an emergency need for receiving Short Term Rent Mortgage and Utility assistance. As a result at total of 10 persons living with HIV/AIDS are provided with affordable housing. Stable housing provides a foundation for individuals with chronic illness such as HIV/AIDS, to improve their health outcomes. The Department plans to expand the use of tenant based rental assistance to other Project sponsors and entities around the State.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Winnebago County Health Department is the only project sponsor that has expressed interest in providing TBRA to persons residing in northwestern Illinois. Winnebago County Health department HIV Care Connect region will provide tenant based housing assistance in the 2020 Program Year. Winnebago County Health Department submitted an application of their intent to explore the option of providing TBRA to persons residing in northwestern Illinois. Changes in the use of STRMU pose unique challenges in different areas of Illinois. There continues to a challenge for case managers to demonstrate that an individual who is already living in poverty has an emergency need to qualify for the STRMU program. The Department wish to extend the tenant based housing assistance program to other areas of the State in 2017. The Illinois Department of Public Health's application for HOPWA funding requires all applicants, including HIV Care Connect Regions, to describe the regional area to be served by the applicant, the population of persons with HIV/AIDS in the proposed regional area to be served, and the housing service needs not currently being addressed by available public and/or private resources within the proposed service area. IDPH requires a project plan and budget as part of the application process, including measurable goals, objectives, project coordination, and information on how the project would be continued if HOPWA funds were reduced or not available in future years. The application process incorporates a deadline for submission of applications.</p>

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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>N/A</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>

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	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	The selection process will be opened to the entire State. The Department allows the HIV Care Connect Lead Agents to subcontract with local service providers for housing services. The Department will be holding meetings with lead agents, giving instruction on how to include faith-based organizations as entities eligible to apply for funding
	Describe how resources will be allocated among funding categories.	Each Regional office has a local advisory board to assist the lead agency with determining priority services. The type of collaboration brings a wide variety of people together to address a very complex disease. The HIV Care regions have experience in identifying needs, planning, contracting for services, developing formal linkages with service providers and providing a continuum of care to persons with HIV/AIDS. The work plan will include descriptions of populations to be served, the care and service needs of the populations and ways in which the HIV Care Connect Regions will insure that the most in need will receive housing assistance. The application required all HIV Care Connect Regions to describe the intended regional area to be served, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by public and private resources within the service area
	Describe threshold factors and grant size limits.	Project Sponsors that are located in the State of Illinois can submit a request for providing Tenant based housing assistance. Project Sponsors will receive funding to service persons living with HIV/AIDS who are in need of housing and supportive services.
	What are the outcome measures expected as a result of the method of distribution?	Client households provided units of decent, safe and affordable housing,
13	State Program Name:	National Housing Trust Fund
	Funding Sources:	HTF

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<p>Describe the state program addressed by the Method of Distribution.</p>	<p>Multi-family rental housing development (new construction or acquisition/rehabilitation. IHDA will not allow refinancing of existing debt as an eligible activity in the federal 2020 HTF Allocation Plan.</p> <p>The Illinois Housing Development Authority (IHDA) has been designated by the Governor as the administering State agency for the HTF. Authorizing statute and HUD’s interim rule place specific parameters on the eligible uses of these funds. State national HTF grantees are allowed to provide direct funding to subgrantee local governments to operate their own local programs/projects, but not required to do so. The State does not intend to use subgrantees in the 2020 funding cycle.</p> <p>If the national funding level falls below \$1 Billion, 100% of program funds must be used to benefit Extremely Low-Income (ELI) households, defined as 30% of area median income or less.</p> <p>States must use at least 80% of all funds (or 90% of program funds) for rental housing/renters. IHDA is allowed to use up to 10% of remaining program funds for homeownership assistance. IHDA will use 90% of all funds (100% of all program funds) for rental housing.</p> <p>There is also an allowance to use up to 10% of all funds for general administration and planning costs. IHDA will use said funds for this purpose, which also include affirmatively furthering fair housing activities.</p>
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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>IHDA will use its Multi-Family “Common Application” as the major application format for HTF rental housing projects, the same one used for the LIHTC and HOME programs, along with supplemental information required by program rules (see below). IHDA’s process will include an initial completeness/eligibility scoring, review of mandatory requirements, underwriting, site and market review, peer review, internal Loan Committee and IHDA Board approval. A separate Request for Proposals (RFP) process will be used if needed to expedite obligation of program funds. IHDA will not allow refinancing of existing debt as an eligible activity in the 2020 Allocation Plan of HTF, and reserves said right in following years</p> <p><u>Geographic Diversity:</u> The State will distribute HTF funds statewide, subject to the Affordable Housing Planning and Appeal Act to the prioritizing applications that are consistent with the 2020-2024 Consolidated Plan, Section AP-50 Geographic Distribution. IHDA will strive to achieve maximum geographic diversity based on statewide applications and where applicable, aligning set-asides associated with other programs providing non-federal, leveraged funding to the HTF, rather than establish geographic set asides under the HTF. In an effort to increase geographic diversity, IHDA provides application workshops in different locations throughout the state.</p> <p><u>Applicant Capacity:</u> As part of IHDA’s application process, each proposed project’s development and management team will be reviewed to ensure that if the developer/owner has appropriate experience, capacity, and staffing to own, develop, and manage the project if approved for funding. This will include IHDA’s past experience with team members, and review of HUD previous participation certificates where applicable. IHDA will also strongly encourage first-time developers to partner with an experienced non-profit or for-profit entity.</p> <p><u>Project-Based Rental Assistance:</u> IHDA will prioritize all rental projects which have committed or available federal, State, and local project-based rental assistance so that rents are affordable to ELI families. These may include: Section 8 Project-Based (preservation only); Project-Based Vouchers; Rental Housing Support Program; and Section 811 Project-Based Rental Assistance. It will utilize 30% of household income for rents and utilities as its standard</p> <p><u>Duration of Affordability Period:</u> Applicants must document the extent to which proposed rents are affordable, especially to ELI households. All projects will be required to establish a minimum 30-</p>
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	<p>year affordability period. This will work well particularly for LIHTC projects (extended use periods). Applicants are encouraged to establish longer affordability periods but must meet this minimum.</p> <p><u>Priority Housing Needs:</u>These are defined in the State’s Comprehensive Planning Act, and include ELI households; low-income seniors; low-income persons with disabilities; homeless and at-risk homeless persons and families; low-income households residing in communities with ongoing community revitalization; preservation; live-near-work projects, and other homeless prevention for special needs individuals such as veterans' and people with criminal records</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	N/A
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	N/A

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Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A
Describe how resources will be allocated among funding categories.	If the national funding level falls below \$1 Billion, 100% of program funds must be used to benefit Extremely Low-Income (ELI) households, defined as 30% of area median income or less. The 2020 Illinois HTF allocation is \$12,424,008. There is also allowance to use up to 10% of all funds (\$1,242,400 in 2020) for general administration and planning costs. IHDA will use said funds for this purpose, which also include affirmatively furthering fair housing activities. IHDA will not establish geographic set-asides for Illinois/HTF program funds but will strive to achieve maximum geographic diversity in its final funding decisions.
Describe threshold factors and grant size limits.	<div>Maximum Per Unit Development Subsidy Costs</div> <div> Grand Total Hard Cost Limits: A Project's grand total hard costs, as calculated in the Common Application, are limited to the sum of the products of the hard cost limit by bedroom type and the number of units, by bedroom type, in the Project. See "Grand Total Hard Costs" on the IHDA website for a complete breakdown of cost per bedroom size regarding the City of Chicago, and Chicago Metropolitan Areas; Other Metro; and Non-metro areas. Maximum allowable for 4+bedroom size in City of Chicago and Chicago Metro Area is \$351,000 </div>

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	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>IHDA will utilize the same performance measurements and outcomes criteria that it has used for the HOME Program (Multi-Family). These are included in the State’s Five-Year Consolidated Plan – Strategic Plan and Annual Action Plan goals.</p> <p>The State of Illinois will use the following HUD-determined Objective and Outcome statements for its CPD-HTF formula activities, expressed via the number of affordable housing units provided/preserved:</p> <ul style="list-style-type: none">• Accessibility for the purpose of creating suitable living environments• Accessibility for the purpose of creating economic opportunities• Affordability for the purpose of providing decent affordable housing• Affordability for the purpose of creating economic opportunities• Sustainability for the purpose of creating suitable living environments• Sustainability for the purpose of providing decent affordable housing
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Discussion:

AP-35 Projects – (Optional)

Introduction:

Projects added

#	Project Name
1	IHDA Admin FY20
2	Fifth Avenue Apartments
3	Barwell Manor MHR-11624
4	Lincoln Lofts MHR-11327
5	East Bluff Housing MHR-11458
6	Lofts on the Square MHR-11471
7	NHTF IHDA Admin FY20
8	Ogden Park Apartments
9	Union Ave Apartments MHR-11429
10	Freedoms Path MHR-11642
11	Hebron Townhouse Apartments MHR-11758
12	Madison Apartments MHR-11639
13	Mustacchi Manor MHR-11782

Table 63 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary

Project Summary Information

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1	Project Name	IHDA Admin FY20
	Target Area	
	Goals Supported	Multifamily Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Fifth Avenue Apartments
	Target Area	Statewide Distribution
	Goals Supported	Multifamily Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Barwell Manor MHR-11624
	Target Area	Statewide Distribution
	Goals Supported	Multifamily Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

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	Location Description	
	Planned Activities	
4	Project Name	Lincoln Lofts MHR-11327
	Target Area	Statewide Distribution
	Goals Supported	Multifamily Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	East Bluff Housing MHR-11458
	Target Area	Statewide Distribution
	Goals Supported	Multifamily Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	Lofts on the Square MHR-11471
	Target Area	Statewide Distribution
	Goals Supported	Multifamily Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	:
	Description	
	Target Date	

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	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	NHTF IHDA Admin FY20
	Target Area	Statewide Distribution
	Goals Supported	Housing Trust Fund Goals
	Needs Addressed	Affordable Housing
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	Ogden Park Apartments
	Target Area	Statewide Distribution
	Goals Supported	Housing Trust Fund Goals
	Needs Addressed	Affordable Housing
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	Union Ave Apartments MHR-11429
	Target Area	
	Goals Supported	
	Needs Addressed	

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	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	Freedoms Path MHR-11642
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
11	Project Name	Hebron Townhouse Apartments MHR-11758
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
12	Project Name	Madison Apartments MHR- 11639

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	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
13	Project Name	Mustacchi Manor MHR-11782
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No

Available Grant Amounts

Acceptance process of applications

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No

State's Process and Criteria for approving local government revitalization strategies

AP-50 Geographic Distribution – 91.320(f)**Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed**

The State has identified very and extremely low-income households as one of the priority populations under the Consolidated Plan. The State also places 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 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 the majority of its HOME Program funding for rental housing through its rental housing development program. To some extent, the expenditure of CDBG, 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. This is achieved primarily through the Low Income Housing Tax Credit program.

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 Block Grant Program 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 Consortia regions.

The national HTF will be dispersed statewide. IHDA has not established geographic set-asides, but strives to achieve maximum geographic diversity in its final funding decisions

Geographic Distribution

Target Area	Percentage of Funds
Statewide Distribution	100

Table 64 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The State has not established a policy of targeting its funds within already federally or State-defined eligible areas of the State to more specific jurisdictions or regions. If absolute need numbers were used to determine resource allocations of programs, areas with less densely populated communities (e.g. rural areas, small cities, suburban areas with comparatively lower numbers of low and very low-income

households versus total households) would be discriminated against, as most of the assistance would then go to large urban centers exclusively. The State agencies administering federal and State programs will continue to make concerted efforts to provide more outreach and technical assistance (e.g. workshops) to eligible applicants to ensure that information on affordable housing, economic development and public facilities programs is available on an equitable basis

Discussion

The State of Illinois has established guidelines for all its programs, but has also worked hard to retain the flexibility needed for local governments, non-profits, and developers to apply for projects that meet local market needs. As such, the only major factor governing geographic distribution under each of IHDA's programs is the enabling law or statute for that program. The State does not target its funds by racial or ethnic group. Income is already a major targeting mechanism under almost all of IHDA's as well as HUD's programs. Under its LIHTC Program, however, IHDA does incentivize affordable rental housing applications from local opportunity areas

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

The CDBG Housing Rehabilitation Program targets housing projects which preserve single-family, owner-occupied housing and encourages neighborhood revitalization. The goal is established by taking the amount of funding available, dividing it by the grant ceiling and multiplying the number by the required number of homes completed with a grant.

One Year Goals for the Number of Households to be Supported	
Homeless	1,200
Non-Homeless	178
Special-Needs	190
Total	1,568

Table 65 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,390
The Production of New Units	48
Rehab of Existing Units	130
Acquisition of Existing Units	0
Total	1,568

Table 66 - One Year Goals for Affordable Housing by Support Type

Discussion:

In response to the following Presidentially declared disasters-- Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013-- Congress made additional funding available to IL DCEO for the CDBG program as Disaster Recovery grants to rebuild the affected areas in Illinois and provide crucial seed money to start the recovery process. Illinois DCEO is in the closeout phase of administering these three CDBG-DR grants. No further grants will be issued and no further housing goals are anticipated to be completed. The Action Plans for Midwest Floods of 2008, Hurricane Ike 2008 and Hurricane Sandy 2013 can be found at the following link, where the impact and needs assessment sections contain more detail: <https://www2.illinois.gov/dceo/CommunityServices/DisasterRecovery/Pages/default.aspx>

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

With passage of the Quality Housing and Work Responsibility Act, of 1998, States have a more pronounced role in working with local Public Housing Authorities. The State of Illinois does not own or operate any public housing as a public housing authority. Accordingly, the State does 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 Board of Commissioners. The Council/Advisory Board must review and comment on the public housing authority's Annual Agency Plan prior to submittal to HUD

Actions planned during the next year to address the needs to public housing

* The Consolidated Plan-Action Plan and the Annual Performance Report documents are sent to all public housing authorities (PHAs) in Illinois. PHAs will remain part of the regular notification and distribution process for Consolidated Plan documents.

* PHAs are sent an email inviting them to attend the public hearings on the Consolidated Plan.

*IHDA took on the additional role of certifying the Consistency of PHA Agency Plans with the State Consolidated Plan (for all PHAs serving non-Entitlement areas which are not covered by a local Consolidated Plan). IHDA has kept the Illinois Association of Housing Authorities (IAHA) and the Illinois Chapter of the National Association of Housing and Redevelopment Officials (NAHRO) informed of these procedures by attending targeted meetings of these organizations to make presentations and answer questions about the process to/from PHA officials.

*IHDA will benefit from reviewing the Agency Plans by obtaining information on PHA waiting lists. These assist IHDA in both its future site and market studies and in future program planning. IHDA also works with a number of PHAs on converting Housing Choice Vouchers to Project-Based Assistance, especially under the Low Income Housing Tax Credit Program.

IHDA is also working with a number of PHAs on Rental Assistance Demonstration programs to convert public housing into Section 8 project-based housing units

Actions 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 State public housing authority. As such, it does not anticipate any major State involvement in this area, except to continue to provide related program information to interested parties through the SPAR/OHCS division as part of its housing information clearinghouse, and at related Illinois NAHRO and IAHA conferences, including housing

authorities that may be establishing homeownership programs through their Agency Plans

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

For troubled PHAs, 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

Discussion:

Due to increased emphasis on further meeting the housing needs of identified, underserved populations, the State (primarily through IHDA) plans to continue its funding activities with public housing authorities and their non-profit subsidiaries. IHDA will continue to work with PHAs and their non-profit subsidiaries to do both preservation and single-family new construction for rental housing and homeownership, as well as RAD conversion projects referenced earlier

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

HUD's Continuum of Care and Rural Housing Stability Assistance Programs provide major federal funding to promote community-wide commitment to the goal of ending homelessness, supporting efforts by nonprofit providers and State and local governments to quickly re-house homeless individuals and families while minimizing the trauma and dislocation caused to individuals, families, and communities by homelessness. The programs promote access to, and effective utilization of mainstream programs to optimize self-sufficiency among individuals and families experiencing homelessness. Coordination with local CoCs is a major strategy under the State's Emergency Solutions Grants (ESG) Program to end homelessness. ESG prioritizes assistance to Very and Extremely Low Income Households, Homeless and At-Risk Homeless Persons and Families, and Homeless Persons with Disabilities. The State supports applications by eligible CoCs under HUD's Continuum of Care and Rural Housing Stability Assistance Programs, including the review of CoC applications under HUD's programs in order to provide Certifications of Consistency with the State's Consolidated Plan.

HUD's definition of "chronically homeless" assists grantees in focusing their Continuum of Care homeless programs on persons with the longest histories of homelessness, who often also have the highest need.

Under the final rule, chronically homeless means:

(1) A "homeless individual with a disability," as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)), who:

- (i) Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
 - (ii) Has been homeless and living as described in paragraph (1) (i) of this definition continuously for at least 12 months or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described in paragraph (1)(i). Stays in institutional care facilities for fewer than 90 days will not constitute as a break in homelessness, but rather such stays are included in the 12-month total, as long as the individual was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering the institutional care facility;
- (2) An individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or
- (3) A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraph (1) or (2) of this definition, including a family

whose composition has fluctuated while the head of household has been homeless

Two CoCs are pursuing UFA or HPC status, one CoC is considering it. Sixteen CoCs responded with their PPRN amounts and it totals \$106,159,257. Eleven CoCs responded with FPRN or ARD amounts and it totals \$99,504,243.

Every CoC has established a coordinated entry program. One CoC is re-evaluating its program and another is switching to a by-name list in 2020. Two CoCs started their programs as recently as 2018 and one more rural CoC is considering breaking up the entry point from one point into five different regions as the single system is too cumbersome for their large geographic area.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

As ESG grantees and State ESG subgrantees, Continuum of Care organizations conduct homeless outreach through their local jurisdictions and set their funding priorities based on the outcome. IDHS collects information from its providers in the annual ESG application. The 2020 State ESG Allocation is \$5,266,395.

The IDoA's Colbert Consent Decree Parties have an implementation plan to help coordinate agency services and ease the transition process for Class Members. The Consent Decree and Nursing Home Deflection Program work to prevent future people from entering the institutional system if it is unwanted. DHS' Williams Consent Decree Parties are also working on closing the front door to Institutes for Mental Disease and preventing inappropriate institutionalization in the future.

Addressing the emergency shelter and transitional housing needs of homeless persons

Housing relocation and stabilization services 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 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

Emergency Solutions Grants provide services to aid homeless persons. Services funded include: 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, transportation, and services for special populations. The ESG program expects to assist 16,000 Homeless Persons through overnight shelters in 2020.

State efforts to maintain Permanent Supportive Housing (PSH) include the use of national HTF funds for the construction and rehab of PSH units. The State's Illinois Housing Search website also provides permanent supportive housing to persons experiencing or at risk of homelessness through its Statewide Referral Network units

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Emergency Solutions Grants aim to provide services to prevent the individual or family from becoming homeless. Services funded include short or medium-term rental assistance and/or rental arrears, utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair.

The majority of Illinois' Continua of Care (CoCs) provide services to homeless youth. Most of these services focus around emergency shelter and transitional or temporary housing; however, some are working to provide permanent supportive housing (PSH) for youth. Some CoCs focus on PSH for the chronic homeless and/or homeless veterans. At least a few CoCs provide emergency shelters, rapid rehousing, homeless prevention, transitional housing, and/or PSH for families. Other strategies to target certain populations include outreach for chronically homeless people; coordinated entry services for veterans; transportation to drop-in services for veterans; and, utility and deposit assistance for families and veterans

IDoA's Colbert Consent Decree implementation plan helps coordinate agency services and ease the transition process for Class Members. The Consent Decree and Nursing Home Deflection Program (if continued) work to prevent future people from entering the institutional system if it is unwanted

The Developmental Disability (DD) Division of IDHS maintains a waiting list for DD Medicaid Waiver services. Homelessness is part of the criteria for immediate enrollment and receipt of DD Waiver services (if determined eligible). Local Independent Service Coordination (ISC) agencies under contract with the Division of DD maintain the waiting list of persons seeking DD Waiver services and make crisis determinations in the communities they serve. They work cooperatively with other public and private

agencies to identify individuals with DD in need.

The Division of Mental Health (DMH) expanded permanent supportive housing to include project-based/clustered housing options using existing housing developments in Cook County. IDHS/DMH successfully implemented a Clustered Housing Model pilot on Chicago's north side of PSH units located in close proximity, in a building or buildings closely situated, with 24-hour peer support staff; a second Clustered Housing Model was implemented using a scattered sites, on Chicago's south side, targeting Williams Class Members deemed "Unable to Serve" (class members recommended for community transition, but the selected community provider cannot meet their clinical/support needs for one or more of the following service needs: financial, medical, medical/diabetes, medication management and/or psychiatric/behaviors). DMH conducted a six-tier initiative analyzing this population, to determine the reasons why certain Class Members are being categorized as Unable to Serve and what might be recommended to reduce that number. DMH also commissioned UIC to do a study on clients who have returned to IMDs to better understand those circumstances

Discussion

The ESG Program provides homeless prevention assistance funding to its sub-recipients on a two-year cycle under the Consolidated Plan.

Emergency Solutions Grants aim to provide services to aid homeless and at risk of homelessness persons and families. Services funded include: case management, childcare, education services, employment assistance, job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations. The providers encourage individuals to gain stability within the community and their life by monitoring their progress and requiring certain goals to be made and attained.

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	45
Tenant-based rental assistance	240
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	65
Total	350

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

Some ten (10) general statements and potential barriers were included in MA-40, the Market Analysis section of the Five-Year Plan. Discussion on: (1) Building Codes, (2) Home Rule, (3) Impact Fees, (4) Property Taxes, (5) Cost and Availability of Land, (6) Availability of Affordable Housing, (7) Public Housing, (8) Preservation, (9) Homelessness, and (10) Other Special Needs, were included to better describe the regulatory government under which affordable housing in Illinois currently operates.

Actions it planned 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

Actions Planned- These include the following: (1) Continued processing of Housing Affordability Impact Notes for relevant State legislation proposed in the Illinois General Assembly; IHDA processed 15 HAINs in 2018. (2) The Illinois Housing Locator system, ILHousingSearch.org continues to operate, allowing landlords to list available rental properties to prospective renters. By December 31, 2018, 7,684 landlords had registered 129,112 units throughout the state.

To assist in implementing the Local Planning Technical Assistance (LPTA) Act, IHDA continues to work with the State's Housing Task Force and other State agencies to research potential local comprehensive planning funding through an inter agency effort.

The State's Rental Housing Support Program helps Illinois families afford safe and decent homes by funding rent subsidies to landlords throughout the state to make rental units affordable to households who earn less than 30% of the area median income. A major program goal is to use half of the funding for households who are at 15% of the area median income and below. Funding for the Rental Housing Support Program is provided from a \$10 fee from real estate document recordings. Tenants pay a flat rent of approximately 30% of their income and the local administering agency pays the balance of the rent negotiated with the landlord. Outreach efforts include additional targeting to households who have a member with a Special Need in an effort to increase the likelihood of providing affordable housing for those households. 296 units were assisted in 2018

The national Housing Trust Fund will provide rental units affordable to extremely low income households at 30% or less of local AMI across the State

Affordable Housing Planning Appeals Act: IHDA, the administering agency of the AHPAA, produces the non-exempt local communities list every five years. In December 2018, forty-six non-exempt municipalities were identified. IHDA provides technical assistance to municipalities throughout the state to complete and submit affordable housing plans. These efforts include an AHPAA handbook for local officials and administrators. Accessibility: Starting in 2015, IHDA has an "enhanced accountability"

mandated requirement under its LIHTC Qualified Allocation Plan. All applicants must include at least 10% acceptable and 2% memory-impaired units in all projects. To encourage more widespread application, IHDA provides competitive points for utilizing Universal Housing Design (UHD) features.

Discussion:

HUD's Homeless Continuum of Care funding has remained fairly steady. While the HEARTH Act requires 25% of funding to be used for permanent supportive housing development, this program isn't triggered until all renewal contracts/grant agreements are met, which has barely been the case since 2011. The Statewide Referral Network (SRN) lists over 1,600 affordable rental housing units for persons/households at 30% AMI or below and who are either homeless/at risk or have a disability. Improvements continue to be made to the system, including integration with the HUD Section 811 Project and Assistance Program. The national Housing Trust Fund will allow for increased production and rehab of additional units affordable to households at or below 30% AMI, and thus increase the State's inventory of Permanent Supportive Housing

AP-85 Other Actions – 91.320(j)

Introduction:

This section reviews additional actions the State is pursuing to address obstacles to meeting underserved needs, lead-based paint abatement, poverty, institutional structure, and monitoring among others.

IHDAs Office of Housing Coordination Services (OHCS) in its Strategic Planning and Research Division (SPAR) is responsible for issuing Certifications of Consistency with the State Consolidated Plan for covered programs. In doing so, the State will issue Certifications per the final rule as follows: a State Certification that an application is consistent with its housing strategy means that the State Action Plan indicates the State planned to apply for the program or was willing to support an application by another entity for that program; the location of activities is consistent with the geographic areas as specified in the plan; and the activities benefit a category of residents for which the State five-year strategy has an established priority. The State will provide the means for a denial if/when it fails to provide a Certification of Consistency

Actions planned to address obstacles to meeting underserved needs

LIHTC: One way the state addresses obstacles to meeting its underserved needs is through its Low Income Housing Tax Credit (LIHTC) program. The LIHTC program assists in developing affordable housing for underserved populations 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.

There are two types of low income housing tax credits: 9 percent tax credits, and 4 percent tax credits. Nine percent tax credits (competitive tax credits) 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 (non-competitive tax credits) can be used for rehabilitation projects and when 50 percent or more of a projects eligible cost are financed with tax-exempt private activity bonds.

The Qualified Action Plan (QAP) specifies how states will review, approve, and allocate federal Low Income Housing Tax Credits (LIHTCs). As the State's LIHTC allocating agency, IHDA coordinates the development of the annual Qualified Allocation Plan (QAP). Besides the program's already statutory targeting to households at 60% of area median income or below, IHDA has built a number of factors into its application scoring system to incentivize better targeting to lower-income households. These include the following point categories: Rental Assistance; Larger Units; Green Building (lower utility bills);

Rehabilitation (of existing housing); Community Revitalization Plans; 30% AMI Housing (10-15%); and Statewide Referral Network (SRN) units, which target 10-15% of a property's units to persons/households who are homeless/at-risk of homelessness or have a disability. All of these scoring criteria are aimed at incentivizing project applications which include deeper targeting to low- and moderate-income families.

The national Housing Trust Fund expands the State's ability to provide Extremely low-income households affordable rental housing across the State.

Additionally, Illinois' Supportive Living Program is an affordable assisted living model administered by the Department of Healthcare and Family Services that offers elderly (65 and older) or persons with physical disabilities (22 and older) housing with services. The aim of the Program is to preserve privacy and autonomy while emphasizing health and wellness for persons who would otherwise need nursing facility care. By combining apartment-style housing with personal care and other services, residents can still live independently and take part in decision-making.

The Department of Healthcare and Family Services currently operates this program through a Medicaid waiver which allows payment for services that are not routinely covered by Medicaid. These include 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 facility. There are currently 153 supportive living facilities sites (12,777 units) located throughout Illinois.

Actions planned to foster and maintain affordable housing

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 means to affirmatively further fair housing for the purposes of complying with the Fair Housing Act, a certification signed annually by all HUD grantees, including PHAs.

Formerly 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, for the first time, 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 was 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 continue to report on the State's actions to address fair housing impediments in the State's Consolidated Plan Annual Performance Reports, IHDA has taken or plans to take further actions to facilitate 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.

Actions planned to reduce lead-based paint hazards

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 Governor's Cabinet on Children and Youth convened October 3, 2016, identified three initiatives designed to benefit the safety and well-being of Illinois' youth. Reducing the Childhood Lead Burden, a primary focus under the Cabinet, was 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 resulted in enhanced codes, and concerted, inter-agency response by IDPH, IHDA and DCEO.

The State's 2019 Fiscal Year budget includes an additional \$15,000,000 For the CLEAR-WIN program

Actions planned to reduce the number of poverty-level families

State of 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 since the program's inception, 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. ____ units were assisted in 2020.

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

Actions planned to develop institutional structure

Public Act 100-0833, the Broadband Advisory Council Act 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)

The following actions are expected over the next 5 years:

1. Regular meetings of the Illinois Housing Task Force, its Executive 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).
4. 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 planned to enhance coordination between public and private housing and social service agencies

State activities to enhance 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) and its Executive Committee.

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

1. IHDA has historically had 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, and Affordable housing Trust Fund programs. IHDA works closely with various partners to co-sponsor conferences and trainings, as well as sharing information on new program developments, major revisions, regulatory updates, and the like, via regular newsletters, websites, and related communications.
2. IHDA works with DCEO to coordinate funding for both rehabilitation and new construction rental housing developments being otherwise assisted.
3. IHDA also 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 also 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 also 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 Health Care Services 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.

Discussion:

Under "Actions planned to foster and maintain affordable housing" other proposed IHDA actions:

1. Ongoing administration of the Affordable Housing Planning and Appeals Act Program
2. Providing targeted training on Reasonable Accommodations policy and practice; and
3. Continue inclusion of the 30% preference for Special Needs Tenants under IHDA's Rental Housing Support Program; and
4. Fund technical assistance to IHDA property managers on HUD's new Equal Access Rule for LGBT persons

Supporting uncapped use of national Housing Trust Fund monies to be used for operating rental/assistance for housing for extremely low income households

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

HOME funds target low- and very-low-income households. Funds will be initially targeted statewide to those areas that do not receive direct allocations of HOME Program funds from HUD. Under the 2020-2024 Consolidated Plan, IHDA is only utilizing HOME funding for rental housing development/rehabilitation

CDBG: As there is no data field to answer the question below concerning Overall Benefit, DCEO is providing the information here. The three-year period of 2020-2022 will be utilized to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit low-to-moderate income persons.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	10
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	75.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

As applicable, the Authority may invest HOME funds as other forms of assistance that HUD determines to be consistent with the purposes of this part and specifically approved in writing.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

While IHDA Multi-family HOME funds are restricted to rental properties, in the event that HUD has requested that the Lender return to HUD all or any portion of the proceeds of the HOME Loan (the "Recapture") that have been disbursed to or for the benefit of the Borrower, the Borrower shall provide such funds to satisfy the Recapture as requested by the Lender, unless recapture is due solely to the actions of the Lender. The occurrence of any Default that has not been cured during any applicable grace or cure period shall give rise to a Recapture. The Borrower agrees to indemnify against and pay IHDA for any damages related to any Recapture that is due and owing. The Borrower must also agree to full and prompt payment, when due, of the Recapture, plus all costs and expenses of collection and default interest as provided in the Financing Documents. The Borrower also agrees to indemnify against and pay IHDA for any damages related to any Recapture that is due and owing.

The HOME regulations require that a house purchased with HOME funds must be kept affordable for an extended period of time through recapture provisions which have been determined by HUD to be appropriate. The period of affordability is based upon the HUD guidelines for amount of HOME funds per unit and is based on the amount of direct subsidy provided to the homebuyer. Direct subsidy is defined as the amount of assistance provided for down payment and closing costs for homebuyers receiving assistance in the homebuyer only program. For Homebuyers receiving funds for homebuyer with rehabilitation assistance, direct subsidy is the amount of assistance provided for down payment and closing costs plus the difference between fair market value before rehab and fair market value after rehab. See below for affordability provisions.

HOME FUNDS PROVIDED	AFFORDABILITY PERIOD
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<\$15,000	5 Years
\$15,000-\$40,000	10 Years
>\$40,000	15 Years

Under the 2015-2019 and the 2020-2024 Consolidated Plans, IHDA is only utilizing HOME funding for

rental housing development/rehabilitation.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

For single-family programs funded with HOME funds IHDA uses a recapture/repayment approach in lieu of a resale approach. Under the prior 2015-2019 Consolidated Plan, and under the 2020-2024 Consolidated Plan, IHDA is only utilizing HOME funding for rental housing development/rehabilitation.

For IHDA multi-family, HOME funds are restricted to rental properties. Recapture is triggered by sale or transfer and only direct subsidy to the buyer may be recaptured. The Authority has established loan restrictions which enable recapture of the HOME subsidy out of net proceeds. The HOME investment amount may be reduced pro rata based on the time the homeowner has owned and occupied the unit measured against the required affordability period. Net proceeds are defined as the sales price minus loan repayment of superior debt and closing costs. The recapture provisions will be included in a recorded recapture agreement for each unit assisted with HOME funds.

The owner occupied provision of assistance to the homeowner must remain in effect throughout the affordability period. The owner may not relocate and rent their property. Nor may they rent a portion of their property. Violation of the provision will trigger a recapture of all funds not forgiven as of the date of the violation.

While IHDA multi-family HOME funds are restricted to rental properties, in the event that HUD has requested that the Lender return to HUD all or any portion of the proceeds of the HOME loan (the "Recapture") that have been disbursed to or for the benefit of the Borrower, the Borrower shall provide such funds to satisfy the recapture as requested by the Lender, unless such Recapture is due solely to the actions of the Lender. The occurrence of any Default that has not been cured during any applicable grace or cure period shall give rise to a recapture.

The Borrower agrees to indemnify against and pay IHDA for any damages related to any Recapture that is due and owing. The borrower must also agree to full and prompt payment when due of the Recapture, plus all costs and expenses of collection and default interest as provided in the Financing Documents. The borrower also agrees to indemnify against and pay IHDA for any damages related to any Recapture that is due and owing

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

For IHDA funding, any proposed rehabilitation project must receive initial approval as part of the

Preliminary Project Assessment (PPA). Once approved, the sponsor will submit a full "Common Application" to the Authority including a Property Needs Assessment (PNA), appraisal, and environmental reports to complete the HUD ERR. The inclusion of a PNA indicates that rehabilitation is the primary activity of the proposed development. IHDA's "Standards for Architectural Planning and Construction"(APCS) and the "Common Application" define the threshold factors and cost parameters for rehab projects, in addition to those for new construction. As part of the PPA, a proposed project must also indicate whether, and how, the proposed investment will change the number of affordable units, and unit affordability. The PPA must be approved before a proposed project may be submitted via the "Common Application". Also see HOME Addendums 1 (HOME Provisions) and 2 HOME Rehabilitation Standards) of IHDA's "Standards for Architectural Planning and Construction".

Any proposed HOME refinance would be subject to IHDA's application process and subject to the Financial Feasibility review contained within the IHDA "Multi-Family Common Application", to ensure compliance with Multi-family underwriting guidelines. The Financial Feasibility component of the "Common Application" assesses whether disinvestment has occurred, and whether the proposed project has the ability to serve the project's targeted population in the long-term. The PPA, PNA, Standard for Construction Cost Estimate (SCCE), "Mandatory Application Checklist", "MF Common Application", the APCS and other relevant HOME application manuals, guidelines, and other publications describing the application criteria are found on the IHDA website at: <https://www.ihda.org/developers/dev-resource-center>.

Periods of affordability comply with 24CFR 92.252: Rehabilitation of existing housing per unit of HOME funds under \$15,000 - 5 years minimum affordability; \$15,000 - \$40,000 10 years minimum affordability; over \$40,000 or rehabilitation involving refinancing - 15 years minimum affordability.

HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including the Community Development Block Grant Program

Emergency Solutions Grant (ESG) Reference 91.320(k)(3)

1. Include written standards for providing ESG assistance (may include as attachment)

To collaborate with the Continuum of Care's (CoC's), applications will be sent annually to obtain CoCs funding recommendations. Applications from CoCs and subrecipients will be reviewed by ESG staff, determinations will be made and award letters will be distributed. Awards will be made based upon release of funds from HUD. All DHS grant terms are July 1st through June 30th. For complete written standards please refer to the IDHS website

at <http://www.dhs.state.il.us/page.aspx?item=77857>

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The State of Illinois is not a Continuum of Care organization. There are 18 CoC organizations within the State that address this issue independently

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Continuum of Care organizations provide a funding plan describing the performance measures and how those measures will be achieved. They also provide recommended funding by activity and agency within their CoC.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The State of Illinois requires that all entities receiving ESG funds have a homeless or formerly homeless individual on their board or their policymaking entity.

5. Describe performance standards for evaluating ESG.

ESG Performance Standards

100% of all subrecipients of ESG Program funds:

- must ensure that all ESG funds are used in accordance with all federal program requirements at 24 CFR Part 576
- must comply with DHS policies, reporting requirements, community service agreement obligations, department regulations, and deliverables in addition to all the ESG requirements in 24 CFR Part 576
- are required to complete and submit accurate and timely annual Funding Applications that include but are not limited to providing staffing levels, program data, supportive service, and fiscal information in addition to submitting all requested attachments and certifications to DHS on or before the application deadline date
- will be limited to 60% of the agency's total fiscal year allocation for street outreach and emergency shelter activities as set forth in 24 CFR Part 576
- must provide matching contributions from eligible sources in an amount equal to the amount of requested ESG Program funds from the subrecipient for all activities as prescribed in 24 CFR Part 576. At a minimum, 50% of the match contributions must be cash
- must obtain written approval from DHS prior to subgranting any portion of ESG Program funds to

any other entity to perform ESG eligible activities

- must obtain written agreements from all ESG subgrantees requiring the subgrantee to comply with all DHS policies and timelines, the provisions of the DHS community service agreement, and all program rules and regulations as set forth by DHS and 24 CFR Part 576, which is identical to the obligations of the ESG subrecipients
- must provide DHS with accurate quarterly fiscal and service ESG reports on a quarterly basis

100% of all ESG funded buildings or facilities (other than a privately owned residential structure) are required by ESG regulations to comply with the American Standard Specifications for Making Building and Facilities Accessible to, and Usable by, the Physically Handicapped”, Number A-117.1P 1971, unless subject to the exceptions contained in 41 CFR 101-19.604

Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds? Select all that apply:

☒ Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter “N/A”.

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Eligible recipients include an organization, agency, or other entity (including a public housing agency, or a for-profit entity or a nonprofit entity) that receives HTF assistance from a grantee as an owner or developer to carry out an HTF-assisted project. The requirements below are verified during the review process and a certification is issued by the IHDA Development Team. A recipient must:

- (1) Make acceptable assurances to the grantee that it will comply with the requirements of the HTF program during the entire period that begins upon selection of the recipient to receive HTF funds, and ending upon the conclusion of all HTF-funded activities;
- (2) Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity;
- (3) Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with HTF funds to ensure compliance with all applicable requirements and regulations of such programs; and
- (4) Have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to:
 - (i) Own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development; or
 - (ii) Design, construct, or rehabilitate, and market affordable housing for homeownership.
 - (iii) Provide forms of assistance, such as down payments, closing costs, or interest rate buy downs for purchasers.

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

IHDA will use its Multifamily Financing "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 (see Permanent Supportive Housing Development Program Request for Application). IHDA's process will include a mandatory concept meeting with the Authority, a Preliminary Project Application (as defined in the RFA) an initial completeness/eligibility scoring, review of mandatory requirements, underwriting, site and market review, peer review, internal Loan Committee and IHDA Board approval. National HTF funds will only be applied to units restricted to tenants at 30% AMI or below. The balance of the units that are not 30% AMI or below will be paid for with other IHDA or leveraged sources

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

If an applicant meets the mandatory thresholds below, IHDA will review eligible recipients in accordance

with CFR 91.320 (k)(5)(i), which will include supplemental information required by program rules (see Permanent Supportive Housing Development Program RFA) In addition to the review of mandatory requirements, IHDA's process will include an initial completeness/eligibility scoring, underwriting, site and market review, peer review, internal Loan Committee and IHDA Board approval.

1. Mandataory Application Criteria

IHDA will use its Multifamily Financing "Common Application" as the major application format for national HTF rental housing projects (See above).

