

# **Illinois' 2022 Annual Comprehensive Housing Plan**

## **Annual Progress Report**

Plan Effective:  
Calendar Year, 2022

Submitted To:  
J.B. Pritzker, Governor  
And  
The Illinois General Assembly

## Introduction: Housing Planning Activities in Illinois

This **Annual Comprehensive Housing Plan - Annual Progress Report** is submitted in compliance with the Illinois Comprehensive Housing Planning Act. Begun as an Executive Order in 2003 and subsequently enacted in 2006, the Comprehensive Housing Planning Act provides a structural framework for Illinois to coordinate across public and private platforms to guide policy and funding towards meeting the housing needs of some of the most vulnerable Illinoisans. In 2016, this act was renewed and extended to 2026 through legislation (as amended P.A. 99-0564).

The Act establishes a statewide comprehensive housing initiative by identifying underserved **Priority Populations** (listed below) and calls for the appointment of a **Housing Task Force** to improve the planning and coordination of State-administered housing resources. The Executive Director of the Illinois Housing Development Authority (IHDA) serves as Chair of the Housing Task Force and is joined by a panel of forty-four representatives, including housing experts appointed by the Governor, General Assembly, and various State agency representatives.

**Housing Task Force Vision Statement:** Seek to promote quality affordable housing for each household in every community in Illinois. Target priority populations and seek to link appropriate housing solutions with appropriate services where needed, that support individual and family success. Affordable housing is part of the solution and is therefore integral to the creation of robust communities for the people of Illinois. The Housing Task Force believes that housing is a human right, an essential community asset, and an economic engine for all Illinoisans.

Each year per the terms of the act, the Task Force and its participating state agencies collaborate to develop an **Annual Comprehensive Housing Plan** (ACHP) a multi-purpose document which seeks to identify and address the most pressing housing issues facing Illinois through, among other items, facilitating development of a housing needs analysis, multi-year policy priorities, planning recommendations, and cataloging funding activity administered by the State for affordable housing construction, rehabilitation, preservation, subsidized home mortgages, operating or rental housing subsidies, and support services.

This **Annual Progress Report** tracks the State's CY 2022 progress towards serving Illinois' eight priority populations and reports on activities by the housing programs highlighted in the 2022 Annual Comprehensive Housing Plan.

### Illinois' Eight Priority Populations

The Priority Populations are designated as such because they represent the core affordable housing needs throughout the state. They are not only the focus of the Annual Comprehensive Housing Plan and this Progress Report, but they also always provide a framework that guides the use of major affordable housing funding sources (described here) and planning throughout the state.

The current priority populations are as follows:

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

## 2022 Summary Chart: Meeting the Needs of Illinois' Priority Populations

### 2022 Funding Commitments Summary and Populations Served

Please note: As many programs serve multiple priority populations, these **2022 Highlight** totals do not account for overlapping programs and are included irrespective of other populations served. For more details, please see the Housing Production Tables and Residential Services Tables in the back of this report.

Priority Population	2022 Highlight	Detail/Program	Reporting Agency
Low-Income Households	2,815 family rental units funded	2,446 units board approved for the first time in 2021/ 369 additional units approved with second-year funding	IHDA
	5,243 homes purchased by low-income households	\$33.7 million in Homebuyer programs including Mortgages and Down-payment Assistance was provided	IHDA
	92,594 units of rental assistance	\$799.9 million in Emergency Rental Assistance provided to residents as part of Illinois Rental Payment Program, IL Court-Based Rental Assistance Program, and the Asylum Seekers Emergency Rental Assistance Program	IHDA
	4,024 units of mortgage assistance	\$66 million in mortgage assistance provided to residents as part of the Illinois Homeowner Assistance Fund	IHDA
Low-Income Seniors	1,674 senior rental units funded	1,674 units board approved for the first time in 2021	IHDA
	63,144 assisted/month and 306,861 assisted/annual	Community Care Program /LIHEAP/IHWAP	DOA, DCEO, USDA-Rural
	394 senior households assisted	USDA-Rural Section 504 Program	
Low-Income Persons with Disabilities	657 rental units funded	539 units board approved for the first time /118 additional units approved with second-year funding	IHDA
	326,827 individuals assisted	Supportive Living Program, Supportive Housing Program, Supportive Housing Program (Bridge Rental Subsidy - Williams), Colbert Bridge Rental Subsidy Initiative, HOPWA, Prince Home Program for Veterans, LIHEAP, HAP	IDHFS, IDPH, IDHS, DCEO
	399 units of rental assistance	RSHP, RHSP-LTOS, HUD Section 811	IHDA
Homeless/ At-risk of homelessness	129,488 individuals assisted	Norman Housing Advocacy, Norman Cash Assistance, Youth Housing Advocacy, Youth Cash Assistance, Supportive Living Program, Emergency and Transitional Housing, Homeless Prevention Program, Supportive Housing Program, Domestic Violence Program, Assistance to the Homeless Fund, Homeless Youth Services Program, Emergency Solutions Grant, HOPWA	DCFS, DHFS, DHS, DPH
Other special needs populations (Persons w/ criminal records; at risk veterans)	261 rental units funded/Ongoing support of 75 units of Re-Entry rental assistance/ 16 at risk veterans assisted	Re-Entry Demonstration Program, Low-Income Housing Tax Credit, Prince Home Veterans Program, Adaptive Housing for Veterans	IHDA, IDVA, IDOC
Live Near Work or Transportation	442 rental units near work / transportation	Units funded in IHDA-identified Opportunity Areas	IHDA
Preservation	Funding to preserve 3,353 rental units	3,011 preservation units board approved for the first time in 2022 / 342 additional units approved with second-year funding	IHDA
Community Revitalization	506 rental units in revitalization areas	Units funded in IHDA-identified areas in need of Community Revitalization	IHDA
	237 unique properties assisted	Strong Communities Program	
	154 unique properties assisted	Land Bank Capacity Building Program	
	172 households assisted	Single Family Rehabilitation Program	
	1,713 clients assisted	Housing Stability Counseling Program, Cook County Mortgage Foreclosure Mediation Program	

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## 2022 Policy Priorities

The annual policy priorities are intended to help guide the work of the Task Force in the calendar year and further the short-term and long-term goals of the ACHP by identifying the most prevalent affordable housing challenges facing Illinois.

The 2022 ACHP has five policy priorities. The recommendations and action items under each policy priority were informed by previous findings published in the *Illinois Housing Blueprint* and developed through a series of working groups designed to engage the expertise of the State Housing Task Force. Additional regional analysis conducted by IHDA staff was instrumental in determining current and emerging housing needs across the State and helped shape and prioritize the most pressing policies for 2022.

Note that accompanying action item timeframes are new to the 2022 ACHP annual policies recommendations; grouped as short-, medium-, and long-term goals. These timelines assume short-term action items will take one to two years to complete, medium-term items will take two to three years, and long-term items will take three to five years. This addition maintains the long-term planning of the Technical Plan within an annual plan and highlights the multi-year timeline necessary for the development and implementation of many of this year's recommendations.

### **Policy Priority #1: Support Economic Resiliency**

Promoting economically resilient communities where affordable housing is part of long-term economic development strategies is a way IHDA and its partners can improve community conditions that can contribute to successful outcomes for affordable housing residents. Housing development can be a significant temporary as well as long-term stimulus to a community and its businesses. For one, rehabilitation of substandard or vacant homes can improve surrounding property values. Additionally, housing construction provides temporary employment and revenue to area businesses. Lastly, affordable housing can be part of a strategic, regional approach to retaining area workers and stabilizing the loss of labor force in Illinois communities, a factor that will become even more important as Illinois' resident population ages. With a more intentional linkage of affordable housing to regional economic development initiatives, there's the potential to improve regional economic conditions in Illinois while also securing additional capital resources to build these affordable housing units.

### **Policy Priority #2: Advance Access for Priority Populations**

Considering the longstanding systemic inequities in housing access, especially for people of color, low-income, and disabled populations, and that Latinx/Hispanic, Black/African American, and other people of color are at heightened risk of homelessness, the State is committed to addressing issues of access and housing affordability for the residents of Illinois. IHDA works jointly with other State agencies, local municipalities, federal and other housing providers, service providers, advisory groups, and other partners to create the infrastructure needed to expand housing access for hard-to-house and at-risk populations. The State continues to develop and preserve hundreds of subsidized and supportive housing units that serve persons experiencing or at-risk of homelessness, persons living with a disability, elderly, youth aging out of foster care, veterans, survivors of domestic violence, reentry populations, and persons living with HIV/AIDS. Additionally, IHDA and its partners work to ensure that the affordable housing created is also accompanied by access to necessary amenities such as transportation, fresh food, services, and other resources and is open to all individuals.

