

**ILLINOIS HOUSING
DEVELOPMENT AUTHORITY**
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2022-2023 Qualified Allocation Plan QAP Summits: Chicago, Other Metro and Non-Metro



Agenda

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Introductions

The Illinois Housing Development Authority (IHDA) was created by the Illinois General Assembly in 1967 as a self-supporting entity to issue bonds. IHDA's mission remains to finance the creation and preservation of affordable housing in Illinois.

Since 1986, IHDA has administered the Low-Income Housing Tax Credit (LIHTC) which has evolved into the backbone of affordable rental housing financing.

The LIHTC program is governed by a Qualified Allocation Plan (QAP) that is required by Section 42 and is now updated every two years by IHDA. The QAP is an important policy document that shapes the types of affordable rental development that we see in Illinois.

The QAP Summits were started in 2014 as a way for IHDA to test changes to the QAP and to better partner with the development community via an open exchange of ideas.



Summit Goals



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TRANSPARENCY. Shed light on IHDA's QAP planning process for the residents of Illinois.

LEARN. Actively listen and gather input on proposed strategies for revising the QAP.

SHAPE. Synthesize and incorporate learnings from the Summits into QAP revisions.





QAP Process & Overview

ANALYZE

- IHDA commenced an internal review process to explore potential changes to the 2022-2023 Qualified Allocation Plan

ASSESS

- Based on IHDA's policy priorities, we have identified areas of the QAP that can be revised in support of our policy goals.

ENGAGE

- The QAP Summits allow our IHDA team to speak directly with advocates and practitioners to gather input on our proposed strategy.

SHAPE

- In June, IHDA will revise the QAP. A draft QAP will be released in July for public comment.



Policy Priorities

Strategies for revising the QAP were developed in support of achieving three key policy goals.



Racial Equity

- Improve participation by M/WBEs, especially BIPOC-led firms.
- Re-focus IHDA's attention on project concepts that improve 'quality of life,' increase housing options, and improve resident outcomes.



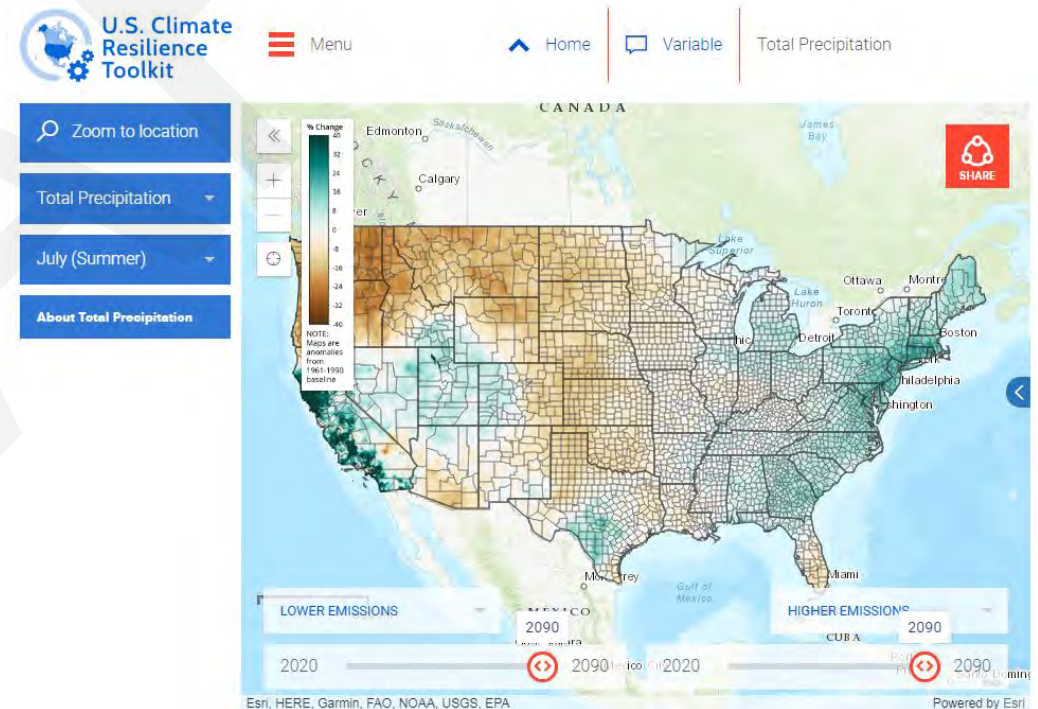
Special Populations

- IHDA continues to find immense value in incentivizing rental assistance and deeper income targeting to prioritize units for ELI households.
- The Statewide Referral Network is still a valuable program to increase community integrated PSH across the state.