2. Eligible Activities

Eligible Activities under the Illinois National HTF Program will include the following:

- Rental housing development (new construction or acquisition/rehabilitation) Eligible project costs included the following: Real property acquisition; development hard costs; relocation; demolition; utility connections; site improvements; soft costs, including architectural, engineering costs, developer fees, and AFHMP marketing; paying construction loans; and staff project delivery costs.
- Operating/rental assistance, though also an eligible activity, is limited to a maximum of 33% of any year's State allocation, and must be fully utilized within 5 years of award. Such assistance could also be subsequently renewed, as long as it's within the 30-year affordability period. It is anticipated such assistance would be very limited and in the form of grants. Applicants must also present a long-term plan of utilizing permanent sources of State and federal rental assistance to be given consideration in this area.
- Public housing is only eligible under the national HTF if the proposed project is part of HUD's Rental Assistance Demonstration (RAD) program, Choice Neighborhood Initiative Program, or involves the LIHTC Program. Priority will be given to projects creating new units.
- IHDA is not funding homeownership assistance under the program
- Eligible use of funds include: loans (low-interest, no-interest, balloon, forgivable, deferred payment), grants, interest rate subsidies, equity investments, and other State-approved forms of assistance

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The State will distribute HTF funds statewide, including the City of Chicago, Chicago Metro, Other Metro, Non-Metro and municipalities subject to the Affordable Housing Planning and Appeal Act to the prioritizing applications that are consistent with the 2020-2024 Consolidated Plan, Section AP-50

Geographic Distribution. The Authority puts a high value on quality location of projects and availability of resources and access to amenities. IHDA will strive to achieve maximum geographic diversity based on statewide applications and, where applicable, aligning set-asides associated with other programs providing non-federal, leveraged funding to the HTF, rather than establish geographic set asides under the HTF. In an effort to increase geographic diversity, IHDA will provide application workshops based upon approved PPAs, including "virtual" workshops in response to declared public health and/or disaster concerns.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

As stated in the PSH RFA Section 3, the Authority will evaluate the Development Team's capacity to successfully complete and manage the Project. Applicants who fail to meet these mandatory criteria will be disqualified and will not be scored during the final evaluation phase. Applications must include the following for the Authority to evaluate the experience and capacity of the development team:

Organizational Flow Chart

- The Application must include a full organizational chart reflecting all entities within the proposed Owner down to individuals including percentages of ownership

Identity of Interest Certification

- The Application must include an Identity of Interest form for the Sponsor

Development Team Certification

- The Application must include certifications for the proposed owner, general contractor, property manager, and architect, inclusive of all pending, under construction, or completed Projects in any state, including their present status and expected completion date. The Development Experience Certification forms are available on the Authority's Website

Unacceptable Practices

The Authority may deny any Project in which any Participant in the Development Team has failed to demonstrate ongoing proficiency with affordable and supportive housing programs. The Applicant may include in the Application an explanation of the circumstances surrounding the unacceptable practice and the roles of each of the Participants. Examples of unacceptable practices include but are not limited

to:

- A Participant is affiliated with existing developments which have been cited for material and/or continuing, but curable, noncompliance. Material noncompliance exists when a party exhibits a continual pattern of noncompliance, or when a party demonstrates an inability or an unwillingness to resolve noncompliance in a timely manner
- A Participant (including any affiliates) has experienced any events of foreclosure or failed to perform under the terms of a workout agreement over the past three (3) years
- A Participant (including any affiliates) has declared bankruptcy over the past three (3) years
- Any Participant (including any affiliates) has a mortgage default or arrearage of three months or more within the last three (3) years
- A Participant that has failed to pay any fee or expense due to the Authority, including outstanding compliance monitoring fees in the past three (3) years
- Any liens or other claims exist against property owned by Owner (including any affiliates) for which the Owner has failed to resolve a public filing such as a lien or a judgment
- The Owner (including any affiliates) has been debarred or received a limited denial of participation in the past three (3) years by any federal or state agency from participating in any development program
- A Participant that has materially misrepresented facts on any request for Authority resources

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

As stated in the PSH RFA Section 4, projects that provide project-based rental or operating assistance will be awarded up to twenty-five (25) points based on the number of units assisted and the length of committed assistance. Units can be assisted with available federal, State, and local project-based rental assistance so that rents are affordable to ELI families. These may include: Section 8 Project-Based (preservation only); Project-Based Vouchers; Rental Housing Support Program; and Section 811 Project-Based Rental Assistance. It will utilize 30% of household income for rents and utilities as its standard

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

As stated in the Permanent Supportive Housing RFA Section 3, all applicants must document the extent

to which proposed rents are affordable, especially to ELI households. All projects will be required to establish a minimum 30-year affordability period. Applicants who fail to meet these mandatory criteria will be disqualified and will not be scored during the final evaluation phase.

As stated in the RFA Section 5, Projects will be required to execute a Regulatory Agreement with the Authority, whereby the Owner shall agree to maintain unit affordability, and serve the targeted populations, for a minimum 30-year period

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

As stated in the Permanent Supportive Housing RFA Section 3, all applications must include a certification of consistency with the Consolidated Plan for the Project. The projects must target populations and prioritize activities that are consistent with the State's 2020-2024 Consolidated Plan and the State's Comprehensive Planning Act. Proposed projects must also fall under one of the state's Focus Areas in its annual plan, which are supportive housing, community revitalization, and economic development. Applicants who fail to meet this mandatory criteria will be disqualified and will not be scored during the final evaluation phase.

Projects will also be scored on the following items that meet the housing needs of the State. See Permanent Supportive Housing RFA Section 4 for information on Application Scoring Criteria.

- SRN Units - Up to ten (10) points
- Universal Design - Up to ten (10) points
- Green Design and Energy Efficiency - Up to five (5) points
- Access to Transportation - Up to ten (10) points
- Neighborhood Characteristics and Amenities - A maximum of five (5) points

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Projects which are able to commit other non-federal funds as part of their project financing will be awarded up to twenty-five (25) points. This would include other State-funded and locally funded programs, but not LIHTC, or State or local CDBG or HOME funding. The latter funds can be part of the

project's financing, but will not be considered as non-federal funding. Please note that there is no State or local match requirements for federal HTF, but IHDA anticipates most federal HTF-funded projects will be highly leveraged.

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

State of Illinois 2020-2024 Consolidated Plan – FINAL AS APPROVED BY HUD

The State's policy on maximum per-unit subsidy is to be based on modest housing units with similar amenities and taking into account local market conditions. IHDA will use the same criteria that it uses under its HOME/Qualified Allocation Plan (QAP). These limits will be based on hard construction costs, and are adjusted by bedroom size and location. Location factors in to the variance between the Chicago and metro set asides and separating other metro and non-metro set asides.

These standards were established by an analysis of the current Construction Cost Database for issuance with the 2020-2021 QAP. This analysis showed the largest variance between Chicago and metro versus other metro and non-metro. There was a smaller variance between Chicago and metro and a larger variance between Chicago and the remaining regions of the State. IHDA will provide non-federal funds to areas where needed, to bridge gaps between maximum per-unit costs under the national HTF and actual construction cost within IHDA's Cost Limits.

The total cost per unit takes into considerations soft costs, which are based on the statewide cap, and will not exceed 20% of allowable hard costs for this program. The total cost will be based on geographic location as explained above.

2019 HOME Maximum Per-Unit Subsidy Limits

Area Name & Counties	Bedrooms	Maximum Limit
<u>Chicago</u>	0 BR	149,868
Cook, DuPage, Grundy, Kane,	1 BR	171,802
Kendall, Lake, McHenry, and Will	2 BR	208,913
	3 BR	270,266
	4 + BR	296,666
<u>Springfield</u>	0 BR	149,868
Alexander, Bond, Cass, Christian, Clinton, Fayette, Franklin,	1 BR	171,802
Greene, Jackson, Jefferson, Jersey, Johnson, Logan, Macoupin,	2 BR	208,913
Marion, Mason, Massac, Menard, Monroe, Montgomery, Morgan,	3 BR	270,266
Randolph, Perry, Pike, Sangamon, Scott, Washington,	4 + BR	296,666
Williamson, and Union		
<u>Champaign</u>	0 BR	149,868
Champaign, Clark, Clay, Coles, Crawford, Cumberland,	1 BR	171,802
De Witt, Douglas, Edgar, Edwards, Effingham, Ford, Gallatin,	2 BR	208,913
Hamilton, Hardin, Ingham, Jasper, Kankakee, Lawrence, Livingston,	3 BR	270,266
Macoupin, McLean, Maunula, Pike, Pope, Richland, Saline,	4 + BR	296,666
Shelby, Vermilion, Wabash, Wayne, and White		
<u>East St. Louis</u>	0 BR	149,868
Madison and St. Clair	1 BR	171,802
	2 BR	208,913
	3 BR	270,266
	4 + BR	296,666
<u>Peoria</u>	0 BR	149,868
Bureau, Fulton, Henderson, Henry, Knox,	1 BR	171,802
LaSalle, Marshall, McDonough, Mercer,	2 BR	208,913
Peoria, Putnam, Stark, Tazewell,	3 BR	270,266
Warren, and Woodford	4 + BR	296,666
<u>Quincy</u>	0 BR	149,868
Adams, Brown, Calhoun/Hancock,	1 BR	171,802
Pike, and Schuyler	2 BR	208,913
	3 BR	270,266
	4 + BR	296,666
<u>Rockford</u>	0 BR	149,868
Bacon, DeKalb, Stephenson,	1 BR	171,802
and Winnebago,	2 BR	208,913
	3 BR	270,266
	4 + BR	296,666
<u>Rock Island</u>	0 BR	149,868
Rock Island	1 BR	171,802
	2 BR	208,913
	3 BR	270,266
	4 + BR	296,666
<u>Stonington</u>	0 BR	149,868
Carmel, Jo Daviess, Lee, Ogja,	1 BR	171,802
and Whiteside,	2 BR	208,913
	3 BR	270,266
	4 + BR	296,666

2019 Base Section 234 limits:
Effective May 9, 2019

Bedrooms	Maximum
0 BR	62,445
1 BR	71,884
2 BR	87,047
3 BR	112,611
4 + BR	123,611

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

IHDA uses the Architectural Planning and Construction Standards to evaluate all rehabilitation projects. The APCS is a comprehensive reference for owners, developers, architects and contractors in the design and construction of quality affordable housing. IHDA uses the standards to evaluate plans, specifications and other relevant data of the proposed new construction, rehabilitation and adaptive reuse of existing buildings.

- Applicable State and local code, ordinances and zoning requirements
- Health and Safety
- Requirements of useful life of major systems
- Lead based Paint Requirements
- Accessibility Stand which must be met
- Disaster mitigation requirements
- State and Local Codes, Ordinance, and Zoning Requirements
- Uniform Physical Condition Standards

Disaster Mitigation - The State of Illinois does not maintain a statewide adopted building code. Each local governmental unit (municipality or county) adopts its own individual building or other administrative code. IHDA relies on these local Authorities Having Jurisdiction (AHJ) to provide plan review and issue building permits per their adoptive standards. If there is an area which does not have an adopted standard, our APCS document indicates the building shall be constructed to meet the 2015 version of the International Code Package. The use of standard building codes, by either the AHJ or IHDA referenced standard, ensures facilities are built to handle regional requirements for seismic (earthquake), wind (tornado or straight line winds) or water (rain, snow, flood) based disasters. By the AHJ issuing the building permit it is expected the plans have been reviewed against the local standard outlined in their adopted building codes, and meet these requirements.

UPCS Protocols - An IHDA Construction Representative will make a visit to each unit and evaluate the site against the UPCS checklist (Uniform Physical Condition Standards for Multifamily Housing Rehabilitation (at <https://www.ihda.org/developers/dev-resource-center/>) to ensure they meet with minimum requirements. The checklist will be used in conjunction with the previously completed Property Needs Assessment (see PNA below) to establish the minimum scope to be included with any rehabilitation project approved for funding. This checklist has been created to have separate lists for multi-family dwellings and single family homes.

The UPCS checklist shall identify any repair items that represent an immediate threat to health and safety, and all other significant defects, deficiencies, items of deferred maintenance, and material building code violations that would limit the expected useful life of major components or systems. Deficiencies regarding significant life safety issues must be identified and identified as work to be immediately corrected as part of the scope of work.

Post-occupancy, IHDA's Asset Management Services Department will review the ongoing project needs utilizing HUD's Uniform Physical Condition Standards to ensure HTF-assisted projects and units will be decent, safe, sanitary and in good repair as described in 24 CFR 5.703



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ILLINOIS HOUSING DEVELOPMENT AUTHORITY STANDARDS FOR ARCHITECTURAL PLANNING AND CONSTRUCTION

Published July 1, 2019 (Modified 12/11/21)

Effective for all project plans reviewed by the Authority after December, 2020

Content in *italic* indicates a revision from a previous version.

INTRODUCTION

The Standards for Architectural Planning and Construction (Standards) are being provided as an aid for owners/developers, architects and contractors for the design and construction of quality affordable housing. These Standards shall be used as a reference in establishing Illinois Housing Development Authority's (Authority) minimum quality standards. The Authority will use these standards to evaluate the plans, specifications and other relevant data of the proposed housing development, including new construction, rehabilitation and the adaptive reuse of existing buildings. We encourage users to exceed these minimum requirements whenever possible, making projects more viable and extending their longevity. By increasing items such as the building's energy efficiency, utilizing environmentally friendly materials, and insuring projects are more cost effective to construct and operate, the owner/developer, taxpayer and the end-user all benefit.

The Authority's design review will be based in-part by the following broad policy objectives:

- Compliance with the Standards to the greatest extent feasible per the scope of work, funding sources and Property Needs Assessment.
- The quality of the building(s) and other improvements must be consistent with the underwriting and program requirements.
- The project must comply with all local, state, and federal codes or regulations (including any applicable lead-based paint, mold, and asbestos regulations and any other Authority requirement).
- The development must be consistent with the demands of the marketplace.
- The design and construction must be consistent with recognized standards and accepted practices in the construction industry.
- The Authority reserves the right to object to any proposed building system or material selection as being in conflict with the Authority's interests.
- Sponsors are encouraged to meet with the Authority Architectural staff prior to submitting rehabilitation projects seeking 4% Low Income Tax Credits to specifically discuss the intended project scope.

The Standards are subject to change and modification, this version supersedes and replaces any prior versions. The Authority will also evaluate certain aspects of the Standards that may require modification in order to meet the unique site, design or use of the development. In this event, the Authority will consider modification requests on a case by case basis. It is therefore highly recommended that Authority staff be involved in the design concept at the earliest stage possible to provide guidance through the review process. Lastly, the Authority or its agents shall have the right of access to the property.

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Definitions

Unless otherwise expressly stated, the following terms shall, for the purposes of the Standards, have the meaning shown in this Section. Where terms are not defined in this Section, they shall have ordinarily accepted meanings such as the context implies.

Accessible Dwelling Unit: A unit that is approached, entered, and used by physically challenged people and designed to meet all applicable code requirements.

Accessible Route: A continuous unobstructed path connecting all accessible elements and spaces of a building or facility. Interior accessible routes may include corridors, doorways, floors, ramps, elevators, lifts, skywalks and tunnels. Exterior accessible routes may include parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts.

Accessibility Standards: Accessibility standards mean the Federal Fair Housing Act, Illinois Accessibility Code, Americans with Disabilities Act, local building codes, and Section 504 of the 1973 Rehabilitation Act.

Adaptability or Adaptable: The ability of certain building spaces and elements, such as: kitchen counters, sinks, and grab bars, to be added or altered so as to accommodate the needs of individuals with or without disabilities or to accommodate the needs of persons with different types or degrees of disability.

Adaptable Dwelling Unit: A dwelling unit constructed and equipped so it can be converted with minimal structural change for use by persons with different types and degrees of environmental limitation.

Adaptive Reuse: The process of converting or adapting structures for purposes or uses other than those initially intended.

Addition: An expansion, extension, or increase in the gross floor area of a building or facility.

Alteration: Any modification or renovation that affects or could affect the usability of the building or facility or part of the building or facility. Alteration includes*, but is not limited to, remodeling, renovation, rehabilitation, reconstruction, historic preservation, historic reconstruction, historic restoration (as separately required in Section 400.610 of the Illinois Accessibility Code), changes or rearrangement of the structural parts or elements, extraordinary repairs (as defined herein), changes to or replacement of plumbing fixtures or controls, changes or rearrangement in the plan configuration of walls and full-height partitions, and changes or improvements to parking lots (as separately required in Section 400.510 (e) 10 (c)).

*The following work is not considered to be an alteration unless it affects the usability of the building or facility: normal maintenance, re-roofing, interior or exterior redecoration, changes to mechanical and electrical systems, replacement of plumbing, piping or valves, asbestos removal, or installation of fire sprinkler systems. (Section 3, Environmental Barriers Act - EBA)

Applicability: The latest version of the Standards shall be used in conjunction with the design and construction of the project. The Owner and General Contractor shall incorporate these Standards into their contract and agree to abide by these Standards. If there is a conflict between these Standards and any provision in the contract these Standards shall prevail.

Architect/Engineer of Record: An architect, professional engineer, or structural engineer as defined by the Illinois Architecture Practice Act, the Illinois Professional Engineering Practice Act, or the Illinois Structural Engineering Licensing Act who has the contract responsibility for the project, who prepares the construction documents from which the building is constructed, and who signs the required documents.

Architect/Engineer-Consulting: An architect, professional engineer, or structural engineer as defined by the Illinois Architecture Practice Act, the Illinois Professional Engineering Practice Act, or the Illinois Structural Engineering Licensing Act who provides his professional services such as civil, mechanical, electrical and plumbing engineering and design, to the "Architect of Record".

Area, Gross: The total area of a building or part of a building measured from the outside face of the exterior walls, including areas of usable or occupiable basements, but not including areas of basements used for storage or mechanical purposes only, overhangs, and mechanical penthouses on the roof.



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Area, Net: The total usable or occupiable area within the enclosing walls or partitions exclusive of shafts, partitions, columns, walls, elevators, stairs, permanent fixtures, toilet rooms, janitor closets, and mechanical, electrical, and telephone rooms.

Area of Rescue Assistance: An area, which has direct access to an exit, where people who are unable to use stairs may remain temporarily in safety to await further instructions or assistance during emergency evacuation.

Broadband Infrastructure: means cables, fiber optics, wiring, or other permanent (integral to the structure) infrastructure, including wireless infrastructure, that is capable of providing access to internet connections in individual housing units, and that meets the definition of "advanced telecommunications capability" determined by the Federal Communications Commission under section 706 of the Telecommunications Act of 1996 (47 U.S.C. 1302).

Building Code, Applicable: The building code and applicable amendments, adopted by the administrative authority under whose jurisdiction the work involved with the construction, addition, alteration, or change of occupancy will be carried out. If no building code has been adopted by the administrative authority, or if the work is not within a municipal or other administrative authority's jurisdiction, the building code shall be deemed to be the 2015 International Building Code package.

Change Order (CO): A written request prepared on A.I.A. Form G701 that changes the scope of work from the Authority approved drawings and specifications. The change order must be signed by the owner/developer, Architect of Record, and the contractor and presented to the Authority's field representative at least one month before requesting the payment on a draw.

Clear Floor Space: The minimum unobstructed floor or ground space required to accommodate a single, stationary wheelchair and occupant.

Common Use or Common Areas: Areas (including interior and exterior rooms, spaces, or elements) which are held out for use by all tenants, their guests, and owners in public facilities and multi-story housing units.

Construction Contingency or Contingency: Amount of money allocated to the project in the Authority awarded funds available to the project sponsor to pay for construction related items not in the approved construction documents. Value should be equal to 5% of new construction hard costs, and 10% of rehabilitation hard costs. Allocation of these funds shall be in compliance with Section 4.01.

Cross Slope: The slope that is perpendicular to the direction of travel (see Running Slope).

Curb Ramp: A short ramp cutting through a curb or built up to it.

Detectable Warning: A standardized surface feature built in or applied to a walking surfaces or other element to warn people with visual impairments of hazards on the circulation path. The State of Illinois has adopted the truncated dome standard with a contrasting color to the base surface.

Dwelling Unit: A single residential unit which provides a kitchen or food preparation area, in addition to rooms and spaces for living, bathing, sleeping, and the like.

Efficiency or Studio Unit: A unit used or intended to be used as a residential housekeeping unit by not more than one occupant for living, sleeping, and cooking facilities. The unit shall contain not less than the area indicated in Section 12.01 of these standards.

Emergency Warning System: A fire alarm, carbon monoxide, smoke or heat detector system used to activate emergency audible and visual alarms.

Entrance: Any access point to a building or portion of a building used for the purpose of entering. An entrance includes the approach walk, the vertical access leading to the entrance platform itself, vestibules, if provided, and the entry door or doors or gate or gates.

Environmental Barrier: An element or space of the built environment which limits accessibility to or use of the built environment by environmentally limited persons.

Exit: That portion of a means of egress which is separated from all other spaces of a building or structure by construction or equipment as required by the applicable building code to provide a protected way of travel to the exit discharge. The walls, ceiling, and openings therein, of the protected way of travel shall provide a fire resistance



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rating required by the applicable building code.

Exit Access: That portion of a means of egress that leads to an exit.

Exit Discharge: That portion of a means of egress between the termination of an exit and a public way.

Extraordinary Repair: The replacement or renewal of any element of an existing building or facility for purposes other than normal routine maintenance. It includes, but is not limited to: replacement of sidewalk and curb ramp, replacement of a door and frame, complete stair replacement and plumbing fixture replacement (see Alteration).

Facility: All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on a site (see Public Facility).

Floor: Any level within a building that may be occupied by the public. Mezzanines and seating tiers are not included in the definition of "Floor" in the Illinois Accessibility Code.

Functional Spaces: The rooms or spaces in a building or facility that house the primary functions for which the building or facility is intended, and the secondary or supporting functions that relate to the support, maintenance or performance of the primary functions, including connective or ancillary space such as parking and storage. Unfinished or undeveloped space is included as a "Functional Space".

General Contractor: A general contractor (GC) is responsible for providing all of the material, labor, equipment and services necessary for the construction of a project. The GC is responsible for the day-to-day oversight of a construction site, management of vendors and trades and communication of information to involved parties throughout the course of construction.

Governmental Unit: The State or any political subdivision thereof, including but not limited to any county, town, township, city, village, municipality, municipal corporation, school district, park district, sanitary district, local housing authority, public commission, public authority, the Authority or other special purpose district.

Grade: The elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and an imaginary line five feet (5') from the building.

Ground Floor: Any occupiable floor less than one story above or below grade with direct access to grade. A building or facility always has at least one ground floor and may have more than one ground floor as where a split-level entrance has been provided or where a building is built into a hillside. A building where the first floor containing dwelling units is above grade that floor will be considered the ground floor. For example, a grade level or slightly below grade floor contains parking, laundry, building office, and storage is not considered a ground floor. The first floor in a building of this type containing dwelling units will be considered the ground floor.

Habitable Room: A room within a residential occupancy and used or intended to be used for living, sleeping, eating or cooking purposes, as well as any room within a residential occupancy but does not include bathrooms, toilet rooms, laundries, pantries, foyers, corridors, storage spaces, stairways or closets.

Historic Building: All buildings, parts of buildings, facilities or sites individually listed in or eligible for listing in the National Register of Historic Places, a "contributing" building or site in a National Register Historic District as determined by the Illinois Department of Natural Resources (IDNR) State Historic Preservation Officer or as determined by a "Certified Local Government" designated by the IDNR, a building or site designated as a historic or architectural landmark by a local Landmarks Commission or local Historic Preservation Commission, and buildings which undergo historic reconstruction.

Historic Preservation: The act or process of accurately preserving and/or recovering the form and details of a historic building and its setting as it appeared at a particular period of time by means of repair, stabilization, or restoration as defined herein. Historic Preservation also includes "Historic Reconstruction and Historic Restoration".

Historic Reconstruction: The act or process of reproducing by new construction the exact form and detail of an original building, structure, object, or part thereof as it appeared at a specific period of time. Historic Reconstruction only applies to reconstruction of buildings which are open to view by the public, are used to demonstrate historic or architectural values, and/or are used for purposes of display of a historic building type, design, and technique of construction or period setting.

Historic Restoration: The act or process of accurately recovering the form and details of a building or facility and



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its setting as it appeared at a particular period of time by means of the removal of later works or replacement of missing earlier work.

Housing, Financed or Guaranteed by a Government Unit: Any building, facility or portion thereof, excluding in-patient medical care facilities, which contains one or more dwelling units or sleeping accommodations, and which is owned by or on behalf of a governmental unit, or financed, in whole or in part, for either initial construction or subsequent alteration, by a grant or loan made or guaranteed by a governmental unit. Such housing may include, but is not limited to, one family dwellings and multi-family dwellings, including multi-story apartment buildings, group homes, dormitories and housing for the elderly.

Interior Redecoration: Replacement of interior floor, wall, and ceiling decorative finishes (such as carpet, wall coverings, paint, and paneling), window treatments (such as drapery, blinds, and shades), interior space lighting, fixtures, furnishings, and furniture.

Masonry Unit: Brick, tile, stone, glass block or concrete block conforming to the requirements specified in Section 2103 of the 2015 International Building Code.

Means of Egress: A continuous and unobstructed path of travel from any point in a building or structure to a public way, consisting of three separate and distinct parts: the exit access, the exit, and the exit discharge. A means of egress comprises vertical and horizontal means of travel and includes intervening room spaces, doors, hallways, corridors, passageways, balconies, ramps, stairs, enclosures, lobbies, escalators, horizontal exits, courts and yards. (Section 3, EBA)

Mezzanine: Any intermediate occupiable and usable level placed above any floor of a building and limited to 33% of the net floor area of the floor over which it is placed. The net area of a mezzanine is included in the net area of the floor above which it is placed.

Multi-Story Building: Any building of any type two or more stories above the grade level containing any number of units.

Multi-Story Housing Unit: Any building of four or more stories containing ten or more dwelling units constructed to be held out for sale or lease by any person to the public. This category includes, but is not limited to, the following building types: apartment buildings, condominium apartment buildings, convents, housing for the elderly and monasteries.

Other Alterations (Section 504): If the project involves fewer than 15 units or the cost of alterations is less than 75% of the replacement cost of the completed facility and the recipient has not made 5% of its units in the development accessible to and usable by individuals with disabilities, then the requirements of 24 CFR 8.23(b) apply. Under this section, alterations to dwelling units shall, to the maximum extent feasible, be made readily accessible to and usable by individuals with disabilities. If alterations to single elements or spaces of a dwelling unit, when considered together, amount to an alteration of a dwelling unit, the entire unit shall be made accessible. Alteration of an entire unit is considered to be when at least all of the following individual elements are replaced:

- renovation of whole kitchens, or at least replacement of kitchen cabinets; and
- renovation of the bathroom, if at least bathtub or shower is replaced or added, or a toilet and flooring is replaced; and
- replacement of entrance door jams.

When the entire unit is not being altered, 100% of the single elements being altered must be made accessible until 5% of the units in the development are accessible. However, HUD strongly encourages a recipient to make 5% of the units in a development readily accessible to and usable by individuals with mobility impairments, since that will avoid the necessity of making every element altered accessible, which often may result in having partially accessible units which may be of little or no value for persons with mobility impairments. It is also more likely that the cost of making 5% of the units accessible up front will be less than making each and every element altered accessible. Alterations must meet the applicable sections of the UFAS which govern alterations.

Point of Arrival: A location within the site where an accessible route must be provided. Acceptable locations shall include an accessible parking space, accessible passenger unloading/loading zone, public street or sidewalk, or



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each public transportation stop.

Power-Assisted Door: A door used for human passage, with a mechanism that helps to open the door, or relieves the opening resistance of the door, upon the activation of a switch or a continued force applied to the door itself.

Principal or Primary Entrance: An entrance intended to be used by the residents or users to enter or leave a building or facility. This shall include, but is not limited to, the main entrance.

Privately Owned Building: Any building which is not publicly owned as defined herein.

Project: Any building, structure or site including the related improvements owned or financed in whole or in part by the Authority, or one in which the Authority has or will have an interest.

Public: Any group of people who are users of the building and employees of the building, excluding those people who are employed by the owner of a building for construction or alteration of a building.

Public Facility: Any building, structure, or site improvement which is: (i) owned by or on behalf of a governmental unit; leased, rented or used, in whole or in part, by a governmental unit; financed, in whole or in part, by a grant or a loan made or guaranteed by a governmental unit. (ii) used or held out for use or intended for use by the public or by employees for one or more of, but not limited to, the following: the purpose of gathering, recreation, transient lodging, education, employment, institutional care, or the purchase, rental, sale or acquisition of any goods, personal property or services; places of public display or collection; social service establishments; and stations used for specified public transportation.

Public Use: Interior and exterior rooms or spaces that are made available to the general public at a building or facility that is privately or publicly owned.

Ramp: A walking surface which has a running slope greater than 1:20 (5%) and a cross slope no greater than 1:50 (2%).

Reproduction Cost: The estimated cost of constructing a new building, structure, or site improvement of like size, design and materials at the site of the original building, structure, or site improvement, assuming such site is clear. The reproduction cost shall be determined by using the recognized standards of an authoritative technical organization (see Authoritative Technical Organization for examples of estimating guides).

Running Slope: The slope that is parallel to the direction of travel (see Cross Slope).

Service Entrance: An entrance intended primarily for delivery of goods or services. A service entrance may not be the principal entrance unless it is the only entrance to the building/facility.

Single Room Occupancy Unit or SRO: A unit used or intended to be used as a residential housekeeping unit by not more than one occupant for living, sleeping, with or without cooking facilities. See Section 12.01 for area requirements.

Storage, Bulk: A clear volume space provided for storage of personal items such as luggage, boxes of seasonal items or any bulk items. The space may be located in the dwelling unit, in a separate room in the building, or in a separate building on the same site.

Structural Change: Changes to or rearrangement of the structural elements, plumbing fixture changes, or changes to or rearrangement of the plan configuration of walls and full height partitions.

Structurally Impracticable: Those rare circumstances when the unique characteristics of terrain prevent the incorporation of accessibility features in new construction.

Substantial Alteration (Section 504): Alterations are substantial if they are undertaken to a project that has 15 or more units and the cost of the alterations is 75% or more of the replacement cost of the completed facility. [See 24 CFR 8.23(a)]. The new construction provisions of 24 CFR 8.22 shall apply. Section 8.22 requires that a minimum of 5% of the dwelling units, or at least one unit, whichever is greater, shall be made accessible to persons with mobility disabilities and an additional 2% of the dwelling units, or at least one unit, whichever is greater, shall be made accessible to persons with hearing or visual disabilities.

Technically Infeasible: With respect to an alteration of a building or a facility, a change that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing



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member, which is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility. (ADA Accessibility Guidelines 4.1.6)

Toilet or Powder Rooms: At a minimum, a room consisting of one water closet and one lavatory.

Vehicular Way: A route intended for vehicular traffic, such as a street, driveway or parking lot.

Visitability: The requirement that all single-family homes, townhouses, multi-story housing units, and multi-family apartment units provide accessible features that permit people with mobility impairments to visit (enter and stay, but not live in) a residence.

1) Fees and Costs

The Authority reserves the right to utilize outside consultants or other professionals as it may deem appropriate, to conduct various aspects in conjunction with the Architecture and Construction Services functions related to the completion of the project. The Authority shall determine if some or all of these costs shall be funded by the borrower/developer.

Only fees and cost incurred relating to the financed project shall be permitted. The Authority will not pay for fees and costs relating to future phases of the project.

The Authority shall review the architectural and general contracting fees associated with the development to insure they are proper, fair and reasonable. The Authority has evaluated the fees from past Authority financed projects. These fees were based on the percentage of the construction costs (site work, general requirements, general contractor's overhead and profit, construction permits and fees). As such, the architectural and general contractor fees listed below reflect the maximum percentage the Authority will accept as a reasonable fee for services. Higher percentages for the architectural fees are acceptable but the owner/developer will be responsible to pay the difference between the higher percentage and the percentage in the table below. The fees shall include the following:

Architectural

- 1.00 The "Architect of Record" shall be same individual who created the plans and specifications. Any on-site architectural observation shall be conducted by the "Architect of Record". The Architect is responsible for certifying that all the work requested for payment, at a minimum of one site visit per pay application, is accurate and has been completed.
- 1.01 Preparation of plans and specifications including consultations, estimates, and professional engineering services typically associated with the architectural portion of the plans, including structural design and Landscape Architecture. Architectural fees shall not include any work or contractual obligations of other professional services such as: surveys, soil borings, Civil Engineering and third party consultant reports.
- 1.02 General administration, reimbursables as per the Contract between Architect and Sponsor and overall observation of construction.
- 1.03 Approving payment vouchers to the contractor.
- 1.04 Approval and acceptance of completed construction.
- 1.05 The "Architect of Record" will not be permitted to act as the general contractor without the written approval of the Authority. If the "Architect of Record" sub-contracts any portion of his work, excluding professional engineering services, the difference between the architect's contract fee and the sub-contractors' fee will cause a reduction in the Developers' Fee.
- 1.06 Any project utilizing an Architect's "Self-Certification" permit review or Certified Revisions may be subject to design and construction costs after the design documents have been completed and approved by the Authority. Any related changes in cost as a result of code related requirements submitted for Authority review will be deemed as an error and omission, and will be handled as described in Section 4 of these standards.



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Architectural Fee, in combination with building engineering fees for structural, mechanical, electrical and fire protection systems as well as Landscape Architecture fees in excess of the Authority limits listed below cannot be kept in basis and may be paid from a non-Authority source.

- 1.07** Architectural and Civil Engineering fees in excess of the Authority limits listed below cannot be kept in basis, and shall be paid from a non-Authority source.

AUTHORITY ARCHITECTURAL FEE LIMITS:

Total Construction Costs \$	% Architect Fee (New Construction)	% Architect Fee (Renovation)
0-1,000,000	7.2	8.4
1,000,001-5,000,000	6.2	7.3
5,000,001-10,000,000	4.8	6.7
10,000,001-15,000,000	4.1	5.9
15,000,001-25,000,000	3.4	5.1
Over 25,000,000	2.8	4.4

AUTHORITY CIVIL ENGINEERING FEE LIMITS:

Set Aside	\$/Gross Site Area
Non-Metro	\$0.35
Rural	\$0.35
Chicago Metro	\$1.00
City of Chicago	\$2.00

General Contractor

The General Contractor (GC) needs to obtain Authority approval prior to the commencement of any work. The Authority shall evaluate the GC's past performance in addition to the requirements as indicated on the General Contractor Certification (Addendum #1). The Authority reserves the right to deny a project's funding where a proposed contractor does not meet the standards established in this certification, or if the contractor's past history with the authority does not meet a high quality standard of construction expected to be provided for all projects. The Authority shall review the Contract for Construction with the owner. All Contracts for General Construction must be a Stipulated Sum or Lump Sum contract. No project shall be completed with a Guaranteed Maximum Price or a Cost Plus style contract. The final sum contract must be agreed upon with the owner prior to Authority review and be in accordance with the approved project budget. Work started prior to Authority approval may put the proposed funding at risk. The Authority shall not be responsible for payment or compensation to the contractor if funding is lost because of unauthorized activity.

- 1.08** Pre-Construction Services performed by a General Contractor shall be considered as acting as a Construction Consultant to the Developer/ Sponsor. All direct costs and fees associated with this service is viewed as consultancy therefore is paid through the Developer Fee as defined in the QAP.
- 1.09** The general contractor is allowed "Profit" in the amount of 6%, "Overhead" in the amount of 2% and "General Conditions" (a.k.a. general requirements) in the amount of 6%, all of which are maximum amounts calculated from the hard construction costs. The percentage of each, Profit/Overhead/General Conditions as indicated in the CSS at Initial Closing, shall remain constant throughout the project including any change



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orders. General Conditions. Overhead and Profit shall be paid but equal to the completion of construction percentage as identified in the pay application. Related mobilization charges shall be evaluated on an as needed basis.

- 1.10 Profit is defined as the proceeds of transaction minus the cost, including intangibles such as contract incentives. Individual mark-up is not allowed on GC supplied materials or the total "Profit" line item on the Contractors Sworn Statement will be reduced accordingly. If this is insufficient, then deductions will be made to the General Conditions and/or Overhead lines.

Overhead being the expenses necessary to conduct a business. Cost shall also include those specific to the project and include transportation, travel expenses, temporary housing etc. In the event there is an identity of interest between the owner/developer and general contractor, the following will apply: (a) the developer fee will be reduced 2% through the Authority's underwriting process (via the Authority's Multifamily Application), or (b) the general contractor's 2% overhead shall be eliminated. Limited partnerships, joint ventures and other types of associations between the owners and the general contractor shall be subject to the Authority's limitations on Overhead.

General Conditions are the functions needed to complete the construction phase and shall include the following costs: project manager and superintendent, draw related paperwork, layout, surveys, plans/printing, material testing, communications, mobilization, temporary heat and utilities, portable toilets, temporary fencing, OSHA protection, field office, hoisting equipment, security, small tools, disposal, construction photography, cost certifications, audits, mock-ups, daily construction site cleaning, final clean, general labor, etc., essentially including, but not limited to, items identified within Construction Specifications Institute (CSI) Master Format Divisions 0 and 1 within the project manual (when provided). As the GC is responsible for these functions any subcontracting of these out to lower tier subcontractors will be evaluated against the stated limit, and may reduce the amount of the GC's General Conditions percentage a GC can collect accordingly. All General Conditions items listed above must be kept within the allowable percentages and the Authority prefers not to have individual GC related items broken out as separate trade lines on the CSS. If individual items are isolated, the GC line item must be reduced by the individual line value so the sum of the GCs listed and individual line items do not exceed the allowable 6%. Values for these items, if identified by the Authority, are in excess of the allowable percentage, the individual line item values shall be removed from the budget. Redistribution of these values through the remaining trades after being removed from the contract is prohibited.

Financing, holding charges or other types of construction related interest shall be included in the Overhead or General Conditions calculation.

Payment for any shop drawings will be limited to 5% of the total cost for that line item. In addition, The Authority may authorize payment to begin ordering elevators for the project, up to 35% of the elevator contract amount, including installation. All requests for deposit payments must be substantiated by an invoice issued by the supplier or subcontractor requesting the deposit and included with the draw in which the request is made. Invoices are not required for all other shop drawing requests.

The construction budget shall include any costs resulting from scheduling delays or seasonal constraints such as winter conditions, water extraction from recent rains, etc. These items are not considered unforeseen, and will be determined to be an error and omission when presented to the Authority for CO Determination as defined in Section 4.

When a contractor is acting in the capacity of a "GC" they shall provide all the functions typically associated with the position. The GC is responsible for the overall construction management aspects and tasks involved from the Project's start-up through final completion. Functions include (but are not limited to): scheduling, coordination of the trades, supervision, safety, program compliance, monitoring, and all other means and methods required to complete the construction of the project. As such, the Authority will not allow for a "Straw" GC or a firm which reaps the benefits and fees associated with the GC title but in reality



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subcontracts these functions to another GC or separately contracted individual to perform these duties in place of a primary employee of the GC. Subsequently the GC is expected to be on the site during construction and at least daily, and maintain a daily log documenting the progress of the work to be available for review upon Authority request. Similarly any side agreements to the contrary or kickbacks will result in forfeiture of any future work with the Authority.

Construction Performance Bonds and/or a Letters of Credit. The Authority will require either: (a) Payment and Performance Bond by a company approved by the Authority equal to one hundred (100%) percent of the cost of construction of the development or (b) Unconditional, irrevocable commercial letter of credit, issued by a financial institution approved by the Authority, in an amount equal to twenty-five (25%) of the cost of construction of the development. This is not required for projects receiving LIHTC financing only or seeking bond only financing with 4% Tax Credits. If a project is seeking additional financing in combination with these sources, the bond must be provided as described above.

- 1.10 All Construction-Related Costs required to complete the project shall be determined by receiving bids from all trades identified in the construction tab of the application prior to the project obtaining Initial Closing by the Authority. Allowances are not allowed for biddable and definable portions of the project except where discussed and approved by the Authority's Architectural staff prior to Initial Closing. Any allowances identified in the bid shall be indicated as such, and definition of how the allowance was created shall be provided to the Authority for consideration. Any increases to the allowance via change order shall be deemed as an error when presented to the Authority for CO Determination as defined in Section 4. The construction budget needs to be complete including all value engineering, permit review requirements, proper wages, etc. Any deletion of Authority required work items (as indicated the Authority's Architectural and Construction Standards, QAP requirements, etc.) from the scope due to costs will not be approved, and any CO requests to reimburse the contractor for installing items related to these standards will be deemed as error when presented to the Authority for CO Determination as defined in Section 4.