### **Policy Priority #3: Promote Environmental Sustainability**

Promoting environmental sustainability and resiliency in Illinois involves working to build socio-economically integrated communities that are planning and developing with shifting climate patterns and risks in mind. Housing is a key part of the Illinois built environment, and the creation of more energy efficient buildings are needed for the State to meet its climate goals, respond to shifts in climate, and address conditions that have contributed to environmental injustice. One of Illinois' key priorities given the imminent risks of climate change and need to create cleaner and healthier buildings, makes environmental sustainability a policy priority for affordable housing. State agencies and other partners will need to provide special focus on providing these opportunities to the priority populations.

**Policy Priority #4: Address Inequities in Housing**

Discrimination in the housing market, perpetuated by federal, state, and local policies, has kept Black/African American citizens from the full social and financial benefits that come with owning a home. Despite federal legislation banning discrimination in the housing and financial markets, inequities in housing have persisted and, in many cases, increased. The need to implement policies that work to stem and reverse increasing inequities in housing will be a focal point for the Task Force and the State of Illinois in 2022. In the coming year, the Task Force will implement strategies that support both the growth in the number of minority homeowners and an increase in diverse leadership throughout Illinois' affordable housing industry.

**Policy Priority #5: Build Partnerships/Leadership Capacity to Maximize Impact of New Resources and Programming**

Federal, state, and local policymakers have taken notable steps to help households navigate housing insecurity during the COVID-19 pandemic, from stimulus payments and enhanced unemployment assistance to forbearance and moratoriums on foreclosure and evictions. State partners have received unprecedented allocations of pandemic-related federal and state emergency funding in 2020 and 2021, with additional allocations coming in 2022. Program administration must be swift and efficient and thus interagency coordination, along with a strong focus on Priority Populations, will be the keys to success.

Outside of the pandemic, activity must move forward intentionally with an eye on administration and procedure that improves access to housing and other resources rather than limiting it. Program administration will develop broad strategies to leverage funding to house those persons that live in extremely low poverty, face health and economic barriers, experience systemic racism and need supports to access and maintain housing for individuals and families across Illinois. Interagency coordination and collaboration across agencies and levels of government is key to ensuring households and housing providers can more easily access the many available types and levels of funding. Streamlining data, program access, and program applications across entities will help ensure programs and funding reach Priority Populations efficiently and effectively.

## Policy Priority #1: Support Economic Resiliency

Promoting economically resilient communities where affordable housing is part of long-term economic development strategies is a way IHDA and its partners can improve community conditions that can contribute to successful outcomes for affordable housing residents. Housing development can be a significant temporary as well as long-term stimulus to a community and its businesses. For one, rehabilitation of substandard or vacant homes can improve surrounding property values. Additionally, housing construction provides temporary employment and revenue to area businesses. Lastly, affordable housing can be part of a strategic, regional approach to retaining area workers and stabilizing the loss of labor force in Illinois communities, a factor that will become even more important as Illinois' resident population ages. With a more intentional linkage of affordable housing to regional economic development initiatives, there's the potential to improve regional economic conditions in Illinois while also securing additional capital resources to build these affordable housing units.

The **Support Economic Resiliency Policy Priority** draws from the findings of the *Illinois Housing Blueprint* and a series of working groups which engaged the expertise of the Housing Task Force. In this policy priority, three recommendations provide the framework for current programs and accompanying action items.

### Support Economic Resiliency Recommendations:

1. Use affordable housing to support economic development in Illinois and its disadvantaged businesses.
2. Enhance engagement between partners to better connect housing, economic development, and business development entities.
3. Leverage the resources and needs of anchor employees when building affordable housing to support business retention and growth.

## Reuse and Revitalization

### Abandoned Property Program

The Abandoned Property Program (APP) was created in 2010 by the Illinois General Assembly. Funded through plaintiff paid foreclosure filing fees under the Abandoned Residential Property Municipality Relief Fund (ARPMR, or APP), APP provided grants to municipalities and counties to secure, maintain, demolish, and rehabilitate deteriorated abandoned residential properties within their jurisdiction.

To be eligible for scoring and participation in the program, applicants had to be a municipality, or a county located in the State of Illinois. Counties or municipalities could join with other counties/municipalities and together submit a single application. However, each county/municipality could only apply once per funding round.

By statute, IHDA awarded funding allocations as follows:

- 25% to the City of Chicago,
- 30% to Cook County and municipalities in Cook County other than the City of Chicago,
- 30% to the Collar Counties (DuPage, Kane, Lake, McHenry, and Will) and municipalities within those counties, and
- 15% to other areas of the state.

Abandoned Residential Property Municipality Relief Program (APP): Completed Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Unique Properties Receiving Services
Round 1	August 2014 - August 2016	\$7.21M	52	2,484
Round 2	August 2017 - May 2019	\$9.55M	67	1,778
Round 3	March 2018 – December 2020	\$8.45M	59	2,064
Round 4	July 2019 – July 2021	\$8.18M	62	1,401
Round 5	August 2021 – August 2023	\$7.35M	57	719

Funding determinations for Round 5 occurred in May of CY 2021, with 57 grantees totaling \$7.35 million in awards. However, shortly after funding determinations were made, the Illinois Supreme Court issued an opinion on June 17, 2021, in Walker v. Chasteen, ruling that the statutory framework funding the APP is unconstitutional. The final disposition of the underlying case remains pending in the circuit court of Will County.

Because of the Supreme Court's ruling, IHDA has determined it cannot fund future rounds of APP. Following the ruling, all APP activities were paused, and grantees were notified. Submissions were requested from all grantees in both Rounds 4 and 5, for expenses incurred through September 15, 2021. Payment for these submissions was approved in December 2021, and payments were made on January 7, 2022. The final APP payment occurred in March 2022. This last payment covered all expenses for parcels that were "in process" as of September 15, 2021, and incurred prior to January 31, 2022.

In CY 2022, a combined \$4,905,746.45 was ultimately disbursed under Rounds 4 and 5 of the program.

### Land Bank Capacity Program and Technical Assistance Network

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

Under the LBCP component, eligible activities included developing and submitting documentation to form a land bank, offsetting legal expenses and other costs in connection with land bank creation, property maintenance, and a variety of costs associated with purchasing, redeveloping, and disposing of vacant and abandoned residential properties.

The corresponding TA Network component's eligible activities included providing individualized real estate and planning assistance, outreach, and educational engagement to interested communities focusing on both land banking and community revitalization tools, and creation and dissemination of digital and print media resources on land banking.

<b>Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network): Completed &amp; Current Funding Rounds</b>						
<b>Funding Round</b>	<b>Time Period</b>	<b>Funds Awarded</b>	<b>Number of Awards</b>	<b>Units of Local Government Assisted</b>	<b>Land Banks Assisted</b>	<b>Properties Assisted</b>
<b>Round 1</b>	June 2018 – July/August 2022	\$1.04M	9	31	3	175
<b>Round 2</b>	February 2020 – August 2022	\$628,500	6	2	3	51
<b>TA Network</b>	June 2018 – September 2020	\$150,000	2	10	3	N/A
<b>City of Peoria Additional Funding</b>	July 2021 – October 2023	\$215,665	1	1	1	TBD
<b>2023 Projection</b>	<i>Rounds 1 &amp; 2 of LBCP ceased operation in 2022. The City of Peoria is expected to conclude program activity in October 2023 following the end of its grant term.</i>					

In CY 2021 IHDA's Board awarded additional funding to the City of Peoria (an existing program grantee), to support formation of a City of Peoria Land Bank Authority.

In CY 2022, \$752,835.57 was disbursed for program activity under Rounds 1 & 2, and for the City of Peoria Additional Funding component.

### **Land Bank Technical Assistance Program**

In 2018, IHDA initiated The Land Bank Capacity Program (LBCP) and corresponding Technical Assistance Network (TA Network), which were planned to provide access to funding and technical assistance for the creation and operation of land banks in Illinois communities outside of the Chicago Metropolitan Statistical Area (MSA). Under the Technical Assistance Network component of the program, IHDA entered into grant agreements of \$75,000 each, with two technical assistance providers. These TA grants expired in September 2020, despite the corresponding Land Bank Capacity Program continuing to operate until its grantee terms end in CY 2022.

To enable the existing TA Providers to continue providing critical support for the creation and operation of Land Banks in Illinois, IHDA established the Land Bank Technical Assistance Program (Land Bank TA Program) to fund the two TA Providers with \$400,000, (\$200,000 each), for an additional two-year duration, until CY 2022, (funding information is included below for reference). Funding is sourced from the Illinois Affordable Housing Trust Fund.