Sustainability

- IHDA is committed to improving its sustainability metrics that will increase energy efficiency, clean building material usage, and indoor air quality in affordable housing.
- Aware of some significant shifts in building practices and priorities are needed to get even safer, cleaner affordable housing which benefit the residents and surrounding communities.





Summary of Goals & Strategies

In this section, we will go over strategies identified for revisions to the QAP.



M/WBE Participation

GOAL: Increase participation of M/WBEs, especially BIPOC-led firms.

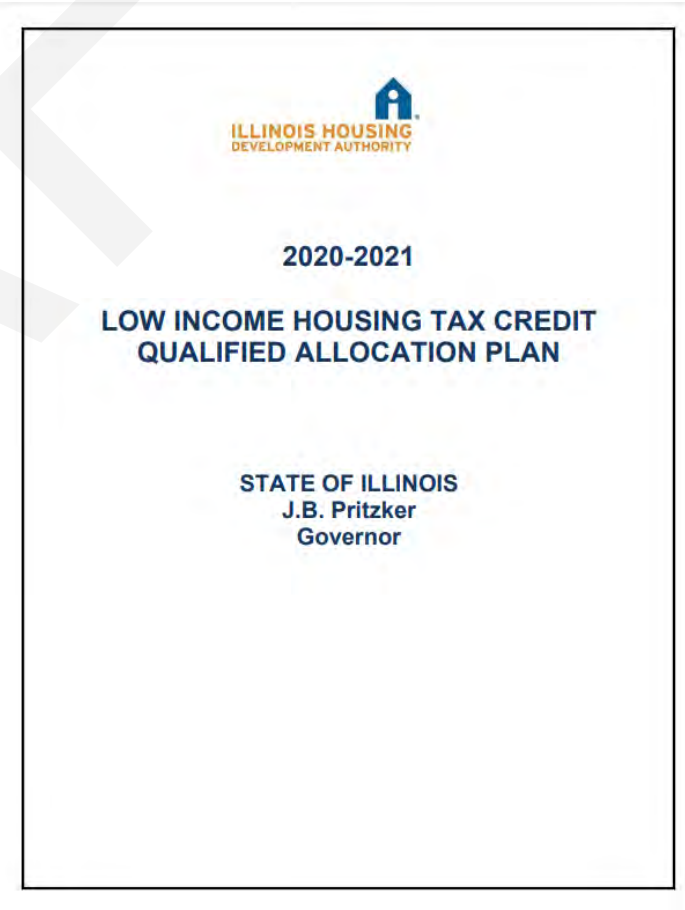
STRATEGY: Incentivize projects to be led by BIPOC-led firms and M/WBEs.



Application Process & User Experience

GOAL: Improving the QAP user experience

STRATEGY: Refine and clarify the document with the user in mind.



Finance & Development Characteristics

GOAL: Refine how IHDA allocates its Multifamily resources.

STRATEGY: Re-examine the 4% Feasibility Waiver and cost containment policies, among others.

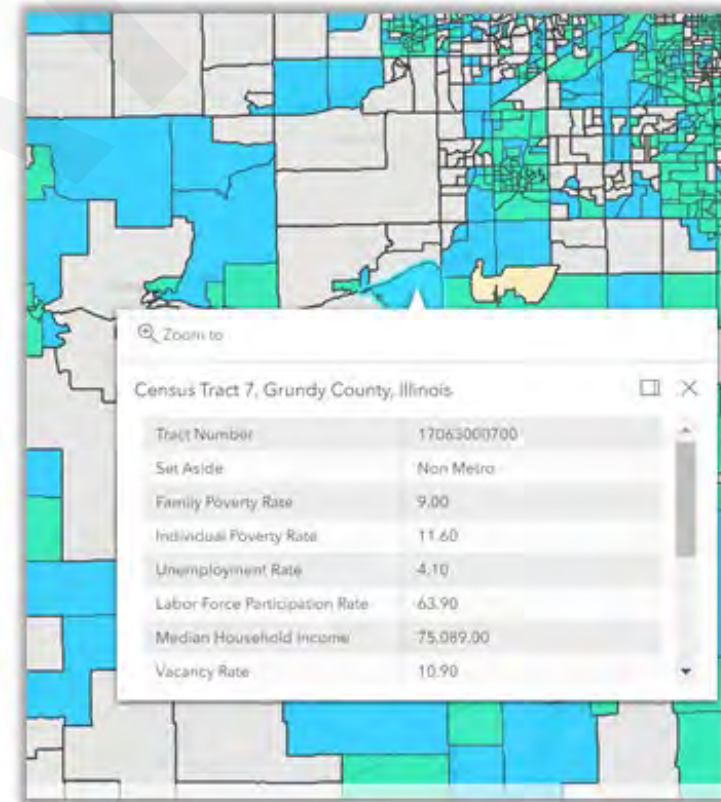


Community Revitalization Strategy

GOAL: Simplify Community Revitalization submissions, reduce subjectivity, and better meet state priorities.