In all instances where any contract agreement results in cost savings at the completion of the Project, the disposition of any savings shall be in the sole discretion of the Authority.

The General Contractor shall reduce of the 6% overhead percentage listed above for any self-performed work. The reduction shall equal to the 2% of the trade cost identified as being self performed. All self-performed work anticipated for the project must be identified on the originally submitted CSS for review prior to Initial Closing.

Material suppliers for construction related products shall be identified on the contractors sworn statement accordingly. Draws for materials and/or furniture, fixtures and equipment (FF&E) can only occur when they have been properly installed and inspected by the Authority's Field Construction Representative.

- 1.11 Furniture, Fixtures and Equipment (FF&E)
Furniture, Fixtures and Equipment expenses are eligible for reimbursement. However they must be for qualified items which mirror the FF&E designation.

Furniture

Items which are generally used by the residents, guests and staff for living and operating the project. Examples include beds, desks, chairs, couches, office file cabinets, etc.

Fixtures

Items which were once personal property but due to permanent attachment is now considered as being part of the real estate. Examples include window blinds, built-in cabinetry, etc.

Equipment

Items having a contributory association with the operation of the project. Equipment is usually considered personal property as it's not readily attached to the real estate. Examples include computers, laundry equipment, appliances, snow-blowers, etc.



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Supplies are considered general purpose items and not eligible for reimbursement from the FF&E budget. Examples of supplies are hand and power tools, mops, cleaning solutions, trash cans, garden utensils, portable sports equipment, computer ink and paper, etc. Hand held tools including power tools or other related items that could be removed from the designated shop or location are supplies.

None of the aforementioned items represents a complete list and payment of these items will be at the Authority's discretion. These items shall be in new condition or if refurbished will require Authority approval.

1.12 Subcontractor Bid Submittals

When making application to the Authority the GC shall provide bids from the proposed subcontractors to substantiate the total construction contract. These bids shall be required from all the major trades (Mechanical, Plumbing, Electrical, Carpentry, Excavation, Concrete, Roofing, Fire Suppression, etc.) and reconcile with the respective line items in the Contractors Sworn Statement.

2) Codes and Regulations

The project shall comply with applicable zoning ordinances (including variances or amendments), these Standards and building codes. The project shall obtain all necessary building permits and required inspections to obtain a certificate of occupancy for conversion/new construction, or a final approval for rehabilitation/renovation projects. All jurisdictions in the state of Illinois shall comply with the 2018 International Energy Conservation Code with state amendments.

If there is a conflict between the requirements of the applicable codes and/or these Standards, the most stringent requirement will prevail. If there are any questions regarding the codes, the owner/developer or the Architect of Record shall consult with Authority Architectural Services staff to determine whether the proposed development would be subject to such requirements. During the construction process, owners/developers and/or architects will be asked to certify compliance with applicable regulations. The Authority or its representatives will check for compliance with standards set forth by federal, state and local regulations.

The following codes and regulations shall be used in preparation of the drawings and specifications:

- 2.00 The Standards applies to all buildings owned or financed in whole or in part by the Authority.
- 2.01 Local Building Codes: In areas where there is no local governing building code, the requirements indicated in the 2015 International Code Package will apply. IRC Section R313 is deleted.
- 2.02 The Americans with Disabilities Act applies to the common areas open for public use, such as a property management or rental office and community room areas including the kitchen.
- 2.03 Federal Fair Housing Act applies to all new multi-family housing consisting of four or more dwelling units per building built for first occupancy after March 13, 1991.

The Architect of Record will be required to survey the entire project and certify compliance with the Federal Fair Housing Act for those buildings built for first occupancy after March 13, 1991 and buildings where the last building permit or renewal thereof was issued after June 15, 1990 before any new addition or alteration to those buildings will be approved by the Authority.

- 2.04 Illinois Accessibility Code (current edition) applies to all "public facilities" and "multi-story housing units" as defined and governed by the Environmental Barriers Act (EBA) and located, in whole or in part, within the legal geographic boundaries of the State of Illinois, unless specifically exempted. This Code is applicable when work involving new construction of projects containing five or more units, alterations, additions, historic preservation, restoration, or reconstruction in whole or in part begins after the effective date of this Code.

The Illinois Accessibility Code together with the Environmental Barriers Act and the standards incorporated by reference identified in Section 400.120 has the force of a building code and as such is law in the State



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- 2.05 The ICC/ANSI A117.1-Latest Version applies to projects seeking Tax Credits, either through tax-exempt bonds (4% Tax Credits) or through the competitive round (9% Tax Credits).
- 2.06 Section 504 of the Rehabilitation Act of 1973 (29 U.S.C 794) applies to recipients of federal financial assistance.
- 2.07 Illinois State Plumbing Code (current edition)
- 2.08 National Electrical Code (current edition)
- 2.09 2018 International Energy Conservation Code with state amendments is mandatory in all jurisdictions in the state of Illinois
- 2.10 Minimum Property Standards for Housing (MPS) U.S. Department of Housing and Urban Development (HUD)
- 2.11 24 CFR Parts 3280 of the Manufactured Home Construction and Safety Standards
- 2.12 Title 89 Illinois Administrative Code, Subpart B: Supportive Living Facilities
- 2.13 Lead Based Paint Hazards: The Project shall comply with the applicable lead based paint regulations as outlined in the Authority's Lead Based Paint Compliance Guide which can be found at: <http://www.ihda.org/developer/architectureConstructionServices.htm>. All federally-assisted projects having units constructed before 1978 must comply with Title X of the Housing and Community Redevelopment Act of 1992 regulations found in 24 CFR Part 35 and the Illinois Lead Poisoning Prevention Code, 77 IL Admin. Code 845. In addition, all properties and/or units must comply with the Environmental Protection Agency, final rule developed under the Toxic Substances and Control Act specifically 40 CFR Part 745, as it relates to the Lead Renovation, Repair, and Painting Program.
- 2.14 Asbestos Containing Materials: All federally-assisted projects must comply with EPA 40 CFR 61.145 and all other HUD, EPA, IEPA and Illinois Department of Public Health (IDPH) regulations.
- 2.15 Radon: All projects must comply with the Illinois Emergency Management Agency Radon program and the EPA's radon guidelines. When radon mitigation is either recommended or required, at a minimum, a passive-future active system shall be installed. For further information, visit: <http://radon.illinois.gov/> and <http://www.epa.gov/radon/index.html>
- 2.16 Mold considerations:
Fact Sheets from IDPH: <http://www.idph.state.il.us/envhealth/factsheets/mold.htm>
<http://www.idph.state.il.us/envhealth/factsheets/moisture.htm>
EPA Mold Site: <http://www.epa.gov/mold/>
- 2.17 Illinois State Prevailing Wages or Federal Davis-Bacon Prevailing Wage requirements will be mandated on Authority financed projects having construction related activities. Section 3 will apply were required. See links below to respective guidelines and websites.
 - Authority Davis Bacon Compliance Guide
<http://www.ihda.org/developer/architectureConstructionServices.htm>
 - Illinois Prevailing Wage Website
<http://www.state.il.us/agency/idd/RATES/RATES.HTM>
 - Section 3 Plan and Compliance Guide
<http://www.ihda.org/developer/architectureConstructionServices.htm>



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2.18 Broadband Infrastructure: Per Department of Housing and Urban Development Docket No. FR 5890–F–02 Narrowing the Digital Divide, HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental requires installation of broadband infrastructure.

CONSTRUCTION PHASE

3) Pre-Closing and Preconstruction Meetings

3.01 The Authority will convene two meetings prior to the construction start. It is expected the sponsor and general contractor will be present in the Pre-closing meeting. The sponsor, their Architect, the General Contractor and all subcontractors must attend the Preconstruction meeting. In addition, the sponsor's and GC's representative responsible for completing and forwarding the various documents should be present at the preconstruction meeting as well.

3.02 The following items will be reviewed at these meetings:

- Payout Procedures for both sponsor and GC.
 - The Authority will allow advanced payments for on-site stored materials custom fabricated solely for installation for the funded project. The GC must identify these materials they expect to make early payment requests for prior to Initial Closing for Authority review. Each item shall be included as a special endorsement on the GC's *Builder's Risk Insurance* policy. Common materials such as gypsum board, plumbing piping, lumber, steel studs, hardware, off-the-shelf items, etc., are not considered custom materials and will only be approved for payment after installation. Proper invoices indicating the quantity of the material stored on site must be provided at the time of the payment request in order to allow the field representative to verify the quantity matches the request.
 - The Authority will not allow for early payment of materials stored off-site without approval from the Construction Services Staff prior to Initial Closing. Any material granted advanced payment are subject to the following additional requirements:
 - Evidence that the Stored Materials are in the care, custody and control of the Owner, or the Owner's General Contractor on behalf of and under the direction of the Owner;
 - Allow the Authority's field representative to confirm the Stored Materials are stored and cared for in a safe and secure location;
 - Endorsement of either applicable amendment to the builders risk insurance policy for the Development insuring for the theft and damage to materials on site, installed, at a temporary location and/or transit;
 - The Guarantors shall guaranty to the Authority payment for replacement of stored materials in the event of theft or damage.

The Authority will deny any request where the owner and general contractor does not agree to these terms at the time of the request. All fees associated with these requirements must be included in the development cost of the project, and if a change order is received to pay for expenses related to them will be deemed as an error and omission once the CO is reviewed. Proper invoices indicating the quantity of the material stored must be provided at the time of the payment request in order to allow the field representative to verify the quantity matches the request.

- Furniture, fixtures and equipment (FF&E) will not be paid for until installed and observed to be in place by the Authority's Construction Field Representative, and does not qualify for the advance deposit payment policy listed above.
- Retention reduction: 10% retention must be retained up to 95% completion, then may be reduced to 5% if the building is occupiable, has a C of O, a completed AIA form G704, Authority's Permission to Occupy, Authority's Completion Certificate and the Authority's Field



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Representative approval. Retention shall apply to all trade labor and material costs, General Conditions, Overhead and Profit and all change orders, but does not apply to insurance, bonds and permits. For single family and scattered site projects only, The Authority will allow retention reduction based upon individual site completion as identified on an individual Contractors Sworn Statement for each individual site. Retention shall be reduced from 10% to 5% for the individual site after it has achieved an individual C of O, and completed the Authority's Permission to Occupy, Authority Completion Certificate and the Authority's Field Representative's approval for that particular property/site.

The GC will submit a Contractors Sworn Statement (as approved by the Authority). In addition, the GC and all subcontractors must submit G702's and G703's. All documents must be submitted to the Authority's Field Representative at least five days prior to the draw inspection.

- Wage Guidelines (Davis Bacon or Illinois Prevailing Wage whichever is applicable).
- Section 3 Hiring Guidelines, if applicable.
- Change Order Process
- Lead Based Paint and Asbestos Containing Material Regulations, if applicable.

3.03 Contract Exclusions and Value Engineering

- The project team must address the potential for additional General Contractor exclusions or value engineering on the project during the plan review process and prior to the pre-closing meeting.
- The Authority shall receive a list of all such items including stated values for each item removed from the reviewed documents.
- Exclusions or value engineering items deemed acceptable to the Authority must be fully coordinated with the final set of construction documents received by the Authority prior to issuance of the plan review approval.
- The final contract lump sum value, at Initial Closing of the project, must reflect inclusion of these items. Excluded items may return to the project scope after construction has started as project betterments, but only for the value equal to the credit received at the time of removal from the project prior to Initial Closing.

3.04 Payout Procedures

- All parties must comply with the Authority's current policies and procedures for processing draw requests.

4) Change Orders and Contingency Funds

A Change Order (CO) can originate from the project Sponsor, Architect or General Contractor. When a Sponsor receives or creates a request for a CO, they shall direct their Architect and GC to certify the requested items are not already included in the approved plans, specifications or various contract documents. The Authority will review the CO following the procedure outlined below.

The Sponsor will submit the following complete Change Order Packet (CO Packet) to the Field Representative:

- An unexecuted copy of the AIA G701 Change Order form
- A letter from the Architect clearly explaining the reasons for the CO
- Any other documents to justify the change, including the GC's documentation of before and after conditions, with photos, if applicable
- Any other documents to support the value of the change

The Construction Field Representative will:

- Verify the pre-existing condition
- Review the proposed change to the scope of work
- Forward the CO Packet to the Authority's Architectural Staff for review



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The Architectural Staff will:

- Review the CO Packet to make a Change Order Determination (CO Determination) as to whether the change is either:
 - an unforeseen condition, or
 - a project betterment, or
 - an error or omission
- The Architecture Staff will inform the Construction Field Representative of the CO Determination, who will then notify the Sponsor.
- It is estimated the Architectural Staff will return a CO Determination 15 days from when a completed CO Packet is received by the Construction Field Representative.

After receiving the CO Determination, the Sponsor will:

- Follow the General CO Provisions, as stated in 4.01.
- Submit a CO Packet including the fully executed version of the AIA G701 and all required pricing back up included to achieve the CO Determination with the next draw package
- Allocate funds as necessary, including the use of construction Contingency, to fund the CO on the next draw.
- Properly show the CO value on the on the OSS and CSS.

4.01 General Change Order and Construction Contingency Provisions

Sponsors must comply with the following CO and Construction Contingency usage provisions:

- COs must be submitted 30 days prior to inclusion within a construction draw package.
- Contingency exists solely to support the trade costs incurred with the construction of the project, and only to fund project related construction, rehabilitation or related site work after receiving the CO Determination.
- Contingency does not exist to fund items including, but not limited to, off-site improvements, soft costs, vehicles, developer fees, resident services, management and operations, items not related to the project, or other non-construction items.
- The Sponsor assumes all risk (both monetary and construction rework) in completing CO work without prior CO Determination.
- The Sponsor is responsible to pay for any CO submitted after exhausting all Contingency funds.
- The Authority will not provide any additional project funding after expending all Contingency funds.
- Contingency funds are available only to the Sponsor and shall be reflected accordingly on the OSS.
- Contractors shall not include any Contingency amount in their bid whatsoever.
- Contractors and Sponsors shall not enter into any agreement accessing or splitting Sponsor Contingency or trade line savings. There shall be no utilization of cost savings without Authority approval.
- The Authority will maintain a log of CO Determinations for every project and will evaluate future funding awards based on the criteria listed below.
- The Authority retains the right to deny funding for any CO made in a fraudulent manner not in alignment with the rules listed above.

4.02 The following criteria will be used for a CO Determination of an unforeseen condition:

- a. Concealed Condition – Unforeseen items revealed as a part of normal construction activity either underground, within walls or hidden from view prior to removal of existing items not anticipated as part of the original design, and are not shown within the approved construction documents. The Authority expects the design team to have completed an adequate amount of selective demolition for renovation projects to properly anticipate concealed conditions prior to the completion of the construction documents.
- b. Construction Cost Increases – If the cost increases are proven to be caused by market uncertainty and the rapid rise in construction material costs, the funds from the construction Contingency may be used to pay for the cost increases



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- 4.03 The following criteria will be used for a CO Determination of a project Upgrade (Betterments):
- Improvement made in the design material quality, quantity or performance to provide a better environment for the residents than what is represented in the approved construction documents
 - Additional scope items to improve the project not shown on the approved construction documents
- 4.04 The following criteria will be used for a CO Determination of an error or omission:
- Contractor Negligence – Any damage or neglect by the Contractor occurring as part of the general construction of the project, or during delivery of materials.
 - Building Code Related Issues – are foreseeable costs, which should have been included within the project's original design to meet local code restrictions.
 - Architects, Engineers and Contractors Errors and Omissions and Additional Architectural and Engineering Fees – design items which are not coordinated within the approved construction documents, or missing materials which would be necessary to complete proper construction or maintain a product warranty.
 - Building Inspector or any Municipal Official Requirements – if not required by the Building Code, but are required for building occupancy by a field inspector. These are items the Sponsor would normally be responsible to pay for regardless of the timing of the requirements, but should have been investigated prior to construction commencing by either the architect or contractor.
 - Separate contracts outside of the General Contract: When a separate contract is let by the Sponsor for work to be performed outside of the General Contractor's Scope of work resulting in additional incurred costs. A separate Contingency is required for separate contracts.
 - Damage or theft: The Developer and/or GC are primarily responsible for having sufficient insurance coverage to fund any losses due to damage, theft or other occurrences covered in their policy. This includes cost to cover insurance deductibles, as the responsible party is responsible to cover their own insurance deductibles as their cost of doing business.
 - Seasonal Constraints- such as winter conditions, water extraction from recent rains or other costs that could result in scheduling delays. These items should be anticipated and included in the original construction budget, or paid through available General Conditions costs.
 - Other: Any additional architectural, engineering, or other services outside of the scope of work that may be required. This includes construction related delays or time extensions resulting from additional scope, extended warranties, contractor incentives, or overtime or premium time.
 - If an item classified as an error or omission, it is the Authority's position the Sponsor should review the CO and reconsider if it is worthy of an increase in the contract value. We encourage the project Sponsor to review their contract as well as the General Conditions to the Contract and take proper action under these documents prior to agreeing to funding the CO through Contingency funds.
 - The Authority retains the right to penalize the project team under the participant scoring section of the QAP for all future applications if any project allocates a total equal to or greater than 20% of the Contingency for items deemed as errors and omissions.

5) Construction Close Out

Prior to final project close out, several criteria must be met for the Authority's construction and architectural staff to give their final approval.

5.01 When the project is 95% complete, prior to final project close out, several criteria must be met in order for Construction and Architectural Services to give their approval to reduce retention to 5%.

- The building must be occupiable.
- Certificate of Occupancy or Final Inspection from the governing jurisdiction (if applicable).
- Signed PDF copy of the A.I.A. G704 must be submitted to the Construction Field Representative and any punch list items (Punch list cost multiplied by 150% to be held in escrow).



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- Digital Signed PDF copy of the *Authority's* Permission to Occupy must be submitted to the Construction Field Representative. This form can be found at: <http://www.ihda.org/developer/architectureConstructionServices.htm>
- The *Authority's* Construction Field Representative approval.
- All Prevailing Wage, Davis Bacon, Certified Payrolls & Section 3, Compliance requirements are met and satisfied.
- Environmental clearance required by Demolition – i.e. Asbestos and Lead Base Paint clearance report & O&M manual – are received by the Authority.
- For projects receiving tax credits for Universal Design and/or Green Initiatives, the Authority's Architectural Services final inspection approval of the items identified for scoring.
 - a. At final project closeout: Projects awarded funding based on scoring in any green category must submit the applicable 3rd party certification, green maintenance/tenant manual, and videos (if applicable).

5.02 When the project is 100% complete, including punch list items, the *Authority's* Construction Field Representative will verify and inform the Authority Manager of Architecture and Construction. The Authority Manager of Architecture and Construction will approve final 5% retention release.

DESIGN PHASE

6) Plan Review Process

Once the Authority has determined the project is feasible, the owner/developer shall submit completed project drawings and specifications to Architectural Services for their respective review. This review and approval must take place prior to the project Initial Closing. Any major modifications to the project after architectural approval and before Initial Closing must be approved by the Authority and possibly the *Authority's* Board.

Before construction begins, submit a compiled, sealed and signed digital unlocked, editable PDF copy of the complete "For Construction" drawings, specifications and supporting documents to the Authority on a flash drive. This set shall incorporate all changes required by the municipal authorities, all applicable comments made by the Authority, all approved "value engineering" changes and any applicable comments made by other governmental agencies (HUD, IEPA, etc.). The Authority shall receive the review drawings, specs and supporting documents 60 days prior to the scheduled Initial Closing date. Please note, it is anticipated all drawings will be submitted through the IHDA Connect online portal when it is available, and submission of a flash drive will be unnecessary. Please continue submitting drawings via flash drive until this is available.

The drawings and specifications must be prepared under direct supervision of an Illinois Licensed Architect in accordance with the Architectural Practice Act, bear the license number of the architect, and if the architect is part of any business structure other than a sole proprietorship, he or she must include the Project Design Firm registration number on the drawings. The drawings are required to be signed and sealed by the design architect ("Architect of Record"). A Professional Engineer licensed to practice their profession in the State of Illinois, when acting as a consultant to the Architect of Record or under a separate agreement with the owner/developer, must sign and seal his work and provide proof of professional liability insurance.

The Authority's acceptance of plans and specifications is limited to the Authority review and shall not constitute a general approval of the development. The review of the plans and specifications is solely for the benefit of the Authority and not that of any other party. Subsequent modifications to the plans and specifications after the Authority's acceptance must be approved by the Authority. Further, such acceptance shall not constitute a waiver of the Authority rights against those responsible for any error or omission or unauthorized changes.

The completed drawings must be coordinated between all design disciplines and the final contract for construction including all value engineering items and General Contractor exclusions. In addition, the project drawings must be



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current (≤ three months old) and include the following:

New Construction

- 6.01 Complete Civil Engineering Drawings, including, but not limited to:
 - Location map.
 - Site erosion plan, site utilities plan, site grading plan and site drainage plan
 - Site parking plan, pavement details, curbs details, curb ramp details, sidewalk details, and road profiles (if applicable).
 - Topographical survey.
 - Flood plain information.
 - Other necessary details that appear on a complete set of civil engineering drawings.
- 6.02 Complete Landscape Drawings including but not limited to:
 - Location of all trees, shrubs, berms, and sod/grass areas.
 - Material schedules with selected plant species.
 - Other necessary details required for a complete set of landscape drawings.
- 6.03 Complete Architectural Drawings, including, but not limited to:
 - Cover sheet, including index, project data, location map, building code and zoning information, table indicating unit schedule (including bathroom, accessible, adaptable and sensory impaired units), types and sizes.
 - Site plan, including parking data and layouts and property lines.
 - Demolition Plans as applicable
 - Floor plans.
 - Reflected ceiling plans
 - Building elevations.
 - Interior Kitchen and Bath elevations, as well as other interior elevations required to identify areas receiving special design consideration. Including allowable space of 24" above range/stove to combustible surfaces and coordinated location of accessibility features
 - Wall sections and enlarged details.
 - Stair, kitchens and bathroom details.
 - Door, hardware, windows, room finish and appliance schedules.
 - Large scale drawings of the typical apartments and common areas, including accessibility compliance.
 - Other necessary details required for a complete set of architectural drawings.
- 6.04 Complete Structural Engineering Drawings including, but not limited:
 - Foundation plan, footing and pier schedules, foundation and footing sections.
 - Floor framing plans, roof framing plan, wood truss and structural steel sizes and layout.
 - Column and lintel schedules, connection details.
 - Other necessary details required for a complete set of structural drawings.
 - Truss and panel shop drawings shall be submitted to the Authority prior to installation.
- 6.05 Complete Mechanical Drawings including, but not limited to:
 - Demolition Plans as applicable
 - Duct layouts,
 - Location of the HVAC equipment including condensing units, piping layouts, if hot water heating, large scale boiler room layout including duct sealing and insulation as required in the current IECC.
 - Equipment schedules.



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- Other necessary details required for a complete set of mechanical drawings.
- 6.06 Complete Plumbing Drawings, including, but not limited to:
 - Demolition Plans as applicable
 - Location and size of incoming water service, hot and cold-water distribution piping, including insulation as required in the current IECC.
 - Storm water drainage piping, sanitary sewer piping.
 - Plumbing fixture and equipment schedules.
 - Soil waste and vent diagrams, water distribution diagrams.
 - Other necessary details required for a complete set of plumbing drawings.
- 6.07 Complete Electrical Drawings including, but not limited to:
 - Demolition Plans as applicable
 - Location and height of all switches and outlets, including ground-fault circuit-interrupter (GFCI) protection in the locations required by the NEC and other governing codes and ordinances.
 - Location of all lighting fixtures and compliance with all lighting levels for each usable space
 - Location of all electrical panels, location and size of the incoming electric service.
 - Electric riser diagram, main distribution panel diagram, electric panel schedules.
 - Large scale floor plan of the electrical equipment room.
 - Location of all exit and emergency lighting, location of all fire alarm audio visual devices, including all pull stations.
 - Site lighting plan.
 - Other necessary details required for a complete set of electrical drawings.
- 6.08 Complete Fire Protection Drawings (if applicable). Fire protection shop drawings shall be submitted to the Authority prior to installation.
- 6.09 Verification that the drawings comply with the 2018 International Energy Conservation Code with Illinois Amendments. (REScheck, COMcheck or equal)
- 6.10 Green Development Plan outlining the integrated design approach used for this development.
- 6.11 Complete Soils boring (Geotechnical) report describing the subsurface exploration, analysis, mining hazards, including mining maps, and geotechnical recommendations for the site.
- 6.12 A Structural Design Narrative prepared by the "Architect of Record" or Structural Engineer indicating the structural design data used for the site, including but not limited to live loads (e.g., floor and roof live loads), ground snow load, wind load (e.g., basic wind speed, wind exposure category, etc.), earthquake load (e.g., building seismic design category, site class, etc.), flood design data (if applicable) and any prescriptive construction detailing considered.
- 6.13 For new construction projects that fall within the New Madrid Seismic Zone, a certification statement attesting to the fact that the drawings meet the seismic design requirements for earthquake resistant buildings.
- 6.14 Project specifications and design manual outlining the necessary material, installation, warranty and other requirements to complete the scope of work for the successful construction of the project. This information shall be presented in the most current Construction Specifications Institute (CSI) format.
- 6.15 A current (≤ six months old) ALTA/NSPS Land Title Survey.
- 6.16 A current (≤ twelve months old) Phase I Environmental Site Assessment. This assessment must include, but not be limited to, the following considerations:
 - Adjoining land use and zoning.



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- Soil conditions.
- Slope conditions as related to soil erosion, parking, walks, drives, etc.
- Storm water drainage.
- Noise considerations.
- Site plan showing all major site features, buildings, roads, walks, utilities, etc.
- Flood plain information
- Wetland information
- Mining information
- Seismic information
- Radon information
- Endangered Species
- Vapor intrusion information
- Completion of the Authority's Phase I Environmental Consultant Report Requirements. This form may be found on the Authority's website (www.ihda.org)

Rehabilitation and Adaptive Reuse Projects

If the project consists of any existing structures, a Property Needs Assessment (PNA) dated within 6 months of application deadline must be submitted at the time of application. The PNA will evaluate the current condition of the asset(s) and include a cost estimate for any critical, immediate and long term repairs. The Authority's PNA standards can be found on the Authority website. (www.ihda.org). The selected third-party vendor can be neither the Architect of Record for the project nor the preparer of the owners/developers scope of work for the project.

Any project including rehabilitation must contain at least a minimum hard cost budget of \$25,000 per unit for the area being updated, and include the following minimum project scope:

- Replacement of all unit and common area kitchen and bathroom cabinets and counter tops
- Replacement of all plumbing fixtures within the entire project with fixtures meeting with the fixture criteria identified in Section 14 - Energy Efficiency and Green Criteria of these standards
- Replacement of all light fixtures throughout the project
- Replacement of all flooring throughout the project
- Repair/Replacement of one additional major system (furnaces, water heaters, central boilers, air conditioning equipment, elevator, windows, roofing, tuckpointing of exterior masonry, etc.) throughout the entire building
- Painting of all units and Common areas.

The completed project drawings must be current (≤ three months old) and include the following:

6.17 Complete Civil Engineering Drawings, including, but not limited to:

- Location map.
- Site erosion plan, site utilities plan, site grading plan (if re-grading work is required), and existing site drainage plan.
- Site parking plan, pavement details (if new pavement or an overlay of the existing pavement is required), curb details (if repair or new curb work is required), curb ramp details (if new curb ramps are to be provided), sidewalk details (if new sidewalks are to be provided) and road profiles (if applicable).
- Topographical survey.
- Indication of the flood plain limits (if applicable).
- Other necessary details that appear on a complete set of civil engineering drawings.



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- 6.18 Complete Landscape Drawings including but not limited to:
 - Location of all trees, shrubs, berms, and sod/grass areas.
 - Material schedules with selected plant species.
 - Other necessary details required for a complete set of landscape drawings.
- 6.19 Complete Architectural Drawings, including, but not limited:
 - Cover sheet, including index, project data, location map, building code and zoning information, table indicating unit schedule (including accessible, adaptable and sensory impaired units), types and sizes.
 - Site plan, including parking data and layouts and property lines.
 - Demolition plans documenting the full scope of project demolition.
 - Floor plans of the typical building or if there are various types of buildings, floor plans of each type. These plans shall be dimensioned, indicate the rehabilitation work to be performed in each type of apartment, the type of existing floor framing and the direction of the span.
 - Building elevations (front, rear, and sides) indicating the location and type of work to be performed and the heights of the various floors from grade to finish first floor and finish floor to floor heights thereafter. Wall sections indicating existing wall and floor construction and any work to be performed.
 - Detail sheets including stair details (if replacing the stairs), kitchen details (if replacing cabinets), door schedules, room finish schedules, bathroom details (if renovation bathrooms), large scale drawings of the typical apartments, large scale drawings of the common areas, accessibility compliance, and all other necessary details required for a complete set of architectural drawings.
 - Interior Kitchen and Bath elevations, as well as other interior elevations required to identify areas receiving special design consideration, including allowable space above range/stove to combustible surfaces and coordinated location of accessibility features. Cutsheets for all Appliances. Any proposed modifications complying with the applicable accessibility requirements.
 - Other necessary details required for a complete set of architectural drawings.
 - Truss and panel shop drawings shall be submitted shall be submitted to the authority prior to installation. (If applicable.)
- 6.20 Complete Structural Drawings, if applicable to the scope of work, including, but not limited to:
 - Foundation plan, footing and pier schedules, foundation and footing sections.
 - Floor framing plans, roof framing plan, structural steel sizes and layout.
 - Column and lintel schedules, connection details.
 - Other necessary details required for a complete set of structural drawings.
 - Truss and panel shop drawings shall be submitted to the Authority prior to installation.
- 6.21 Complete Mechanical Drawings, including, but not limited to:
 - Demolition plans.
 - Duct layouts (if altering the existing duct layout or installing new ducts).
 - Location of the HVAC equipment including condensing units, piping layouts (if applicable), if new hot water heating system, large scale boiler room layout including duct sealing and insulation as required in the current IECC.
 - Equipment schedules.
 - Roof penetration details (if applicable).
 - Other necessary details required for a complete set of mechanical drawings.
- 6.22 Complete Plumbing Drawings, including, but not limited to:
 - Location of the existing incoming water service, new hot and cold-water distribution piping (if applicable).
 - Existing storm water drainage piping (if applicable), new sanitary sewer piping (if applicable).



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- Definition of demolition scope as required for the project
 - New plumbing fixture and equipment schedules.
 - New soil waste and vent diagrams (if applicable), and new water distribution diagrams (if applicable).
 - Other necessary details required for a complete set of plumbing drawings.
- 6.23 Complete Electrical Drawings including, but not limited to:
- Location and height of all existing switches and outlets, including ground-fault circuit-interrupter (GFCI) protection in the locations required by the NEC and other governing codes and ordinances.
 - Location of all existing lighting fixtures.
 - Location of all existing electrical panels, location of the incoming electric service, size of the incoming electric service.
 - Definition of demolition scope as required for the project
 - Electric riser diagram (if providing a new building service), main distribution panel diagram (if providing a new main panel), electric panel schedules (if applicable).
 - Large scale floor plan of the electrical equipment room (if applicable).
 - Location of all existing or new exit and emergency lighting, location of all existing or new fire alarm audio visual devices, location of all existing or new pull stations.
 - Site lighting plan.
 - Lighting Fixture Schedules.
 - Other necessary details required for a complete set of electrical drawings
- 6.24 Complete Fire Protection Drawings (if applicable). Fire protection shop drawings shall be submitted to the authority prior to installation.
- 6.25 Green Development Plan outlining the integrated design approach used for this development.
- 6.26 For projects that fall within the New Madrid Seismic Zone, a certification statement attesting to the fact that the buildings meet the seismic design requirements for earthquake resistant buildings.
- 6.27 Project specifications and design manual outlining the necessary material, installation and other requirements to complete the scope of work for the successful construction of the project. This information shall be presented in the most current Construction Specifications Institute (CSI) format.
- 6.28 A current (≤ six months old) ALTA/NSPS Land Title Survey
- 6.29 A current (≤ twelve months old) Phase I Environmental Site Assessment. Please include all the assessment requirements under "New Construction" above, including applicable:
- All projects must comply with the Authority's Lead Based Paint Construction Guidelines.
<http://www.ihda.org/developer/architectureConstructionServices.htm>
 - Asbestos considerations (HUD, IEPA and EPA 40 CFR 61.145 and Illinois Department of Public Health regulations).
- 6.30 Mold considerations:
- Fact Sheets from Illinois Department of Public Health:
<http://www.idph.state.il.us/envhealth/factsheets/mold.htm>
<http://www.idph.state.il.us/envhealth/factsheets/moisture.htm>
 - EPA Mold Site: <http://www.epa.gov/mold/>
- 6.31 On smaller projects such as a single family home, multifamily building with less than 5 units, etc., (in lieu of the above rehabilitation requirements) the Authority may accept the following: a home inspection report by a licensed state inspector, radon report, asbestos inspection, termite report, lead based paint risk assessment and Housing Quality Standards (HQS) Report unless HOME funded which may require additional documentation. The scope of work shall address all listed deficiencies. If contemplating this approach please contact Authority Staff for approval prior to conducting any work or third party reports.



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7) Design and Planning

The following standards are being provided as an aid in the development and design process. These requirements represent the minimum standards as imposed by the Authority. In addition to the previously mentioned Codes and Regulations, the construction must also be consistent with recognized standards and accepted practices in the construction industry.

These standards are primarily for new construction. However, any new work done in any rehabilitation or adaptive reuse shall comply with the standards for new materials. If unsure as to which standards shall apply, consult with **Authority's** Architectural Services staff.

As these Projects will sustain affordable housing over the loan term, the Authority encourages the incorporation of innovation and cost effectiveness whenever possible. The Authority recommends careful consideration of the material selection for the project, as long lasting and durable materials that will minimize unnecessary maintenance and replacement are preferred.

7.01 Required Project Amenities:

- Secured building features, such as security staff, cameras, alarm systems, secure common hallways and entrances, access control for circulation, etc. Keyed or fobbed door hardware only do not satisfy this amenity.
- The capability for each unit to access high-speed internet either through wireless service to all residents or hard-wire connection.
- The installation of a broadband infrastructure for HUD-funded projects.
- Window treatments for each unit, such as mini blinds or curtains and insect screen.
- On-site laundry facilities that will include, at a minimum, one of the following: a.) quantities of washers and dryers in a common laundry area equal to the more stringent amount of washers and dryers required by either the most current version of local or state plumbing codes, or b.) washers and dryers installed and maintained in every unit. The provision of washer/dryer hook-ups will not fulfill the requirement for on-site laundry.

If the Project has three-bedroom units:

- The units must contain at least one full bathroom and a three-quarters bathroom consisting of a toilet, sink and shower.

If the Project has four or more bedroom units:

- The units must contain at least two full bathrooms.

Recreation space:

- Elderly Projects, Supportive Housing Projects and SLF Projects, must include a furnished multipurpose or activity room sized as indicated in Section 17 of these standards.
- All non-elderly Projects must include a fully equipped indoor or outdoor playground or tot lot appropriately sized for the Project unless otherwise approved by the Authority.

8) Accessibility Standards

Accessibility Codes and Acts: One or more of the following accessibility Codes and Acts shall be applicable to any development funded by the Authority. When there is a conflict in the design requirements of the various Acts and Codes, the most stringent requirements will prevail. If unsure as to which standards shall apply, Authority Architectural Services staff should be consulted.



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8.01 Federal Fair Housing Act:

All new construction projects of four or more dwelling units and all buildings constructed for first occupancy after March 13, 1991 are required to comply with accessibility standards and design requirements mandated by Federal Fair Housing Act and ICC/ANSI A117.1, Latest Edition.

<http://www.hud.gov/offices/fheo/disabilities/fhefhag.cfm>

8.02 Illinois Accessibility Code:

Housing units that are owned or financed by a governmental unit (Authority) that consist of five or more dwelling units on each project site, shall comply with all requirements of Section 233, Multi-Story Housing requirements Section 233.6.5, Requirements for Adaptable Dwelling Units of The Illinois Accessibility Code. Renovation projects must comply with Section 233.3.4 of the Code to determine the level of accessibility required.

<https://www2.illinois.gov/cdb/announcements/2018/Documents/Register%20Page.pdf>

8.03 ICC/ANSI A117.1-Latest Edition:

Projects seeking Tax Credits, either through tax-exempt bonds (4% Tax Credits), through the competitive round (9% Tax Credits) or other Authority financial resources must provide the percentage of Accessible and Sensory Impaired units as specified in the LIHTC Qualified Allocation Plan (QAP).

https://www.ihda.org/wp-content/uploads/2017/10/2018-2019_QAP_Final.pdf

8.04 Section 504 of the 1973 Rehabilitation Act:

Projects that receive federal financial assistance (HOME, National Housing Trust Fund, Risk Share, Section 811, etc.) must comply with Section 504 of the 1973 Rehabilitation Act and 1984 Uniform Federal Accessibility Standards (UFAS):

www.access-board.gov/ufas/ufas.pdf

<http://www.hud.gov/offices/fheo/library/UFASAccessibilityChecklistforPHAs-5-7-08.pdf>

8.05 The Americans with Disabilities Act:

The common areas open for public use, such as a property management or rental office, community room kitchen, public toilet rooms, lobbies and corridors, etc. shall comply with the requirements of The Americans with Disabilities Act (latest edition):

<https://www.ada.gov/reg2010/2010ADASTandards/2010ADASTandards.htm>

8.06 Local Codes:

Projects must comply with the adopted local building and accessibility code.

Technical Requirements:

8.06 For new constructed buildings that do not have an elevator, 100% of the total number of Ground Floor units must comply with the requirements of the Federal Fair Housing Act and 20% of the total number of dwelling units must comply with the Requirements for Adaptable Dwelling Units, Section 233.6.5, of the Illinois Accessibility Code.

8.07 For new constructed buildings equipped with an elevator, 100% of the total number of units must comply with the requirements of the Federal Fair Housing Act and 20% of the total dwelling units must comply with the Requirements for Adaptable Dwelling Units, Section 233.6.5, of the Illinois Accessibility Code.

8.08 New construction projects that are recipients of Authority financial assistance, in whole, or in part, shall have a minimum of 10%, of the total number of units or at least one unit (whichever is greater) constructed in compliance with ICC/ANSI A117.1 Section 1103 Type 'A' Units for persons with mobility impairments. A minimum of an additional 2% of the total number of dwelling units or a least one unit (whichever is greater) must be suitable for occupancy by people with hearing or visual impairments. The number of hearing and visual impaired units shall not be included in the required unit count for accessible units. In projects where there is a variety of units are offered, at least one of each type of unit, including town houses, must be designed to the Type 'A' unit standard. The development must offer the same choices of



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unit location and variety of units to persons with mobility impairments as those who are not mobility impaired. This requirement will overlap some of the other required code requirements and together will satisfy all of the accessibility code requirements.

- 8.09 For rehabilitation projects, Section 400.510 of the Illinois Accessibility Code will determine the level of accessibility required. In addition, projects that receive federal financial assistance will also be required to comply with 24 CFR § 8.23, Alterations of existing housing facilities.
- 8.10 Unless technically infeasible, existing buildings where a change of occupancy occurs shall comply with the requirements for new construction mandated by the Illinois Accessibility Code and local building codes.
- 8.11 For projects renovating existing buildings, special accommodations to these standards may be allowed with approval from the Authority. Approval of conditions must be received prior to project board approval by submitting a written statement clarifying why accessible accommodations cannot be provided. Any request submitted must be based on code definitions, and adequate documentation must be provided for evaluation. A statement outlining the approval must be submitted with the final plans and specifications for plan review. Accommodations will only be granted if a development is deemed to be providing reasonable accommodation for accessible units as determined by the Authority.
- 8.12 Common use areas exclusively for tenants and their guests must meet the requirements the Illinois Accessibility Code; ICC/ANSI A117.1, latest edition, and the American with Disabilities Act.
- 8.13 The requirements described in Section 400.610 of the Illinois Accessibility Code will govern renovation of buildings of a historic nature and any requirements of the State of Illinois Historical Agency.
- 8.14 For Multi-unit Single Family Home developments the committed number of fully accessible and adaptable units shall be designed to meet the minimum requirements of the codes above as defined by the selected funding source(s).