<b>Land Bank Technical Assistance Program (LB TA), Round 2 Grantees/Awards, CY 2022</b>	
<b>Grantee Name</b>	<b>Grant Amount</b>
Teska Associates, Inc.	\$250,000
Denzin Soltanzadeh LLC	\$250,000
<b>Total</b>	<b>2</b> <b>\$500,000</b>

Technical assistance can be provided to any Illinois unit of local government outside of Cook County, which is interested in exploring a land bank. It is anticipated that \$300,000 of the funds be used for technical assistance to communities outside of the Chicago MSA, and up to \$100,000 for communities in the Chicago MSA but outside of Cook County.

TA Program Eligible Grant Activities include the following:

- Providing individualized planning, real estate and other assistance
- Assisting with drafting requisite documents, i.e. inter-governmental agreements
- Conducting webinars for communities looking to form land banks/ and access community revitalization tools
- Conducting land bank feasibility studies

TA activities include guidance on various processes including feasibility analysis, the abandonment process, and assisting with drafting requisite documentation (including inter-governmental agreements) to join or create a land bank. Expected outcomes include the creation of 7 to 10 feasibility studies and 15 to 20 inter-governmental agreements and other necessary and related documentation.

<b>Land Bank Technical Assistance Program (Land Bank TA Program): Completed &amp; Current Funding Rounds</b>					
<b>Funding Round</b>	<b>Time Period</b>	<b>Funds Awarded</b>	<b>Number of Awards</b>	<b>Units of Local Government Assisted</b>	<b>Land Banks Assisted</b>
<b>Round 1</b>	December 2020 – December 2022	\$400K	2	4	5
<b>Round 2</b>	December 2022 – December 2024 (expected)	\$500K	2	TBD	TBD

Across CY 2022, a combined 9 entities have been assisted by the TA providers under the program's first round, this includes 5 land banks and 4 local government units. During this year, \$209,850.50 was disbursed for program activity.

### **Strong Communities Program**

Created in 2020, the Strong Communities Program (SCP) provides grants of up to \$250,000 to municipalities, counties, and land banks, to return vacant and abandoned residential properties to productive and taxable use through rehabilitation and provides funds for demolition in cases where properties are beyond repair and negatively impacting surrounding neighborhoods. SCP aims to increase property values, create jobs, help reduce crime, generate additional tax revenue, and attract further community investment. It will preserve existing affordable housing stock, often in city centers and proximity to community amenities (schools, parks, medical facilities, shopping, jobs, and transportation). This program is funded by the Rebuild Illinois Capital Plan and will leverage IHDA's ongoing state and federally funded initiatives to attract further community investment in underserved communities around Illinois. A total of \$30 million in grant funding will be awarded through the program over three planned application rounds of ideally \$10 million each.

The Strong Communities Program is available statewide, and applicants must be a municipality, county, or land bank in Illinois. A county or municipality may join other counties or municipalities and submit a joint application. Regional planning commissions can apply on behalf of the governments they serve.

Eligible program activities include residential property acquisition, rehabilitation including limited construction costs, demolition, lot clean up and greening, and grantee administrative costs.

Strong Communities Program (SCP): Current and Planned Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Unique Properties Receiving Services
Round 1	March 2021 - March 2023	\$10M	68	228 to date
Round 1.5	April 2022 – April 2024 (expected)	\$4,309,403.92 (not to exceed)	48	9 to date
Round 2	March 2023 – March 2025 (expected)	\$16 M (expected)	TBD	TBD
<b>2023 Projection</b>	<i>Round 1 and R1.5 program activity is expected to continue across CY 2023. Additionally, Strong Communities Program will launch, an RFA for Round 2 and funding recommendations should be presented to board in late fall.</i>			

In CY 2020, IHDA held the program's first funding round, with 68 awards totaling \$10 million in grant funding. Round 1 awards information is shown below for reference.

Additionally, on June 17th, 2021, the Illinois Supreme Court ruled in Walker v. Chasteen, that the Abandoned Property Program's funding mechanism was unconstitutional. Also, in 2021, and before the opinion's issuance, IHDA approved awards to 57 grantees under Round 5 of APP. As a result of the ruling, the current APP Round 5 partners were left without a source of funds to reimburse various program activities. Because SCP and APP have similarities in that they both provide funding to local governments to address vacant, abandoned, and deteriorated properties, the decision was made to request the reallocation of future SCP funding to replace the remaining APP Round 5 grant balance. This request was approved by the Governor's Office of Management and Budget in December 2021. The proposal was approved by the IHDA Board in February 2022, with 48 grantees to receive awards totaling a combined amount not to exceed \$4,309,403.92.

In CY 2022, a total of \$2,476,157.84 was disbursed to assist 237 unique properties under Round 1 and Round 1.5.

Strong Communities Program (SCP): Round 1.5 Grantees/Awards, CY 2022	
Grantee Name	Grant Amount
City of Benton	\$27,353.16
City of Berwyn	\$75,000.00
City of Blue Island	\$57,650.00
City of Chicago Heights	\$206,105.00
City of Danville	\$34,875.00
City of Elgin	\$17,958.00
City of Freeport	\$50,000.00
City of Georgetown	\$45,000.00
City of Harvey	\$125,000.00
City of Kankakee, ECDA	\$37,500.00
City of Moline	\$45,000.00
City of North Chicago	\$250,000.00
City of Peoria	\$45,000.00
City of Quincy	\$50,000.00
City of Rock Falls	\$16,783.81
City of Rockford	\$75,000.00
City of Sesser	\$1,739.00
City of Sterling	\$20,000.00
City of Streator	\$27,047.00
City of Waukegan	\$242,975.00
Cook County Land Bank Authority	\$225,000.00
Kane County	\$250,000.00
Lake County Land Bank Authority	\$250,000.00
Northern Illinois Land Bank Authority	\$75,000.00

## Strong Communities Program (SCP): Round 1.5 Grantees/Awards (cont.)

Grantee Name	Grant Amount
South Suburban Land Bank and Development Authority	\$119,043.00
Village of Beach Park	\$48,679.16
Village of Bellwood	\$67,221.79
Village of Bureau Junction	\$45,000.00
Village of Calumet Park	\$75,000.00
Village of East Hazel Crest	\$96,087.20
Village of La Grange	\$56,893.75
Village of Lissant	\$20,000.00
Village of Lyons	\$225,000.00
Village of Machesney Park	\$32,645.00
Village of Maywood	\$111,737.50
Village of Phoenix	\$100,750.00
Village of Rankin	\$45,000.00
Village of Richton Park	\$70,000.00
Village of Ridge Farm	\$45,000.00
Village of Riverdale	\$168,325.00
Village of Round Lake Beach	\$69,200.00
Village of Rutland	\$20,000.00
Village of Sauk Village	\$234,025.00
Village of South Chicago Heights	\$41,960.00
Village of South Holland	\$175,000.00
Village of Westville	\$45,000.00
Will County	\$72,850.55
Winnebago County Health Department	\$75,000.00
<b>Total</b>	<b>48 \$4,309,403.92</b>

## Home Repair & Modification Programs

### Single Family Rehabilitation Program

Funded by the Illinois Affordable Housing Trust Fund, IHDA's Single Family Rehabilitation Program (SFR) assisted low-income and very low-income homeowners in repairing their homes and removing health and safety hazards by replacing costly maintenance items. SFR provided aid to qualifying households through competitive grant awards to units of local government and non-profit agencies. The grantee reserved and oversaw forgivable loans for individual households within their community. Households receiving loans must be at or below 80% of the area median income (AMI) and were eligible to receive up to \$45,000 in assistance for necessary home repairs. Under the Roof Only option, up \$16,500 per household was available to address roofs, soffits, and downspouts for homes not having other major health and safety issues.

Single Family Rehabilitation Program (SFR): Completed Funding Rounds					
Funding Round	Time Period	Funds Awarded	Number of Awards	Total Loans Completed	Total Funds Disbursed
Round 1	April 2017 – April 2019	\$5.99M	21	142	\$5.67M
Round 2	February 2019 – December 2022	\$10M	21	173	\$6.72M
Round 3	July 2020 – December 2022	\$12M	25	191	\$5.85M
<b>2023 Projection</b>	Rounds 2 and 3 received extensions due to COVID-19 related delays. The extensions ended at the close of CY 2022, and both rounds are now closed. IHDA is merging the SFR and HAP programs into a new program called the Home Repair and Accessibility Program (HRAP). HRAP will launch in March 2023. This new program will replace SFR, and no new funding is expected to be issued under SFR.				