STRATEGY: Explore changes to application materials and requirements, i.e., only requiring one map to locate the project and providing example templates.

Revitalization Impact Areas

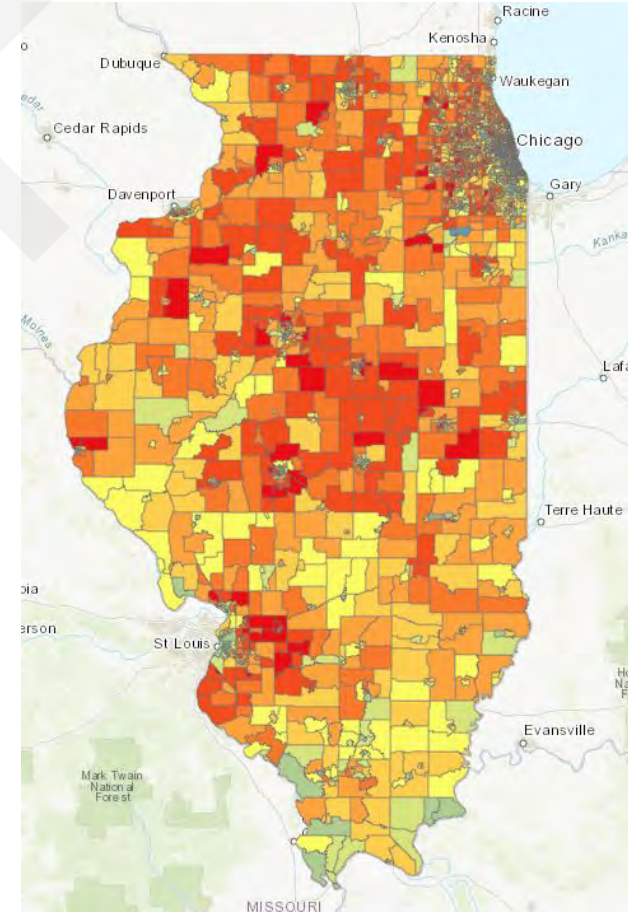




Quality of Life Index (QOLI)

GOAL: Incentivize investments in housing across a broader range of communities.

STRATEGY: Explore more holistic measures of access to resources that provide a more dynamic understanding of community needs.

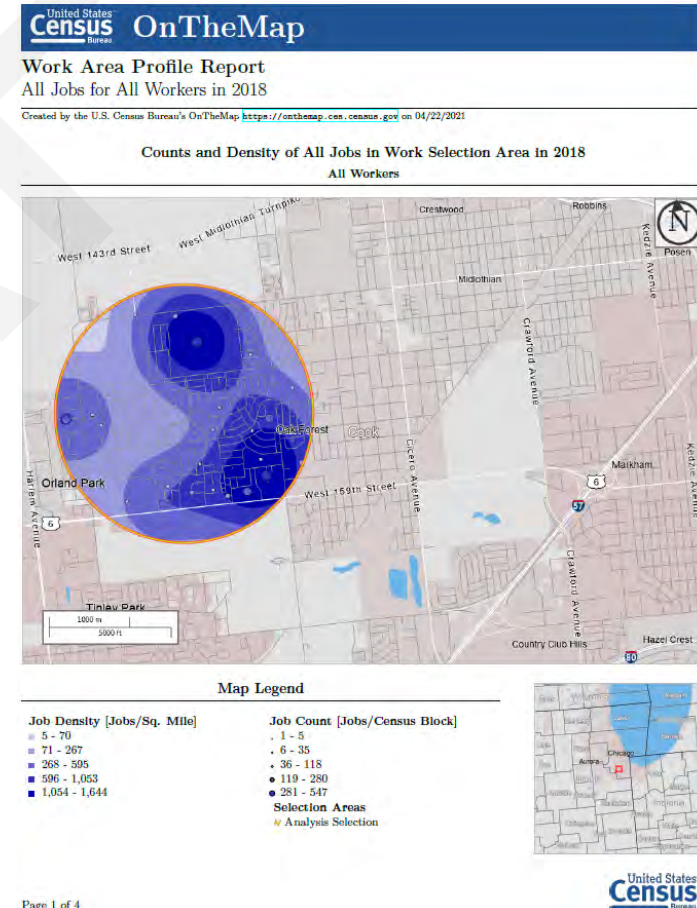




Measure of Job Access

GOAL: Improve the measure of a proposed development's job access by employing a metric that can assess how many jobs are accessible within a specified radius, and the nature of that employment.