9) Visitability

Visitability design criteria allow persons with disabilities access to residential units by providing them with the opportunity to visit friends and family. It incorporates the following in all new construction, additions and alterations, and whenever practical and feasible, rehabilitation projects. Visitability design criteria will be required in all single-family, townhomes, single story dwelling units and multi-story dwelling units. In multi-story elevator buildings every unit shall be visitable, in multi-family non-elevator buildings only the ground floor units shall be visitable. Visitability shall not be used as a substitute for accessible or adaptable requirements described above.

Design Considerations

- 9.01 An accessible route must be provided from the point of arrival to the main entrance of each unit with a clear width of 36 inches and a running slope of not greater than 5% with a cross slope of not greater than 2%. For single family and townhome units, POA does not include an attached garage. Access should be from the public walk or public parking. Main entrance is the front door.
- 9.02 Each unit must have at least one zero-step entrance with a 36" wide entrance door. A zero-step entrance is one without a step at the entrance door and with less than 1/2" difference between the inside and outside surfaces, or with a threshold with less than a 1/2" rise. An overhang or porch roof is recommended to protect the entrance from the elements.
- 9.03 The main entrance door to each unit must be a minimum of 36 inches wide. All other doors on the main level shall be a minimum of 34 inches wide.
- 9.04 Provide an accessible powder room or a full bathroom on the main entrance floor in compliance with the requirements of Section 4.34.5 of the Uniform Federal Accessibility Code or Sections 1104.11.3.1.2 and 1104.11.3.1.2 of ICC/ANSI A117.1, latest edition.

10) Site Standards



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- 10.01 All projects shall include proper stormwater design for the site meeting with local jurisdictional requirements, and an approved plan shall be submitted to the Authority with the final plans and specifications prior to the start of construction. All permits must be received by the State of Illinois Environmental Protection Agency prior to closing. If no jurisdictional requirements apply (city or county), all stormwater must be managed within the project site, and be connected into a clearly identified storm sewer system (dedicated or combined).
- 10.02 Finished grade at the exterior perimeter of the building shall be not less than 4-inches below the top of the exterior face of the foundation wall and slope away from the building at a slope of 5% for a minimum of 10-feet measured perpendicular to the wall.
- 10.03 Buildings located within the 1% flood plain shall be avoided and may not be financed. All projects located on the flood plain shall submit proof of flood insurance. Federally-funded projects located in the flood plain are subject to the 8-step process as determined by HUD.
- 10.04 Projects shall not be located in proximity to environmental hazards.
- 10.05 Sites that are divided by a heavily traveled major traffic artery shall be avoided and may not be financed.
- 10.06 All projects must specify method of irrigation (automated or manual) provided for the project for proper maintenance of planted material (e.g. trees, shrubs, sod, seeded areas, etc.).

Parking Areas and Sidewalks:

- 10.07 The design of private internal roadways and sidewalks must meet the local design requirements to enable them to be acceptable to the municipality in order to qualify for future dedication to the municipality. Parking areas must be paved and graded for proper drainage as set forth in the HUD Minimum Property Standards. A link can be found at:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/mph/4910.7
- 10.08 Parking spaces shall be provided as per local zoning ordinance but in no case be less than one parking space per dwelling unit for family housing, and 0.75 spaces per unit for senior housing except for the following:
 1. Supportive Living Facilities for the Frail Elderly (Illinois Department of Public Aid): one (1) parking space shall be provided for each 10 units plus one (1) parking space for every two staff members and ten percent (10) of the total number of units for visitor parking or as per local ordinance, whichever is greater.
 2. Single Room Occupancy (SRD): one (1) parking space shall be provided for each 10 units or as per local ordinance, whichever is greater.
 3. Supportive Family Housing: one (1) parking space shall be provided for each 5 units or as per local ordinance, whichever is greater.
 4. Transit Oriented Development: Reduction of parking requirement as allowed by local zoning codes meeting with distance to transit requirements.
- 10.09 Parking areas shall be designed to meet the minimum parking space and drive aisle requirements within the local zoning or building codes. The following minimum dimensions shall be provided if there are no local standards:
 - Double loaded 90-degree parking areas shall be a minimum width of 60-feet
 - Single loaded 90 degree parking areas shall have a minimum width of 42-feet.
 - Intermediate and access aisles shall be a minimum of 24-feet in width for two-way traffic, and 12-feet in width for one-way traffic.
- 10.10 A minimum number of accessible parking and accessible van parking stalls shall be provided meeting with



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local and state accessibility code requirements. When accessible parking spaces are provided, one space in every 6, or fraction thereof, shall be van accessible.

Exception: Where parking is provided for all residents, one accessible parking space shall be provided for each accessible dwelling unit. Where parking is provided for only a portion of the residents, an accessible parking space shall be provided on request of the occupant of an accessible dwelling unit.

10.10.1 Each accessible parking space must be adjacent to an access aisle as allowed by the Illinois Accessibility Code, applicable federal and local codes, whichever is most restrictive, and all access aisles shall blend to a common level with an accessible route.

10.10.2 In multi-family developments, when covered parking is provided a minimum of two percent (2%) of the covered parking spaces shall be accessible. If garages are provided, the minimum dimensions shall be per applicable code and the door shall be 9' wide. Covered parking shall be defined as either an indoor parking garage or an outside parking lot carport.

10.10.3 Accessible parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes. They shall not have a slope greater than 2% in all directions.

10.11 In single family developments with single car garages, the minimum garage dimension will be 11' wide by 20' deep with an 8' wide door.

10.12 Concrete curbs at all access drives and parking lots must be provided. A single family driveway is not considered a parking lot or an access drive and therefore does not require a curb. However, any parking lot provided at public use spaces in single family developments will require a curb per this requirement. If a site is developed within an existing neighborhood where curbs are not provided for the existing roads, new roadways shall be allowed to meet existing conditions, and shall be built per local municipality requirements.

10.13 Access for fire-fighting equipment must be provided in accordance with the requirements of the local authorities.

10.14 All sidewalks along the accessible route must be a minimum of 5-feet in width with the exception of service walks which may be 3-feet in width.

Exceptions:

1. A minimum 6-foot wide sidewalk is required when parking spaces abut sidewalks and the edge of the sidewalk becomes the wheel stop. If pre-cast concrete wheel stops are provided and set a minimum of 30-inches from the edge of the sidewalk to the centerline of the wheel stop, then a 5-foot wide sidewalk will be permitted.
2. Public sidewalks provided for multi-unit single family developments shall be designed to meet local municipality requirements for public sidewalks for neighborhoods.

10.15 Refuse collection stations must be on an accessible route and screened with permanent enclosures. Paved areas adjacent to the collection stations must be designed to provide adequate bearing for heavy garbage trucks.

11) Building Standards

Foundations:

11.01 The owner/developer must submit a soils report including a boring log. In projects composed of one building exceeding 2000 SF, there shall be a minimum of three borings within the building footprint and 2 borings along sidewalks and roadways. In projects with multiple buildings exceeding 2000 SF, there shall be a minimum of nine borings within the building footprints and evenly distributed throughout the project or as otherwise directed by the structural engineer. In addition for both single family and multi-family, on previously developed lots at a minimum one boring is required within the footprint of each former structure.



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Borings shall extend to a minimum of 15 feet below the natural grade. For high-rise buildings at least one boring shall extend down to 100' below the natural grade or hardpan.

- 11.02 Wall and column support footings shall be constructed of cast-in-place concrete. They shall be reinforced to accommodate the design loads. Timber, steel grillage, or other material used for footings will not be permitted. Wall and column footings shall extend to the appropriate frost depth for the site, or bear on suitable soil meeting the specified soil bearing capacity identified by the soils report.
- 11.03 Cast-in-place concrete, precast concrete and masonry foundation walls will be permitted and shall be designed to meet the requirements of the local building code. Steel sheet piles or helical pier foundations shall be allowed, with Authority approval, prior to board submission. Wood foundation systems, rubble stone or any other similar materials used for foundation walls will not be permitted.
- 11.04 An under slab drainage system must be installed when the water table is 5-feet or less below the bottom of the floor slab to prevent hydrostatic pressure build-up from groundwater fluctuation.

Exterior Walls:

- 11.05 Exterior wall facings shall consist of 4-inch face brick, stone, concrete masonry units, aluminum siding, vinyl siding, metal lath and cement stucco, glass and aluminum curtain wall systems, prefinished metal panels, cementitious siding, treated engineered wood siding, insulated precast concrete decorative panels, wood siding or Authority approved equal.
- 11.06 Exterior Insulation and Finish Systems (EIFS) are permitted in limited areas as an exterior facing with the approval of the Authority only, and shall not be allowed as a primary building facing. EIFS shall not be allowed as a finish material to be placed over the face of exterior cladding on existing buildings.
- 11.07 Special attention shall be given to a review of the lintels and mortar joints when rehabilitating masonry structures. A detailed repair scheme must be incorporated in the plans and specifications including the clearly defined areas where lintel repair and tuckpointing work is to be performed.

Stairs:

- 11.08 Open risers are not permitted.
- 11.09 Outdoor stairs and their approaches shall be designed so that water will not accumulate on walking surfaces.
- 11.10 When stairs are installed along routes that are required to be accessible, there must be an alternative way to get between levels. If the alternative way is an elevator or lift, the stairs do not need to comply with Section 504 of ICC/ANSI A117.1- Latest Version. If the alternative way is a ramp, the stairs must comply with Section 405 of ICC/ANSI A117.1- Latest Version. When an accessible route consists of both a ramp and stairs, it is recommended they are located in close proximity so people who can use only one of the two (such as the ramp), need not travel an unreasonable additional distance.
- 11.11 Exterior fire escapes shall not be permitted in new construction projects but will be acceptable as a means of egress component in existing buildings only.

12) Dwelling Unit Standards

12.01 The following table indicates the Authority's minimum acceptable dwelling unit size:

Dwelling Type	Area (Inside dimensions)
Efficiency (Studio) Unit not including SRQ Unit (see below)	300 SF (New Construction) 250 SF (Rehabilitation)
Supportive Living Facility	300 SF (for one occupant) 450 SF (for two occupants)
One Bedroom Unit	525 SF (New Construction) 500 SF (Rehabilitation)
Two Bedrooms/One Bath Unit	700 SF



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Two Bedrooms/One One-Half or Two Bath Unit	750 SF
Three Bedrooms/One Three-Quarters Bath Unit	950 SF
Four Bedrooms/Two Bath Unit	1100 SF
Five Bedrooms/Two Bath Unit	1250 SF
<p>Single Room Occupancy (SRO) Unit:</p> <ol style="list-style-type: none"> 1. A SRO unit shall contain not more than one habitable room consisting of not less than 180 square feet and not more than 250 square feet of floor area (for one occupant) / 400 square feet of floor area (for two occupants) for new construction projects and not less than 150 square feet for rehabilitation projects, <u>excluding</u> the floor areas for bathrooms, toilet rooms, laundries, pantries, foyers, corridors, storage spaces, stairways and closets. 2. Any SRO project must include both a private bathroom including a sink, toilet and bathing facilities and a kitchen within the unit. <p>Exception: When financial assistance also includes the Illinois Department of Healthcare and Family Services, the SRO unit shall have a minimum of 300 SF for a single occupant unit and 450 SF for a two-occupant unit. This is required for both new construction and rehabilitation projects.</p>	

Room Sizes: Unit living rooms (excluding Efficiency, Studio, SLF units, or combined living areas) shall contain a minimum of 150 SF (120 SF for rehabilitation) and have a minimum dimension of 10-feet in any horizontal dimension. Units other than Efficiency or Studios must have bedrooms of at least 100 SF, not including closets, and a minimum dimension of 9-feet in any horizontal dimension.

- 12.02 The minimum ceiling height in all habitable rooms shall be 7-feet 6-inches. Soffits may be dropped to 7'-0" A.F.F. if soffit area does not exceed 20% of room area.
- 12.03 Carpet shall not be permitted as a floor finish in laundry areas, kitchens, and bathrooms.
- 12.04 Prefabricated shower and/or bathtubs units shall be specified and provided with factory installed integral reinforcing, cast into the unit for installation of grab bars at code compliant locations of the unit walls. When prefabricated units are installed in multi-unit apartments they must have a single layer of water resistant wall sheathing installed prior to the unit being placed behind the unit, along with a cover layer of sheathing installed over the unit wall flange.
- Exception: The installation of grab bars at all water closets, bath tubs and shower units complying with ICC/ANSI A117.1 – Latest Version shall be required in dwelling unit bathrooms to be occupied by elderly, severely disabled people, and units required to be fully access.

13) Mechanical, Plumbing, Fire Protection and Electrical Systems

All HVAC, plumbing, Fire Protection and electrical floor and wall penetrations must be properly sealed to maintain both the proper fire rating as required by the applicable building code, and/or acoustic control of adjacent spaces.

Heating, ventilating, and air-conditioning systems;

- 13.01 All units shall be heated and air-conditioned. Design of the system shall be such to maintain a consistent temperature in all habitable spaces evenly throughout the day. Heating, ventilating, and air-conditioning systems shall be designed and installed according to the requirements of the local building code. If no building code is adopted within the jurisdiction the International Mechanical Code, 2018 edition shall apply. They shall also comply with the efficient utilization of energy in accordance with the 2018 edition of the International Energy Conservation Code with Illinois Amendments. Lastly, the United States Department of Energy REScheck or COMcheck compliance verification and code requirements must be submitted to the Authority for review.
- 13.02 The installation and approval of fuel gas distribution piping and equipment, fuel gas-fired appliances, and



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fuel gas-fired venting systems shall be in accordance with the 2018 edition of the International Fuel Gas Code or the local building code whichever is most stringent.

- 13.03 Any change orders submitted requiring changes to mechanical room design as a result of layouts not complying with code or equipment manufacturer clearance requirements will be determined to be errors and omissions, and subject to the requirements of Section 4, it is expected coordination of all equipment clearances is complete prior to submitting design documents for review.

Plumbing

- 13.04 The Illinois State Plumbing Code, the local plumbing code, and these standards shall govern all plumbing work performed on new construction and new work on the renovation, rehabilitation or preservation of existing buildings. Whenever there is a conflict in the requirements between the regulations, the more stringent requirement will prevail.
- 13.05 No Project shall be served by a well or septic system.
- 13.06 All plumbing work shall be performed only by Illinois licensed plumbers and apprentice plumbers under the direction of a licensed plumber.
- 13.07 All equipment used for heating water or storing hot water shall be provided, at the time of installation of such equipment, with an appropriate relief valve or valves to protect against excessive or unsafe temperature and/or pressure.
- 13.08 On renovation, rehabilitation or preservation projects, replacement of the lead pipe incoming water service shall be required.
- 13.09 Water distribution piping from the water meter throughout the building shall be "Type K" or ductile iron for below ground piping, and copper or PEX for above ground piping. CPVC or Polybutylene water distribution pipe shall not be permitted. PEX piping below grade shall be allowed to be installed following industry best practices) and code requirements.
- 13.10 Dielectric isolation shall be provided between ferrous and non-ferrous metals. Provide dielectric unions at points of connection of copper piping to ferrous piping and equipment or fittings.

Electrical

- 13.11 The National Electrical Code, the local electrical code, and these standards shall govern all electrical work performed on new construction and new work on the renovation, rehabilitation or preservation of existing buildings. Whenever there is a conflict in the requirements between the regulations, the more stringent requirement shall prevail.
- 13.12 The electric service to each dwelling unit shall be metered separately in all new construction projects. One central meter shall only be permitted with a letter of approval from the electric utility company.
- 13.13 The minimum electric service to a dwelling unit shall be 60-amperes. Appropriately sized and rated, existing electrical service may be allowed to remain for apartment unit rehabilitations. A load calculation for the each unit of the proposed design should be provided to ascertain if the service is properly sized for the project.
- 13.14 Copper wiring is required in all branch circuits and within all units. Aluminum and aluminum clad copper wiring is ONLY allowed in feeders 60 amps or larger terminating in disconnects and electrical panels with lugs that are rated and suitable for aluminum wiring. The line from the transformer to the meter is regulated by the National Electrical Code and/or the local utility company whichever is most stringent.
- 13.15 In existing buildings that have existing aluminum wiring, all switches and outlets rated 20-ampere or less directly connected to aluminum conductors must be marked CO/ALR.
- 13.16 Every dwelling unit in buildings serviced by natural gas shall be equipped with at least one approved carbon monoxide (CO) alarm meeting the installation and operational requirements of the Carbon Monoxide Alarm Detector Act (Public Act 094-0741) and the local municipal requirements, whichever is more restrictive. All CO alarms shall be hard wired in new construction with appropriate battery back-up. Rehabilitation project may utilize battery powered or plug in CO detectors if allowed by local Authority Having Jurisdiction.



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- 13.17 Every dwelling unit shall be equipped with at least one approved smoke detector in accordance with the location and operation requirements of the Smoke Detector Act (Public Act 425 ILCS 60/) and local code requirements, whichever is more restrictive.
- 13.18 Exposed conduit is prohibited unless concealment of the conduit is not physically possible. Contact The Authority in the design stage for prior approval. If approved, the conduit or Wiremold must be painted to match the mounting surface.
- 13.19 Family projects shall have tamperproof receptacles in all rooms except for utility rooms and garage. In renovation projects receptacles shall be replaced were technically feasible.

Fire Protection Systems

- 13.20 Fire protection systems, if required by code, must be properly priced to include all equipment and accessories required for a fully operational system for the building. This value shall be represented on the CSS submitted for review prior to initial Closing of the project.
- 13.21 The price of the system included on the CSS must meet all applicable code requirements. Change orders requiring additional expenses related to the fire protection system, if as a result of code compliance after Initial Closing, will be classified as errors and omissions.
- 13.22 Exposed piping of fire protection systems is prohibited unless concealment is not physically possible. Contact the Authority in the design stage for prior approval. If approved, the pipe must be painted to match the mounting surface.

14) Energy Efficiency and Green Criteria

The energy efficiency and green criteria below apply to all Authority financed projects.

14.01 Minimum 2018 Illinois Energy Conservation Code Design Requirements

This section outlines some of the energy code compliance requirements based upon the prescriptive option of the Illinois 2018 IECC for single family and low-rise residential buildings, 3 stories or less. The full code, information on the performance option and the provisions for buildings 4 stories and over can be found at: www.ildeco.net/energycode or www.iccsafe.org.

A quick reference guide for the 2018 IECC can be found at: www.reca-codes.com Single Family and Low Rise Residential Buildings, 3 Stories or Less.										
2018 IECC: Table R402.1.2 for Climate zones 4 and 5										
	Windows			Insulation				Foundation		
Climate Zone	Fenestration U-Factor	Skylight U-Factor	Gazing Fenestration Factor	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value And Depth	Crawl Space Wall R-Value
Zone 5	0.32	0.55	NR	49	20 or 13 + 5	13/17	30	15/19	10, 2 ft	15/19
Zone 4	0.35	0.55	0.40	49	20 or 13 + 5	8/13	19	10/13	10, 2ft	10/13

NR Indicates No Requirements

a Air Leakage - Blower Door Test (IECC Section R402.4)

The building is required to be properly sealed, tested and verified as having an air leakage rate no higher than allowed by state amendments to the IECC.



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The Authority shall allow all exceptions identified in Sections R503.1 or C503.1 (for defined buildings) of the IECC for renovations projects. The listed exemptions are based upon individual components. Meeting a single exemption does not exempt the remaining components, or an entire project, from testing.

Tests shall be provided in all units of projects containing buildings with 4 units per building or less, and in each unit configuration type on every floor of any multi-unit apartment building containing more than 4 units.

b. Documentation

1. Maintenance instructions shall be furnished for equipment and systems as applicable as defined by the IECC.
2. A permanent certificate listing all energy efficiency material and equipment values as required by the IECC shall be posted on or in the electrical panel.
3. Blower door test results shall be provided to the Authority for review prior to approval of the final closing pay out.
4. Duct leakage test results, where applicable, shall be provided to the Authority for review prior to approval of the final closing pay request.

- 14.02 Additional Mandatory Design Requirements above the 2018 Illinois Energy Conservation Code
All projects seeking funding from the Authority must comply with the following criteria. If projects are seeking 3rd party certification from Enterprise Green Communities, U.S. Green Building Councils LEED certification or ICC 700 – 2012 National Green Building Bronze Level or higher certification, the specific 3rd party certification requirements will supersede the mandatory requirement outlined below.

Authority Mandatory Requirements	
Requirement	Mandatory Section
Site Improvements	<p>Landscaping: Provide a tree or plant list certified by the architect or landscape architect that the selection of new trees and plants are at least 50 percent native and/or adaptive species, 100 percent appropriate to the site's soils and microclimate and do not include invasive species. The minimum cost for the landscaping shall be 2% of the hard construction cost of the project. (Landscaping hard cost include: vegetation, hardscape, fencing, irrigation, lighting and furnishings.)</p> <p>Exception: Authority approval will be required for the amount of landscaping provided for projects where the open land for landscaping is limited.</p>
Water Conserving Fixtures	<p>(New Construction Only): Indicate on the drawings that water-conserving fixtures with the following minimum specifications will be used: toilets-1.28 GPF, urinals – 0.5 GPF, showerheads – 2.0 GPM, kitchen faucets – 2.0 GPM, bathroom faucets – 1.5 GPM</p> <p>(Rehab Only): Install water-conserving fixtures with the following minimum specifications wherever and whenever they are replaced: toilets-1.28 GPF, urinals – 0.5 GPF, showerheads – 2.0 GPM, kitchen faucets – 2.0 GPM, bathroom faucets – 1.5 GPM</p>
Energy Efficiency	<p>Energy Star Appliances: Install Energy Star Certified clothes washers, dishwashers, range hoods, refrigerators, bathroom exhaust and electric dryers.</p>



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Operation and Maintenance	Building Maintenance Manual: Provide a manual that includes the following: a routine maintenance plan, operations and guidance for all appliances, HVAC operation, water-system turnoffs, lighting equipment, paving materials, landscaping, green cleaning products and schedule, pest control, and other systems that are part of each occupancy unit; and an occupancy turnover plan
	Warranty Matrix Provide a matrix outlining the warranty period for all items and systems covered

14.03 New technologies: New technologies (items such as: alternative building systems, new design components and/or materials, etc.) for the purposes of decreasing operating costs must be proven and not experimental. Any new technology incorporated for energy savings will need to be justified through a cost benefit analysis. Applicable new technologies shall include any proposed efficiencies in excess of those indicated in the 2018 International Energy Conservation Code/ASHRE Standard 90.1-2010, the Authority Green Criteria or beyond those typically employed in similar housing. New technologies shall have a payback period within 18 years. Simple payback analysis shall at a minimum be utilized, or: the initial cost of the technology (or differential cost over its equivalent) divided by the annual energy savings due to the new technology. The payback period shall be calculated using the current Authority underwriting forecasting assumptions and shall incorporate maintenance costs, adjustments for any needed life cycle repairs and/or reserves.

15) Community Facilities

- 15.01 Where a community room is provided it shall have a kitchen that at a minimum has a sink, range/oven, refrigerator, base and overhead storage and complies with the requirements of Section 8.00 "Accessibility Standards" of this Standard. In municipalities requiring a commercial range hood above any community room range, the range/oven may be omitted, but a letter confirming this requirement as part of the municipal code must be provided to the Authority for review. Other than for SRO occupancies, a microwave is not a substitute for a range/oven.
- 15.02 Common-use laundry facilities, if provided, should be in accordance with the Illinois Plumbing Code and shall be on an accessible route.
- Five percent (5%) of the total automatic washing machines and clothes dryers in laundry rooms, or a minimum of one (1) each, shall be front loading.
- When common-use laundry facilities are not provided on-site, automatic washers and clothes dryers must be provided within all the dwelling units by the owner/developer. Utility hook ups alone are not considered compliant with this requirement, except as per Section 15.03 below.
- 15.03 When common-use laundry facilities are provided on-site to satisfy the requirements of section 15.02 above, washer and dryer hook-ups may be provided within individual dwelling units without the need to supply the automatic washer and clothes dryer.
- 15.04 All projects must include bulk storage areas within closets in the apartment unit or in a common tenant storage room. If provided within a closet, the provided volume must be free and clear from the floor to the ceiling without any shelving. The total volume provided within all bulk storage areas shall be as follows:

Dwelling Type	Volume
Efficiency/ Single Room Occupancy SRO	32 cubic feet
1-bedroom unit	72 cubic feet
2-bedroom unit	128 cubic feet
3-bedroom unit	200 cubic feet



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4-bedroom unit

288 cubic feet

- 15.05 If provided, bicycle storage facilities shall be located in exterior areas with bicycle racks, and/or in a separate room in the building or in a separate storage building. Exterior bike racks, if used, must be anchored and have the requisite space for a parked bike which will not reduce the required width of an accessible path or parking stall.

16) Management, Office and Maintenance Spaces

- 16.01 If the size of the project warrants a separate common space for the management staff and rental office, it shall include an office large enough to accommodate a secretarial space, a waiting /reception area, at least one accessible public restroom, and a storage/coat closet. These areas must be located on an accessible route from the point of arrival and accessible to persons with disabilities. These areas may be in separate buildings, such as a clubhouse, or on the ground floor to allow for maximum site and building surveillance.
- 16.02 When a separate workroom or repair shop having vehicular access is provided, it shall be appropriately sized and include storage facilities, a utility sink, toilet facilities, and work bench.
- 16.03 Refuse collection and compactor rooms shall be mechanically ventilated and be in a room completely separated from the remainder of the building with walls and ceiling meeting code defined fire separation requirements. Where the room is serviced by a trash chute, code required and maintenance sprinkler heads shall be provided. All openings to trash rooms shall meet code requirements in terms of fire rating and hardware. A concrete slab shall directly link access from this area to the exterior pick up point. Floor drains and hose bibs shall be provided at these trash termination locations.
- 16.04 Refuse and laundry chutes shall not be used for any other purpose. The chutes shall have a fire resistive rating of not less than what is required by the applicable building code. An automatic sprinkler system shall be installed as required by code. Chutes extending three or more floors shall have additional sprinkler heads installed within the chute on alternate floors and be accessible for servicing. Trash chute access doors shall have lever operating device and closers if not automatically actuated.
- 16.05 Retail stores and other commercial space shall not be included as part of the Authority financing, and must be tracked on a separate contractor's sworn statement provided as part of each draw request.
- 16.06 Office facilities within the Project are substantially restricted by various rules and regulations. If office space is contemplated, it must be for the exclusive use of the tenants or for the operation of the building. The sponsor shall discuss the plans with Authority's staff at the earliest opportunity.

17) Recreational Facilities

- 17.01 Indoor recreational facilities, if provided, shall be located within the Project and shall comply with the following minimum size requirements:

Dwelling Type	Area
5-100 dwelling units	600 square feet
101-300 dwelling units	800 square feet
301-500 dwelling units	1200 square feet

- 17.02 Outdoor recreation facilities, if provided must be on an accessible route. Swimming pools and wading pools must meet the Minimum Sanitary Regulations for the Design and Operation of Swimming Pools and Bathing Beaches by the Department of Public Health, State of Illinois, any local Public Health Department regulations and the Americans with Disabilities Act.



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- 17.03 Play areas for younger children shall be centrally located and surrounded by dwelling units. An accessible route must be provided to the play area. The ground surface of the play area shall be stable, firm, and slip resistant. Where play components are provided, they shall be ADA approved.

18) Supportive Living Facilities (SLF)

An SLF is a residential setting in Illinois that provides or coordinates flexible personal care services, 24 hour supervision and assistance (scheduled and unscheduled), activities, and health related services with a service program and physical environment designed to minimize the need for residents to move within or from the setting to accommodate changing needs and preferences; has an organizational mission, service programs and a physical environment designed to maximize residents' dignity, autonomy, privacy and independence; and encourages family and community involvement.

Building Construction:

- 18.01 All SLF developments must be approved by the State of Illinois Department of Healthcare and Family Services. Written approval from DHFS must be provided to the Authority at the time the application is submitted. The SLF's architectural plans shall conform to Title 89, Social Services, Chapter 1: Department of Healthcare and Family Services, Subchapter d: Medical Programs, Part 146.210 Structural Requirements. An SLF's architectural plans shall conform to the current State building codes for the respective building type, local Fire and Life Safety Standards for health care occupancy or the 2000 National Fire Protection Association Life Safety Code (NFPA) 101, Chapter 32, Residential Board and Care Occupancies, National Fire Protection Association, 1 Batterymarch Park, Quincy MA 02269 (March 11, 2003, no later amendments or editions included) or local building codes if more stringent.
- 18.02 Each SLF shall meet accessibility standards as related to the Americans with Disabilities Act of 1990, the Illinois Accessibility Code, Section 504 of the Rehabilitation Act of 1973 (if applicable), the Fair Housing Act and the local building code.

19) Factory Built Homes

This section Factory Built Homes refers to both manufactured and modular housing. The proposed manufacturer must have at least five-years of experience in manufacturing similar housing units. In addition, the installer/general contractor must have prior experience in setting and finishing factory built housing. Factory built housing units for multi-family applications will only be allowed for up to one-story in height unless approved by the Authority prior to having the design coordinated by the fabricator. Please contact Authority architectural staff for review of potential fabricators prior to commencing work. Factory built housing units for single-family, detached units will be allowed for up to two-stories in height. The design, construction and installation of the Factory Built Homes must incorporate all applicable wind, live, dead, snow and seismic design loads including geotechnical characteristics, based on the specific geographical site conditions.

As applicable, all factory built housing must comply with the requirements of Title 24, Part 3280 Manufactured Home Construction and Safety Standards, Housing and Urban Development, the Authority Standards including the following modifications. Factory built housing must also comply with the Illinois Department of Public Health requirements including: [Approved Manufacturers, Regulations for Factory Built Structures in Illinois](#), and [Guidelines for Installing Manufactured Homes in Illinois](#). The last link, "Guidelines for Installing," is only intended to be used for installations where the manufacturer's installation instructions are not available.

- 19.01 The minimum ceiling height in all habitable rooms shall be 7-feet 6-inches.
- 19.02 All exterior doors shall have a 32-inch clear width measured from the face of the door to the opposing stop when the door is open at 90-degrees and a minimum height of 80-inches.
- 19.03 All interior doors shall have a nominal 32-inch clear width measured from the face of the door to the opposing stop when the door is open at 90-degrees and a minimum height of 80-inches.
- 19.04 Living rooms shall contain a minimum of 150 SF and a minimum dimension of 10-feet in any horizontal



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dimension. All other habitable rooms shall have a minimum size of 100 SF not including closets and a minimum dimension of 9-feet in any horizontal dimension.

- 19.05 Hallways shall have a minimum horizontal dimension of 36 inches measured from the interior finished surface to the interior finished surface of the opposite wall.
- 19.06 Carbon monoxide detectors shall comply with the State of Illinois Carbon Monoxide Detector Act and shall be hardwired. Smoke detectors shall be hardwired with battery back-up.
- 19.07 All manufactured housing must comply with the energy conservation requirements of the International Energy Conservation Code, latest edition, and the energy conservation measures outlined in these standards.

Water distribution piping from the water meter throughout the building shall be "Type K" for below ground piping, and "Type M" copper or PEX for above ground piping. CPVC and Polybutylene water distribution pipe shall not be permitted. PEX piping shall be allowed to be installed below floor slabs as allowed by code and industry best practices.

- 19.08 Water distribution piping from the water meter throughout the building shall be "Type K" for below ground piping, and "Type L" copper or PEX for above ground piping. CPVC and Polybutylene water distribution pipe shall not be permitted. PEX piping shall be allowed to be installed below floor slabs as allowed by code and industry best practices.
- 19.09 All plumbing shall comply with the State of Illinois Plumbing Code and the HUD regulations, if there is a conflict, the more stringent requirement will prevail.
- 19.10 Copper wiring is required in all branch circuits and within all units. Aluminum and aluminum clad copper wiring is ONLY allowed in feeders 60 amps or larger terminating in disconnects and electrical panels with lugs that are rated and suitable for aluminum wiring. The line from the transformer to the meter is regulated by the National Electrical Code and/or the local utility company whichever is most stringent.
- 19.11 The minimum electric service to the dwelling unit shall be 60-amperes.



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ADDENDUMS

20) General Contractor Certification

ADDENDUM #1

GENERAL CONTRACTOR CERTIFICATION

The General Contractor (GC) needs to comply with the following minimum requirements and provide a written response as indicated below:

Resume of the GC's experience that demonstrates a history of having performed similar work and type required for this development (number of projects, number of units, location of projects, contract value and capacity of the involvement).

The developments proposed project manager and site superintendent each has at least 5-years' experience with multifamily residential construction/rehabilitation.

A statement identifying all identities of interest with the project and subcontractors/vendors for this development. Provide the names of any other construction companies in which the GC had an affiliation.

A statement indicating the GC has not failed to construct or rehabilitate a project. That the GC has never started a project which was completed by another GC. That the GC was not a party to any project where a bonding, insurance or surety company claim was instituted against the GC due to lack of performance.

A statement that the GC has no legal or creditor related concerns. Specifically indicating that the GC entity, in addition to the individual members (owners, partners, officer, etc.) do not have any pending lawsuits, pending unresolved claims and has not declared bankruptcy within the past three years.

A statement that the controlling persons (owners, partners, officer, etc.) have not been convicted, are not in custody, are not under parole or under any other non-custodial supervision resulting from conviction in a court of any jurisdiction for the commission of a felony or criminal offense of whatever degree.

A statement that the controlling person (owners, partners, officer, etc.) is not currently under indictment or has not been charged under any State or Federal laws with the crime of bribery.

A statement that the GC is not debarred from working with the Federal government.

A statement that the GC has no past projects which were cited by HUD, the local or state agency for any wage/labor compliance issues.

If applicable, evidence of the firm's status as a Minority Business Enterprise (MBE) /Women Business Enterprise (WBE).

The GC is capable of obtaining either: (a) Payment and performance bond by a company approved by the Authority equal to one hundred (100%) percent of the cost of construction of the development or (b) Unconditional, irrevocable commercial letter of credit, issued by a financial institution approved by the Authority, in an amount equal to twenty-five (25%) of the cost of construction of the development.

The GC must be able to provide evidence of the following insurance coverage amounts: Commercial General Liability Insurance in the minimum amounts of \$1,000,000 for each occurrence and \$2,000,000 in the aggregate. Evidence of Automobile Liability Insurance, Statutory Worker's Compensation and Excess/Umbrella Liability Insurance in the amount of \$5,000,000. The Owner and Illinois Housing Development Authority must be listed as Additional Insured on the Liability Insurance.

I, _____ am duly authorized to execute this document and as the General Contractor certify that the statements in this certification are true, correct and complete. I understand that any misrepresentation, false information, or omission may result in disqualification of this and future projects.

Name _____ Position _____ Date _____



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21) HOME Provisions

ADDENDUM #2

HOME PROVISIONS

In addition to the Standards noted above, for all projects having Authority provided HOME funding the following provisions will be applicable as per The Department of Housing and Urban Development, 24 CFR Parts 91 and 92, HOME Investment Partnerships Program: Improving Performance and Accountability: Updating Property Standards, Effective August 23, 2013.

Article I. §92.251 Property standards.

(a) New construction projects. (1) State and local codes, ordinances, and zoning requirements. Housing that is newly constructed with HOME funds must meet all applicable State and local codes, ordinances, and zoning requirements. HOME-assisted new construction projects must meet State or local residential and building codes, as applicable or, in the absence of a State or local building code, the International Residential Code or International Building Code (as applicable to the type of housing) of the International Code Council. The housing must meet the applicable requirements upon project completion.

(2) HUD requirements. All new construction projects must also meet the requirements described in paragraphs (a)(2)(i) through (v) of this section.

(i) Accessibility. The housing must meet the accessibility requirements of 24 CFR part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable. Covered multifamily dwellings, as defined at 24 CFR 100.201, must also meet the design and construction requirements at 24 CFR 100.205, which implements the Fair Housing Act (42 U.S.C. 3601-3619).

(ii) [Reserved]

(iii) Disaster mitigation. Where relevant, the housing must be constructed to mitigate the impact of potential disasters (e.g., earthquakes, hurricanes, flooding, and wildfires), in accordance with State and local codes, ordinances, or other State and local requirements, or such other requirements as HUD may establish.

(iv) Written cost estimates, construction contracts and construction documents. The Authority (or its sub recipient) will ensure the construction contract(s) and construction documents describe the work to be undertaken in adequate detail so that inspections can be conducted. The Authority (or its sub recipient) will review and approve written cost estimates for construction and determine that costs are reasonable.

(v) Construction progress inspections. The Authority (or its sub recipient) will conduct progress and final inspections of construction to ensure that work is done in accordance with the applicable codes, the construction contract, and construction documents.

(vi) Broadband infrastructure. For new commitments made after January 19, 2017 for a new construction housing project of a building with more than 4 rental units, the construction must include installation of broadband infrastructure, as this term is defined in 24 CFR 5.100, except where the participating jurisdiction determines and, in accordance with § 92.508(a)(3)(iv), documents the determination that:

- (A) The location of the new construction makes installation of broadband infrastructure infeasible; or
- (B) The cost of installing the infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden.



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(b) Rehabilitation projects. All rehabilitation that is performed using HOME funds must meet the requirements of this paragraph (b).

(1) Rehabilitation standards. The Authority has established rehabilitation standards for all HOME-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion (Addendum #3). The Authority's (or its sub recipient) description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The rehabilitation standards must address each of the following:

(i) Health and safety. Life-threatening deficiencies must be identified as per the UPCS inspection and if present must be addressed immediately if the housing is occupied.

(ii) Major systems. Major systems are: structural support; roofing; cladding and weatherproofing (e.g., windows, doors, siding, gutters); plumbing; electrical; and heating, ventilation, and air conditioning. For multifamily housing projects, a capital needs assessment shall be used to determine the remaining useful life of major systems. For rental housing, if the remaining useful life of one or more major system is less than the applicable period of affordability, the Authority will ensure that a replacement reserve is established either through capitalization from an eligible fund source, and/or that monthly payments are made to the reserves that are adequate to repair or replace the systems as needed. For homeownership housing, upon project completion, each of the major systems shall have a remaining useful life for a minimum of 5 years or for such longer period specified by the Authority, or the major systems must be rehabilitated or replaced as part of the rehabilitation work.

(iii) Lead-based paint. All applicable housing will meet the lead-based paint requirements at 24 CFR part 35.

(iv) Accessibility. All applicable housing will meet the accessibility requirements in 24 CFR part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable. Covered multifamily dwellings, as defined at 24 CFR 100.201, must also meet the design and construction requirements at 24 CFR 100.205, which implements the Fair Housing Act (42 U.S.C. 3601-3619). Rehabilitation may include improvements that are not required by regulation or statute that permit use by a person with disabilities.

(v) [Reserved]

(vi) Disaster mitigation. Where relevant, the housing to be improved will mitigate the impact of potential disasters (e.g., earthquake, hurricanes, flooding, and wildfires) in accordance with State and local codes, ordinances, and requirements.

(vii) State and local codes, ordinances, and zoning requirements. The rehabilitated portion of the housing shall meet all applicable State and local codes, ordinances, and requirements or, in the absence of a State or local building code, the International Existing Building Code of the International Code Council.

(viii) Uniform Physical Condition Standards. Upon completion, the HOME-assisted project and units will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. HUD will establish the minimum deficiencies that must be corrected based on inspectable items and inspected areas from HUD-prescribed physical inspection procedures (Uniform Physical Conditions Standards) pursuant to 24 CFR 5.705.

(ix) Capital Needs Assessments. For multifamily rental housing projects of 26 or more total units, the Authority will determine all work that will be performed in the rehabilitation of the housing and the long-term physical needs of the project through a capital needs assessment (a.k.a. physical needs assessment) of the project.