In March 2022, the IHDA Board approved an extension for Round 3 – extending the termination date until the end of the 2022 calendar year. The IHDA Board also approved a limited extension for several Round 2 grantees until the end of 2022. Both Rounds 2 and 3 were active in 2022, and IHDA disbursed a combined \$5,477,026 to assist 172 households. Across the entire program round, SFR 2 served 173 households and disbursed \$6,718,476, and SFR 3 served 191 households and disbursed \$5,846,061.

### Home Accessibility Program

Funded by the Illinois Affordable Housing Trust Fund, IHDA's Home Accessibility Program (HAP) assists low-income and very low-income senior citizens and persons with disabilities to prevent premature or unnecessary institutionalization. HAP provides aid to qualifying households through competitive grant awards to units of local government and non-profit agencies. These entities then work to reserve and oversee forgivable loans for individuals within their community, to make modifications to allow them to remain in their homes. Households must be at or below 80% of the area median income (AMI), must have at least one elderly person with physical limitations or person with a disability. Qualifying households are eligible to receive up to \$25,000 in assistance.

Home Accessibility Program (HAP): Completed and Current Funding Rounds					
Funding Round	Time Period	Funds Awarded	Number of Awards	Loans Completed	Total Funds Disbursed
Round 1	March 2017 – March 2019	\$2.98M	15	103	\$1.75M
Round 2	July 2019 – July 2022	\$3M	15	58	\$1.34M
Round 3	August 2021 – August 2023	\$3M	11	6 to date	\$0.14M to date
<b>2023 Projection</b>	<i>Round 2 finished in CY 2022, Round 3 activity will continue until August 2023. IHDA is merging the SFR and HAP programs into a new program called the Home Repair and Accessibility Program (HRAP). HRAP will launch in March 2023. This new program will replace HAP, and no new funding is expected to be issued under HAP.</i>				

In CY 2022, Round 2 continued operations following a COVID-19 pandemic-related 12-month extension. Round 2's final completion date was July 2022. Round 3 also continued operation in CY2022. In all, \$812,091.76 was disbursed to assist 37 households under Rounds 2 and 3 of the program across 2022.

### Community Development Block Grant Housing Rehabilitation Program

Administered by Department of Commerce and Economic Opportunity (DCEO), the Community Development Block Grant Housing Rehabilitation Program assists eligible local governments in financially assisting income-eligible homeowners (for non-entitlement areas of the state) in making necessary repairs and improvements to their homes in order to eliminate health and safety problems, correct building code violations, and to preserve the long-term integrity of the units. Housing rehabilitation work is completed by local contractors who have been selected by competitive bid and who meet all insurance requirements. Grants up to \$650,000 are available with a limit of \$60,000 spent per home.

In 2022, the Community Development Block Grant Housing Rehabilitation Program committed \$7 million to assist 108 households throughout Illinois.

### Rural Development Home Repair Loan and Grant Programs - Section 504

The U.S. Department of Agriculture Rural Development office administers the Rural Development Home Repair Loan and Grant Program, known as the Section 504 program, to provide emergency repair assistance to individuals who live in rural areas with a population fewer than 50,000. This program provides 1%-interest loans to income eligible homeowners of all ages, and grants to individuals 62 years of age and over who meet specified income criteria, to assist with home repairs and to make homes accessible for people with disabilities and mobility impairments.

In 2022, the USDA Rural Development committed \$2.7 million towards its rural Section 504 program, which assisted 394 very low- and low-income rural households.

## Housing Planning, Technical Assistance, & Economic Development

### Community Revitalization Technical Assistance Network

As documented in previous ACHPs and APRs, IHDA's CR TA Network has provided technical assistance to developers and city officials/local champions in more than 150 communities throughout the state. See table below for a detailed description of the type of technical assistance being provided to projects/communities.

Projects/Communities with Community Revitalization Technical Assistance		
Project Type	2022 Only	2017-Present
Traditional Community Revitalization Partnerships	19	32
Low-Income Housing Tax Credit Applications with Community Revitalization (9% and 4%)	49	302
Community Revitalization: Discussion Phase/Inactive	7	55
Advisory Groups	8	24
General Outreach: Conferences/Presentations	10	31
Meetings	155	719

### LIHTC Community Revitalization Plans

Since 2016, IHDA has reviewed community revitalization strategies in conjunction with LIHTC Preliminary Projects Assessments (PPA) to explore how affordable housing can become incorporated in the overall economic development efforts in high-poverty and/or rural areas. Detailed community revitalization strategies are an integral part of the LIHTC process and help IHDA find fundable applications based on community vision rather than market data.

In CY 2022, 61 full developer applications were submitted for LIHTC funding, of which 28 projects intended to score under the Community Revitalization scoring category. Ultimately, 22 projects were awarded credits with 6 of those having scored under the Community Revitalization category.

Low-Income Housing Tax Credit Community Revitalization Plans					
LIHTC Rounds	Full Applications Submitted	Full Applications with Community Revitalization	LIHTC Allocations Awarded	Awardees with Community Revitalization	Awardees that received CR TA
2016 Round I	29	10	11	3	-
2016 Round II	36	19	12	4	-
2017 Round	58	25	20	6	3
2018 Round	57	26	26	14	11
2019 Round	57	28	25	8	5
2020 Round	43	23	21	12	9
2021 Round	49	29	24	14	10
2022 Round	61	28	22	6	6

### IHDA Market Tools

IHDA's Strategic Planning and Reporting Department (SPAR) produces market tools using publicly available data and transparent methodologies to increase knowledge and awareness surrounding housing needs. These tools are intended to reduce barriers to IHDA processes and maintain transparency surrounding its market analysis, increasing access for smaller developers to free and robust market analysis tools that can help them site their developments.

IHDA publishes the following tools on the [Market Research](#) portion of its website:

- **Quality of Life Index (QOLI)** is a census tract-based planning tool intended to determine areas of high livability. It is meant to bring awareness to where communities are strong and where they can improve the quality of life for their residents. The QOLI is currently one option to obtain points in the QAP under the Community Characteristics scoring section.
- The **IHDA Market Analysis Application** summarizes economic, demographic, and housing information based on the market area that a user selects, providing functionality that enables users to conduct their own assessment of market needs to be served by their ideas.
- **Revitalization Impact Areas (RIAs)** are targeted geographic areas that demonstrate the most commonly noted market conditions suggesting that concerted community development planning would be especially beneficial.
- The **Affordable Rental Unit Survey (ARUS)** measures the number of rental units in a specific census tract that are affordable to households earning various percentages of the Area Median Income (AMI) and can be used to target underserved income levels.
- The **Affordability Risk Index (ARI)** measures change over time in indicators that tend to signal decreasing affordability in a census tract and is also linked directly to points in the QAP.
- The **Food Access Tool** was developed by the Authority as a way for developers to demonstrate that their potential projects are within an acceptable distance to fresh healthy food. Affirming access to fresh food, or providing documentation that demonstrates plans to do so, is presently a requirement under the QAP.
- **Opportunity Areas** display census tracts and places with low poverty, access to high quality jobs, and low concentrations or existing affordable housing. Opportunity areas are linked directly to points in the 2022-2023 QAP, but are planned to be decommissioned in favor of the QOLI in future QAPs due to data trending that points to steady concentration of opportunity areas as well as a desire to move away from the term “Opportunity” and look to new ways of building upon community assets.

### Homes for a Changing Region

In May 2021, IHDA's Board approved Round 2 of the Homes for a Changing Region program, continuing the partnership with Metropolitan Mayors Caucus and the Chicago Metropolitan Agency for Planning. The 2-year grant of \$305,000 was again funded by the Affordable Housing Trust Fund and targets 7 communities throughout the Chicago metropolitan region to increase the capacity of those communities to implement policies at the local level that could increase the supply of and access to a healthy range of housing options, including affordable housing. In this round, IHDA has taken up a larger role in the partnerships by participating in the selection of communities, helping to engage the communities in question using Community Revitalization tools such as the Community Needs Assessment survey, and connecting the resulting action plans to IHDA programming, technical assistance, and expertise. As of December 31, 2022, the first five communities (Summit, Lockport, Fox Lake, Cicero, Park Ridge) had been selected, and a total of \$228,750 had been disbursed.

### Chicago Rehabilitation Network Technical Assistance Grant

Funded through the Illinois Affordable Housing Trust Fund, the Chicago Rehabilitation Network TA Grant allows the Chicago Rehabilitation Network (CRN) to provide training and technical assistance to practitioners in Illinois to support affordable housing efforts throughout the state. The grant helps expand the capacity building, public policy, and civic engagement work that provides a comprehensive approach to strengthening the affordable housing industry.

Financed by this grant is CRN's signature event, its annual Community Empowerment Series Workshops, which seek to spur community revitalization by using practical tools and real-world practitioner knowledge to teach individuals how to effect positive change in communities through housing development.