STRATEGY: Explore new tools to deploy that better measure job access i.e., the US Census' On the Map.





Neighborhood Assets

GOAL: Clarify neighborhood amenities that are eligible for points within a predetermined radius by set-aside.

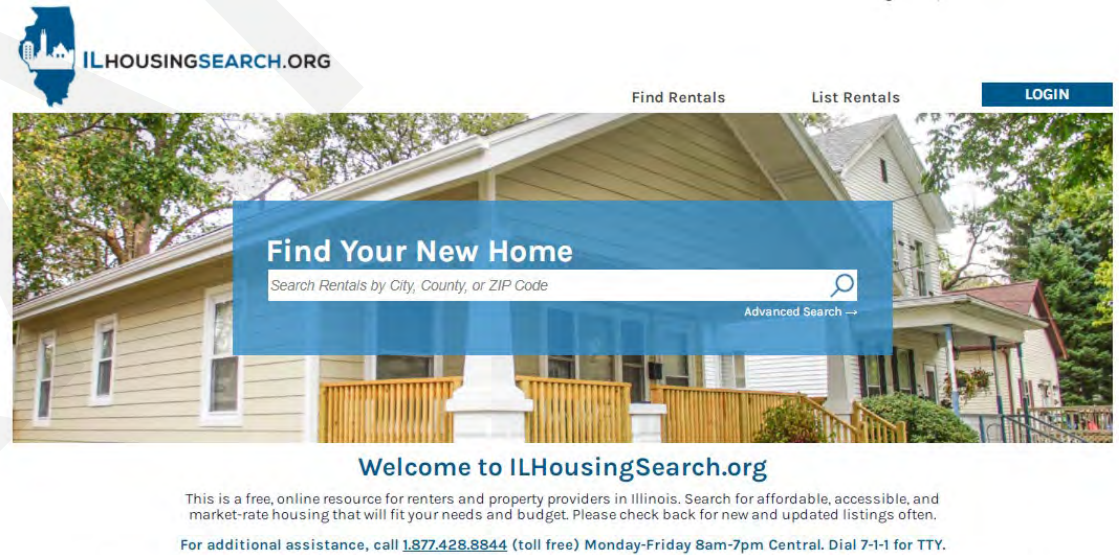
STRATEGY: Explore incorporating more well-defined standards, including a chart of amenities.

CIVIC or COMMUNITY FACILITIES	SERVICES	HEALTH and FRESH FOOD ACCESS
Licensed childcare	Bank	Pharmacy
Community or recreation center	Restaurant, café, diner	Doctor's or nurse practitioner's office
	Gym, health club, exercise studio (access is free, or for a minimal fee)	Optometrist
Education facility (including K-12, university, adult education, vocational school or community college)	Licensed adult or senior care	Dentist
Cultural arts facility (museum, performing arts theater, etc.)	Dry Cleaners, or laundromat	Physical therapy office
Police or fire station		Clinic
Public library		Hospital
Public park		Grocery (must include fresh produce)
Post office		Supermarket
Government office that serves public on-site		
Social services center		

Permanent Supportive Housing & Special Populations

GOAL: Continue maximization of PSH and ELI units in TC developments

STRATEGY: Adjust current incentives for the Statewide Referral Network, deeper income targeting, and rental assistance to reflect lessons learned and PSH trends



Sustainability

GOAL: Create more energy efficient and healthier housing for IL communities and building residents

STRATEGY: Require an achievable baseline and increase incentives for greener developments



Group Discussion



- Respect the ideas of others.
- Mute your microphone if you are not speaking.
- Ping the chat if you would like to ask a question.



Group Discussion Questions

1. What feedback do you have on our proposed directions?
2. What are we missing in our focused strategies that we should address?
3. Are there resources we should consider as we wrap up research for this QAP?

Next Steps

REMINDER

Draft QAP to be released for public comment in July 2021.

For more information, please contact: QAPfeedback@IHDA.org