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(x) Broadband infrastructure. For new commitments made after January 19, 2017 for a substantial rehabilitation project of a building with more than 4 rental units, any substantial rehabilitation, as defined in 24 CFR 5.100, must provide for installation of broadband infrastructure, as this term is also defined in 24 CFR 5.100, except where the participating jurisdiction determines and, in accordance with § 92.508(a)(3)(iv) documents the determination that:

(A) The location of the substantial rehabilitation makes installation of broadband infrastructure infeasible;

(B) The cost of installing broadband infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden; or

(C) The structure of the housing to be substantially rehabilitated makes installation of broadband infrastructure infeasible.

(2) Construction documents and cost estimates. The Authority (or its sub recipient) will ensure that the work to be undertaken will meet the rehabilitation standards. The construction documents (i.e., written scope of work to be performed) must be in sufficient detail to establish the basis for a uniform inspection of the housing to determine compliance with the standards. The Authority (or its sub recipient) will review and approve a written cost estimate for rehabilitation after determining that costs are reasonable.

(3) Frequency of inspections. The Authority (its sub recipients or third parties) will conduct an initial property inspection to identify the deficiencies that must be addressed including progress and final inspections to determine that work was done in accordance with work write-ups.

(c) Acquisition of standard housing. (1) Existing housing that is acquired with HOME assistance for rental housing, and that was newly constructed or rehabilitated less than 12 months before the date of commitment of HOME funds, must meet the property standards of paragraph (a) or paragraph (b) of this section, as applicable, of this section for new construction and rehabilitation projects. The Authority (or its sub recipient) must document this compliance based upon a review of approved building plans and Certificates of Occupancy, and an inspection that is conducted no earlier than 90 days before the commitment of HOME assistance.

(2) All other existing housing that is acquired with HOME assistance for rental housing must meet the rehabilitation property standards requirements of paragraph (b) of this section. The participating jurisdiction (or its sub recipient) must document this compliance based upon an inspection that is conducted no earlier than 90 days before the commitment of HOME assistance. If the property does not meet these standards, HOME funds cannot be used to acquire the property unless it is rehabilitated to meet the standards of paragraph (b) of this section.

(3) Existing housing that is acquired for homeownership (e.g., down payment assistance) must be decent, safe, sanitary, and in good repair. The participating jurisdiction (or its sub recipient) must establish standards to determine that the housing is decent, safe, sanitary, and in good repair. At minimum, the standards must provide that the housing meets all applicable State and local housing quality standards and code requirements and the housing does not contain the specific deficiencies proscribed by HUD based on the applicable inspectable items and inspected areas in HUD-prescribed physical inspection procedures (Uniform Physical Condition Standards) issued pursuant to 24 CFR 5.705. The participating jurisdiction (or its sub recipient) must inspect the housing and document this compliance based upon an inspection that is conducted no earlier than 90 days before the commitment of HOME assistance. If the housing does not meet these standards, the housing must be rehabilitated to meet the standards of this paragraph (c) (3) or it cannot be acquired with HOME funds.

(d) Occupied housing by tenants receiving HOME tenant-based rental assistance. All housing occupied by tenants receiving HOME tenant-based rental assistance must meet the standards in 24 CFR 982.401, or the successor requirements as established by HUD.



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(e) Manufactured housing. Construction of all manufactured housing including manufactured housing that replaces an existing substandard unit under the definition of "reconstruction" must meet the Manufactured Home Construction and Safety Standards codified at 24 CFR part 3280. These standards preempt State and local codes which are not identical to the federal standards for the new construction of manufactured housing. Participating jurisdictions providing HOME funds to assist manufactured housing units must comply with applicable State and local laws or codes; in the absence of such laws or codes, the installation must comply with the manufacturer's written instructions for installation of manufactured housing units. All new manufactured housing and all manufactured housing that replaces an existing substandard unit under the definition of "reconstruction" must be on a permanent foundation that meets the requirements for foundation systems as set forth in 24 CFR 203.43f(c)(i). All new manufactured housing and all manufactured housing that replaces an existing substandard unit under the definition of "reconstruction" must, at the time of project completion, be connected to permanent utility hook-ups and be located on land that is owned by the manufactured housing unit owner or land for which the manufactured housing owner has a lease for a period at least equal to the applicable period of affordability. In HOME funded rehabilitation of existing manufactured housing the foundation and anchoring must meet all applicable State and local codes, ordinances, and requirements or in the absence of local or state codes, the Model Manufactured Home Installation Standards at 24 CFR part 3285. Manufactured housing that is rehabilitated using HOME funds must meet the property standards requirements in paragraph (b) of this section, as applicable. The Authority (or its sub recipient) will document this compliance in accordance with inspection procedures that the participating jurisdiction has established pursuant to §92.251, as applicable.

[78 FR 44670, July 24, 2013, as amended at 81 FR 92635, Dec. 20, 2016]

Article II, §92.352 Environmental review.

(a) General. The environmental effects of each activity carried out with HOME funds must be assessed in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA) (42 U.S.C. 4321) and the related authorities listed in HUD's implementing regulations at 24 CFR parts 50 and 58. The applicability of the provisions of 24 CFR part 50 or part 58 is based on the HOME project (new construction, rehabilitation, acquisition) or activity (tenant-based rental assistance) as a whole, not on the type of the cost paid with HOME funds.

(b) Responsibility for review. (1) The jurisdiction (e.g., the participating jurisdiction or State recipient) or insular area must assume responsibility for environmental review, decision making, and action for each activity that it carries out with HOME funds, in accordance with the requirements imposed on a recipient under 24 CFR part 58. No funds may be committed to a HOME activity or project before the completion of the environmental review and approval of the request for release of funds and related certification, except as authorized by 24 CFR part 58.

(2) A State participating jurisdiction must also assume responsibility for approval of requests for release of HOME funds submitted by State recipients.

(3) HUD will perform the environmental review, in accordance with 24 CFR part 50, for a competitively awarded application for HOME funds submitted to HUD by an entity that is not a jurisdiction.

[61 FR 48750, Sept. 16, 1996, as amended at 78 FR 44678, July 24, 2013]

Article III, §92.354 Labor.

(1) Every contract for the construction (rehabilitation or new construction) of housing that includes 12 or more units assisted with HOME funds must contain a provision requiring the payment of not less than the wages prevailing in the locality, as predetermined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141), to all laborers and mechanics employed in the development of any part of the housing. Such contracts must also be subject to the overtime provisions, as applicable, of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3701).



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(2) The contract for construction must contain these wage provisions if HOME funds are used for any project costs in §92.206, including construction or nonconstruction costs, of housing with 12 or more HOME-assisted units. When HOME funds are only used to assist homebuyers to acquire single-family housing, and not for any other project costs, the wage provisions apply to the construction of the housing if there is a written agreement with the owner or developer of the housing that HOME funds will be used to assist homebuyers to buy the housing and the construction contract covers 12 or more housing units to be purchased with HOME assistance. The wage provisions apply to any construction contract that includes a total of 12 or more HOME-assisted units, whether one or more than one project is covered by the construction contract. Once they are determined to be applicable, the wage provisions must be contained in the construction contract so as to cover all laborers and mechanics employed in the development of the entire project, including portions other than the assisted units. Arranging multiple construction contracts within a single project for the purpose of avoiding the wage provisions is not permitted.

(3) Participating jurisdictions (or their sub recipients), contractors, subcontractors, and other participants must comply with regulations issued under these acts and with other Federal laws and regulations pertaining to labor standards, as applicable. Participating jurisdictions (or their sub recipients) shall be responsible for ensuring compliance by contractors and subcontractors with labor standards described in this section. In accordance with procedures specified by HUD, participating jurisdictions shall:

(i) Ensure that bid and contract documents contain required labor standards provisions and the appropriate Department of Labor wage determinations;

(ii) Conduct on-site inspections and employee interviews;

(iii) Collect and review certified weekly payroll reports;

(iv) Correct all labor standards violations promptly;

(v) Maintain documentation of administrative and enforcement activities; and

(vi) Require certification as to compliance with the provisions of this section before making any payment under such contracts.

(b) **Volunteers.** The prevailing wage provisions of paragraph (a) of this section do not apply to an individual who receives no compensation or is paid expenses, reasonable benefits, or a nominal fee to perform the services for which the individual volunteered and who is not otherwise employed at any time in the construction work. See 24 CFR part 70.

(c) **Sweat equity.** The prevailing wage provisions of paragraph (a) of this section do not apply to members of an eligible family who provide labor in exchange for acquisition of a property for homeownership or provide labor in lieu of, or as a supplement to, rent payments.

[61 FR 48750, Sept. 16, 1996, as amended at 78 FR 44678, July 24, 2013]

Article IV. §92.355 Lead-based paint.

Housing assisted with HOME funds is subject to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at part 35, subparts A, B, J, K, M and R of this title.

[64 FR 50224, Sept. 15, 1999]



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22) HOME Rehabilitation Standards

ADDENDUM #3

HOME REHABILITATION STANDARDS

In addition to the current Authority's "Standards for Architectural Planning and Construction" and the "HOME Rehabilitation and Construction Guidelines" the following Rehabilitation Standards (Standards) shall be included when financed with Authority provided HOME funds. These Standards shall include the "Property Standards" as noted above to be part of the Rehabilitation Standards, additional clarification is provided below:

These Standards are hereby incorporated into the scope of work, the sub-recipient, owner, general contractor and Architect shall ensure compliance with the applicable HOME provisions as noted. The Standards represent the minimum acceptable levels for construction completed through the rehabilitation and is the basis for a uniform inspection of the rehabilitated housing.

The project shall obtain a HUD Uniform Physical Condition Standards (UPCS) inspection (using the most current format) which shall identify all Observable Deficiencies and Health and Safety Concerns. The scope of work shall address all noted deficiencies and life threatening concerns so that at the completion of the rehabilitation the noted deficiencies and concerns have been cured.

Please visit the HUD Real Estate Assessment Center for information and documents to complete the UPCS inspections. HUD can be accessed at the following underlined hyperlinks: [HUD Physical Inspection Training Materials and Documents](#) and [Physical Inspection Training Materials](#) the UPCS Comprehensive Listing [Inspectable Area](#) form is available in Excel. In addition, the HOME Project Checklist (Addendum #4) is recommended to insure all applicable items are addressed.

If any Health and Safety Concern is identified as a Life Threatening Concern it needs to be addressed immediately. Life threatening deficiencies such as the potential for electrical shock, structural failure, carbon monoxide poisoning or noxious fumes, fire safety concerns, etc. needs to be addressed immediately if housing is occupied.

Major Systems (as noted above) must be inspected to determine the condition and if it warrants replacement or repair. The Life Expectancy of Housing Components (Addendum #5) provides estimates of the effective life of the various building components. In the event where a Major System component is in satisfactory condition but has a remaining contributory life of less than the affordability period for multifamily/rental projects, or 5 years or less for single family units

In this instance these items need to be completed in the scope of work or if for rental housing an appropriately determined replacement reserve needs to be funded so as to address the repair or replacement of the component when it becomes due. The determination of the reserve amounts will be ascertained on a case by case basis and by using the following formula.

Cost of repair at time of replacement ÷ Remaining useful life estimate (years) of component = Annual reserve amount

In the event the project does not include approved building plans and specifications, the scope shall provide adequate description of the materials including quantity and cost. All materials shall be new and free from defect. They shall be at a minimum "construction" or "builder" grade quality. The materials shall be installed as per the manufacturer, applicable code or trade standard. Specific methods, techniques or sequential procedures shall be included when required. Descriptions should also contain manufacturer cut sheets when available. Materials and methods should be in adequate detail so there is no confusion between owner and general contractor, that the



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Authority or sub recipient inspector know exactly what is being constructed and to eliminate the need for change orders due to lack of specification.



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23) HOME Project Checklist

ADDENDUM #4

HOME PROJECT CHECKLIST

New Construction

- ☐ **Project meets State and local codes, ordinances, and zoning requirements**
- ☐ **Accessibility**
- ☐ **Disaster mitigation**
- ☐ Broadband infrastructure
- ☐ **Written cost estimates, construction contracts and construction documents**
- ☐ **Construction progress inspections**

Rehabilitation

- ☐ **Rehabilitation standards**
- ☐ **Health and safety**
- ☐ **Major systems**
- ☐ **Lead-based paint**
- ☐ **Inspections**
- ☐ **Accessibility**
- ☐ **Disaster mitigation**
- ☐ Broadband infrastructure
- ☐ State and local codes, ordinances, and zoning requirements
- ☐ **Uniform Physical Condition Standards**
- ☐ **Construction documents and cost estimates**
- ☐ **Frequency of inspections**
- ☐ **Acquisition of standard housing**

Misc

- ☐ **Occupied housing by tenants receiving HOME tenant-based rental assistance**
- ☐ **Manufactured housing**
- ☐ 90 day inspection before HOME commitment or no less than 30 days for newly constructed/rehabilitated

Environmental Review

- ☐ General
- ☐ **Responsibility for review**

Labor

- ☐ **General**- Davis Bacon for 12 or more HOME assisted units in contract (IHDA Construction Rider)
- ☐ **Volunteers**
- ☐ **Sweat equity**

Lead-Based Paint

- ☐ Compliance with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992.



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24) Life Expectancy of Housing Components

ADDENDUM #5

LIFE EXPECTANCY OF HOUSING COMPONENTS

Life In Years

Appliances

Compactors 10, Dishwashers 10, Dryers 14,
Disposal 10, Freezers, compact 12, Freezers,
standard 16, Microwave ovens 11, Electric
ranges 17, Gas ranges 19, Gas ovens 14,
Refrigerators, compact 14, Refrigerators,
standard 17, Washers, automatic and compact
13, Exhaust fans 20

Bathrooms

Cast iron bathtubs 50
Fiberglass bathtub and showers 10–15,
Shower doors, average quality 25,
Toilets 50

Cabinetry

Kitchen cabinets 15–20
Medicine cabinets and bath vanities 20

Closet Systems

Closet shelves Lifetime

Countertops

Laminate 10–15
Ceramic tile, high-grade installation Lifetime
Quartz Lifetime

Wood/butcher block 20+

Granite 20+

Solid Surface 20+

Doors

Screen 25–50
Interior, hollow core Less than 30
Interior, solid core 30-lifetime
Exterior, protected overhang 80–100
Exterior, unprotected and exposed 25–30
Folding 5
Garage doors 20–50
Garage door opener 10

Electrical

Copper wiring, copper plated, 100+copper clad
aluminum, and bare copper
Armored cable (BX) Lifetime
Conduit Lifetime

Finishes Used for Waterproofing

Paint, plaster, and stucco 3–5 Sealer
silicone, and waxes 1–5



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Floors

Oak or pine Lifetime

Slate flagstone Lifetime

Vinyl sheet or tile 20–30

Terrazzo Lifetime

Carpeting 11 (depends on installation, amount of traffic, and quality of carpet)

Marble Lifetime (depends on installation, thickness of marble, and amount of traffic)

Footings and Foundation

Poured footings and foundations 200

Concrete block 100

Waterproofing, bituminous coating 10

Termite proofing (may have shorter life in damp climates)

Heating Ventilation and Air Conditioning

Central air conditioning unit 15 (newer units should last longer)

Window unit 10

Air conditioner compressor 15

Humidifier 8

Electric water heater 14

Gas water heater (depends on type 11–13 of water heater lining and quality of water)

Forced air furnaces, heat pump 15

Rooftop air conditioners 15

Boilers, hot water or steam 30 (depends on quality of water)

Furnaces, gas- or oil-fired 18

Unit heaters, gas or electric 13

Radiant heaters, electric 10

Radiant heaters, hot water or steam 25

Baseboard systems 20

Diffusers, grilles, and registers 27

Induction and fan coil units 20

Dampers 20

Centrifugal fans 25

Axial fans 20

Ventilating roof-mounted fans 20

Home Security

Intrusion systems 14 Smoke detectors

12 Smoke/fire/intrusion systems 10

Insulation

For foundations, roofs, ceilings, walls, Lifetime and floors

Landscaping

Wooden decks 15

Brick and concrete patios 24

Tennis courts 10

Concrete walks 24

Gravel walks 4

Asphalt driveways 10

Swimming pools 18

Sprinkler systems 12

Fences 12

Masonry

Chimney, fireplace, and brick veneer Lifetime

Brick and stone walls 100+

Stucco Lifetime

Millwork

Stairs, trim 50–100 Disappearing stairs 30

Paints and Stains



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Exterior paint on wood, brick, and 7–10
aluminum

Interior wall paint (depends on 5–10 the
acrylic content)

Interior trim and door paint 5–10

Wallpaper 7

Plumbing

Waste piping, cast iron 75–100.

Sinks, enamel steel 5–10

Sinks, enamel cast iron 25–30

Sinks, china 25–30

Faucets, low quality 13–15

Faucets, high quality 15–20

Roofing

Asphalt and wood shingles and shakes 15–30

Tile (depends on quality of tile and climate) 50

Slate (depends on grade) 50–100

Sheet metal (depends on gauge of 20–
50+metal and quality of fastening and
application)

Built-up roofing, asphalt 12–25

Built-up roofing, coal and tar 12–30

Asphalt composition shingle 15–30

Asphalt overlay 25–35

Rough Structure

Basement floor systems Lifetime

Framing, exterior and interior walls Lifetime

Shutters

Wood, interior Lifetime

Wood, exterior 5 (depends on weather
conditions)

Vinyl plastic, exterior 7–8

Aluminum, interior 35–50

Aluminum, exterior 3–5

Siding

Gutters and downspouts 30

Siding, wood (depends on maintenance) 40–
100, steel 50–Lifetime

Siding, aluminum 20–50

Siding, vinyl 50

Walls and Wall Treatments

Drywall and plaster 30–70

Ceramic tile, high grade installation Lifetime

Windows

Window glazing 20

Wood casement 20–50

Aluminum and vinyl casement 20–30

Screen 25–50



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25) NHTF Provisions

ADDENDUM #6

NATIONAL HOUSING TRUST FUND PROVISIONS

In addition to the Standards noted above, for all projects having Authority provided HTF funding the following provisions will be applicable as per The Department of Housing and Urban Development, 24 CFR Part 93, Housing Trust Fund, Subpart G: Project Requirements; Effective September 1, 2016. In addition, it shall be required all General Contractors for HTF funded projects submit the certification form provided in Addendum #1 of the Authority's Standards for Planning and Construction.

Article V.593.301 Property standards.

(a) New construction projects. (1) State and local codes, ordinances, and zoning requirements. Housing that is newly constructed with HTF funds must meet all applicable State and local codes, ordinances, and zoning requirements. HTF-assisted new construction projects must meet State or local residential and building codes, as applicable or, in the absence of a State or local building code, the International Residential Code or International Building Code (as applicable to the type of housing) of the International Code Council. The housing must meet the applicable requirements upon project completion.

(2) HUD requirements. All new construction projects must also meet the requirements described in paragraphs (a)(2)(i) through (v) of this section:

(i) Accessibility. The housing must meet the accessibility requirements of 24 CFR part 8, which implements section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable. "Covered multifamily dwellings," as defined at 24 CFR 100.201, must also meet the design and construction requirements at 24 CFR 100.205, which implements the Fair Housing Act (42 U.S.C. 3601-3619).

(ii) Energy efficiency. The housing must meet the energy efficiency standards established pursuant to section 109 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12709).

(iii) Disaster mitigation. Where relevant, the housing must be constructed to mitigate the impact of potential disasters (e.g., earthquakes, hurricanes, flooding, and wildfires), in accordance with State and local codes, ordinances, or other State and local requirements, or such other requirements as HUD may establish.

(iv) Written cost estimates, construction contracts and construction documents. The Authority (or its sub recipient) will ensure the construction contract(s) and construction documents describe the work to be undertaken in adequate detail so that inspections can be conducted. The Authority (or its sub recipient) will review and approve written cost estimates for construction and determine that costs are reasonable.

(v) Construction progress inspections. The Authority (or its sub recipient) will conduct progress and final inspections of construction to ensure that work is done in accordance with the applicable codes, the construction contract, and construction documents.

(vi) Broadband infrastructure. For new commitments made after January 19, 2017 for a new construction housing project of a building with more than 4 rental units, the construction must include installation of broadband infrastructure, as this term is defined in 24 CFR 5.100, except where the



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grantee determines and, in accordance with § 93.407(a)(2)(iv), documents the determination that:

(A) The location of the new construction makes installation of broadband infrastructure infeasible, or

(B) The cost of installing broadband infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden.

(b) Rehabilitation projects. All rehabilitation that is performed using HTF funds must meet the requirements of this paragraph (b)

(1) Rehabilitation standards. The Authority has established rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion (Addendum #7). *The Authority's (or its sub recipient) description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The rehabilitation standards must address each of the following:*

(i) Health and safety. life-threatening deficiencies must be identified as per the UPCS inspection and if present must be addressed immediately if the housing is occupied.

(ii) Major systems. Major systems are: structural support; roofing; cladding and weatherproofing (e.g., windows, doors, siding, gutters); plumbing; electrical; and heating, ventilation, and air conditioning. For rental housing, an estimate (based on age and condition) of the remaining useful life of these systems, upon project completion of each major system must be provided. For multifamily housing projects of 26 units or more, a capital needs assessment of the project must be completed to determine the useful life of major systems. For rental housing, if the remaining useful life of one or more major system is less than the applicable period of affordability, a replacement reserve must be established and monthly payments must be made to the reserve that are adequate to repair or replace the systems as needed. For homeownership housing, upon project completion, each of the major systems to have a remaining useful life for a minimum of 5 years or for such longer period specified in the CNA, or the major systems must be rehabilitated or replaced as part of the rehabilitation work.

(iii) Lead-based paint. All applicable housing will meet the lead-based paint requirements at 24 CFR part 35.

(iv) Accessibility. All applicable housing will meet the accessibility requirements in 24 CFR part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable. Covered multifamily dwellings, as defined at 24 CFR 100.201, must also meet the design and construction requirements at 24 CFR 100.205, which implements the Fair Housing Act (42 U.S.C. 3601-3619). Rehabilitation may include improvements that are not required by regulation or statute that permit use by a person with disabilities.

(v) [Reserved]

(vi) Disaster mitigation. Where relevant, the housing to be improved must mitigate the impact of potential disasters (e.g., earthquake, hurricanes, flooding, and wildfires) in accordance with State and local codes, ordinances, and requirements, or such other requirements as HUD may establish.



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(vii) State and local codes, ordinances, and zoning requirements. The rehabilitated portion of the housing shall meet all applicable State and local codes, ordinances, and requirements or, in the absence of a State or local building code, the International Existing Building Code of the International Code Council.

(viii) Uniform Physical Condition Standards. Upon completion, the HTF-assisted project and units will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. HUD will establish the minimum deficiencies that must be corrected based on inspectable items and inspected areas from HUD-prescribed physical inspection procedures (Uniform Physical Conditions Standards) pursuant to 24 CFR 5.705.

(ix) Capital Needs Assessments. For multifamily rental housing projects of 26 or more total units, the Authority will determine all work that will be performed in the rehabilitation of the housing and the long-term physical needs of the project through a capital needs assessment (a.k.a. physical needs assessment) of the project.

(x) Broadband infrastructure. For new commitments made after January 19, 2017 for a substantial rehabilitation project of a building with more than 4 rental units, any substantial rehabilitation, as defined in 24 CFR 5.100, must provide for installation of broadband infrastructure, as this term is also defined in 24 CFR 5.100, except where the grantee determines and, in accordance with § 93.407(a)(2)(iv), documents the determination that:

(A) The location of the substantial rehabilitation makes installation of broadband infrastructure infeasible;

(B) The cost of installing broadband infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden; or

(C) The structure of the housing to be substantially rehabilitated makes installation of broadband infrastructure infeasible.

(2) Construction documents and cost estimates. The Authority (or its sub recipient) will ensure that the work to be undertaken will meet the rehabilitation standards. The construction documents (i.e., written scope of work to be performed) must be in sufficient detail to establish the basis for a uniform inspection of the housing to determine compliance with the standards. The Authority (or its sub recipient) will review and approve a written cost estimate for rehabilitation after determining that costs are reasonable.

(3) Frequency of inspections. The Authority (its sub recipients or third parties) will conduct an initial property inspection to identify the deficiencies that must be addressed including progress and final inspections to determine that work was done in accordance with work write-ups.

(c) Acquisition of standard housing. (1) Existing housing that is acquired with HTF assistance for rental housing, and that was newly constructed or rehabilitated less than 12 months before the date of commitment of HTF funds, must meet the property standards of paragraph (a) or paragraph (b) of this section, as applicable, of this section for new construction and rehabilitation projects. The Authority (or its sub recipient) must document this compliance based upon a review of approved building plans and Certificates of Occupancy, and an inspection that is conducted no earlier than 90 days before the commitment of HTF assistance.

(2) All other existing housing that is acquired with HTF assistance for rental housing must meet the rehabilitation property standards requirements of paragraph (b) of this section. The Authority (or its



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sub recipient) must document this compliance based upon an inspection that is conducted no earlier than 90 days before the commitment of HTF assistance. If the property does not meet these standards, HTF funds cannot be used to acquire the property unless it is rehabilitated to meet the standards of paragraph (b) of this section.

(3) Existing housing that is acquired for HTF ownership (e.g., down payment assistance) must be decent, safe, sanitary, and in good repair. The participating jurisdiction (or its sub recipient) must establish standards to determine that the housing is decent, safe, sanitary, and in good repair. At minimum, the standards must provide that the housing meets all applicable State and local housing quality standards and code requirements and the housing does not contain the specific deficiencies proscribed by HUD based on the applicable inspectable items and inspected areas in HUD-prescribed physical inspection procedures (Uniform Physical Condition Standards) issued pursuant to 24 CFR 5.705. The participating jurisdiction (or its sub recipient) must inspect the housing and document this compliance based upon an inspection that is conducted no earlier than 90 days before the commitment of HTF assistance. If the housing does not meet these standards, the housing must be rehabilitated to meet the standards of this paragraph (c) (3) or it cannot be acquired with HTF funds.

(d) Manufactured housing. Construction of all manufactured housing including manufactured housing that replaces an existing substandard unit under the definition of "reconstruction" must meet the Manufactured HTF Construction and Safety Standards codified at 24 CFR part 3280. These standards preempt State and local codes which are not identical to the federal standards for the new construction of manufactured housing. Participating jurisdictions providing HTF funds to assist manufactured housing units must comply with applicable State and local laws or codes. In the absence of such laws or codes, the installation must comply with the manufacturer's written instructions for installation of manufactured housing units. All new manufactured housing and all manufactured housing that replaces an existing substandard unit under the definition of "reconstruction" must be on a permanent foundation that meets the requirements for foundation systems as set forth in 24 CFR 203.43(c)(4). All new manufactured housing and all manufactured housing that replaces an existing substandard unit under the definition of "reconstruction" must, at the time of project completion, be connected to permanent utility hook-ups and be located on land that is owned by the manufactured housing unit owner or land for which the manufactured housing owner has a lease for a period at least equal to the applicable period of affordability. In HTF-funded rehabilitation of existing manufactured housing the foundation and anchoring must meet all applicable State and local codes, ordinances, and requirements or in the absence of local or state codes, the Model Manufactured HTF Installation Standards at 24 CFR part 3285. Manufactured housing that is rehabilitated using HTF funds must meet the property standards requirements in paragraph (b) of this section, as applicable. The Authority (or its sub recipient) will document this compliance in accordance with inspection procedures that the participating jurisdiction has established pursuant to § 92.301, as applicable.

(e) Ongoing property condition standards: Rental housing -

(1) Ongoing property standards. The grantee must establish property standards for rental housing (including manufactured housing) that apply throughout the affordability period. The standards must ensure that owners maintain the housing as decent, safe, and sanitary housing in good repair. The grantee's description of its property standards must be in sufficient detail to establish the basis for a uniform inspection of HTF rental projects. The grantee's ongoing property standards must address each of the following:

(i) At a minimum, the grantee's ongoing property standards must include all inspectable items and inspectable areas specified by HUD based on the HUD physical inspection procedures (Uniform Physical Condition Standards (UPCS)) prescribed by HUD pursuant to 24 CFR 5.705.

(ii) Health and safety. The grantee's standards must require the housing to be free of all health and safety defects. The standards must identify life-threatening deficiencies that the owner must immediately correct and the time frames for addressing these deficiencies.

(iii) Lead-based paint. The grantee's standards must require the housing to meet the lead-



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based paint requirements in 24 CFR part 35.

(2) Inspections. The grantee must undertake ongoing property inspections, in accordance with § 93.404.

(3) Corrective and remedial actions. The grantee must have procedures for ensuring that timely corrective and remedial actions are taken by the project owner to address identified deficiencies.

(4) Inspection procedures. The grantee must establish written inspection procedures. The procedures must include detailed inspection checklists, description of how and by whom inspections will be carried out, and procedures for training and certifying qualified inspectors. The procedures must also describe how frequently the property will be inspected, consistent with section § 93.404(d).

(f) Environmental provisions -

(1) New construction projects environmental requirements -

(i) Historic preservation -

(A) Standards. The project activities (including demolition) must not be performed on properties that are either listed in or determined eligible for listing in the National Register of Historic Places, unless the project activities meet the Secretary of the Interior's Standards for Rehabilitation, either as certified through the Federal and/or State historic rehabilitation tax credit programs or as verified by someone that meets the relevant Secretary of the Interior's Professional Qualification Standards.

(B) Archaeological resources. If archaeological resources or human remains are discovered on the project site during construction, the grantee must consult with affected tribes and/or descendant communities and comply with the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001-3013), State law and/or local ordinance (e.g., State unmarked burial law).

(ii) Farmland. Project activities must not result in the conversion of unique, prime, or statewide or locally significant agricultural properties to urban uses.

(iii) Airport zones. Projects are not permitted within the runway protection zones of civilian airports, or the clear zones or accident potential zones of military airfields.

(iv) Coastal Barrier Resource System. No projects may be assisted in Coastal Barrier Resource System (CBRS) units. CBRS units are mapped and available from the U.S. Fish and Wildlife Service.

(v) Coastal zone management. Development must be consistent with the appropriate State coastal zone management plan. Plans are available from the local coastal zone management agency.

(vi) Floodplains. Except as modified below, definitions for terms used below can be found at 24 CFR part 55.

(A) Construction and other activities in the 100-year floodplain are to be avoided when practicable. If there are no practicable alternatives to new construction or substantial improvement in the 100-year floodplain, the structure must be elevated at least the base flood elevation (BFE) or floodproofed to one foot above the BFE. Elevated and floodproofed buildings must adhere to National Flood Insurance Program standards. The primary sources of floodplain data are Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). When FEMA provides interim flood hazard data, such as Advisory Base Flood Elevations (ABFE) or preliminary maps or studies, the latest of these sources shall be used.

(B) No HTF assistance may be approved with respect to:

(1) Any action, other than a functionally dependent use, located in a floodway;

(2) Any new construction critical action located in a coastal high hazard area, 100- or 500-year floodplain; or

(3) Any non-critical new construction action in a coastal high hazard area, unless the action is reconstruction following destruction caused by a disaster and is designed for location in a coastal high hazard area consistent with the FEMA National Flood Insurance Program requirements for V-Zones.

(vii) Wetlands.

(A) No draining, dredging, channelizing, filling, diking, impounding, or related grading activities are to be performed in wetlands. No activities, structures, or facilities funded under this program are to adversely impact a wetland.

(B) A wetland means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances, does or would support a prevalence of



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vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. This definition includes those wetland areas separated from their natural supply of water as a result of activities, such as the construction of structural flood protection methods or solid-fill road beds, or mineral extraction and navigation improvements. This definition is independent of the definition of jurisdictional wetland used by the U. S. Army Corps of Engineers under section 404 of the Clean Water Act (33 U.S.C. 1251 et seq.).

(viii) Explosives and hazards. Projects must be in compliance with the standards for acceptable separation distance, as set forth at 24 CFR part 51, subpart C.

(ix) Contamination. All properties assisted with HTF funds must be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended use of the property.

(A) All proposed multifamily (more than four housing units) HTF projects require a Phase I Environmental Site Assessment (ESA-ASTM). If the Phase I ESA identifies recognized environmental concerns (RECs), a Phase II (ESA-ASTM) will be required. ASTM reports shall be prepared in accordance with the most current ASTM standard. Single family housing does not require a Phase I ESA.

(B) HTF projects must avoid sites located within 0.25 miles of a Superfund or CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) site or other contaminated site reported to Federal, State, or local authorities without a statement in writing from the U.S. Environmental Protection Agency (EPA) or the appropriate State agency that there is no hazard that could affect the health and safety of the occupants or conflict with the intended use of the property.

(x) Noise.

(A) Internal noise levels: All activities will be developed to ensure an interior noise level of no more than 45 decibels (dB).

(B) External noise levels:

(1) Project sites exposed to less than or equal to 65 dB of environmental noise are acceptable.

(2) Sites between 65 dB and less than 75 dB are acceptable with mitigation (e.g., noise walls, careful site planning) that result in an interior standard of 45 dB.

(3) Locations with environmental noise levels of 75 dB or greater may not have noise sensitive outdoor uses (e.g., picnic areas, tot lots, balconies, or patios) and require sound attenuation in the building shell to achieve the 45 dB interior standard.

(xi) Endangered species. The grantee must avoid all actions which could jeopardize the continued existence of any endangered or threatened species, as designated by the U.S. Fish and Wildlife Service or National Marine Fisheries Service, or would result in the destruction or adversely modify the designated critical habitat of such species.

(xii) Wild and scenic rivers. The grantee must avoid activities that are inconsistent with conservation easements, land-use protections, and restrictions adjacent to wild and scenic rivers, as designated/listed by the Departments of Agriculture or Interior. Maps for the National Wild and Scenic Rivers System are available at the governing departments.

(xiii) Safe drinking water. Projects with a potable water system must use only lead-free pipes, solder, and flux.

(xiv) Sole-source aquifers. Project activities should avoid sites and activities that have the potential to contaminate sole source aquifer areas (SSAs). EPA defines a sole or principal source aquifer as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. If the project overlies an SSA, EPA must review the project. EPA review is designed to reduce the risk of ground water contamination that could pose a health hazard to those who use it.

(2) Rehabilitation projects environmental requirements -

(i) Historic preservation.

(A) The project activities (including demolition) must not be performed on properties that are either listed in or determined eligible for listing in the National Register of Historic Places, unless the project activities meet the Secretary of the Interior's Standards for Rehabilitation, either as certified through the Federal and/or State historic rehabilitation tax credit programs or as verified by someone that meets the



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relevant Secretary of the Interior's Professional Qualification Standards;

(B) Archaeological resources. If archaeological resources or human remains are discovered on the project site during construction or rehabilitation, the grantee must consult with affected tribes and/or descendant communities and comply with the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001-3013), State law, and/or local ordinance (e.g., State unmarked burial law).

(ii) Farmland. Project activities must not result in the conversion of unique, prime, or locally significant agricultural properties to urban uses.

(iii) Airport zones. Projects are not permitted within the runway protection zones of civilian airports, or the clear zones or accident potential zones of military airfields.

(iv) Coastal Barrier Resource System. No projects may be assisted in Coastal Barrier Resource System (CBRS) units. CBRS units are mapped and available from the U.S. Fish and Wildlife Service.

(v) Coastal zone management. Development must be consistent with the appropriate State coastal zone management plan. Plans are available from the local coastal zone management agency.

(vi) Floodplains. Except as modified below, definitions for terms used below can be found at 24 CFR part 55.

(A) Construction and other activities in the 100-year floodplain are to be avoided when practicable. If there are no practicable alternatives to new construction or substantial improvement in the 100-year floodplain, the structure must be elevated at least to the base flood elevation (BFE) or floodproofed to one foot above the BFE. Elevated and floodproofed buildings must adhere to National Flood Insurance Program standards. The primary sources of floodplain data are Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMS). When FEMA provides interim flood hazard data such as Advisory Base Flood Elevations (ABFE) or preliminary maps or studies, the latest of these sources shall be used.

(B) No HTF assistance may be approved with respect to:

(1) Any action, other than functionally dependent uses, located in a floodway;

(2) Any critical action located in a coastal high hazard area, 100- or 500-year floodplain; or

(3) Any non-critical action located in a coastal high hazard area, unless the action is designed for location in a coastal high hazard area consistent with the FEMA National Flood Insurance Program requirements for V-Zones. "Any non-critical action in a coastal high hazard area, unless the action is reconstruction following destruction caused by a disaster and is designed for location in a coastal high hazard area consistent with the FEMA National Flood Insurance Program requirements for V-Zones."

(vii) Wetlands. No rehabilitation of existing properties that expands the footprint into a wetland is allowed. A wetland means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances, does or would support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. This definition includes those wetland areas separated from their natural supply of water as a result of activities such as the construction of structural flood protection methods or solid-fill road beds and activities such as mineral extraction and navigation improvements. This definition is independent of the definition of jurisdictional wetland used by the U.S. Army Corps of Engineers under section 404 of the Clean Water Act (33 U.S.C. 1251 et seq.).

(viii) Explosives and hazards. If the rehabilitation of the building increases the number of dwelling units, then the project must be in compliance with the standards for acceptable separation distance as set forth at 24 CFR part 51, subpart C.

(ix) Contamination. All properties assisted with HTF funds must be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended use of the property.

(A) All proposed multifamily (more than four housing units) HTF project activities require a Phase I Environmental Site Assessment (ESA - ASTM). If the Phase I ESA identifies recognized environmental concerns (RECs), a Phase II (ESA-ASTM) will be required. ASTM reports shall be prepared in accordance with the most current ASTM standard. Single family housing does not require a Phase I ESA.

(B) HTF projects must avoid sites located within 0.25 miles of a Superfund or CERCLIS



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(Comprehensive Environmental Response, Compensation, and Liability Information System) site or other contaminated site reported to Federal, State, or local authorities without a statement in writing from EPA or the appropriate State agency that there is no hazard that could affect the health and safety of the occupants or conflict with the intended utilization of the property.

(x) Noise -

(A) Internal noise levels. All activities will be developed to ensure an interior noise level of no more than 45 decibels (dB).

(B) [Reserved].

(xi) Endangered species.

(A) The grantee must avoid all actions that could jeopardize the continued existence of any species designated by the U.S. Fish and Wildlife Service or National Marine Fisheries Service as endangered or threatened.

(B) The grantee must avoid all actions that adversely modify the critical habitat of such species.

(xii) Wild and scenic rivers. The grantee must avoid activities that are inconsistent with conservation easements, land-use protections, and restrictions adjacent to wild and scenic rivers, as designated/listed by the Departments of Agriculture and Interior. Maps for the National Wild and Scenic Rivers System are available at the governing departments.

(xiii) Safe drinking water. Projects with a potable water system must use only lead-free pipes, solder, and flux.

(xiv) Sole-source aquifers. Project activities should avoid sites and activities that have the potential to contaminate sole source aquifer areas (SSAs). The EPA defines a sole or principal source aquifer as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. If the project overlies an SSA, the EPA must review the project. The EPA review is designed to reduce the risk of ground water contamination, which could pose a health hazard to those who use it.

(3) Acquisition projects environmental requirements.

(i)

(A) Existing housing that is acquired with HTF funds, and has been newly constructed or rehabilitated less than 12 months before the commitment of HTF funds must meet the property standards at paragraph (f)(1) of this section.

(B) All other existing housing that is acquired with HTF assistance must meet the property standards requirements of paragraph (f)(2) of this section.

(ii) If under paragraph (f)(3)(i)(A) or paragraph (B) of this section, the property does not meet these standards, with the exception of the noise standards in paragraph (f)(2) of this section, HTF funds cannot be used to acquire the property.

(4) Manufactured housing environmental requirements. Manufactured housing is subject to the environmental standards in paragraph (f)(1) of this section for new construction or paragraph (f)(2) of this section for rehabilitation, as applicable. If an existing property does not meet these standards, HTF funds cannot be used to acquire the property unless it is rehabilitated to meet the standards in paragraph (f)(2), as applicable, with the exception of noise standards in paragraph (f)(2)(x).

[60 FR 5220, Jan. 30, 2015, as amended at 81 FR 92636, Dec. 20, 2016]

Article VI. § 92.354 Labor.

(1) Every contract for the construction (rehabilitation or new construction) of housing that includes 12 or more units assisted with HTF funds must contain a provision requiring the payment of not less than the wages prevailing in the locality, as predetermined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141), to all laborers and mechanics employed in the development of any part of the housing. Such contracts must also be subject to the overtime provisions, as applicable, of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3701).