Chicago Rehabilitation Network Technical Assistance Grant (CRN): Completed and Current Funding Rounds			
Funding Round	Time Period	Funds Awarded	Number of Awards
Round 1	September 2016 – September 2018	\$225,000	1
Round 2	September 2018 – September 2020	\$300,000	1
Round 3	September 2020 – September 2022	\$300,000	1
Round 4	September 2022 – September 2024 (expected)	\$330,000	1
<b>2023 Projection</b>	<i>IHDA will administer Round 4 of the program which will enable CRN to continue another cycle of the Community Empowerment Series Workshops.</i>		

In CY 2022, CRN continued hosting its yearly Community Empowerment Series Workshops, despite the ongoing impacts of the COVID-19 pandemic. IHDA disbursed \$163,648.89 to support 8 CRN workshops which totaled 30 individual class sessions, and 51 total attendees representing 40 distinct organizations.

### The Illinois Broadband Advisory Council and Connect Illinois

The Illinois General Assembly created the Broadband Advisory Council (BAC) in 2019, to expand and ensure broadband access to all Illinois citizens and businesses, including unserved urban and rural areas. Administered by the Department of Commerce and Economic Opportunity (DCEO), representation on the BAC includes other State agencies, municipal and public housing authority representatives, and industry professionals. The BAC provided a report to the general assembly on January 1, 2020 with its findings, and progress in implementing the act's provisions and has conducted an additional Illinois broadband access and affordability report which was submitted to the ILGA in December 2020.

“Connect Illinois” is a \$420 million statewide broadband expansion under the State’s “Rebuild Illinois” capital investment program that recognizes the importance of high-speed broadband internet as a necessity for economic progress and educational attainment throughout the State. Targeted to towns and counties in those regions “left out” of the digital revolution, a statewide Broadband Strategic Plan will identify opportunities to serve all Illinoisans, including students, seniors, low-income households, rural communities and small businesses, under three major focus areas covering telehealth, education, and economic development. Rebuild Illinois will dedicate \$400 million to building infrastructure connecting communities across the state to high-speed internet, and invest \$20 million in the Illinois Century Network, an existing broadband network serving K-12 public schools, higher education, public libraries, museums, state and local governments, and the health care community.

The first round of funding was announced in June 2020, with \$50 million in Connect Illinois grants awarded to 28 projects touching every region of the state. The \$50 million in state grants was matched by \$65 million in nonstate funding for a total of \$115 million, with plans to expand access for more than 26,000 homes, businesses, farms, and community institutions across Illinois. The second round of funding was announced in 2021 and included 22 projects dispersed across Illinois totaling \$23.5 million in funding.

In January of 2022, a Notice of Funding (NOFO) was released for a third round of the Connect Illinois Broadband Grant Program, with total available funding of \$350 million a combination of state and federal American Rescue Plan Act funds. The application period is open for funding under round 3.

Per HUD regulations, Illinois Housing Development Authority (IHDA) required mandatory installation of broadband infrastructure in all new construction and substantial rehabilitation rental properties of four or more units who received HUD financing. As part of IHDA’s commitment to supporting universal broadband access, IHDA updated its 2022-2023 QAP to require *all* LIHTC-financed new construction and substantial rehabilitation projects be broadband ready, regardless of property size and even in rural areas where broadband infrastructure does not exist.

## Policy Priority #2: Advance Access for Priority Populations

Considering the longstanding systemic inequities in housing access, especially for people of color, low-income, and disabled populations, and that Latinx/Hispanic, Black/African American, and other people of color are at heightened risk of homelessness, the State is committed to addressing issues of access and housing affordability for the residents of Illinois. IHDA works jointly with other State agencies, local municipalities, federal and other housing providers, service providers, advisory groups, and other partners to create the infrastructure needed to expand housing access for hard-to-house and at-risk populations. The State continues to develop and preserve hundreds of subsidized and supportive housing units that serve persons experiencing or at-risk of homelessness, persons living with a disability, elderly, youth aging out of foster care, veterans, survivors of domestic violence, reentry populations, and persons living with HIV/AIDS. Additionally, IHDA and its partners work to ensure that the affordable housing created is also accompanied by access to necessary amenities such as transportation, fresh food, services, and other resources and is open to all individuals.

While the Annual Comprehensive Housing Plan's focus on specific markets is guided by the statutorily prescribed Priority Populations, findings from the *Illinois Housing Blueprint* and a series of workshops which engaged the Housing Task Force on shifting housing needs and current situations for hard to house and at risk populations stemming from the Pandemic among other stressors, were used to guide development of the three recommendations which provide the framework for current programs and accompanying action items in the **Advancing Access for Priority Populations Policy Priority**.

### Advance Access for Priority Populations Recommendations:

1. Expand housing opportunities for Priority Populations through new funding opportunities and capacity building.
2. Build on partnerships and interagency collaborations to better connect housing and service resources.
3. Promote State housing and service resources through education, outreach, and targeted communication.

## Home Repair & Modification Programs

### Specially Adapted Housing Grant for Veterans

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

Funded through the Illinois Affordable Housing Trust Fund, eligible veterans or service members may receive an IDVA grant for no more than 50 percent of the cost of a specially adapted house, up to the aggregate maximum amount allowable by law. The current maximum grant amount allowable is \$109,986. IDVA committed \$60,000.00 to the program in 2022, assisting a total of 4 households.

## Rental Housing Development & Rental Assistance

### Housing for Justice Involved Individuals (HJIIP) Program

As part of IHDA's 2019 Capital Bill funding allocation, the Authority created a Housing for Justice Involved Individuals (HJIIP) Program. Individual projects can ask for up to \$475,000 to fund the acquisition, new construction, and/or rehabilitation of housing that serves individuals exiting the criminal justice system, jail, or prison. Housing is intended to be transitional and provide appropriate supportive services to facilitate the movement into permanent housing. The Request for Applications (RFA) was released in January 2022. Concept meetings took place in March, and applications were due March 31, 2022.

In total, IHDA received 35 applications requesting more than \$16.6 million in funding, spanning nine counties across Northeastern and Central Illinois. After evaluating the applications based on several key metrics, including development team capacity and strength of social services, IHDA's Board approved 28 projects totaling \$13.3 million in funding. Together, the projects which range in housing type, will preserve or create 507 beds across a mix of housing types. Of the 28 projects, eight are for existing HJIIP beds totaling 237, and the remaining 20 are for new HJIIP beds totaling 270. Funding information has been provided.

All projects will offer comprehensive services to ensure residents receive the support they need to lead independent, full lives. Services may include individual counseling for substance use and mental health, mentorship and professional life coaching, education and workforce training, employment placement, legal services, and access to basic needs such as transportation, food, and medical care.

Projects will receive referrals from the Illinois Department of Corrections, from regional and county level connections such as county jails, and other service providers working with this population.

Housing for Justice Involved Individuals (HJIIP): Board Approved Funding, CY 2022			
City of Chicago			
Development Name	Sponsor	HJIIP Beds	2022 Funding
St. Leonard's House 2110	St. Leonard's Ministries	15	\$475,000
St. Leonard's Grace House	St. Leonard's Ministries	16	\$475,000
St. Leonard's House 2100	St. Leonard's Ministries	25	\$475,000
Supportive Housing PUSH Michigan	Safer Foundation	12	\$475,000
Supportive Housing PUSH Paxton	Safer Foundation	7	\$475,000
Henry's Sober Living House Project 1	Henry's Sober Living House	66	\$475,000
Henry's Sober Living House Project 2	Henry's Sober Living House	30	\$475,000
Henry's Sober Living House Acquisition	Henry's Sober Living House	40	\$475,000