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(2) The contract for construction must contain these wage provisions if HTF funds are used for any project costs in §92.206, including construction or non-construction costs, of housing with 12 or more HTF-assisted units. When HTF funds are only used to assist HTF buyers to acquire single-family housing, and not for any other project costs, the wage provisions apply to the construction of the housing if there is a written agreement with the owner or developer of the housing that HTF funds will be used to assist HTF buyers to buy the housing and the construction contract covers 12 or more housing units to be purchased with HTF assistance. The wage provisions apply to any construction contract that includes a total of 12 or more HTF-assisted units, whether one or more than one project is covered by the construction contract. Once they are determined to be applicable, the wage provisions must be contained in the construction contract so as to cover all laborers and mechanics employed in the development of the entire project, including portions other than the assisted units. Arranging multiple construction contracts within a single project for the purpose of avoiding the wage provisions is not permitted.

(3) Participating jurisdictions (or their sub recipients), contractors, subcontractors, and other participants must comply with regulations issued under these acts and with other Federal laws and regulations pertaining to labor standards, as applicable. Participating jurisdictions (or their sub recipients) shall be responsible for ensuring compliance by contractors and subcontractors with labor standards described in this section. In accordance with procedures specified by HUD, participating jurisdictions shall:

(i) Ensure that bid and contract documents contain required labor standards provisions and the appropriate Department of Labor wage determinations;

(ii) Conduct on-site inspections and employee interviews;

(iii) Collect and review certified weekly payroll reports;

(iv) Correct all labor standards violations promptly;

(v) Maintain documentation of administrative and enforcement activities; and

(vi) Require certification as to compliance with the provisions of this section before making any payment under such contracts.

(b) **Volunteers.** The prevailing wage provisions of paragraph (a) of this section do not apply to an individual who receives no compensation or is paid expenses, reasonable benefits, or a nominal fee to perform the services for which the individual volunteered and who is not otherwise employed at any time in the construction work. See 24 CFR part 70.

(c) **Sweat equity.** The prevailing wage provisions of paragraph (a) of this section do not apply to members of an eligible family who provide labor in exchange for acquisition of a property for HTF ownership or provide labor in lieu of, or as a supplement to, rent payments.

[61 FR 48750, Sept. 16, 1996, as amended at 78 FR 44678, July 24, 2013]



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26) NHTF Rehabilitation Standards

ADDENDUM #7

NHTF REHABILITATION STANDARDS

In addition to the current Authority's "Standards for Architectural Planning and Construction" and the "HTF Rehabilitation and Construction Guidelines" the following Rehabilitation Standards (Standards) shall be included when financed with Authority provided HTF funds. These Standards shall include the "Property Standards" as noted above to be part of the Rehabilitation Standards, additional clarification is provided below:

These Standards are hereby incorporated into the scope of work, the sub-recipient, owner, general contractor and Architect shall ensure compliance with the applicable HTF provisions as noted. The Standards represent the minimum acceptable levels for construction completed through the rehabilitation and is the basis for a uniform inspection of the rehabilitated housing.

The project shall obtain a HUD Uniform Physical Condition Standards (UPCS) inspection (using the most current format) which shall identify all Observable Deficiencies and Health and Safety Concerns. The scope of work shall address all noted deficiencies and life threatening concerns so that at the completion of the rehabilitation the noted deficiencies and concerns have been cured.

Please visit the HUD Real Estate Assessment Center for information and documents to complete the UPCS inspections. HUD can be accessed at the following underlined hyperlinks: [HUD Physical Inspection Training Materials and Documents](#) and [Physical Inspection Training Materials](#) the [UPCS Comprehensive Listing Inspectable Area](#) form is available in Excel. In addition, the HTF Project Checklist (Addendum #4) is recommended to insure all applicable items are addressed.

If any Health and Safety Concern is identified as a Life Threatening Concern it needs to be addressed immediately. Life threatening deficiencies such as the potential for electrical shock, structural failure, carbon monoxide poisoning or noxious fumes, fire safety concerns, etc. needs to be addressed immediately if housing is occupied.

Major Systems (as noted above) must be inspected to determine the condition and if it warrants replacement or repair. The Life Expectancy of Housing Components (Addendum #5) provides estimates of the effective life of the various building components. In the event where a Major System component is in satisfactory condition but has a remaining contributory life of less than the affordability period for multifamily/rental projects, or 5 years or less for single family units.

In this instance these items need to be completed in the scope of work or if for rental housing an appropriately determined replacement reserve needs to be funded so as to address the repair or replacement of the component when it becomes due. The determination of the reserve amounts will be ascertained on a case by case basis and by using the following formula:

Cost of repair at time of replacement – Remaining useful life estimate (years) of component = Annual reserve amount.

In the event the project does not include approved building plans and specifications, the scope shall provide adequate description of the materials including quantity and cost. All materials shall be new and free from defect. They shall be at a minimum "construction" or "builder" grade quality. The materials shall



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be installed as per the manufacturer, applicable code or trade standard. Specific methods, techniques or sequential procedures shall be included when required. Descriptions should also contain manufacturer cut sheets when available. Materials and methods should be in adequate detail so there is no confusion between owner and general contractor, that the Authority or sub recipient inspector know exactly what is being constructed and to eliminate the need for change orders due to lack of specification.



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27) NHTF Project Checklist

ADDENDUM #8

HTF PROJECT CHECKLIST

New Construction

- ☐ **Project meets State and local codes, ordinances, and zoning requirements**
- ☐ **Accessibility**
- ☐ **Disaster mitigation**
- ☐ Broadband Infrastructure
- ☐ **Written cost estimates, construction contracts and construction documents**
- ☐ **Construction progress inspections**

Rehabilitation

- ☐ **Rehabilitation standards**
- ☐ **Health and safety**
- ☐ **Major systems**
- ☐ **Lead-based paint**
- ☐ **Inspections**
- ☐ **Accessibility**
- ☐ **Disaster mitigation**
- ☐ Broadband Infrastructure
- ☐ **State and local codes, ordinances, and zoning requirements**
- ☐ **Uniform Physical Condition Standards**
- ☐ **Construction documents and cost estimates**
- ☐ **Frequency of inspections**
- ☐ **Acquisition of standard housing**

Misc

- ☐ **Occupied housing by tenants receiving HTF tenant-based rental assistance**
- ☐ **Manufactured housing**
- ☐ **90 day inspection before HTF commitment or no less than 30 days for newly constructed/rehabilitated**

Environmental Review

- ☐ **General**
- ☐ **Responsibility for review**

Labor

- ☐ **General**: Davis Bacon for 12 or more HTF-assisted units in contract (IHDA Construction Rider)
- ☐ **Volunteers**
- ☐ **Sweat equity**

Lead-Based Paint

- ☐ Compliance with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992.

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter “N/A”.

N/A

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter “N/A”.

☒ The grantee has determined its own affordable homeownership limits using the methodology described in § 93.305(a)(2) and the limits are attached.

<TYPE=[section 3 end]>

N/A

11. Grantee Limited Beneficiaries or Preferences. Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

Under IHDA’s LIHTC Program, developers/owners are incentivized to set aside 10-15% of their housing units for supportive housing populations under the Statewide Referral Network (SRN). These are defined

as persons with disabilities or homeless/at risk of homelessness AND @ 30% of AMI or below. This set-aside may be triggered if an NHTF project is also allocated LIHTCs as part of its project financing.

12. Refinancing of Existing Debt. Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

Not Applicable: IHDA anticipates funding primarily new affordable housing development, and it will not give priority to such preservation projects which are primarily refinancing existing debt. If refinancing will only be permitted when:

- New investment is being made to create additional affordable units:
- refinancing is necessary to reduce the overall housing cost and to make the housing more affordable, and is proportional to the number of HTF-assisted units in the rental project; and
- the development cost attributable to the HTF units is greater than the amount of debt to be refinanced that is attributable to the HTF units.

The review of the management practices of the applicant must demonstrate that any proposed rehabilitation is not a result of disinvestment in the property

Discussion:

For forms and documents relevant to HOME and the national Housing Trust Fund, refer to the IHDA website's "Developer Resource Center" at:

<https://www.ihda.org/developers/dev-resource-center/>

Program Specific Requirements - HOPWA

HOPWA

The co-administration of HOPWA and Ryan White funding by the Illinois Department of Public Health allows for better coordination in program planning, new program development, and fund allocation to various activities. The Department has worked with its Part B advisory group to ensure that funding aligns to meet the needs of persons living with AIDS. The Part B Advisory group is constantly responding to meet rising needs. Though the primary focus of Part B funds addresses healthcare needs and related support services, these funds have also been used to address and supplement the housing needs of

persons living with HIV/AIDS in the State of Illinois. Needs assessment activities are followed by priority setting and resource allocation. IDPH hosts mini-forums across the state for people living with HIV/AIDS and provider agencies to identify and address issues related to clients' needs. Topics include barriers to housing, homelessness, and emerging trends that impact people living with HIV/AIDS.

The Department requires the HIV Care Connect Lead Agents to develop annual work plans prior to receiving funds. The work plans must identify specific service and estimated number of person's that will be served by service category. The work plan will include descriptions of populations to be served, the care and service needs of the population and ways in which the HIV Care Connect Regions will ensure that the most in need will receive housing assistance. The State ultimately has the responsibility to ensure that grantees and project sponsors are caring out their programs in accordance with all applicable laws and relations.

The Department of Public Health works closely with each HIV Care Connect program and fiscal staff on a daily basis to ensure all obligations of the HOPWA program is met. IDPH monitors all programmatic and administrative expenditures through Provide which is a data management system. Activities and expenditures are entered in this data management system before reimbursements for services are approved.

The Department will consider faith-based or non-profit organization. Every three years the Department opens grant opportunities for grassroots faith-based and other community organizations. All grantees must submit 501C nonprofit status and prove that agencies are in good standing with the State of Illinois. All grantees must describe a statement of its capacity and performance history in providing services for people living with HIV/AIDS.

Attachments

Citizen Participation Comments

STATE OF ILLINOIS PUBLIC NOTICE

Public Hearing on the

Draft State Consolidated Plan-2020-2024 Five-Year Plan and 2020 Annual Action Plan and

Changes to the Citizen Participation Component of the Consolidated Plan;

To obtain public input from Illinois residents and to comply with the United States Department of Housing and Urban Development (HUD) rules, which require the State to develop a Consolidated Plan, the Illinois Housing Development Authority (IHDA), in coordination with the Illinois Department of Commerce and Economic Opportunity (DCEO), the Illinois Department of Human Services (IDHS), the Illinois Department of Public Health (IDPH), and other State agencies, announces the availability of the draft 2020-2024 Five-Year Plan (FYP) and 2020 Action Plan portion of the State Consolidated Plan, the latter covering Calendar Year 2020. This draft document will be available to the public electronically by Friday, October 9, 2020 and will also be available on request in limited hard copies by mail.

IHDA was designated on June 16, 1994 as the lead State entity for developing the Consolidated Plan and related documents. This draft plan covers those areas of the State that are not otherwise under the jurisdiction of a local Consolidated Plan. It includes summaries of the projected funding for the following formula grant programs: the Community Development Block Grant (CDBG); HOME Investment Partnerships; Emergency Solutions Grant (ESG); and Housing Opportunities for Persons with AIDS (HOPWA); and the (National) Housing Trust Fund. An electronic version will be available on IHDA's website, www.ihda.org. Electronic copies will also be available through the State Library network, as well as other local libraries located throughout the state.

The State will be holding one public hearing on Wednesday, October 14, 2020 at 11:00 A.M. It will be presented via Webex virtual conferencing. No in-person attendance will take place on October 14, 2020.

The day of the hearing, access the hearing information by following the link:

<https://illinois2.webex.com/illinois2/onstage/g.php?MTID=e76365894077d9caeea79c25a2d4ac516>

State of Illinois 2020-2024 Consolidated Plan – FINAL AS APPROVED BY HUD

This link will also be posted on the IHDA website. The Meeting ID is: 133 925 4047 ; the meeting code is CONPLAN2020

Persons are welcome to provide public comments prior to, at, or after the public hearing. Written comments are also welcomed by email or mailed directly to IHDA to ensure your comments receive a written response. Hearing-impaired and sight-impaired individuals in need of services such as an interpreter or documents in large-print/Braille are asked to make requests directly to IHDA at the telephone numbers below at least three (3) days before the public hearing. IHDA will make reasonable efforts to accommodate such requests. To obtain additional information concerning the public hearing, please call (312) 836-5383 or TDD/TTY (312) 836-5222.

Additionally, pursuant to applicable waivers granted by HUD through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to 24 CFR 91.05(c)(2) and subpart B of the federal regulations (relating to citizen participation for Community Planning and Development Programs), the State is amending the 2020 Five-Year Consolidated Plan and 2020 Action Plan public participation process, and is announcing the proposal to expedite the Citizen Participation process available to the public via this notice. This change shortens the State's response time in meeting needs caused by the Corona Virus pandemic while ensuring public health. The State proposes revision of the Consolidated Plan's Citizen Participation Plan to include the 5-day comment period as well as other changes. The revised Citizen Participation Plan will be available for review on IHDA's website at www.ihda.org.

The State's public comments period begins on October 14, 2020, and all written public comments must be received at IHDA by close of business on Monday, October 19, 2020. The State anticipates submitting the final Five-Year Plan and Action Plan to HUD by Thursday, October 22, 2020.

The 2020 Schedule for IHDA's Office of Housing Coordination Services (OHCS) Advisory Committee Meetings schedule has been updated and posted to IHDA's Website, www.ihda.org.

For further information, contact:

Illinois Housing Development Authority

Office of Housing Coordination Services (OHCS)

Attention: Consolidated Plan

State of Illinois 2020-2024 Consolidated Plan – FINAL AS APPROVED BY HUD

111 E. Wacker Drive, Suite 1000

Chicago, Illinois 60611

312/836-5364

Dated: September 30, 2020

Distribution E-mail

DATE: Thursday, October 8, 2020

TO: Interested Parties

FROM: Burton Hughes

Strategic Planning and Reporting/Office of Housing Coordination Services

RE: Availability of the Draft State of Illinois Consolidated Plan – Five Year Plan (Program Years 2020-2024)

and the 2020 Annual Action Plan

This email announces the availability of the Draft 2020 - 2024 State of Illinois Consolidated Plan and 2020 Annual Action Plan. The final document will serve as the State's annual 2020 application for federal funding under the following HUD programs: the Community Development Block Grant (CDBG); HOME; the Emergency Solutions Grants (ESG); the (national) Housing Trust Fund (HTF) and Housing Opportunities For Persons With AIDS (HOPWA). **No later than Friday October 9, 2020, IHDA will have posted the Draft 2020-2024 Consolidated Plan and 2020 Action Plan on its website for download by the general public at www.ihda.org** as well as made the draft 2020-2024 Consolidated Plan and 2020 Action Plan available via public libraries throughout the State.

This document sets forth priorities for the State's housing and non-housing community development needs for Calendar Years 2020-2024, and highlights funding allocations for Program Year 2020 (January 1, 2020 to December 31, 2020) under HUD's formula grant programs. The State of Illinois Consolidated Plan generally covers areas of the State that are not otherwise covered under the jurisdiction of a local Consolidated Plan.

This draft document is available to the public for review and comment during the public comments period, beginning **Wednesday, October 14, 2020** and ending **Monday, October 19, 2020**.

The State will be holding one public hearing on Wednesday, October 14, 2020 at 11:00 A.M. It will be presented via WebEx virtual conferencing. No in-person attendance will take place on October 14, 2020.

Distribution E-mail

The day of the hearing, access the hearing information by following the link:

<https://illinois2.webex.com/illinois2/onstage/g.php?MTID=e76365894077d9caeea79c25a2d4ac516>

This link will also be posted on the IHDA website. The Meeting ID is: 133 925 4047 ; the meeting code is CONPLAN2020

Audio Information

When joining the meeting, you will be prompted to select how to connect to the audio call. Callers can have the meeting call them back, in which case, callers will enter their phone number and the meeting will call them directly. This is recommended.

Callers can also choose the option to call into the meeting. The meeting will then give them the phone number to call and access code to enter.

There is a global call in number of 1-415-655-0003. The access code for this number is the same as the meeting ID (133 925 4047). This is not a toll-free number.

Pursuant to applicable waivers granted by HUD through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to 24 CFR 91.05(c)(2) and subpart B of the federal regulations (relating to citizen participation for Community Planning and Development Programs), the State is expediting the Citizen Participation process. This abbreviates the State's response time in meeting needs caused by the Corona Virus pandemic while ensuring public health. The State's Consolidated Plan's Citizen Participation Plan will cover a 5-day comment period.

Persons are welcome to provide public comments prior to, at, or after the public hearing. Other written comments (without oral testimony) are also welcomed to be presented at the hearing or mailed directly

Distribution E-mail

to IHDA afterwards, but all written public comments must be received by IHDA by close of business on **Monday October 19, 2020 to be considered.**

Hearing-impaired and sight-impaired individuals in need of services such as an interpreter or documents in large-print/Braille should make requests directly to IHDA at the telephone numbers below at least three (3) days before the hearing. IHDA will make reasonable efforts to accommodate such requests. IHDA will also make available accommodations for significant groups of non-English speaking residents upon similar advance requests. To obtain additional information concerning these public hearings, please call (312) 836-5383 or TDD/TTY (312) 836-5222.

Written comments should be sent to:

Illinois Housing Development Authority

Strategic Planning and Reporting/Office of Housing Coordination Services (SPAR/[OHCS](#))

Attention: Consolidated Plan – Draft 2020-2024 Consolidated Plan and 2020 Action Plan

111 E. Wacker Drive, Suite 1000

Chicago, Illinois 60601

Public Hearing Call in and Agenda
For the State of Illinois
State Consolidated Plan-Draft 2020-2024 Consolidated Plan/2020 Action Plan

Wednesday, October 14, 2020 @ 11:00 A.M.

Public Hearing Call-in/Log-in

<https://illinois2.webex.com/illinois2/onstage/g.php?MTID=e76365894077d9caeea79c25a2d4ac516>

The Meeting ID is: 133 925 4047 ; the meeting code is CONPLAN2020

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There is a global call in number of 1-415-655-0003. The access code for this number is the same as the meeting ID (133 925 4047). This is not a toll-free number.

Agenda

- Welcome and Introductions/Overview of Agenda – Office of Housing Coordination Services, Strategic Planning and Reporting (SPAR-OHCS) Illinois Housing Development Authority (IHDA)
- Historical Overview of the State Consolidated Plan; Citizen Participation Process; State Priorities – IHDA
 - The Comprehensive Housing Plan Act (P.A. 94-965) and the Annual Comprehensive Housing Plan
- State's Draft 2020-2024 Consolidated Plan/2020 Action Plan and the Major HUD Formula Funding Programs:
 - Community Development Block Grant (CDBG) and the Non-Housing Community Development Plan - Illinois Department of Commerce and Economic Opportunity (DCEO)
 - HOME Investment Partnerships Program – Illinois Housing Development Authority (IHDA)
 - National Housing Trust Fund (NHTF)-Illinois Housing Development Authority (IHDA)
 - Emergency Solutions Grant (ESG) – Illinois Department of Human Services (IDHS)
 - Housing Opportunities for Persons With AIDS (HOPWA) – Illinois Department of Public Health
- Other Funding and Other Actions– IHDA
- Public Comments and Testimony/Question and Answer Period
- Adjournment

MINUTES

State Consolidated Plan

Public Hearing on the

Draft 2020-2024 Action Plan

Via Web-Ex

Wednesday, October 14, 2020

Attending State of Illinois Formula Grant Staff:

Wendy Bell	Illinois Department of Commerce and Economic Opportunity
Meghan Cuneo	Illinois Housing Development Authority
Burton Hughes	Illinois Housing Development Authority
Jeffrey Maras	Illinois Department of Public Health
Josalyn Smith	Illinois Department of Human Services
Bryan Walsh	Illinois Department of Public Health
Robert Whitmore	Illinois Department of Public Health

Additional callers joined as the hearing progressed, but no formal roll-call was taken

Mr. Burton Hughes began the hearing, welcoming attendees and giving a brief history of the State's role in developing both the HUD-required Consolidated Plan and the State-required Annual Comprehensive Housing Plan (ACHP). The Consolidated Plan and Annual Action Plans serve as the application for funding under five federal programs, namely the Community Development Block Grant Program (CDBG), the HOME Program, the national Housing Trust Fund Program (nHTF), the Emergency Solutions Grants Program, and the Housing Opportunities for Persons with AID (HOPWA) Program. He then gave a description of the Citizen Participation Plan, the State's housing priorities addressed in both of the plans, and the public consultation process for the Consolidated Plan. The 2020-2024 Consolidated Plan uses a streamlined electronic template that provides pre-populated housing data provided to HUD by the US.

Census. In addition to the 2020 Annual Action Plan, the Five-Year Consolidated Plan includes the five-year Housing Needs Assessment, the Housing Market Analysis, and Strategic Plan.

Normally in October, the State of Illinois would have already submitted the 2020-2024 Consolidated Plan. 2020 Action Plan in November 2019, and be in preparation for sending information requests for next year's 2021 Action Plan. However, two major events have delayed the Consolidated Plan process. Firstly, HUD continuing policy is to no longer accept the State's Consolidated Plan on its scheduled November 15th due date, until Program Year formula grant amounts for 2020 were finalized. This in effect delayed the State's submission until Congress passed appropriations and HUD announced its PY 2020 formula grant allocations on February 14, 2020, and the State initially scheduled a traditional 30-day public comments period beginning March 11 and running until April 10.

The next major event to further delay the Consolidated Plan approval process was the outbreak of the Corona Virus pandemic and the ensuing public health disaster declaration, which made in-person public hearings a threat to the public health. The initial public comments period and hearing were cancelled, to be re-scheduled using waivers provided by HUD, and first established via amendment to the 2015 to 2019 Consolidated Plan, allowing for web-based/call-in public hearings, and expedited public comment period timeframes.

Pursuant to these waivers (relating to citizen participation for Community Planning and Development Programs), the State first informed HUD via notification of its intention to expedite the 2020 Five-Year Consolidated Plan and 2020 Action Plan public participation process, and then announced to the public via public notice and email of the State's intention. This change shortens the State's response time in meeting needs in the current 2020 program year caused by the Corona Virus pandemic while still ensuring public health. The State revised the Consolidated Plan's Citizen Participation Plan to include the 5-day comment period.

The public comments period for the State of Illinois 2020-2025 Consolidated Plan began today Wednesday October 14, 2020 and will end Monday October 19, 2020. The draft version is available on the IHDA website at www.ihda.org. The State is currently scheduled to submit the document to HUD on October 22, but no later than October 30, 2020. The essential role played by our sister agencies, housing partners, advocates and the public will remain crucial to the development of the Consolidated Plan as the scope and nature of reporting on formula grant activities continue to evolve and expand.

Prepopulated information provided by the draft E-Conplanning Suite within the template include housing, population, income statistics, assisted housing numbers and more as part of the Needs Assessment, Market Analysis and Strategic Plan. The Market Analysis (MA) includes pre-populated information on business and economic development. The information on homeless facilities and services in the MA must be gathered separately. IDHS and IHDA worked with statewide Continuums of Care to access this information and include it in the draft Five-Year Consolidated Plan. In the Strategic Plan the individual program parameters and funding applications will continue to determine funding distribution, in lieu of geographic State targeting.

Mr. Hughes reported for the HOME and nHTF programs, noting that under the HOME Program, the State estimates approximately \$83.6 million over the five years of the 2020-2024 Consolidated Plan at current funding levels, with program income included. Under the 2020-2024 Five Year Consolidated Plan, the HOME Program will restrict funding to Multi-family Development only.

- For 2020, the HUD HOME allocation is \$16,628,644, ten percent of which will be used for program administrative costs.
- Estimated 2020 funding of HOME units is expected to total 49 units, with 29 units of new construction, and 20 units of rehab, depending upon approved applications.
- Strategic Plan estimates under the five year plan for HOME total 145 units of new construction and 100 units of rehab, based on the 2020 Allocation, and factoring in rising costs over the five-years

Under the national Housing Trust Fund (nHTF), the 2020 State of Illinois allocation was \$12,424,008, ten percent of which will be used for program administrative cost.

- Estimated 2020 funding of nHTF units is expected to total 33 units for Extremely low-income households, with a projected 20 units of new construction, and 13 units of rehab units, depending upon approved applications.
- Strategic Plan estimates under the five year plan total 95 units of new construction and 60 units of rehab, based on the 2020 Allocation. Since the nHTF allocation is funded by proceeds from the Government Sponsored Entities (GSEs) Fannie Mae and Freddie Mac, estimates of future allocations are not as unreliable.

Ms. Wendy Bell of DCEO reviewed the various components and projected funding levels for the Community Development Block Grant (CDBG). This year Illinois is receiving \$30,367,731 in CDBG funds from HUD, a slight increase from last year. The Department anticipates that changes in the census (population decline) will affect future HUD funding. The State is allowed 3% plus \$100,000 for administration of the program. Matching funds are 1:1, minus \$100,000. Remaining funds will be distributed as follow:

- Single-family owner-occupied housing rehabilitation (\$7 million for projects, 120 units assisted, with assistance level is up to \$50,000 per unit) the applications received for Housing Rehab for this year are consistent with last year, with one additional application over 2019 applications to be awarded after receiving funding from HUD

- Public Infrastructure program (\$16 million total for program), with grants up to \$550,000 per branch to communities for public infrastructure, including water/sewer. Applications increased by 57% for this program over last year. This year, the State also has additional public infrastructure resources made available through the Rebuild Illinois program funded by the capital bill, with 600 applications for infrastructure under that capital fund program
- Economic Development Program (\$4,356,700 million program allocation), grant ceiling is \$1,000,000, to assist 4 businesses, anticipating a 174 jobs increase or retention
- Disaster Response Program (\$2 million program set-aside) for those disasters not funded by the federal government through a special appropriation
- Broadband deployment – DCEO is working with the Governors Office reaching out to underserved areas in the state, to quickly deploy expanded broadband access. Additional information is located in the Market analysis portion of the plan

Ms. Josalyn Smith of the Illinois Department of Human Services reported on planned activities under the Emergency Solutions Grants (ESG) Program.

- \$5,266,395 million total grant allocation, a slight increase from last year
- 7.5% of grant is used for program administration
- Funding this year to street outreach, emergency shelter, rapid rehousing, and the Homeless Management Information Systems (HMIS) used by each Continuum of Care
- Funding street outreach, allotted \$100,000 (with only four providers currently engaging in Street Outreach activities, DHS is actively encouraging its grantees to increase these activities)
- Emergency shelter \$2.7 million, with majority of 2020 funding marked to this activity
- Rapid rehousing \$1.8 million
- HMIS \$200,000 (updating client information in these systems/coordinated entry efforts)

Mr. Jeffrey Maras reported for the Illinois Department of Public Health on the HOPWA Program.

- Funding under the 2020 HOPWA Formula award is \$1,953,870
- HOPWA funding is enveloped into a greater portfolio with the Ryan White Part B Program, which provides a whole range of comprehensive health care services across the State, including housing support: Ryan White is funded under federal the Health Resources and Services Administration (HRSA)
- HOPWA funding will be distributed to 8 HIV/AIDS Lead Agent organizations for HOPWA client households at or below 80% AMI
- IDPH distributes HOPWA funding through specific service items: permanent housing placement, mortgage assistance, and, for 2020, expanded Tenant Based Rental Assistance (TBRA), and Short-term Rent, Mortgage and Utility assistance.
- The Department has elected to take no administrative costs for the Department from the funding amount (typically 3%) Administration costs is being covered through other funding sources)
- The HOPWA Regions are divided into 8 geographical areas: Project of the Quad Cities; University of Illinois Chicago and Peoria; SIU School of Medicine; St Clair Health Department; Jackson County Health Department; Champaign: Collar Counties; and Cook County
- Pending 2020 HOPWA Formula Award funding has already been allotted out to the Regions, and the Department is looking forward to receiving the funds for release to the Regions.

Callers had the option of addressing questions in the “chat box” or submit questions as the end of the presentation. There were no questions or comments

Brief comments and discussion mentioned interagency response to the continuing COVID-19 Crisis, and the current status of Emergency Rental Assistance and Emergency Mortgage Assistance applications made to IHDA. The Hearing then closed.



REQUEST FOR APPLICATIONS

Permanent Supportive Housing Development Program Round VII

Deadline:
5:00 P.M. on October 30, 2020

Kristin Faust
EXECUTIVE DIRECTOR

ILLINOIS HOUSING DEVELOPMENT AUTHORITY
111 EAST WACKER DRIVE, SUITE 1000, CHICAGO, ILLINOIS 60601
(312) 836-5200 TDD (312) 836-5222
www.ihda.org

**Request for Applications
Permanent Supportive Housing Development Program**

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Section 1: Definitions

Applicant – shall mean the Sponsor that has applied for funds pursuant to this Request for Applications (RFA). The Applicant includes all individuals and entities of which the Owner is comprised.

Application – shall mean an entire set of required and requested documents, in electronic form, as prescribed in this Request for Applications and submitted by an Applicant to the Authority.

Area Median Income (AMI) – shall mean the median income of the county or the metropolitan statistical area in which the project is located, adjusted for family size, as such adjusted income and median income for the area are determined from time to time for purposes of Section 8 of the United States Housing Act of 1937.

Authority – shall mean the Illinois Housing Development Authority (IHDA).

Board – shall mean the Members of the Authority's governing body, appointed by the Governor of Illinois.

Funding Agreement – shall mean the document that outlines the terms and conditions of a funding award.

Geographic Set-Aside – shall mean Projects will be categorized by Set-Asides defined below:

- a) The City of Chicago Set-Aside consists of the City of Chicago.
- b) The Chicago Metro Set-Aside consists of the areas within the counties of Lake, DuPage, Kane, McHenry, Will, and Cook excluding the City of Chicago.
- c) The Other Metro Set-Aside consists of areas identified as Other Metro. For a list of the areas identified as Other Metro, see "Other Metro Set-Aside Places" on the Website.
- d) The Non-Metro Set-Aside consists of all other areas of the state not included in the City of Chicago, Chicago Metro, or Other Metro set-asides.

Members – shall mean the duly appointed Board members of the Authority.

Owner – shall mean the duly formed, validly existing, single purpose entity, organized under the laws of the State of Illinois, or any other state, that is awarded funds for a Project pursuant to this Request for Applications and which owns or will own the Project. The Owner shall be owned or controlled by the Sponsor.

Participant – shall mean a member of the Project's development team, including Sponsor, general contractor, architect, and property manager.

Permanent Supportive Housing – shall mean a Project with a preference or restriction for people who need supportive services to access and maintain affordable housing, including households who are experiencing or at risk of homelessness, are living with disabilities, and/or are experiencing or at risk of institutionalization. Supportive services must be appropriate to the needs and preferences of residents and be available either on-site or closely integrated with the housing. The housing should be permanent (not time-limited, not transitional), affordable (typically rent-subsidized or otherwise targeted to extremely-low-income tenants who make 30% of the area's median income or below), and independent (tenant holds the lease with normal rights and responsibilities). Services should be flexible (responsive to tenants' needs and desires), voluntary (participation is not a condition of tenancy), and sustainable (focus of services is on maintaining housing stability and good health).

Preliminary Project Assessment (PPA) – shall mean an entire set of required and requested documents for a site, market, financial feasibility, and participant review as more fully described on page 10 and on the Website.

Pre-Screening, Assessment, Intake, and Referral (PAIR) Module – shall mean the online waiting list system that has the SRN and Section 811 unit waiting lists.

Project – shall mean an existing or proposed qualified project, which satisfies, or will satisfy, all of the requirements of this Request for Applications and the Authority.

Regulatory Agreement – shall mean a document that outlines the terms of the thirty (30) year period during which a Project must comply with the occupancy restrictions (both income and rent) and amenities represented in the Project's Application.

Site – shall mean a parcel of land on which the Project will be developed, described by a unique legal description which will be encumbered by the Regulatory Agreement. A Project may consist of multiple Sites.

Sponsor – shall mean a duly formed, validly existing entity, organized under the laws of the State of Illinois, or any other state, that is applying for funds for a Project pursuant to this Request for Applications. The Sponsor shall own or control the Owner of the Project. Project consultants and other like professionals shall not be considered as Sponsors.

Statewide Referral Network (SRN) – shall mean a statewide referral process that links Supportive Housing Populations with available Statewide Referral Network Units. The Statewide Referral Network is a collaboration between the Authority, the Illinois Department of Human Services, the Illinois Department on Aging, the Illinois Department of Healthcare and Family Services, and local social service providers. Households referred through the Statewide Referral Network process may or may not be in need of long-term social services. It is expected that referrals in-need of on-going social services will have them arranged by the referring service provider.

Statewide Referral Network Units (SRN Units) – shall mean units set aside for households earning at or below 30% AMI, which are headed by Supportive Housing Populations and referred through a statewide referral network. At minimum, every Project funded pursuant to this Request for Applications must set aside 10% of total units as Statewide Referral Network (SRN) Units.

Supportive Housing Populations – shall mean households headed by persons with disabilities and households that are homeless or at-risk of homelessness who need access to supportive services in order to maintain housing.

Website – shall mean <http://www.jhda.org>.

Permanent Supportive Housing Development Program Overview

The Illinois Housing Development Authority (the Authority) has created the Permanent Supportive Housing (PSH) Development Program to increase housing options for Illinoisans who either are in need of Permanent Supportive Housing or need reduced barriers to housing because of ex-offender status or because they are transition aged youth. In addition, the PSH Development Program will provide a minimum number of units in each funded Project that will support the State's efforts to rebalance the long-term care of persons currently living in institutions.

The PSH Development Program will offer flexibility to accommodate a range of development types, including acquisition, new construction, redevelopment of vacant units, or adaptive reuse of non-residential properties. **Unlike past rounds, the Authority is not limiting the number of units per Project to 25. The expectation is that Projects shall be 40 units or less, but the Authority reserves the right to waive the unit limit at its sole discretion based on location, demand for PSH, and Project design.**

A. Eligible Activities

At minimum, every Project funded pursuant to this RFA must encumber at least 10% of total units as SRN Units, defined herein as units set aside for households earning at or below 30% AMI and which are headed by persons with disabilities, are experiencing or at risk of homelessness, or are experiencing or at risk of institutionalization, and referred through a Statewide Referral Network.

Eligible activities under the Permanent Supportive Housing Development Program include but are not limited to:

- Acquisition,
- New Construction,
- Redevelopment of Vacant Units, and
- Adaptive Reuse of Non-Residential Properties

The Authority welcomes creative models that will help meet a diverse array of needs. Projects may offer PSH units in a range of settings, including but not limited to:

- **Scattered-Site PSH Projects** – a collection of scattered-site units within or detached from several sites, in which links to community-based services are coordinated; may include but is not limited to the acquisition of several condominiums within a building or buildings in which the other units in the building(s) are not part of the PSH Project; In the case of scattered-site acquisition of condominiums the sponsor shall be responsible for ensuring that the condominium board rules allow for the units to be rentals.
- **Projects with Integrated PSH units** – affordable or mixed-income buildings that include some Permanent Supportive Housing units, in which links to community-based services are coordinated, and in which some limited supportive services may be offered to tenants on-site.

- **Single Site PSH Projects** – one-site Projects in which the majority of units are filled by Supportive Housing Populations, and which offer both a broad array of on-site services and links to community-based services.

Funding under this RFA may be used to create office space that is specifically used for social services or building management; additional office space must be paid for by a non-Authority source.

Transitional housing and housing with age restrictions are not eligible activities under this RFA.

B. Eligible Applicants

Non-profit, for-profit, and joint-venture developers are eligible to apply for funds under the PSH Development Program. PSH development and operation requires knowledge and skill sets that may not currently exist in full at any one organization. Projects that build on the strengths of several organizations, including development partners, will be accepted. The roles, responsibilities, and capacity (including financial capacity) of each entity will be analyzed. In cases where the source of funding is the national Housing Trust Fund, eligible applicants must meet all Authority Standards including standards set out in 24 CFR 93.2 for the national Housing Trust Fund.

C. Types of Funding

The Authority will evaluate the viability of each Project and then determine which Authority administered funding source or sources are eligible and most appropriate. The amount of funding to be awarded will not exceed the amount necessary to make the Project financially feasible, as determined by the Authority. The Authority may add or remove costs as deemed necessary to support the development and operation of the Project. Awards may be in the form of loans, forgivable loans, or grants.

Potential Authority administered programs that will be evaluated for award by the Authority include, but are not limited to, the Illinois Affordable Housing Trust Fund Program, the HOME Investment Partnerships Program, the national Housing Trust Fund Program, Capital Bond Funds, the Low Income Housing Tax Credit, the Illinois Affordable Housing Tax Credit Program, and the Financing Adjustment Factor Program. In addition, Projects will be evaluated for Authority administered rental assistance in the form of either Section 811 Project Rental Assistance or Long-Term Operating Support (LTOS).

For purposes of compliance with the Comprehensive Planning Act (310 ILCS 110) and the Authority's Qualified Allocation Plan, this RFA may also be referred to as a "notice of funding availability." In addition, it will also be considered a "special initiative" as such term is used in the Annual Comprehensive Housing Plan required by the above statute.

The Authority reserves the right to select the funding source(s) for all Projects. One or more of the aforementioned funding sources may not be available or appropriate. All funding awards, including the amount of the award and the funding source, remain subject to the final approval of the Authority's Board.

Applicants should consult with an accountant to explore any potential tax consequences for an award of funds. Applicants should be aware that each funding source has its own set of rules and regulations and should become familiar with those rules and regulations. While the Authority reserves the right to select the funding source, Sponsors may, in their project narrative, outline reasons why they believe certain funding sources may be more appropriate to their Project than others.

D. Income Restrictions

At minimum, every Project funded pursuant to this RFA must encumber at least 10% of total units as SRN Units. A minimum of 50% of the units must be affordable to those at or below 30% of the Area Median Income (AMI), and shall be restricted as such for thirty (30) years. 30% AMI units, if assisted by project based rental assistance, may receive higher rents through their rental assistance contract. No units may exceed a 60% AMI designation unless a non-Authority resource is used to fund such units. Sponsors may propose Projects with less than 50% of the units restricted at 30% AMI at the mandatory Project concept meetings stage of the application process, and the Authority may at its sole discretion waive this requirement. If the requirement is waived the Authority will issue a waiver letter documenting the reasons for the waiver being granted.

Each Project funded under this RFA will be required to execute at initial closing a Regulatory Agreement which outlines the terms of the thirty (30) year compliance period during which a Project must comply with the occupancy restrictions (both income and rent) and amenities represented in the Project's Application. Further, each Project funded through the PSH Development Program must comply with the requirements imposed by its most restrictive funding source. To the extent that specific funding sources are already committed or requested, Applicants must demonstrate the ability to comply with the most restrictive requirements.

E. Target Populations

At minimum, all Projects that receive any amount of funding through the Permanent Supportive Housing Development Program must encumber a minimum of 10% of total units for residents referred through the SRN and restrict a total of 50% of units to households at or below 30% AMI. Exceeding the minimum number of SRN Units, and/or offering additional 30% AMI units not subject to the Statewide Referral Network is encouraged.

All Projects must be disability-neutral unless a committed or anticipated capital or operating subsidy source requires disability-specific targeting. Examples of this include but are not

limited to: Housing Opportunities for Persons with HIV/AIDS (HOPWA) and Illinois Department of Human Services Bridge Subsidy. Unless otherwise dictated by another committed capital or operating subsidy source, units must be open to households headed by persons with any type(s) of disability who otherwise meet Project-specific screening criteria.

F. Priority Activities

As reflected in Section 4: Application Scoring Criteria, priority will be given to Projects that:

- Leverage other capital funding sources;
- Offer operating assistance or project-based rental assistance;
- Are located in a community with high demand based on PAIR module waitlist data;
- Provide units for individuals exiting the criminal justice system;
- Provide units for youth aging out of DCFS care;
- Show a partnership with a health and hospital system, including financing or services provided by the health and hospital system;
- Exceed the minimum level of accessibility that is required by applicable law(s) and inclusion of Universal Design principals;
- Incorporate principles of green design; and
- Offer access to public transit and neighborhood amenities.

G. Project Concept Meeting

The Authority will establish a timeframe between release of this RFA and the Preliminary Project Assessment due date during which all potential applicants will be required to schedule a project concept meeting. This meeting can be viewed as a "pitch" meeting to Authority staff, and applicants should be ready to outline their Project concept including: intended population served, project size, project type, proposed financing structure, and proposed partnerships, if any. Project concept meetings may be virtual meetings.

H. Preliminary Project Assessment

All Projects must complete a Preliminary Project Assessment ("PPA") process prior to the submission of an Application. Additional information regarding the PPA, as well as the timing for submittals, is available on the Website.

Required PPA documentation includes: Project concept and design, location, proposed tenant population including number of proposed SRN units, preliminary Participants and financing assumptions. The PPA form is available for download from the Website.

PPAs will be reviewed for specific parameters found on the Website under the following categories:

1. Project Site(s);
2. Project Market(s);
3. Preliminary Financial Feasibility;
4. Development Team;
5. Organizational Chart;

After review, the Authority will issue a letter directly to the Sponsor with one of the following statements:

1. Approved – The PPA is approved and a full application will be accepted by the Authority;
2. Conditional Approval – The PPA is approved subject to addressing stated concerns;
3. Denied – The PPA is denied and an Application will not be accepted by the Authority;
4. Unreviewed – Insufficient information was provided and the PPA was not reviewed.

Potential Applicants with Conditional Approvals will be encouraged to meet with Authority representatives to discuss the noted concerns before submitting an Application. Applications that do not adequately address the noted concerns will enter the scoring competition at a deficit of three points.

The Authority may rescind a PPA approval before the Project's Application is submitted based on Authority allocation of resources in the market area which adversely impact the Project's market conditions. Sponsors will be notified in writing if a PPA approval has been rescinded. All PPA outcome letters will include a notification about Authority calculated demand for a Project including market area drawn by the Authority. This letter will include Pre-Screening, Assessment, Intake, and Referral (PAIR) waitlist data for SRN units within the proposed area. If the ratio of people on the waitlist for the area and the number of SRN units is below 4:1, the Authority will request documentation of how the sponsor will work with local service providers to ensure SRN units will be filled. **Projects will be unable to score for additional SRN units if the additional SRN units cause the ratio to fall below the 4:1 ratio.**

Changes between PPA and Application:

The Authority expects the Application for a Project with an approved PPA to be substantially similar to the Project as approved under the PPA. In no case will the Authority approve an Application for a Project which has changes to site(s), population served, or construction type.

The Authority recognizes some Project changes may occur after PPA approval and prior to Application, and may consider the following changes permissible:

- A decrease to the total number of units;
- A maximum 10% increase to the total number of units;
- A maximum 10% increase or decrease to the number of affordable units;
- A maximum 10% increase or decrease to number of units of any bedroom size;

- Modification of income restrictions to increase the number of units for extremely low-income households;
- Increase the amount of rental assistance;
- Increase to the number of Statewide Referral Network Units as long as the additional units do not cause the Project to fall below the 4:1 ratio outlined above;
- Site plan modifications due to local requirements;
- Changes required addressing concerns noted by the Authority;
- Changes specifically requested by the Authority.

If changes are above the maximums or outside the parameters listed above, a formal request for approval should be made in writing to the Authority.

I. Mandatory Application Workshops

Projects with approved PPAs will be required to attend an Application workshop. Workshops may be offered in-person and/or via an online platform.

Section 2: Application Submission and Evaluation Process

A. Application Submission

Applications are accepted online through the Multifamily Portal at <https://mfportal.ihda.org>. The Authority will issue a username and password for access to the on-line portal upon receipt of an approved PPA. Applications will not be accepted in paper form. Please direct any questions to pshrfa@ihda.org. In order to submit your Application, you must first request an account for the Multifamily Portal at <https://ppa.ihda.org/>. Please allow three business days to receive your login information to access the Multifamily Portal. If you have not received your account information within three business days, please reach out to mfportalhelp@ihda.org.

All Application materials will be available on the Website at least 60 days prior to the Application deadline.

B. Public Notice by the Authority

The Authority will send public notice letters to public officials and agencies as notification that an Application for funding has been received by the Authority, and to request comments. The notices will be sent to the following public officials of the area in which the Project is to be located: (1) the County Board Chair, Mayor or chief local elected official; (2) the Illinois General Assembly members; and (3) the US Congressional Representative and US Senators.

The Authority's public notice requires that any written comments be sent to the Authority and the Applicant within 30 days. The Applicant is required to respond in writing to all comments received and to submit copies of all correspondence to the Authority.

C. Evaluation of Applications

Applications will be evaluated in the following manner:

1. **Completeness of Application** – The Application must be received by the designated Application deadline and will be reviewed for completeness. This includes the following:
 - Completed Application forms and supporting documentation;
 - Appropriate signatures on all necessary documents; and
 - Payment of non-refundable Application fee.

If the Authority finds that the Application is not complete it reserves the right to reject the Application and notify the Applicant with stated reason(s) for denial.

2. **Mandatory Criteria** – If the Authority determines that the Application is complete it will be reviewed to determine if the Project meets the mandatory requirements set forth in the Mandatory Requirements section below.
3. **Scoring Criteria** – If an Application has met all of the Mandatory Requirements it will be reviewed and assigned a score based on the categories set forth in the Scoring Criteria section below.

Section 3: Mandatory Application Criteria

The Permanent Supportive Housing Development Program Application Checklist that corresponds with the outline below is available on the Website and MUST be completed and submitted with the Application. All Application materials will be available on the Website at least 60 days prior to the Application deadline.

Only Projects that demonstrate readiness to move forward with financing and development will be considered, as evidenced by meeting Mandatory application criteria described in this Section. The Authority reserves the right to rescind any award of funds that is unable to close within 10 months from the date of award.

A. Permanent Supportive Housing Development Application Certification

All Applications must include a signed Permanent Supportive Housing Development Program Application Certification, Organizational Chart, and an Identity of Interest form, found on the Website, which provide a written certification that the Project will:

- Take actions to affirmatively further fair housing;
- Give preferential treatment to persons on the Public Housing Authority (PHA) waiting list(s) and make on-going efforts to request that the PHA make referrals to the Project, or request that the PHA include relevant information about the Project on any listing the PHA makes available to persons on its waiting list(s);
- Have a tenant selection plan preference for veterans;
- Minimize involuntary displacement of low-income households;
- Encumber at least 10% of total units as SRN Units, defined in this RFA as units set-aside for households earning at or below 30% AMI, which are headed by persons with disabilities and referred through a statewide referral network;
- Restrict a total of at least 50% of the units to households at or below 30% AMI;
- Be willing to accept current or future State-administered operating subsidy or project based rental assistance, should it become available, on units that are not already subject to a rental assistance contract. Certification of this willingness will not be required of those with already-committed rental or operating assistance for 100% of units. This assistance would likely be limited to a maximum of 30% of units within a given Project, would likely be reserved for households referred through a statewide referral network, and may be targeted to Projects located in specific areas of the State based on need.

The Authority intends to seek all sources of operating subsidy or rental assistance that are currently available or may become available in the future and may wish to target any assistance identified to Projects that serve priority populations. Such assistance may

include but is not limited to Section 811 Project Rental Assistance Program, the Long-Term Operating Support Program, or the Illinois Division of Mental Health Bridge Subsidy Program.

Such assistance cannot be assumed to be available to support the Project's operating budget at the time of application through the Special Initiatives Development Program. Any referrals made through the Statewide Referral Network would have to meet the same tenant selection criteria applicable to all other prospective tenants of the Project.

B. Multifamily Fee Payment Form and Non-Refundable Application Fee

All Applications must include a completed Multifamily Fee Payment Form and a copy of the check for payment of the non-refundable Application fee. The Multifamily Fee Payment Form can be found on the Website. The Application fee is listed on the form. All fees must be sent to:

Illinois Housing Development Authority Receipts and Fees
26411 Network Place
Chicago, IL 60673-1264

C. The Authority's Common Application

All Applications must include a completed Common Application. This form can be found on the Website.

D. Project Narrative

All Applications must include a Project narrative that includes:

- Amount of funding requested;
- Number of total units in the Project;
- Number of SRN units proposed;
- Number of PSH units proposed;
- Number of non-SRN 30% AMI units proposed;
- If the Application is for an existing Project, applicant must describe all existing use restrictions, restrictive funding sources, and submit a current rent roll that includes the unit size, household size, household income, and current rent.

Applicants are encouraged to provide as much detail and background information about the Project as possible. Detailed information will assist the Authority in determining whether there is adequate market demand for the Project in terms of unit mix and rental structure; the Project is located in an area with a shortage of PSH units; and the Project is located in an environment that will meet the needs of the tenants.

E. *Neighborhood Assets Map*

All Applications must include a neighborhood assets map that clearly delineates the location of the Project along with neighborhood assets within a one (1) mile radius. In addition, the Application must include a table referencing each neighborhood asset identified on the map and stating the asset category and address. Please see Application Scoring Criteria Section J for neighborhood asset categories.

The Authority reserves the right to mandatorily fail Project Applications that include fewer than two (2) neighborhood assets from distinct categories.

F. *Site Control*

All Project Sites must be identified in the Application. Projects consisting of multiple Sites must satisfy site control requirements for all Sites.

The Application must include all of the following:

- A map showing the location(s) of the Site(s). If Site control is for property larger than the Site(s), the Site(s) must be delineated on the map.
- Aerial photograph(s) of the Site(s) with the boundaries of the Site(s) clearly delineated, and surrounding uses clearly visible; and
- Evidence of Site control, which can only be demonstrated with Site control documentation for each Site consisting of one of the following:
 - A fee simple interest in the Site in the name of the Sponsor or Owner; or
 - A fully executed, binding agreement with a term ending no sooner than six (6) months after the Application deadline, signed by both the Sponsor or Owner and the seller for the purchase of the Site; or
 - A fully executed, binding agreement with a term ending no sooner than six (6) months after the Application deadline, signed by both the Sponsor or Owner and the seller for the long-term lease of the Site with a lease term of at least ninety-nine (99) years; or
 - A fully executed, binding agreement with a term ending no sooner than six (6) months after the Application deadline, signed by both the Sponsor or Owner and the seller of the Site evidencing land and/or building donation; or
 - When the Site is owned by a governmental entity, a letter of intent to the Sponsor or Owner from the governmental entity to sell, donate, or enter into a long-term lease of the Site with a term ending no sooner than six (6) months after the Application deadline.

Site control documentation must include all of the following clearly marked/highlighted:

1. Expiration date for purchase option(s), purchase agreement(s), or letter(s) of intent;
2. Legal description pursuant to the site control document. If the site control documentation is for property larger than the Site, a legal description of the Site will be required prior to Tax Credit Allocation;
3. The sale or lease price of the Site(s). The Project budget in the Common Application for the Project may only include the acquisition costs attributable to the Site. If site control documentation is for property larger than the Site, a detailed narrative and calculation of the Site sale or lease price on a per square footage basis must be submitted.
4. Language that complies with the environmental review and voluntary acquisition guideline language outlined in the Site Control Compliance Language example on the Website.

If language is not included in the Site control documentation, evidence of compliance with this section can only be demonstrated by submitting a copy of language notification receipt by seller (e.g., certified mail, return receipt requested) and the date of delivery with countersignature by seller. Without language regarding compliance with environmental review and voluntary acquisition, Sponsors may be precluded from applying to the Authority for federal resources.

G. Zoning

The Application must include evidence that all Sites are either currently zoned for the proposed use, or will be addressed through an already initiated zoning change or Planned Development or Planned Unit Development ("PUD") process.

1. Zoned Project Sites

Evidence that Sites are currently zoned for the proposed use can only be demonstrated through:

- A valid building permit; or
- A letter from the local zoning administrator (or chief elected official in localities without a zoning administrator) identifying the Project and containing all of the following:
 - 1) The location of the Site (s) (i.e., address or street crossings); and
 - 2) The current zoning and any special use designations; and

- 3) A description of the Project (including number of units, proposed use, and whether it is new construction, rehabilitation, or both); and
- 4) A statement that the current zoning will permit the proposed Project.

2. Sites with Pending Re-Zoning, Variance, or Special Use Applications

The Authority recognizes that a sponsor may need a re-zoning, a variance to existing zoning that does not require a full re-zoning, or a special use permit and will allow for the above as follows. As evidence of the pending re-zoning, variance, or special use permit application, the application must include a letter from the local zoning administrator (or chief elected official in localities without a zoning administrator) identifying the Project and containing all of the following:

- 1) The location of the Site(s) (i.e., address or street crossings); and
- 2) A description of the Project (including number of units, proposed use, and whether it is new construction, rehabilitation, or both); and
- 3) A written explanation of the re-zoning, variance, or special use permit approval process; and
- 4) Evidence the re-zoning, variance, or special use permit process has been initiated; and
- 5) Evidence of which stage in the re-zoning, variance, or special use permit approval process the Project has reached; and
- 6) Evidence that the re-zoning, variance, or special use permitting will be reviewed in a timely manner, including any available dates.

3. PUD Project Sites

In cases where zoning will be addressed through a PUD process, sponsors must indicate whether the PUD already exists, or whether it is yet to be established.

If the PUD already exists, the application should indicate what, if any, amendments are required.

If the PUD is yet to be established, the application should indicate where the PUD stands in the approval process, the additional steps required to complete the approval process, and an estimated timeline for completion.

As evidence of the PUD status, the application must include a letter from the local zoning administrator (or chief elected official in localities without a zoning administrator) identifying the Project and containing all of the following:

- 1) The location of the Site(s) (i.e., address or street crossings); and
- 2) A description of the Project (including number of units, proposed use, and whether it is new construction, rehabilitation, or both); and
- 3) A written explanation of the PUD approval process; and
- 4) Evidence the PUD process has been initiated; and
- 5) Evidence of which stage in the PUD approval process the Project has reached; and
- 6) Evidence that the PUD will be reviewed in a timely manner, including any available dates.

H. PSH Environmental Checklist

The Application must include a completed PSH Environmental Checklist which can be found on the Website at least 60 days prior to the application deadline. If funded, the Authority will require as a condition of closing a Phase I environmental site assessment covering all Sites completed within one (1) year prior to the Application deadline according to the Authority's Standards for Environmental Reviews and Professionals available on the Website, including all appendices. If a Phase II is available, it may be submitted along with the Phase I. In addition, a narrative explanation of any identified Recognized Environmental Condition (REC) should be submitted. The explanation must include how these conditions will be addressed and a breakdown of any associated costs. Any associated costs must be included in development budget. The Authority reserves the right to require an environmental contingency as well as modify the construction scope based on a review of the explanation.

I. Site Physical Information

1. 1% Floodplain or Floodway

The Application must include a Federal Emergency Management Agency ("FEMA") floodplain map covering the Project area with the boundary of all Sites clearly delineated. FEMA floodplain maps can be obtained from the FEMA website.

If any portion of a Site is located within the 1% floodplain or floodway, the Application must include one or both of the following as applicable:

a. Rehabilitation

Projects proposing the rehabilitation of existing buildings on Sites within the 1% floodplain or floodway must submit a site plan that clearly indicates all of the following:

- Historic frequency of flooding and flood related repairs;
- The FEMA determined elevation of the floodplain or floodway; and
- The elevation of the lowest floor level in the existing buildings; and

- The location of the existing buildings; and
- Evidence that the Site is enrolled or is eligible to enroll in the National Flood Insurance Program.

Note: Projects involving the rehabilitation of existing buildings on Sites located in the 1% floodplain or floodway will ONLY be permitted if the lowest existing floor elevation of each building in the floodplain is at least six (6) inches above the FEMA designated floodplain elevation.

b. New Construction

Projects proposing new construction on Sites within the 1% floodplain or floodway must submit a site plan that clearly indicates all of the following:

- The FEMA determined elevation of the floodplain or floodway; and
- The elevation of the lowest floor level in the proposed buildings; and
- The location of the proposed buildings.

Buildings must be situated outside the floodplain and any Project contemplating additional federal resources will be required to subdivide the Project Site from the affected land or obtain a Conditional Letter of Map Amendment or Revision from FEMA demonstrating the Site is eligible for reclassification out of the floodplain.

2. Wetlands

The Application must include a U.S. Fish and Wildlife Service ("USFWS") National Wetlands Inventory map for the Project area with the boundary of all Sites clearly delineated.

USFWS wetlands inventory maps can be obtained from the USFWS website.

If any portion of a Site contains wetlands, or if the Project may impact wetlands, the Application must include one of the following:

- A Letter of No Objection from the U.S. Army Corps of Engineers, or
- A wetlands permit from the U.S. Army Corps of Engineers

3. Mining

The Application must include an Illinois State Geological Survey ("ISGS") mining map for the Project area with the boundaries of all Sites clearly delineated.

ISGS mining maps can be obtained from the ISGS website.

If any Site is in or near an area the ISGS identifies as affected by mining, the Application must include the following:

- The quadrangle study (if available) or the county mine map completed by the ISGS for the area in which the Site is located with the boundary of the Site clearly delineated; and
- Information indicating the depth of the mine, the type of mining that was performed, and the year that mining ceased; and
- An opinion from a qualified geotechnical engineer as to whether or not the Site will be impacted by the mining; and
- If the Site will be impacted by mining, evidence of the Project's ability to obtain mine subsidence insurance.

J. Architectural Requirements

All Projects must meet the requirements contained in the Authority's Standards for Architectural Planning and Construction. The Standards for Architectural Planning and Construction are available on the Website.

1. Architectural Standards, Universal Design, and Amenities Certification

The Application must include the Architectural Standards, Universal Design, and Amenities Certification signed by a licensed architect acting as the Project's Architect of Record. The Certification provides written confirmation of accessibility codes and Fair Housing Act requirements (if any) applicable to the Project. The Certification also provides written confirmation and identification of specific Project features which meet minimum code requirements.

a. Architectural Standards

All Projects must comply with the Authority's Standards for Architectural Planning and Construction (available on the Website).

b. Universal Design

Universal Design, as defined by the Center of Universal Design, is "the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialization." The Authority recognizes the need to create housing including Universal Design features while maintaining aesthetics and affordability.

The Authority views Universal Design not as a building code or standard, but rather as a set of features that should integrate seamlessly into the design of a dwelling unit, providing market appeal and possibility for residents to age in place. Whether applied to standard units or units designed under an accessibility code, the challenge of Universal Design is to produce as normal and appealing an outcome as possible.

Universal Design is not a safe harbor for other required accessibility codes, but it should be utilized as a supplement to any code requirements. To truly award Projects willing to provide Universal Design elements above the code, the Authority requires each Application to first identify all code required elements and provide five additional items not required by code in 100% of the units. As such, the Application must identify any and all Universal Design principles to be integrated into the unit design. Any Applications seeking an exception to this requirement must provide a detailed narrative discussing why Universal Design features cannot be provided. The Authority will review the submitted narrative and approve or deny it at its sole discretion.

c. Amenities

The Application must include Project amenities as specified in the Standards for Architectural Planning and Construction Section 7.00 – Design and Planning. In addition, a minimum of five (5) additional amenities selected from the list below must be incorporated in the Project and identified on Architectural Standards, Universal Design and Amenities Certification; a minimum of three (3) of the five (5) shall be from First Priority categories.

The Authority encourages creativity and dual function design and, therefore, it is possible for a single amenity to qualify as more than one option in the following list.

Accessibility	Community Spaces	Sustainability
First Priority	First Priority	First Priority
Additional Universal Design standards – highest priority based off of desired features from PAIR waiting list	Computer room equipped with one (1) computer for every fifteen (15) units	On-site car sharing
Dedicated recycling area within the Project	Secured bicycle parking (minimum of eight (8) slots per twenty five (25) units)	Upgraded landscaping, including one tree planted on-site for every ten units. 100% native and adaptive plantings / landscaping
Smoke-Free Housing	Garden plots / designated community garden area with a minimum of 15 square feet per unit	Green Roof with available seating or other community activity area available on the roof
	Exercise / fitness center with at least one (1) machine per fifteen (15) units	Dedicated recycling area within the Project
	Health and wellness center	Dishwasher (Energy Star required) in every unit
Second Priority	Second Priority	Second Priority
Additional Universal Design standards – secondary priority based off of desired	Two (2) picnic tables and one (1) grill for every twenty-five (25) units	Trash and / or recycling disposal chutes or other refuse collection system

features from PAIR waiting list		
Looped walking paths or connected sidewalks through the entire Project	Outdoor entertainment space such as an outdoor theater and gazebo with available seating	Screen doors on all exterior doors
Walk-in closets available in at least one bedroom of every unit (including studio / efficiency units)	An equipped sports court (volleyball, tennis, basketball, etc.) for every 100 units	
Washer and dryer in every unit	Community room meeting Authority standards	
	At least one additional common room in conjunction with a community room for an identified activity (e.g., community kitchen, library, hair salon, billiards room, arts & crafts room, game room, dining room, etc.)	
	Porch / patio / balcony for each unit	

2. Preliminary Architectural Plans and Specifications

The Application must include preliminary architectural plans and specifications that include all of the following:

- Cover sheet with Project title, development team, drawing index, building areas and code information; and
- Dimensioned floor plans, including square footage, for all unit and building types, with room designations and proposed finishes; and
- Typical wall sections; and
- Exterior elevations for all building types with material notations matching those defined within the scoping document discussed below; and
- A Site plan showing the placement and orientation of buildings, parking areas, sidewalks, easements, setbacks, trash dumpsters, buffers, storm water detention, required site amenities, and significant natural features; and
- Preliminary landscape plan; and
- Certification of Project Scope signed by the Architect and Sponsor.

The Certification of Project Scope must include a written description of the full Project scope. Items to be included, but not limited to, in this document are:

- Outline specifications indicating all materials selected and/or defined performance criteria (e.g., windows, doors, hardware, drywall, exterior materials, floor and wall finishes, etc.);
- Definition of structural systems to be modified/installed as part of the Project;

- Programmatic description of the proposed furniture, fixtures, and equipment items;
- Definition of the Project's sustainability strategy in the form of a certification checklist, energy model or detailed description of elements provided and their expected impact consistent with the level of points requested in the Application;
- Written description of HVAC system to be installed; and
- Definition of any/all other unique scoping items included in the Project.

3. Projects Involving Rehabilitation

All Projects involving any rehabilitation of existing structures must comply with the following requirements.

a. Physical Needs Assessment

The Application must include a Physical Needs Assessment ("PNA") completed according to the Authority's Standards for PNA and based on the existing conditions of the property.

b. Minimum Rehabilitation Standards

At a minimum, the proposed rehabilitation work must address all items identified as "Critical" or "Immediate" in the PNA.

Items identified in the PNA as five (5) to seven (7) year needs in current rehabilitation work may be completed as part of the current construction scope of work, or adequate reserves may be budgeted to ensure these items will be completed within timeframes identified in the PNA.

The Application must include a detailed explanation of any and all construction cost variances existing between the development budget and PNA. The Authority reserves the right to modify the construction scope based on a review the explanation.

K. Historic Preservation Checklist

All Projects must meet the requirements of the National Historic Preservation Act and the Illinois State Historic Resources Protection Act as determined by the Illinois Historic Preservation Agency ("IHPA"). Note that this requirement is required by State Statute and applies to **ALL** Projects regardless of their Project type, location, or historic nature. The Application must include the Historic Preservation Checklist found on the Website and all required attachments OR an IHPA review letter specific to the Project and inclusive of all sites for multisite projects.

L. Construction Cost Breakdown

The Application must include:

- The Construction Cost Breakdown forms completed by a qualified contractor, Architect of Record, or construction cost consultant. Construction Cost Breakdown form is located in the Common Application, available on the Website.
- A detailed explanation of all construction cost variances existing between the Construction Cost Breakdown and Physical Needs Assessment ("PNA"), if applicable.

In cases where there is an Identity of Interest between a Sponsor and Project general contractor; between a Sponsor and the Project architect; or between the Project architect and Project general contractor; the Construction Cost Breakdown must be completed by an independent third-party construction cost estimation firm according to the Authority's Standards for Construction Cost Estimating available on the Website.

For rehabilitation Projects, Construction Cost Breakdown will be evaluated along with the PNA to ensure that all necessary items are addressed. If the scope of work is deemed insufficient by the Authority, the Application may fail the mandatory review.

M. Market Analysis

Because there are different levels of Site and Market Study / Market Analysis required by the various funding sources that could be used to fund a Permanent Supportive Housing development under this RFA, IHDA recommends that a Market Study that meets all published Site and Market Study Standards (available on the Website) be completed upon application. This method will leave the most funding options open to each applicant. However, in the interest of process simplification, IHDA also will allow the submittal of a Market Analysis Form with application. This form is published on the IHDA website and should be filled out by the applicant or a third party ONLY. This form will satisfy the Market Analysis requirements of HOME, national Housing Trust Fund, and Illinois Affordable Housing Trust Fund sources only and Applicants choosing this path would only be eligible for these funding sources.

N. Development Team Capacity

The Authority will evaluate the Development Team's capacity to successfully complete and manage the Project.

Applications must include the following for the Authority to evaluate the experience and capacity of the development team:

1. Organizational Chart

The Application must include a full organizational chart reflecting all entities within the proposed Owner down to individuals including percentages of ownership using the PSH Development Program Application Certification, Organizational Chart, and Identity of Interest form on the Authority's Website.

2. Development Team Certifications

The Application must include certifications for the proposed owner, general contractor, property manager, and architect, inclusive of all pending, under construction, or completed Projects in any state, including their present status and expected completion date. The Development Experience Certification forms may be found on the Website at least 60 days prior to the application deadline.

3. Unacceptable Practices

The Authority may deny any Project in which any Participant in the Development Team has failed to demonstrate ongoing proficiency with affordable and supportive housing programs. The Applicant may include in the Application an explanation of the circumstances surrounding the unacceptable practice and the roles of each of the Participants. Examples of unacceptable practices include but are not limited to:

1. A Participant is affiliated with existing Projects which have been cited for material and/or continuing, but curable, noncompliance. Material noncompliance exists when a party exhibits a continual pattern of noncompliance, or when a party demonstrates an inability or an unwillingness to resolve noncompliance in a timely manner.
2. A Participant (including any affiliates) has experienced any events of foreclosure or failed to perform under the terms of a workout agreement over the past three (3) years.
3. A Participant (including any affiliates) has declared bankruptcy over the past three (3) years.
4. A Participant (including any affiliates) has a mortgage default or arrearage of three months or more within the last three (3) years.
5. A Participant that has failed to pay any fee or expense due to the Authority, including outstanding compliance monitoring fees in the past three (3) years.
6. Any liens, judgements, or other claims exist against property owned by Owner (including any affiliates) for which the Owner has failed to resolve a public filing.
7. The Owner (including any affiliates) has been debarred or received a limited denial of participation in the past three (3) years by any federal or state agency from participating in any development program.
8. A Participant that has materially misrepresented facts on any request for Authority resources.

O. Statewide Referral Network Agreement

All Applications must include a draft Statewide Referral Network Agreement. The agreement form can be found on the Website. The draft Statewide Referral Network Agreement does not need signatures from any parties to the Agreement.

P. Financial Feasibility

All Applications must demonstrate that the Project is financially feasible. The following is a description of the areas, along with expected limits, which will be evaluated in order to determine financial feasibility.

1. Overall Limits

a. General Contractor Fees

The general conditions, overhead, and profit in a general contractor's budget are limited to a combined fourteen percent (14%) of trade payments & Site work as calculated in the Authority's Common Application.

b. Architect and Civil Engineering Fees

Fees for architectural services and civil engineering are subject to the limits contained in the Authority's Standards for Architectural Planning and Construction, as amended and found on the Website.

c. Development Costs

The Authority will evaluate the acquisition and construction costs for reasonableness taking into consideration the project type, location, and scope of work based on the Authority's past experience with similar projects and similar locations. All successful Applicants may be required to submit an appraisal prior to funding consideration by the Members of the Authority's Board.

d. Construction Contingency

Development budgets must include hard cost construction contingencies to cover unforeseen construction cost increases. The contingency **must** be sized as a percentage of the construction contract, as calculated in the Authority's Common Application, according to the following:

- New-Construction: 5%
- Rehabilitation (vacant residential, adaptive reuse, or modifications): 10%

e. Total Award

The amount of PSH Development Program funding to be allocated will not exceed the amount necessary to make the project financially feasible, as determined by the Authority.

f. Developer Fee

A Project's developer fee may not exceed the lesser of one million dollars (\$1,000,000) or twelve percent (12%) of the Project's grand total development cost net of the

following: total developer fee, reserves, syndication costs, and interim costs, as calculated in the Common Application.

Developer fee includes all of the following which shall not appear elsewhere in the Project budget:

- Consultant fees
- Construction management fees
- Architectural and civil engineering fees in excess of the Authority's fee limits
- Developer overhead fees
- Any additional fees related to direct assistance provided to the Sponsor or Owner in conjunction with the completion of the Application or construction of the Project.
- Developer fees are limited to the amount contemplated at the time of a conditional Allocation. Developer fee will be paid by the Authority on the following schedule:
 - 20% at initial closing
 - 20% at 50% at construction completion
 - 40% at Certificate of Occupancy
 - 20% at Final Closing

2. Project Income

a. Unit Rents

The proposed gross residential unit rents for the Project, including any utility allowances, must be reasonable for the market area and must not be in excess of ninety-five percent (95%) of any rent limits imposed by any committed or proposed financing source, program, or other requirement. Rent and income limits for 2020 can be found on the Authority's Website. Units with project based rental assistance may use the full value of the rental assistance for underwriting.

b. Rental Assistance

Any Project that includes residential income generated as a result of a rental or operating assistance contract must clearly identify the portion of the rent paid by the tenant.

All assumptions regarding the funding and renewal of rental assistance contracts must be clearly identified. The Authority will review and determine the suitability of all assumptions regarding the funding and renewal of rental assistance contracts on a case-by-case basis.

In the event a rental assistance contract pays a rent in excess of 95% of the gross unit rent limit, the Application must demonstrate how the Project will remain financially feasible throughout the 30-year compliance period in the event the rental assistance contract is terminated.

c. Additional Residential Income

Additional sources of residential rental income are limited to laundry and vending income. Applications reflecting income from these sources must describe all assumptions regarding the calculation of this income.

d. Commercial Income

Applications that include any sources of commercial income must include a detailed description of any assumptions related to the commercial income and copies of any existing leases or letters of intent to occupy commercial space. The Authority will review and determine the suitability of all assumptions regarding commercial income on a case-by-case basis. Commercial income will be underwritten at a fifty percent (50%) vacancy rate. PSH Development Program funds may not be used to pay for construction or operation of commercial space, so these costs must be broken out separately in the development and operating budgets.

3. Utility Allowances

All Projects that include tenant-paid utilities must submit current documentation fully detailing the average per-unit utility expenses incurred by utility type on a monthly basis. The utility allowance must be appropriate for the unit size, utilities covered, and Project location.

Projects that include gas or electric heat must differentiate heating expenses from other gas and electric expenses. Non-essential utilities including telephone, cable television, internet access, etc., are excluded from the utility allowance.

Current utility allowance information **must** be provided by the governing public housing authority for the county where the Project is located or through the submission of a utility survey covering one (1) full year that is representative of each unit type within the Project.

4. Income to Expense Ratio

Applications must demonstrate the Project can maintain a minimum income to expense ratio (the ratio of a Project's net operating income to its operating expenses), after any contemplated debt service, of 1.15:1.00, excluding cash flow notes, for a minimum of fifteen (15) years.

Projects whose cash flow reflects income to expense ratios of less than 1.15:1.00 must capitalize operating or debt service reserves and detail how payouts from these reserves will

maintain the minimum income to expense ratios through a cash flow statement reflecting annual payouts from the reserve.

5. Cash Flow

All Applications must demonstrate the Project can maintain annual cash flow (if applicable, after debt service) of at least \$100 per unit per year for a minimum of fifteen years.

6. Third Party Studies

Projects must budget \$20,000 to \$30,000 for third party studies. At the Authority's sole discretion, any or all of the following will be required: a construction cost estimate, environmental studies beyond a Phase I, a cost certification, and such other third-party studies as the Authority may require. All Projects will require a Market Study at application, a Phase 1 Environmental Assessment between award and closing, and an appraisal between award and closing.

7. Environmental Remediation

If it is expected that a Project Site(s) will require remediation, the development budget must include both an environmental remediation line item to cover the scope of the remediation, and an environmental remediation contingency line item in the amount of ten percent (10%) of the remediation costs.

8. Reserves

The Authority will review the Project's reserves in order to determine its long-term viability. Project reserves must be reflected in the Application, and a narrative must be provided to explain assumptions regarding the calculation of the following:

a. Replacement Reserves

All Projects must capitalize a per unit replacement reserve of \$1,500 per unit in the development budget and fund ongoing per unit annual replacement reserves of \$450 per unit from operations which shall trend up at three percent (3%) per annum.

b. Real Estate Tax Reserves

All Applications must budget adequate real estate tax reserves to pay real estate taxes during the construction period plus an amount equal to fifty-five percent (55%) of the estimated annual real estate taxes in the first year of Project operations. In addition, the operating budget must have adequate annual cash flow to capitalize an annual real estate tax reserve sufficient to pay the Project's real estate taxes in the following year.

All Applications must include evidence of how construction period real estate taxes and operations period real estate taxes were determined.

All Applications assuming a real estate tax abatement for any period of time, must submit an attorney opinion letter which details any assumptions associated with the

abatement including all of the following: the calculation of real estate taxes before, during, and after the abatement; and the anticipated date the abatement becomes effective; and the length of the abatement.

c. Insurance Reserves

All Applications must budget adequate insurance reserves to pay insurance during the construction period plus an amount equal to (one hundred five percent (105%) of the estimated annual insurance expenses in the first year of Project operations. In addition, the operating budget must have adequate annual cash flow to capitalize an insurance reserve sufficient to pay the Project's insurance in the following year.

d. Operating Reserves

All Applications must include an operating reserve sufficient to cover all Project operational costs including administrative, management, payroll, maintenance, utilities, taxes, insurance, and debt service payment for at least six (6) months.

e. Other Reserves

The Authority will review all other Project reserves including, but not limited to, marketing/leasing, debt service, operating, and furniture, fixtures and equipment, in order to evaluate their sufficiency and reasonableness. Projects including these reserves must also include a description with all of the following:

1. How the Project will benefit from the reserves;
2. Why the reserves are necessary;
3. Who (if anyone) is requiring them;
4. Who will hold them;
5. What is the process for releasing the reserves;
6. Is there a requirement the reserves be replenished; and
7. If there is a requirement that reserves be replenished, what is the source of funds for replenishment.

The Authority will not allow supportive service reserves to be funded through this RFA. Supportive service reserves may be reflected in the development budget if capitalized by another source.

9. Authority Fees

An ongoing asset management fee of \$50 per unit per year must be included in the Project's operating budget.

10. Operating Expenses

Annual per unit operating expenses must be adequate and reasonable for the Project type, location, and population served.

Per unit annual operating expenses, excluding taxes, reserves, resident services, and debt service, as calculated by the Common Application, are expected to fall within the ranges found on the Website by Project type and Set-Aside.

In order to substantiate a deviation from the expected ranges the Application must include supplemental documentation with additional detail about specific expenses. The Authority will review and determine the suitability of operating expenses outside of expected ranges on a case-by-case basis.

Projects under this RFA shall not request a property management fee above 7% of gross income.

11. Trending Factors

The Project must demonstrate it remains financially feasible for a minimum of fifteen (15) years utilizing the following cash flow trending factors:

- Annual Increase in real estate taxes: 4%
- Annual Increase in operating expenses: 3%
- Annual Increase in income: 2%

In order to substantiate a deviation from the listed trending factors, the Application must include supplemental documentation such as an approved real estate tax abatement. The Authority will review and determine the suitability of trending factors outside the expected ranges on a case-by-case basis.

12. Residential Vacancy Rates

The Project must demonstrate it remains financially feasible for a minimum of fifteen (15) years utilizing an annual economic vacancy rate, for the residential portion of the Project, of 10%.

In order to substantiate a deviation from the required vacancy rate, the Application must include supplemental documentation. The Authority will review and determine the suitability of any other vacancy rates on a case-by-case basis.

13. Evidence of Project Financing

All Applications must reflect adequate sources of financing in order to complete the Project, including any contemplated grant or loan financing from the Authority. Any Application that does not reflect adequate sources will fail the mandatory review.

All Applications must evidence all Project financing sources including debt, grants, and Tax Credit equity through executed acknowledgment letter(s) from all lender(s) and/or grantor(s). Each acknowledgment letter must contain evidence that, as of the Application deadline date, the Application is either still under consideration or has been approved.

If, during the Authority's review of the Application, the Applicant is notified that another Project financing source has been denied, the Applicant will be allowed fourteen (14) business days

from the date of the denial notice to provide a revised financing plan. If not provided, the Application will be determined to be financially infeasible and will fail the mandatory review.

All Applications must demonstrate that Project underwriting is in compliance with the requirements associated with all Project financing sources.

a. Debt Sources

For any debt source, the executed acknowledgment letter(s) must contain all of the following terms:

1. The amount of the loan,
2. The length of the loan term, which must be at least fifteen (15) years,
3. The amortization period of the loan,
4. The interest rate (and any terms and conditions regarding adjustments),
5. The expected monthly or annual debt service payment, and
6. Any financing fees associated with the debt source.

If debt financing is to be obtained through a mortgage broker or banker, the executed acknowledgment letter must be from the actual lender.

b. Grant Sources

For any grant source, the executed acknowledgment letter(s) must contain the amount of the grant, when the grant will be available as a source to the Project, and any outstanding requirements to be met prior to grant availability.

c. Tax Credit Equity Sources

For any tax credit equity source, the executed acknowledgment letter(s) must contain the amount of tax credit equity available to the Project, the proposed net cent rate per tax credit dollar, and the proposed equity pay-in schedule.

Section 4: Application Scoring Criteria

Projects that pass all mandatory application requirements will be scored on the following items and ranked according to total score. Points will be awarded based solely on the information submitted in the Application. The Authority reserves the right to verify information submitted in the Application.

The Authority may deny points if the correct forms or required information for each scoring category are not submitted, or if information available to the Authority negates a claim for points. The Applicant's commitment to various scoring criteria shall, at the sole discretion of the Authority, be binding and shall be incorporated into a Regulatory Agreement.

All Applications must include a completed Permanent Supportive Housing Development Program Self Scoring Form which is available on the Website.

A. Leveraging Other Capital Funding Sources

Projects that leverage Authority resources will be awarded up to twenty (20) points based on the amount of leveraged resources as a percentage of total funding sources in the Project's development budget.

Leveraged resources under this category are defined as funds provided by a non-Authority source. Leveraged resources do **NOT** include deferred developer fees; the equity generated from the sale of Authority-allocated Low Income Housing Tax Credits or Illinois Affordable Housing Tax Credits (also known as state donation tax credits); equity bridge loans; or any non-market rate Authority-administered sources, such as HOME funds or Affordable Housing Trust Funds.

Additional points will be awarded when the leverage is in the form of a donation from a health and hospital system for projects which have also identified at least part of their intended population as frequent users of hospital emergency departments. These additional points are dependent on the amount of Health and Hospital System donation as a percentage of the total leverage.

All leveraged resources must be reflected in the Project budget and be available during the Project's construction period to pay for expenses reflected in the development budget. Only sources allocated to uses that fall within the Project's Site boundaries will be considered for financial leveraging.

In Projects where the leveraged resource is a contribution of direct financial assistance from an area employer that is otherwise not participating in the development of the Project, the assistance must be in the form of an unsecured loan giving no foreclosure rights to the employer or a grant giving no recapture rights to the employer.

In Projects where the acquisition is financed in whole or in part through a seller's note, the amount of the seller's financing will not be considered a leveraged resource under this category. At its sole discretion the Authority may allow seller's notes from health and hospital systems to qualify for points under this category.