## Housing for Justice Involved Individuals (HJIIP), City of Chicago (cont.)

Development Name	Sponsor		HJIIP Beds	2022 Funding
Hardin House Expansion Project	Hardin House		48	\$475,000
Prentice Place Improvement	Prentice Place		37	\$475,000
Phoenix Recovery Women	Phoenix Recovery Support Services, LLC		15	\$475,000
LCLC K-Town Workforce Housing	Lawndale Christian Legal Center		20	\$475,000
The HR (Hope Revitalized) Project	Sip & Savor Cares NFP		8	\$475,000
GRO Community Reintegration Housing (Single Family)	GRO Community		8	\$475,000
GRO Community Reintegration Housing (Multifamily)	GRO Community		12	\$475,000
<b>Total</b>	<b>15</b>	<b>359</b>	<b>\$7,125,000</b>	
<b>Chicago Metro</b>				
Development Name	Sponsor	Location	HJIIP Beds	2022 Funding
Southwest Reentry	Beds, Plus Care, Inc.	Alsip, Midlothian, Worth	5	\$475,000
HAS Housing Program	Healthcare Alternative Systems, Inc.	Aurora	16	\$475,000
WIN Recovery Reentry Safe Home Network 1	Women in Need (WIN) Recovery	Berwyn	8	\$475,000
WIN Recovery Reentry Safe Home Network 2	Women in Need (WIN) Recovery	Berwyn	8	\$475,000
WIN Recovery Reentry Safe Home Network 3	Women in Need (WIN) Recovery	Berwyn	8	\$475,000
Kane County Dunham Duplex – Serenity House	Serenity House Counseling Services, Inc.	Aurora	12	\$475,000
Challenge II Change Transition Center	Challenge II Change	Aurora	8	\$475,000
<b>Total</b>	<b>7</b>	<b>65</b>	<b>\$3,325,000</b>	
<b>Other/Non-Metro</b>				
Development Name	Sponsor	Location	HJIIP Beds	2022 Funding
HACC Re-Entry Transitional Housing Project	Housing Authority of Champaign County	Champaign	18	\$475,000
YWCA Justice Project 1	Young Women's Christian Association of Quincy	Quincy	8	\$475,000
YWCA Justice Project 2	Young Women's Christian Association of Quincy	Quincy	10	\$475,000
North Grand Quadrangle and Square One Project	Windspring Transitional Services, Inc.	Springfield	31	\$475,000
Maitri Path to Wellness Project 1	Wellness and Recovery with Maitri	Peru	8	\$475,000
Maitri Path to Wellness Project 2	Wellness and Recovery with Maitri	Peru	8	\$475,000
<b>Total</b>	<b>6</b>	<b>83</b>	<b>\$2,850,000</b>	
<b>Grand Total All Set-Asides</b>	<b>28</b>	<b>507</b>	<b>\$13,300,000</b>	

## Rental Housing Support (RHS) Program

The Rental Housing Support (RHS) Program was created in July 2005 to promote permanent housing through the funding of rent subsidies for extremely- and severely low-income households. It is a unit-based program for households earning at or below 30 percent area median income, with 50 percent of the available resources set-aside for extremely low-income households at or below 15 percent area median income. IHDA administers the program overall, but contracts with Local Administering Agencies (LAAs) around the state who manage the program in their respective communities, including finding and screening eligible tenants.

RHS receives its funding from a \$10 charge on real estate document recording fees collected per transaction at the county level, with one dollar of the fee retained by the applicable county.

Once drawn from the Department of Revenue, the available funds support new Long Term Operating Support (LTOS) Program affordable housing units. The goal of the LTOS program is to increase the supply of affordable housing to households earning at or less than 30 percent of area median income by providing a long-term, unit-based rent subsidy.

In 2022, IHDA committed \$13,033,691 to the RHS program for the continued support of 404 units. Of that amount, IHDA committed \$2,539,434 to 2 new LTOS developments to support the creation of 14 new units for a period of 15 years. IHDA projects committing \$12,000,000 to the RHS program and an additional \$3,000,000 to new LTOS in 2023.

Please see *Policy Priority #2: Advance Access for Priority Populations*, for further details on the RHS – LTOS elements. Listed below are the LAAs who currently work with RHS and their respective coverage.

RHSP Funding: Local Administering Agencies (LAAs), CY 2022			
Agency Name	Service Area	Units	2022 Funding
CEDA	Suburban Cook County	22	\$985,438
Champaign County Housing Authority (Re-Entry)	Champaign County	15	\$462,536
Community Partnership for Affordable Housing	Lake County	48	\$1,324,713
Community Partnership for Affordable Housing (Re-Entry)	Lake County	10	\$452,828
DuPage Housing Authority	DuPage County (excluding Aurora)	19	\$722,559
Housing Choice Partners	Suburban Cook County	21	\$1,105,885
Housing Choice Partners (Re-Entry)	Suburban Cook County	20	\$906,105
Illinois Association of Community Action Agencies	Henry, Mercer, Rock Island, Boone, Winnebago, Adams, Brown, Pike, Schuyler, Edwards, Gallatin, Hamilton, Saline, Wabash, Wayne, White, Bond, Clinton, Marion, Washington, Clay, Effingham, Fayette, Shelby, Moultrie, Christian, Montgomery, Franklin, Williams, Jefferson, Clark, Coles, Crawford, Cumberland, Douglas, Edgar, Jasper, Lawrence, Richland, Bureau, Carroll, LaSalle, Lee, Marshall, Ogle	98	\$1,426,927
Kankakee County Housing Authority	Kankakee and Will County	26	\$713,831
Kendall Housing Authority (handled)	Kendall, Grundy County (excluding Aurora and	15	\$758,167
Lazarus House	Kane County	16	\$715,014
Rock Island Housing Authority	Quad Cities	64	\$1,236,447
Winnebago County Housing Authority (Re-Entry)	Winnebago, Boone & Stephenson	30	\$844,679
<b>Total</b>		<b>404</b>	<b>\$13,033,691</b>

Long Term Operating Support (LTOS)			
Agency Name	Service Area	Units	2022 Funding
Madison Avenue Apartments III	Peoria	7	\$1,160,872
Wildwood Commons	Elgin	7	\$1,378,562
Total		14	\$2,539,434

## Resources for Hardest to House Populations

### Illinois Housing Search Website

ILHousingSearch.org is an online affordable housing locator that lists available affordable housing throughout the state. Users can search for housing by geographical location, size, price, accessibility features, amenities and other eligibility criteria. As of December 31, 2022, about 8,200 landlords had registered over 146,000 units throughout the state, with about 1,481 units available and 2,551 wait-listed listings on the site. The site is well utilized, with over 633,000 searches in the year 2022 alone.

### State Referral Network

Created in 2007 originally within IHDA's LIHTC Program, the Statewide Referral Network (SRN) works to link populations already connected to services to affordable, supportive housing. SRN units are affordable for persons with extremely low incomes (30% area median income). Eligible populations include persons living with disabilities, persons experiencing homelessness, persons at risk of homelessness and, as of 2020, persons at risk of institutionalization. LIHTC incentives were included in QAPs from 2015-2019. In the 2020-2021 QAP all non-elderly developments were required to set-aside a minimum of 10% of their units for the SRN and could score additional points for SRN units above 10%; in the 2022-2023 QAP, all developments are required to include 5% - 10% SRN in their affordable units depending on geography.

Embedded within the State of Illinois' housing locator website is a password-protected login through the Pre-Screening, Assessment, Intake and Referral (PAIR) module for SRN and Section 811 units. Launched in June 2015, the PAIR module is a waitlist management system managed by the Statewide Housing Coordinator at the Illinois Department of Human Services (DHS) and IHDA, supported by the Department of Healthcare and Family Services and the Department on Aging. There are over 2,500 units available within the SRN. As IHDA continues to create additional developments with SRN units, this number is expected to grow.

### HUD Section 811 Program

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

In February 2013, the State was awarded \$12.32 million from HUD to provide up to 370 project-based vouchers to persons with disabilities who were coming out of nursing homes and other institutional facilities to help them transition back into the community. This money assists Illinois in its efforts to meet obligations to transition away from inappropriate institutionalization, set into place by the three consent decrees (Williams, Colbert and Ligas), as well as the Money Follows the Person Program and SODC closures. IHDA was awarded \$6.42 million in a FY13 round, to assist approximately 200 households. IHDA was awarded a 3<sup>rd</sup> round of funding (Federal Fiscal Year 2019) in 2020. The \$7 Million award will assist approximately 75 households.

Through this 811 Demonstration Program, IHDA works with affordable housing owners to set aside units for eligible 811 populations through a Rental Assistance Contract (RAC). The 811 project-based rental assistance is provided to properties financed by several funding sources. This allows the 811 subsidies to help state and local governments strategically and 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. A Section 811 Interagency Panel that includes IHDA, DHS, and HFS, meets to review the program and discuss interagency initiatives to improve access to 811 units.

In CY 2022, \$3,862,560 in subsidy was provided for 56 units administered across 7 providers.

Since the start of the program, 368 units have been Board approved and 328 are listed in the PAIR system. Funding and unit information to date is shown below.

HUD Section 811 Rental Assistance Program: Board Approved Units, CY 2015 - CY 2022			
Calendar Year Board Approval	Project	811 units	Grant (RAC Subsidy Amount)
2015	Bloomington Normal	1	\$66,720
	Emerson Square	6	\$232,020
	Milwaukee Ave Apartments	4	\$104,340
	<b>Total</b>	<b>14</b>	<b>\$527,940</b>
2016	Bryn Mawr Belle Shore	20	\$858,000
	Diversey Limited/Parkway Apts.	9	\$207,780
	Fairhaven Crossing/Mundelein	4	\$119,040
	Illinois Accessible Housing Initiative Phase II	13	\$846,360
	Myers Place	4	\$199,800
	Phil Haven	12	\$694,620
	<b>Total</b>	<b>62</b>	<b>\$2,925,600</b>
2017	Aurora Downtown Revitalization	7	\$586,200
	Bryn Mawr Belle Shore	20	\$1,131,600
	Carling Hotel	7	\$348,180
	Berywn	5	\$246,300
	Pearl Street Commons PSH	6	\$319,680
	Sheridan Park	10	\$515,100
	Jeffery Towers Apartments	10	\$532,800
	<b>Total</b>	<b>65</b>	<b>\$3,679,860</b>
2018	Aspen Court	6	\$321,840
	Claridge Apartments	5	\$248,700
	Greenwood	4	\$186,240
	Johnson & Butler	5	\$311,100
	Warren Apartments	12	\$694,670
	<b>Total</b>	<b>32</b>	<b>\$1,762,550</b>
2019	Fifth Avenue Apartments	10	\$605,472
	Hilliard	17	\$1,085,040
	Milwaukee Ave Apartments	4	\$157,404
	Oso Apartments	5	\$285,600
	Prairie Trail	6	\$342,720
	Southbridge Phase 1A	3	\$189,791
	Southbridge Phase 1B	2	\$126,528
	Spruce Village	7	\$388,315
	TCB Oak Park	4	\$639,630
	1212 Larkin	6	\$340,747
	<b>Total</b>	<b>64</b>	<b>\$4,161,247</b>
2020	Main Street	6	\$393,048
	Humboldt Park Residence	6	\$401,520
	The Studios	20	\$1,147,200
	Schiller Place	5	\$363,665
	<b>Total</b>	<b>37</b>	<b>\$2,305,433</b>
	Howard Apartments	12	\$728,640

## HUD Section 811 Rental Assistance Program: Board Approved Units (cont.)

Calendar Year Board Approval	Project	811 units	Grant (RAC Subsidy Amount)
2021 (cont.)	Torrence Place	3	\$215,077
	6001 W Lawrence	11	\$731,340
	Kirwan Apartments	5	\$363,525
	Jarell Washington Park	5	\$336,600
	<b>Total</b>	<b>41</b>	<b>\$2,715,582</b>
2022	Crescent Place	8	\$503,520
	1212 Larkin	6	\$417,960
	Lathrop 1B	7	\$487,620
	5150 Northwest Hwy/Jefferson Park Apts	5	\$363,660
	Union Apartments	8	\$557,280
	Brainerd Senior	12	\$835,920
	Cottage View Terrace	10	\$696,600
	<b>Total</b>	<b>56</b>	<b>\$3,862,560</b>
<b>2015-2022</b>	<b>Total</b>	<b>368</b>	<b>\$21,815,912</b>

## Long Term Operating Support (LTOS) Program

On an annual basis, a minimum of 10% of the funding under the Rental Housing Support Program (RHSP), described in *Policy Priority #2*, is available as the Long Term Operating Support (LTOS) Program. LTOS provides up to fifteen years of a long-term, project-based rent subsidy to newly available affordable units. This program works to increase the supply of affordable housing to households earning at or below 30% AMI.

From 2016 to 2018, IHDA posted a Long Term Operating Support Program (LTOS) request for applications to give rental subsidies for 15 years to eligible landlords serving households referred through the Statewide Referral Network. LTOS grants were awarded to the highest scoring applications to bridge the gap between the contract rent and what extremely low-income households can afford to pay. Eligible developments had to be located **outside the City of Chicago**, meet the accessibility requirements listed in the Request for Application and commit to accepting tenants referred through the Statewide Referral Network in order to be considered. These new units were Board approved from May 2017 to September 2018 and totaled 132 units. Additionally, IHDA committed \$3,759,865 to 2 new LTOS developments to support the creation of 20 new units for a period of 15 years. In CY 2022, IHDA disbursed \$2,539,434 to assist 14 households.

In 2023, HDA is not expecting a new open LTOS round, however, up to \$3 million may be made available for approved projects as part of the Permanent Supportive Housing RFA round.

## The Re-entry Demonstration Rental Housing Support Program

As result of the 2018 Illinois Criminal Justice Information Act (Public Act 1000-0575 (730 ILCS 5/5-8A-4.2)), the Illinois Housing Development Authority (IHDA) and the Illinois Department of Corrections (IDOC) convened and jointly chaired a Re-entry Housing Working Group to identify possible actions to better meet the housing, employment and social services needs of those leaving IDOC or county jails. Per the requirements of the Act, the Working Group also focused part of its work to “engage in re-entry planning to include individualized case planning for persons preparing to be released to the community.”

The Act additionally called for IHDA to create a rental assistance program that “shall be targeted to persons with disabilities who have a history of incarcerations, hospitalizations, and homelessness”. In 2019, IHDA, in partnership with IDOC, developed the Re-entry Demonstration Rental Housing Support Program to provide rental assistance to local administering agencies (LAAs) who are to identify local property owners to create a pool of affordable housing for up to 100 individuals exiting the state prison system. This rental assistance is provided to landlords in quarterly payments equal to the difference in the reasonable rent for the unit and the income-based portion of rent. IHDA provides rental assistance funds to the LAAs through a competitive Request for Application (RFA) process, while IDOC is responsible for providing referrals to LAAs that specialize in individuals exiting the state prison system.

The Re-entry Demonstration Program is funded through the Rental Housing Support Program. IHDA began accepting applications in late June of 2019 and approved \$2,894,968 to new and existing LAAs to administer a

total of 75 units. The demonstration round closed in November 2019. The first units for the pilot came online in September 2020 with placements ongoing. In CY 2022, \$2,666,148 was provided to assist 75 households.

Re-Entry Demonstration Program: Local Administering Agencies (LAAs), CY 2022			
Agency Name	Service Area	Funding Amount	Units
Housing Choice Partners of Illinois	Suburban Cook County	\$906,105	20
Winnebago County Housing Authority	Winnebago, Boone & Stephenson Counties	\$844,679	30
Community Partners for Affordable Housing	Lake County	\$452,828	10
Housing Authority of Champaign County	Champaign County	\$462,536	15
<b>Total</b>	<b>4</b>	<b>\$2,666,148</b>	<b>75</b>

### Permanent Supportive Housing Development Request for Applications

IHDA released requests for application for a ninth round of funding for the Permanent Supportive Housing Development Program (PSH) in 2022 and has not yet made final award determinations. The program funds developments that serve extremely low-income persons with disabilities, persons experiencing homelessness and other vulnerable populations. These developments are also encouraged to set aside units for referrals through the Statewide Referral Network. This program leverages funds from a variety of State and federal sources, including but not limited to the national Housing Trust Fund, Affordable Housing Trust Fund, and federal HOME dollars.

2019-2022 PSH Development Round awards are summarized in the tables below:

PSH Development Round Awards: Board Approved Units, CY 2019 - CY 2022			
Calendar Year Board Approval	Project	Units	Award Amount
<b>2019</b>	Access Health & Housing	20	\$5,100,000
	Englewood Family Housing	13	\$2,512,789
	Lazarus Apartments	15	\$2,324,868
	Madison Apartments II	24	\$4,782,071
	Morrison Manor	22	\$1,043,992
	Zion Woods	25	\$6,980,039
	Mustacchi Manor	16	\$6,056,390
	Ogden Park Apartments	25	\$4,050,171
	Main Street Lofts	24	\$6,050,000
	<b>Total</b>	<b>184</b>	<b>\$38,900,320</b>
<b>2020</b>	Sarah's on Lakeside	28	\$6,000,000
	Spring Valley Village	18	\$4,583,889
	Homan Square PSH	21	\$5,722,603
	Conservatory Apartments	42	\$6,300,000
	Carrie Lane Supportive Housing	20	\$4,555,636
	Impact Floral	16	\$6,119,410
	<b>Total</b>	<b>145</b>	<b>\$33,281,538</b>
<b>2021</b>	Arlington Heights PSH	25	\$8,500,000
	Lakeview Landing	37	\$8,500,000
	The Covent	64	\$3,097,846
	ReVive Center Cressey House	28	\$4,120,996
	Wildwood Commons	24	\$8,878,562
	Hill Arboretum	33	\$5,792,042

### PSH Development Round Awards: Board Approved Units (cont.)

Calendar Year Board Approval	Project	Units	Award Amount
2021 (cont.)	Kankakee Veterans Housing	14	\$2,923,477
	Madison Apartments III	17	\$5,284,802
	Apoyo Village	24	\$5,997,477
	Park Street Apartments	24	\$5,195,659
	<b>Total</b>	<b>290</b>	<b>\$41,293,163</b>
2022	Vivian's Village	16	\$ 4,950,000.00
	Garden Apartments	16	\$ 7,847,919.00
	Be Neighbors Veterans Community	18	\$ 4,800,000.00
	The Commons of Mattoon	25	\$ 8,419,036.00
	Hamlin Avenue Apartments	25	\$ 11,861,870.00
	<b>Total</b>	<b>100</b>	<b>\$37,878,825</b>

### Housing Trust Fund

The national Housing Trust Fund (HTF) was authorized under the Housing and Economic Recovery Act of 2008, with its major purpose being to increase and preserve rental housing and homeownership opportunities for extremely low (30% AMI or below) and very low-income (50% AMI or below) households. HTF was established as a permanent federal program, with dedicated sources of funding coming from a percentage of after-tax profits from two Government-sponsored enterprises (GSEs), Fannie Mae and Freddie Mac, which are not subject to the appropriations process. In September 2008, contributions to the HTF were suspended while they were under federal receivership until 2015 and state housing agencies first received funding in 2016.