Projects will be awarded points based on the following criteria:

Leveraged Resources as Percentage of Total Project Costs	Points
30.1% or more	15
20.1-30%	12
10-20%	4
Percentage of total Leverage from Health and Hospital System Donations	
50.1% or more	5
25.1-50%	3
10-25%	1

B. Firm Commitment of Operating or Rental Assistance

Projects that provide project-based rental or operating assistance will be awarded up to twenty (20) points based on the number of units assisted and the length of committed assistance. Rental assistance will be considered project-based if it is tied to the units rather than to the tenants. Points will only be awarded if the rental assistance ensures tenants pay no more than thirty (30%) percent of their income towards rent and utility expenses combined.

Sponsors seeking points in this category must submit documentation evidencing a current rental assistance contract or a commitment to provide rental assistance. Projects with a current rental assistance contract must submit a copy of the fully executed contract in the Application. Projects with a rental assistance commitment must provide a commitment letter in the Application that includes all of the following: a) the maximum household income; b) the total number of units assisted; and c) the length of the rental assistance contract.

When the U.S. Department of Housing and Urban Development (HUD) is providing the rental assistance, the commitment letter must be from HUD. Illinois Division of Mental Health Bridge Subsidy Program commitment letters must be from the Illinois Department of Human Services or the Illinois Division of Mental Health, and Project Based Housing Choice Voucher Conversion and Public Housing Authority Annual Contribution Contracts must be from the executive director of the relevant Public Housing Authority. Developer funded rental assistance is not eligible for points under this category. However, rental assistance from a Health and Hospital System may at the Authority's sole discretion be eligible under this category, even if the Health and Hospital System is the Sponsor or part of the sponsorship entity.

The Authority understands the Continua of Care (CoC) who are recipients of Hearth Act funding (formerly known as McKinney Vento) are unable to commit rental assistance for periods of five (5) years or greater. In recognition of this, and the Authority having a desire to work more closely with the CoCs of Illinois, points have been added in this RFA for rental assistance funded by CoCs which may not meet the Authority's traditional requirement that Rental Assistance Contracts be for a minimum of five (5) years.

For Projects with a Rental Assistance Contract points will be awarded as follows:

Percentage of Units Assisted	Points for 10+ Year Commitment	Points for 5 Year to 9 Year and 11 Month Commitment	Points for CoC funded Rental Assistance
75.1% or more units	20	10	7
50.1-75% of units	15	7	5
10.1-50% of units	10	5	3
1-10% of units	5	3	1

C. Additional SRN Units

All Projects must target a minimum of 10% of units to 30% AMI households headed by persons with disabilities which are referred through a State Referral Network, referred to herein as the SRN Units. Up to five (5) points will be awarded to Projects that exceed the minimum number of SRN Units. The Authority reserves the right to reduce the number of SRN units, and thus the scoring if demand for the SRN units based on PAIR data is less than a 4:1 ratio of persons on the PAIR waitlist in the market to number of SRN units. PAIR data will be drawn on both the PPA due date, and the Application due date for the Authority to make this assessment.

SRN Units within Permanent Supportive Housing Projects	Points
20.1% or more of Total Units are SRN Units for 30% AMI Households	5
15.1-20% of Total Units are SRN Units for 30% AMI Households	2

Projects that are awarded points under this category must reflect the total number of SRN Units in their submitted Common Application.

D. Universal Design

Projects identifying Universal Design elements to be provided within the architectural design in excess of code required Universal Design features plus five additional items defined in the Mandatory Section, as evidenced through submission of the Architectural Standards, Universal Design and Amenities Certification available on the Website, can earn up to ten (10) points as follows:

Universal Design Features Beyond Code Requirements	Points
Projects which select ten (10) additional Universal Design items beyond code requirements in 50%-99.99% of units	7
Projects which select ten (10) additional Universal Design items beyond code requirements in 100% of units	10

E. Green Design and Energy Efficiency

Projects whose architectural design and construction meet or exceed energy efficiency and green criteria can achieve a total of ten (10) points in the application by certifying to the following standards:

Two Points (2)	Three Points (3)	Six Points (6)	Eight Points (8)	Ten Points (10)
Net zero energy ready AND	LEED v.4 Certified OR	LEED v.4 Silver or Gold (HERS ~50s)	LEED v.4 Platinum	Living Building Challenge Certification (Living Future Institute)
HERS score 85 or lower	NGBS Bronze OR	NGBS Silver or Gold	NGBS Emerald	Passive Housing Institute US (PHIUS) + 2015 Project Certification (HERS ~30s)
	Meet all mandatory Enterprise criteria OR	Energy Star Certification (HERS 55-75)		Net Zero Energy Certification (Living Future Institute)
	Minimum 10% improvement above ASHRAE 90.1 2010	Enterprise 2015 Community Certification		

F. Access to Transportation

Projects may earn up to ten (10) points for access to transportation. ***Points in this category are cumulative.***

Projects will be awarded five (5) points for transit-oriented development if the proposed Project is located in close proximity to fixed-route public transportation, excluding inter-city transportation. "Close proximity" will be defined as being within a half (.5) mile radius. Transportation routes and distance to the Project Site must be identified on a map submitted with the Application along with a current schedule for the routes being considered.

Projects will be awarded five (5) points if served by publicly available Dial-A-Ride modes of transportation that are at a minimum available between Monday and Friday from 8:00 a.m. to 5:00 p.m. The Applicant must include a letter from the Dial-A-Ride provider stating all of the following:

1. The Project is located within the service area of the Dial-A-Ride; and
2. The Dial-A-Ride service is, at a minimum, available between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

G. Coordination with the Illinois Department of Children and Family Services (DCFS) or a Grantee of the Illinois Department of Children and Family Services to House Youth Aging out of DCFS Care

In Illinois youth generally age out of DCFS systems at age 21, and many are in need of a range of supportive housing interventions. All persons housed under this RFA must be of legal age to rent an apartment, although having co-signers of leases is acceptable, as is a master

lease model, so long as the tenants are all at least 18 years of age. Housing may not be time limited, and there can be no age restrictions on the housing, but a preference for the intended population must be appropriately referenced in the Tenant Selection Plan. Projects may earn points under this category as follows:

Points	Scoring Threshold
5	Letter of support from DCFS funded organization willing to make referrals to the housing
7.5	Letter of support from DCFS funded organization willing to make referrals to the housing -AND- a plan for how services will be delivered once the youth has graduated from DCFS funded services

H. Coordination with Illinois Department of Corrections (IDOC) Re-Entry program

Projects providing housing which is coordinated with IDOC can earn up to seven and one half (7.5) points as follows:

Points	Scoring Threshold
5	Coordination with IDOC
7.5	Coordination IDOC -AND- commitment of social services to further individual post-release plans

Evidenced through submission of all the following:

1. Coordination with IDOC, available on the Website; and
2. Written confirmation from IDOC:
 - a. How coordination will occur with Project; and
 - b. What services are provided; and
 - c. What funding source is used to pay for these services; and
 - d. The capacity of the organization to provide services to any Project tenants.

A preference for the intended population must be appropriately referenced in the Tenant Selection Plan. Applications for Projects that are unable to obtain written confirmation from IDOC but have made efforts to obtain such written confirmation should include a description of the efforts used to obtain referrals for the Project. The Authority will review the documentation and may award points to Projects that have made best efforts.

I. Coordination of Services

Projects that establish a Memorandum of Understanding (MOU) or other legally binding agreement with a community-based service provider, to provide support services on-site in a dedicated space can earn five (5) points. Projects must submit the MOU and a service plan that outlines the services offered to residents, number of proposed staff, and the size and location of the service office. Services at minimum must include case management, tenancy support services, and access to behavioral health services (which includes substance use and mental health services).

J. Neighborhood Assets

A maximum of five (5) points will be awarded in this section based on the proximity of assets to the Project Site. Proximity thresholds are based on Geographic Set-Aside (see Section 1: Definitions).

Points will be awarded for each asset as follows:

Proximity Radius by Set-Aside	
City of Chicago	.25 miles
Chicago Metro	.5 miles
Other Metro	.75 miles
Non-Metro	1 mile

Category	Points
Health Services	2
Food Access	1
Civic/Recreation	1
Education/Job Training	1

Only one establishment will count for each category. For example, a community college and a job training center are each Education / Job Training establishments. The applicant may only take points for one asset. Conversely, a large grocery store with a pharmacy may score under both Health Services and Food Access.

Assets must meet the following threshold criteria:

Health Services

- All sites are located within the proximity radius of a county health clinic, urgent care clinic, federally qualified health center, or hospital system.

Food Access

- All sites are located within proximity radius of a supermarket, supercenter, or large grocery store.

Civic / Recreation

- All sites are located within the proximity radius of a public library, public park / park district territory that is open to the public.

Job Training

- All sites are located within the proximity radius of a workforce investment center or job training center.
- Please review the Economic Development Resource Directory guide on the Authority's Website for a list of approved centers.

Education

- All sites are located within the proximity radius of a public K-12 school, community college, or continuing education facility offering a full set of classes. Tuition based schools and selective enrollment schools do not qualify.

Assets must be evidenced through submission of all of the following:

- 1) Map(s) clearly delineating all Sites and distance to the Neighborhood Asset.
- 2) The applicable proximity radius around the Site.

Section Five: Post-Award Requirements

If the Members of the Authority approve the Application, a conditional commitment letter ("Commitment") will be issued to the Applicant specifying the terms and conditions upon which the Authority will award and fund the Project. If the Applicant does not satisfy the terms and conditions of the Commitment in the Authority's sole and absolute discretion, within the time frame specified therein, the funds will not be awarded and will be withdrawn. If the Applicant satisfies the terms and conditions of the Commitment in the Authority's sole and absolute discretion within the time frame specified therein, the funds will be awarded as provided in the Commitment.

Among the requirements in the Commitment will be signature and delivery by the Applicant of the following documents to be provided by the Authority, including without limitation:

(i) Funding Agreement, (ii) Regulatory Agreement, (iii) Recapture Agreement, and in cases where national Housing Trust Fund is the source of funds, (iv) a certification that the Sponsor shall comply with all national Housing Trust Fund Regulations.

Aside from certain costs associated with preparing a successful Application (for example, physical needs assessments), no Project costs may be incurred prior to closing of the award and funding of the Project. Closing shall be at such time as the applicant satisfies the terms and conditions of the Commitment as determined by the Authority in its sole and absolute discretion.

Applicants must agree to comply with all applicable Federal and State of Illinois requirements. Such requirements may have significant impact on the costs and complexity of the Project.

Applicants are expected to be familiar with the full range of all legal and statutory compliance requirements applicable to the funds awarded, and to obtain all necessary information and advice so that they can comply with such requirements. The following is a brief, but not complete, summary of certain aspects of the major compliance requirements.

A. Approval of Final Plans and Specifications

The Authority's Architectural Services Department must approve the complete final architectural plans and specifications for the Project. The complete plans and specifications must incorporate all mandatory requirements, as well as any scoring criteria for which the Project received points. In addition to the Project plans and specifications, the following documents will be required:

- A copy of the Illinois Architectural Registration Certificate for the design firm and/or the sole proprietor; and
- An Architect's Error and Omissions Certificate of Insurance; and
- The ALTA/ACSM Land Title Survey; and
- If determined by the Authority to be applicable, a soils boring report describing the subsurface exploration, analysis relative to mining hazards and geotechnical recommendations for the Site or a Site-specific certified letter from the architect regarding the suitability of soils.

B. Environmental Assessment

Unless federal funds are present, the Authority will determine in its sole discretion the scope of the environmental studies and, if applicable, the scope of remediation that may be required for one or more of the Projects. If a Project Site(s) will require remediation, the development budget must include both an environmental remediation line item to cover the scope of the remediation, and an environmental remediation contingency line item in the amount of ten percent (10%) of the remediation costs.

If federal funds are awarded, a determination will be made as to whether an environmental clearance from HUD will be required. If such clearance is required, the Applicant may not undertake, or commit any funds to, physical or choice-limiting actions, including property acquisition, demolition, tenant relocation, rehabilitation, conversion, repair or construction prior to receipt of environmental clearance from HUD.

C. Excluded Parties

The Excluded Parties List System (EPLS) includes information regarding entities that have been debarred, suspended, proposed for debarment, excluded or disqualified under the non-procurement common rule, or otherwise declared ineligible from receiving Federal contracts, certain subcontracts, and certain Federal assistance and benefits. The Authority will check all names of all Participants against the EPLS found at www.epls.gov. The Authority may rescind a conditional approval of a funding award if a Participant appears on EPLS.

D. Labor Standards

The Authority will implement labor standards on demolition, construction, and rehabilitation Projects. In instances when a Project utilizes only non-federal funds, the Authority must ensure the Project abides by the Illinois Prevailing Wage Act (820 ILCS 130/0.01). In instances where the Project utilizes federal funds from the Authority, the Authority must ensure the Project complies with Davis Bacon and Related Acts (DBRA). Federal Regulations can be found in part from the Code of Federal Regulations (Title 29 CFR, parts 1,3,5,6 and 7). If a loan or grant from another source requires a Project to comply with the Davis-Bacon Act, 40 USC 276a et seq., the requirements of the other source will prevail.

E. Fair Housing

Fair housing is otherwise known as equal housing opportunity. Federal, state, and various local laws legally define fair housing and identify specific protected classes, based on documentation of past patterns of discrimination. The term protected class is used in U.S. anti-discrimination law to describe groups of people who are protected from discrimination and harassment. The following descriptors characterize members of protected classes, as defined by federal and Illinois State laws.

- Federal: race, color, religion, national origin, sex, handicap or disability, and familial status.
- State of Illinois (includes federal plus the following): marital status, age, ancestry, military status, unfavorable military discharge, sexual orientation, and gender identity.

1. Fair Housing Act of 1968 as amended in 1988 ("Fair Housing Act")

Title VIII of the Civil Rights Act of 1968, also known as the Fair Housing Act, prohibits discrimination based on race, color, religion, national origin, sex, familial status, or disability and requires landlords to make reasonable accommodations and modifications for tenants with disabilities.

The Fair Housing Act requires the Secretary of HUD to administer housing and development programs and activities that "affirmatively further" (actively support and encourage) fair housing. Participants must undertake specific activities to affirmatively further equal opportunity and fair housing and must assure all activities and services are accessible to persons with disabilities.

2. Section 504 of the Rehabilitation Act of 1973 ("Section 504")

Section 504 prohibits discrimination in federally funded programs. For a federally assisted new construction housing Project, Section 504 requires five percent (5%) of the dwelling units, or at least one unit, whichever is greater, to meet Uniform Federal Accessibility Standards (UFAS) or a standard that is equivalent or stricter, for persons with mobility disabilities. An additional two percent (2%) of the dwelling units, or at least one unit, whichever is greater, must be accessible for persons with hearing or visual disabilities.

For federally financed housing rehabilitation Projects that result in substantial alteration, the new construction provisions of 24 CFR 8.22 (equivalent to that described above) will apply. Alterations are considered substantial if they are undertaken to a property that has fifteen (15) or more units and the cost of the alterations is 75% or more of the replacement cost of the completed facility.

If the subject property has fewer than fifteen (15) units or the cost of alterations is less than 75% of the replacement cost of the completed facility and the recipient has not made 5% of its units in the project accessible to and usable by individuals with disabilities, then the requirements of 24 CFR 8.23(b) - Other Alterations apply.

3. The Americans with Disabilities Act of 1990 ("ADA")

The ADA prohibits discrimination on the basis of disability in government-funded programs, including housing programs (Title II), as well as public accommodations (Title III) which means that rental offices, homeless shelters, and other on-site business locations used by the public, including common areas of public/assisted housing, must be accessible to persons with disabilities.

4. *Olmstead v. L.C.*, 527 U.S. 581 (1999)

Olmstead v. L.C. found that persons with disabilities have a right to receive their services in the most integrated setting according to their needs and desires. The following Guidance on Olmstead and how it relates to housing has been released by HUD and the U.S. Department of Justice:

<http://portal.hud.gov/hudportal/documents/huddoc?id=OlmsteadGuidnc060413.pdf>

http://www.ada.gov/olmstead/q&a_olmstead.htm

5. *Illinois Human Rights Act*

The Illinois Human Rights Act provides equal access to residential housing choices regardless of race, color, religion, sex, age, handicap or disability, familial status, national origin, marital status, ancestry, military status, unfavorable military discharge, sexual orientation, or citizenship status.

F. Section 3 and Minority- and Women-Owned Business Enterprises

Projects will comply with Section 3 of the Housing and Urban Development Act of 1968 if an awarded loan or grant from a funding source triggers such requirement. In addition, hiring practices shall comply with any applicable Illinois or Federal requirements, including but not limited to the Business Enterprise for Minorities, Females, and Persons with Disabilities Act (30 ILCS 575).

G. Management Documents

All Projects will prepare a tenant selection plan, management plan, management agreement, affirmative fair housing marketing plan, and sample lease to be reviewed and approved by the Authority. At the Authority's discretion, some Projects may be required to provide a marketing plan and marketing agreement, and, if the Project involves the acquisition of existing condominiums or homes, a plan to engage and gain the support of any existing condominium or homeowner associations.

H. Regulatory Period

Projects will be required to execute a Regulatory Agreement with the Authority, whereby the Owner shall agree to maintain unit affordability, and serve the targeted populations, for a minimum 30-year period.


I. Reporting and Monitoring

The Authority will assess property and unit condition, compliance with affordability and targeting requirements, and financial stability through submission of audits.

Grantee SF-424's and Certification(s)


Application for Federal Assistance SF-424		
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
*2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
*3. Revision, select appropriate item(s): <input type="checkbox"/> Other (Specify):		
*3. Date Received: <input type="text"/>		
*4. Applicant Identifier: <input type="text"/>		
5a. Federal Entry Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
*a. Legal Name: <input type="text" value="State of Illinois"/>		
*b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="01-0532628"/>		*c. Organizational ID/IDB: <input type="text" value="EN66802960000"/>
9. Address:		
* Street1: <input type="text" value="523-523 West Jefferson Street"/>		
* Street2: <input type="text"/>		
* City: <input type="text" value="Springfield"/>		
* County/Parish: <input type="text"/>		
* State: <input type="text" value="Illinois"/>		
* Province: <input type="text"/>		
* Country: <input type="text" value="USA: UNITED STATES"/>		
* Zip / Postal Code: <input type="text" value="62761 0000"/>		
10. Organizational Unit:		
Department Name: <input type="text" value="Ill. Dept. of Public Health"/>		Division Name: <input type="text" value="HIV/AIDS Section"/>
11. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/> * First Name: <input type="text" value="Robert"/>		
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Whitmore"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Program Area Coordinator, HIV/AIDS Section"/>		
Organizational Affiliation: <input type="text" value="Illinois Department of Public Health"/>		
* Telephone Number: <input type="text" value="800-825-3516"/>		Fax Number: <input type="text" value="217-524-0000"/>
* Email: <input type="text" value="robert.whitmore@illinois.gov"/>		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="State Government"/> Type of Applicant 2: Select Applicant Type: <input type="text"/> Type of Applicant 3: Select Applicant Type: <input type="text"/> * Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
* 11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-231"/> CFDA Title: <input type="text" value="The HOME Program"/>	
* 12. Funding Opportunity Number: <input type="text" value="Not applicable"/> Title: <input type="text" value="Not applicable. The HOME Program is a Formula Grant Program"/>	
* 13. Competition Identification Number: <input type="text" value="Not applicable"/> Title: <input type="text" value="Not applicable. The HOME Program is a Formula Grant Program"/>	
* 14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Download Attachment"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="The HOME Program is to provide grants to project sponsors for housing assistance and supportive services for low income persons with HIV/AIDS and family families."/>	
Other supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Download Attachment"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="ALL"/>	* b. Program/Project: <input type="text" value="223"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Previous Attachment"/> <input type="button" value="Download Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="01/01/2020"/>	* b. End Date: <input type="text" value="12/31/2020"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="1,953,370.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,953,370.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Download Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms. If I except an award, I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain the list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Stiation"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Faust"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Executive Director, D. Reg. Development Auth."/>	
* Telephone Number: <input type="text" value="312-261-5313"/>	Fax Number: <input type="text" value="312-261-5170"/>
* Email: <input type="text" value="BFAUST@DRA.IL.GOV"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="12/16/2020"/>


Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate item(s): _____ * Other (Specify): _____		
* 3. Date Received: _____		4. Applicant Identifier: _____
5a. Federal ERM Identifier: _____		5b. Federal Award Identifier: _____
State Use Only:		
6. Date Received by State: _____		7. State Application Identifier: _____
B. APPLICANT INFORMATION:		
* a. Legal Name: State of Illinois		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 16-0160567		* c. Organizational DUNS: 0679190710000
d. Address:		
* Street1: 923 East Monroe Street		
* Street2: _____		
* City: Springfield		
* County/Parish: _____		
* State: IL; ILLINOIS		
* Province: _____		
* Country: USA; UNITED STATES		
* Zip/Postal Code: 62761 1915		
e. Organizational Unit:		
Department Name: IL Dept. of Human Services		Division Name: Division, Community Services
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr. * First Name: Jocelyn		
Middle Name: _____		
* Last Name: Smith		
Suffix: _____		
Title: Manager, Emergency Solutions Grants Program		
Organizational Affiliation: Illinois Department of Human Services		
* Telephone Number: (217) 524-8612		* Fax Number: 217-524-4789
* Email: jsmith@dmh2011illinois.gov		

Application for Federal Assistance SF-424	
<p>*9. Type of Applicant 1: Select Applicant Type:</p> <p>1: State Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>	
<p>*10. Name of Federal Agency:</p> <p>D.S. Department of Housing and Urban Development</p>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <p>14-100-231</p> <p>CFDA Title:</p> <p>The Emergency Solutions Grants Program</p>	
<p>*12. Funding Opportunity Number:</p> <p>Not applicable</p> <p>* Title:</p> <p>Not applicable. The ESG Program is a formula grant program</p>	
<p>13. Competition Identification Number:</p> <p>Not applicable</p> <p>Title:</p> <p>Not applicable. The ESG Program is a Formula Grant Program</p>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p></p> <p>Add Attachment Delete Attachment View Attachments</p>	
<p>*15. Descriptive Title of Applicant's Project:</p> <p>State of Illinois 2020 Emergency Solutions Grants Application Title IV Subtitle B Emergency Solutions Grants</p> <p>Allow supporting documents as specified in agency restrictions.</p> <p>Add Attachments Delete Attachments View Attachments</p>	

Application for Federal Assistance SF-424	
16. Congressional District Of:	
* a. Applicant: <input type="text" value="JLL"/>	* b. Program/Project: <input type="text" value="787"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Download Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="01/01/2020"/>	* b. End Date: <input type="text" value="12/31/2020"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="5,265,395.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="5,265,395.00"/>
19. Is Application Subject to Review By State Under Executive Order 12972 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12972 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12972 but has not been selected by the State for review <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12972.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach: <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Download Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications," and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms (If acceptance award, I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties, (U.S. Code, Title 28, Section 1001). <input checked="" type="checkbox"/> I AGREE <small>* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Zachary"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Fausch"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Executive Director, IL H&J Development Area"/>	
* Telephone Number: <input type="text" value="312-612-5114"/>	* Fax Number: <input type="text" value="312-612-5170"/>
* Email: <input type="text" value="KFAL@RIHDA.ORG"/>	
* Signature of Authorized Representative:	* Date Signed: <input type="text" value="12/18/2020"/>
	

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision
* If Housing, select appropriate location: <input type="text"/> * Other (Specify): <input type="text"/>		
* 3. Date Received: <input type="text"/>		4. Applicant Identifier: <input type="text"/>
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only: 6. Date Received by State: <input type="text"/>		
7. State Application Identifier: <input type="text"/>		
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="State of Illinois"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="30-2708317"/>		* c. Organizational DUNS: <input type="text" value="0102825180030"/>
9. Address:		
* Street1: <input type="text" value="111 S. Wacker Drive"/>		
Street2: <input type="text" value="Suite 1000"/>		
* City: <input type="text" value="Chicago"/>		
County/Parish: <input type="text"/>		
* State: <input type="text" value="Illinois"/>		
Province: <input type="text"/>		
* Country: <input type="text" value="USA; UNITED STATES"/>		
* Zip/Postal Code: <input type="text" value="60601-4306"/>		
10. Organizational Unit:		
Department Name: <input type="text" value="Housing Development Auth."/>		Division Name: <input type="text" value="Multi-Family Financing"/>
11. Name and Contact Information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Ms."/>		* First Name: <input type="text" value="Christine"/>
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Korzan"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Managing Director, Multi-Family Financing"/>		
Organizational Affiliation: <input type="text" value="Illinois Housing Development Authority"/>		
* Telephone Number: <input type="text" value="312-836-5273"/>		Fax Number: <input type="text" value="312-836-5147"/>
* Email: <input type="text" value="ckorzan@ihda.org"/>		

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="A. State Government"/>		
Type of Applicant 2: Select Applicant type: <input type="text"/>		
Type of Applicant 3: Select Applicant Type: <input type="text"/>		
* Other (specify): <input type="text"/>		
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>		
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-100-275"/>		
CFDA Title: <input type="text" value="Housing Trust Fund"/>		
* 12. Funding Opportunity Number: <input type="text" value="Not applicable"/>		
* Title: <input type="text" value="Not applicable. The Housing Trust Fund Program is a formula grant program."/>		
13. Competition Identification Number: <input type="text" value="Not applicable"/>		
Title: <input type="text" value="Not applicable. The Housing Trust Fund is a formula grant program."/>		
14. Areas Affected by Project (Cities, Counties, States, etc.): <div> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>		
* 15. Descriptive Title of Applicant's Project: <input type="text" value="The Housing Trust Fund expands and preserves the supply of affordable housing, particularly rental housing, for extremely low-income households."/>		
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>		

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="ALL"/>	* b. Program/Project: <input type="text" value="T30"/>
Attach an additional list of Program/Project Congressional Districts if needed. <div style="display: flex; justify-content: space-between; align-items: center;"> <input style="width: 30%;" type="text"/> <div style="display: flex; gap: 10px;"> <input type="button" value="Add Attachment"/> <input type="button" value="Previous Attachment"/> <input type="button" value="Next Attachment"/> </div> </div>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="01/01/2020"/>	* b. End Date: <input type="text" value="12/31/2020"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="12,424,000.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="12,424,000.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12872 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12872 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12872 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12872.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach: <input type="text"/> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="button" value="Previous Attachment"/> <input type="button" value="Next Attachment"/> <input type="button" value="Previous Attachment"/> </div>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms of acceptance award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties (U.S. Code, Title 28, Section 1001). <input checked="" type="checkbox"/> I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency special instructions.</small>	
Authorized Representative:	
Prefix: <input type="text" value="Hs"/>	* First Name: <input type="text" value="Kristian"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Eason"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Executive Director, IL Agg. Development Auth"/>	
* Telephone Number: <input type="text" value="312-836-5114"/>	* Fax Number: <input type="text" value="312-836-5170"/>
* Email: <input type="text" value="Kristian.Eason@IDAA"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="01/16/2020"/>

Application for Federal Assistance SF-424		
<p>* 1. Type of Submission:</p> <p><input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application</p>		
<p>* 2. Type of Application:</p> <p><input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision</p>		
<p>* If Revision, select appropriate help(s):</p> <p><input type="text"/></p>		
<p>* Other (Specify):</p> <p><input type="text"/></p>		
<p>* 3. Date Received: <input type="text"/></p>		
<p>4. Applicant Identifier: <input type="text"/></p>		
<p>5a. Federal Entity Identifier:</p> <p><input type="text"/></p>		<p>5b. Federal Award Identifier:</p> <p><input type="text"/></p>
<p>State Use Only:</p>		
<p>6. Date Received by State: <input type="text"/></p>		<p>7. State Application Identifier: <input type="text"/></p>
<p>B. APPLICANT INFORMATION:</p>		
<p>* a. Legal Name: <input type="text" value="State of Illinois"/></p>		
<p>* b. Employer/Taxpayer Identification Number (EIN/TIN):</p> <p><input type="text" value="24-2708307"/></p>		<p>* c. Organizational OHS:</p> <p><input type="text" value="0102923400000"/></p>
<p>8. Address:</p>		
<p>* Street1: <input type="text" value="111 E. Wacker Drive"/></p>		
<p>Street2: <input type="text" value="Suite 1000"/></p>		
<p>* City: <input type="text" value="Chicago"/></p>		
<p>County/Parish: <input type="text"/></p>		
<p>* State: <input type="text" value="Illinois"/></p>		
<p>Province: <input type="text"/></p>		
<p>* Country: <input type="text" value="USA: UNITED STATES"/></p>		
<p>* Zip / Postal Code: <input type="text" value="60601-4305"/></p>		
<p>9. Organizational Unit:</p>		
<p>Department Name:</p> <p><input type="text" value="CO Housing Development Auth."/></p>		<p>Division Name:</p> <p><input type="text" value="Multi-Family Financing"/></p>
<p>1. Name and contact information of person to be contacted on matters involving this application:</p>		
<p>Print: <input type="text" value="Ms."/> * First Name: <input type="text" value="Christine"/></p>		
<p>Middle Name: <input type="text"/></p>		
<p>* Last Name: <input type="text" value="Huzar"/></p>		
<p>Suffix: <input type="text"/></p>		
<p>Title: <input type="text" value="Managing Director, Multi-Family Financing"/></p>		
<p>Organizational Address:</p> <p><input type="text" value="111 Wacker Development Authority"/></p>		
<p>* Telephone Number: <input type="text" value="312-836-5273"/></p>		<p>Fax Number: <input type="text" value="312-836-2169"/></p>
<p>* Email: <input type="text" value="christine.huzar@chda.org"/></p>		

Application for Federal Assistance SF-424	
* 8. Type of Applicant 1: Select Applicant Type: <input type="text" value="4: State Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
* 11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-299"/>	
CFDA Title: <input type="text" value="HOME Investments Partnership Program"/>	
* 12. Funding Opportunity Number: <input type="text" value="Not applicable"/>	
* Note: <input type="text" value="Not applicable. The HOME Program is a federal grant program"/>	
* 13. Competition Identification Number: <input type="text" value="Not applicable"/>	
Title: <input type="text" value="Not applicable. The HOME Program is a federal grant program"/>	
* 14. Areas Affected by Project (Cities, Counties, States, etc.): <div> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="View Attachment"/> <input type="button" value="Download Attachment"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="The HOME Program is designed to encourage public agencies, not for profit entities to apply for HOME funding through HUD in order to expand the supply of decent, safe, affordable housing"/>	
Attach supporting documents as specified in agency instructions <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts On:	
* a. Applicant: <input type="text" value="A11"/>	* b. Program/Project: <input type="text" value="TED"/>
Attach an additional list of Program/Project Congressional Districts if needed. <div style="display: flex; justify-content: space-between; align-items: center;"> <input style="width: 30%;" type="text"/> <div style="display: flex; gap: 10px;"> <input type="button" value="Add Attachment"/> <input type="button" value="View Attachment"/> <input type="button" value="View Attachments"/> </div> </div>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="01/01/2020"/>	* b. End Date: <input type="text" value="12/31/2020"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="10,633,189.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="10,633,189.00"/>
* 18. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the States under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 5px;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/> </div>	
21. By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain the list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Nathan"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Frost"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Executive Director, IL- Hwy. Development Auth."/>	
* Telephone Number: <input type="text" value="312-836-5514"/>	Fax Number: <input type="text" value="312-836-2177"/>
* Email: <input type="text" value="NFrost@ILHDS.org"/>	
* Signature of Authorized Representative:	* Date Signed: <input type="text" value="12/16/2020"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0008
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET, SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4723-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §5480i et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1696) which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794) which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§280 dd-3 and 280 dd-2), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 4240 (Rev. 10/87)
Prescribed by GSA Circular A-102


11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of risurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11630; (d) evaluation of flood hazards in floodplains in accordance with EO 11688; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11583 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Regional Director
APPLICANT ORGANIZATION	DATE SUBMITTED
Illinois Housing Development Authority	12/18/2020

BF-4240 (Rev. 7/97) Back

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Change/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision
* If Revision, select appropriate letter(s): <input type="text"/>		
* Other (Specify): <input type="text"/>		
* 3. Date Received: <input type="text"/>		4. Applicant Identifier: <input type="text"/>
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only: 6. Date Received by State: <input type="text"/>		
7. State Application Identifier: <input type="text"/>		
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="State of Illinois"/>		
* b. Employer/Employee (and) Location Number(ENTN): <input type="text" value="37-1380174"/>		* c. Organizational UOMS: <input type="text" value="0030113310830"/>
9. Address:		
* Street1: <input type="text" value="500 West Monroe Street"/>		
Street2: <input type="text"/>		
* City: <input type="text" value="Springfield"/>		
County/Parish: <input type="text"/>		
* State: <input type="text" value="IL: Illinois"/>		
Province: <input type="text"/>		
* Country: <input type="text" value="USA: UNITED STATES"/>		
* Zip / Postal Code: <input type="text" value="62761-1941"/>		
10. Organizational Unit:		
Department Name: <input type="text" value="IL Community & Economic Support"/>		Division Name: <input type="text" value="Community Development"/>
11. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Ms."/> * First Name: <input type="text" value="Wendy"/>		
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Bell"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Deputy Director, Office of Community Development"/>		
Organization's Address: <input type="text" value="Illinois Department of Commerce and Economic Opportunity"/>		
* Telephone Number: <input type="text" value="217-558-4200"/>		Fax Number: <input type="text" value="217-558-4107"/>
* Email: <input type="text" value="wendy.bell@illinois.gov"/>		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="A: State Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-00-228"/>	
CFDA Title: <input type="text" value="The Community Development Block Grant Program"/>	
* 12. Funding Opportunity Number: <input type="text" value="Not applicable"/>	
* Title: <input type="text" value="Not applicable. The CBG Program is a formula grant program"/>	
13. Competition Identification Number: <input type="text" value="Not applicable"/>	
Title: <input type="text" value="Not applicable. The CBG Program is a formula grant program"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/>	
<div style="text-align: right;"> <input type="button" value="Add Attachment"/> <input type="button" value="Download Attachment"/> <input type="button" value="View Attachment"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="Schmitt at Final Statement Related to the Receipt of FY 2020 Allocation of State Community Development Block Grant Funds"/>	
Attach supporting documents as requested in agency instructions. <div style="text-align: right;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="S.E.D."/>	* b. Program/Project: <input type="text" value="T-411"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Download Attachment"/> <input type="button" value="Delete Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="01/01/2020"/>	* b. End Date: <input type="text" value="12/31/2020"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="17,374,104.00"/>
* b. Applicant:	<input type="text"/>
* c. State:	<input type="text"/>
* d. Local:	<input type="text"/>
* e. Other:	<input type="text"/>
* f. Program Income:	<input type="text"/>
* g. TOTAL:	<input type="text" value="17,374,104.00"/>
19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on: <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach:	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Download Attachment"/> <input type="button" value="Delete Attachment"/>
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1501)	
<input checked="" type="checkbox"/> I AGREE	
" The list of certifications and assurances or an informal site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="NA"/>	* First Name: <input type="text" value="RELATION"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Eaton"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Executive Director, H. Hsg. Development Auth."/>	
* Telephone Number: <input type="text" value="512-832-3311"/>	* Fax Number: <input type="text" value="512-832-3311"/>
* Email: <input type="text" value="K.Fans@HDEA.DEG"/>	
* Signature of Authorized Representative:	* Date Signed: <input type="text" value="12/10/2020"/>
	

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 300, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VII of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 et seq. and 290 et seq.), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 7-97)
Prescribed by GMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-846) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§460a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1986 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Executive Director
APPLICANT ORGANIZATION	DATE SUBMITTED
California Housing Development Authority	12/15/2020

SH-4240 (Rev. 7-97) (cont)

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards of merit systems for programs funded under one of the 18 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 7-87)
Prescribed by OMB Circular A-102

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13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133 "Audits of States, Local Governments, and Non-Profit Organizations."
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Director
APPLICANT ORGANIZATION	DATE SUBMITTED
DCEO	12/31/2020

SF-4210 (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	<input type="text"/>
APPLICANT ORGANIZATION Illinois Department of Human Services	DATE SUBMITTED: <input type="text"/>

SE-422AD (Rev. 7-87) B&H

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	<input type="text"/>
APPLICANT ORGANIZATION Illinois Department of Human Services	DATE SUBMITTED: <input type="text"/>

SE-422AD (Rev. 7-87) BSH

STATE CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the State certifies that:

Affirmatively Further Fair Housing -- The State will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.


Anti-Lobbying -- To the best of the State's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraphs 1 and 2 of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall verify and disclose accordingly.

Authority of State -- The submission of the consolidated plan is authorized under State law and the State possesses the legal authority to carry out the programs under the consolidated plan for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the State's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701a) and implementing regulations at 24 CFR Part 135.


Signature of Authorized Official

October 26, 2020
Date

Executive Director, IHDA
Title

Specific Community Development Block Grant Certifications

The State certifies that:

Citizen Participation -- It is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §91.115 and each unit of general local government that receives assistance from the State is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §570.486.

Consultation with Local Governments --

1. It has consulted with affected units of local government in the nonentitlement area of the State in determining the method of distribution of funding;
2. It engages in or will engage in planning for community development activities;
3. It provides or will provide technical assistance to units of local government in connection with community development programs; and
4. It will not refuse to distribute funds to any unit of general local government on the basis of the particular eligible activity selected by the unit of general local government to meet its community development needs, except that a State is not prevented from establishing priorities in distributing funding on the basis of the activities selected.

Local Needs Identification -- It will require each unit of general local government to be funded to identify its community development and housing needs, including the needs of low-income and moderate-income families, and the activities to be undertaken to meet these needs.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
2. **Overall Benefit.** In the aggregate, not less than 70 percent of the CDBG funds, including Section 108 guaranteed loans, received by the State during the following fiscal year(s) 2020, 2021, and 2022 (a period designated by the State of one, two, or three specific consecutive fiscal year(s)) will be used for activities that benefit persons of low and moderate income.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG Funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It will require units of general local government that receive CDBG funds to certify that they have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

October 26, 2020

Date

Executive Director, IHHA
Title

Specific HOME Certifications

The State certifies that:

Tenant Based Rental Assistance -- If it plans to use HOME funds for tenant-based rental assistance, tenant-based rental assistance is an essential element of the State's consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy Layering -- Before committing any funds to a project, the State or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature of Authorized Official

October 26, 2020

Date

Executive Director, IHDA

Title

Emergency Solutions Grant Certifications

Each State that seeks funding under the Emergency Solutions Grants Program must provide the following certifications:

Matching Funds – The State will obtain any matching amounts required under 24 CFR 576.201 in a manner so that its subrecipients that are least capable of providing matching amounts receive the benefit of the exception under 24 CFR 576.201(a)(2).

Discharge Policy – The State will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Confidentiality – The State will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

The State will ensure that its subrecipients comply with the following criteria:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – If ESG funds are used for shelter operations or essential services related to street outreach or emergency shelter, the subrecipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the applicant serves the same type of persons (e.g., families with children, unaccompanied youth, veterans, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The subrecipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for such individuals.

Homeless Persons Involvement – To the maximum extent practicable, the subrecipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted ESG.

Consolidated Plan – All activities the subrecipient undertakes with assistance under ESG are consistent with the State's current HUD-approved consolidated plan.



Signature of Authorized Official

October 26, 2020

Date

Executive Director, IHDA

Title

Housing Opportunities for Persons With AIDS Certifications

The State HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under the program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years, in the case of any building or structure purchased, leased, rehabilitated, renovated, or converted with HOPWA assistance,
2. For a period of not less than 3 years, in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.


Signature of Authorized Official

October 26, 2020

Date

Executive Director, IHDA

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources

1	Data Source Name ACS 2014-2018
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
2	Data Source Name FHFA, 2012
	List the name of the organization or individual who originated the data set. Federal Housing Finance Agency
	Provide a brief summary of the data set. Real Estate Owner Properties
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Real Estate Owned (REO) properties for the State of Illinois
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Nationwide Survey complete as of 2012 issuance date by FHFA, There is no information from FHFA on planned update</p>
3	<p>Data Source Name</p> <p>2019 Continuum of Care PIT Count</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>HUD Continuum of Care Housing Inventory Count Point In Time Data</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
4	<p>Data Source Name</p> <p>2019 ESG SAGE Report</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Continuum of Care (CoC) Homeless Management Information System</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>

	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)? 2019 Report Complete