State housing agencies are the only direct grantees under the program. Under HUD rules, each State is required to prepare an annual Allocation Plan describing how it will distribute HTF resources based on its priority housing needs as identified in the State's Consolidated Plan (ConPlan). States must use at least 80% of all funds (or 90% of program funds) for rental housing/renters. IHDA may use up to 10 percent of remaining program funds for homeownership assistance. IHDA has decided to use 90 percent of all funds (100 percent of all program funds) for rental housing. There is also an allowance to use up to 10 percent of all funds for general administration and planning costs. IHDA uses said funds for this purpose. In years when the national funding level falls below \$1 billion, 100 percent of program funds must be used to benefit extremely low-income households.

IHDA awarded \$33,395,717 in 2022 to create 167 units of Permanent Supportive Housing.

### Illinois Supportive Housing Institute (SHI) and Project Initiation Loan Fund (PIL)

In May 2021, the Corporation for Supportive Housing (CSH) provided IHDA with a proposal for the implementation of a Supportive Housing Institute (Institute) in Illinois. Founded in 1991, CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. The Institute will dovetail into IHDA's process for selecting projects through its Permanent Supportive Housing Request for Applications (PSH RFA). IHDA's goals for the SHI are to solicit innovative proposals for Permanent Supportive Housing that target resident populations in downstate Illinois and to increase participation of downstate developers. To date, CSH has delivered 22 Supportive Housing Institutes across eleven states (AL, AZ, CA, CT, CO, IL, IN, MO, NH, NV, OH, and OR). IHDA approved a two-year SHI contract with an optional one-year extension in August 2021. The first Institute was held from June-September 2022 with 6 participating development teams, and a second Institute is expected to be held from March – June 2023 with up to 12 participating development teams.

CSH also requested \$1,000,000 (i.e., \$500,000 for each of two years) to capitalize a revolving Illinois Project Initiation Loan (PIL) Pool. This PIL Pool will be used to support the early pre-development associated with projects developed in the Illinois Supportive Housing Institute. PILs would be sized to ensure that groups have enough funds available to pay for pre-development expenses required to submit an IHDA award application. The final PIL structure was approved by IHDA's Board in April 2022 and the PIL is active as of August 2022.

## Illinois Supportive Living Program

Illinois' Supportive Living Program (SLP) is a Medicaid approved home and community-based services assisted living option administered by the Illinois Department of Healthcare & Family Services (IDHFS) that offers services to the elderly (65 and older) and persons with physical disabilities (ages 22-64). The aim of the program is to preserve privacy and autonomy while emphasizing health and wellness for persons who would otherwise need nursing facility care.

By providing personal care and other services, residents can still live independently and choose what services to receive. IDHFS currently operates this program through a Medicaid waiver, which allows payment for services that are not routinely covered by Medicaid. These include intermittent nursing, personal care, homemaking, laundry, maintenance, medication supervision, meals, social activities, recreation, arranging or providing transportation, health promotion and exercise and 24-hour staff to meet resident's scheduled and unscheduled needs. The resident is responsible for paying the cost of room and board at the SLP community. In 2022, the number of operating SLP communities increased from 155 to 157 providers, with capacity increasing from 12,947 apartments to 13,151. Of the 157 communities, eleven serve people ages 22 to 64 with physical disabilities. Forty sites have been approved for the SLP and are in various stages development, including one that will serve people with physical disabilities. Also included are thirty-two SLP dementia care settings. In all, there are SLP communities in 74 counties in Illinois. The Centers for Medicare and Medicaid has defined Illinois' program as meeting the requirements of a "community-based setting." Supportive Living Program providers are among the State's nine current Medicaid waivers.

In 2022, the IDHFS committed \$289,251,369 towards its Supportive Living Program, assisting 11,770 individuals.

## Supportive Housing NOFOs

### IDHS-DMH Housing First NOFO

On August 6, 2021, the Illinois Department of Human Services - Division of Mental Health (IDHS-DMH) posted a Housing First Permanent Supportive Housing Notice of Funding Opportunity (NOFO) which aims to improve housing access for Illinois most vulnerable populations. The NOFO, in the amount of up to \$1,000,000, specifically aims to assist individuals with diagnosed mental illness who are either homeless or at risk of being homeless, or is a Williams and/or Colbert Consent Decree Class Members, or a Forensic Services Patient (those residing in State-Operated Psychiatric Hospitals (SOPHs) eligible for conditional release into outpatient treatment services and are referred by DMH program staff for housing placement) Income eligibility requirements also require that Individuals must be receiving \$300 or less per month from all sources upon entry and at annual recertification (required minimally every 12 months; interim recertifications may be conducted as often as necessary when there are changes to income) individuals must be at or below 30% AMI to continue receiving financial assistance.

Eligible uses of funding include rental application fees, inspection costs, security and utility deposits, landlord incentives, transition assistance funds, rental assistance/leasing payments, utility allowances/payments, subsistence allowances, case management/support services, and administrative costs.

Following an application due date in September of 2021, IDHS announced 7 awards totaling a combined \$1,934,324 in mid-2022. In 2022, 28 recipients received subsidies under the Housing First PSH program.

### IDHS-SUPR Supportive Housing NOFO

On December 1, 2021, the Illinois Department of Human Services/Division of Substance Use Prevention and Recovery (IDHS/SUPR) released a Notice of Funding Opportunity (NOFO) for Permanent Supportive Housing (PSH). The NOFO is intended to provide PSH for individuals with a substance use disorder (SUD) or co-occurring substance use and mental health disorder (COD). Applicant organizations must prioritize young adults, women, and women with children and comply with the Housing First approach (connecting individuals to housing without preconditions or expectations for treatment or recovery services).

Organizations that apply for this funding are expected to provide a full range of tenancy support services that assist individuals in being successful including applicant outreach, application processing, housing referrals, administration of rental subsidies, tenant services management, quality and compliance monitoring, and supportive services development and delivery for requesting participants.

Application submissions were due by January 14, 2022, with IDHS/SUPR anticipating the availability of up to \$750,000-\$1,000,000 in per individual award. After reviewing submissions, IDHS made 6 awards totaling \$1.6 million for state FY 2022 and \$4.6 million in state FY 2023. In all a combined \$6.2 million for permanent supportive housing development.

## Homelessness and Interagency Collaboration

### Illinois Interagency Council on Homelessness

In September 2021, Governor Pritzker signed an executive order to create an Illinois Interagency Task Force on Homelessness and an Illinois Advisory Council on Homelessness. Both groups will be led by a Homelessness Chief, reporting to the DHS Secretary. These two groups initiated an ICH in Illinois, asking several agencies' senior leadership and community stakeholders to form a Plan to End Homelessness and meet on a regular basis to address homeless policies and issues. The first Plan is due to the Governor and the Illinois General Assembly in Spring 2022 and an annual report will be due by December 1 each year.

In 2021 a Statewide Homelessness Chief was named and under her leadership in 2022 both the Illinois interagency Task Force on Homelessness and the Illinois Advisory Council on Homelessness launched and convened four times each. Through this collaboration a State Plan '*Home Illinois: Illinois Plan to Prevent and End Homelessness*' was developed and presented to the Governor and the General Assembly in June 2022. The goal of the plan is to build the systemic foundation to reach functional zero in Illinois. The mission is to coordinate state of Illinois agency strategies and investments and partnering with community to build a strong safety net and permanent housing for Illinoisans facing homelessness and housing insecurity.

In December 2022 '*Home Illinois: Illinois Plan to Prevent and End Homelessness Annual Report*' was presented to the Governor and General Assembly reporting on the progress made to date on the state plan.

The Illinois Office to Prevent and End Homelessness (IOPEH) requested technical assistance from the U.S. Department of Housing and Urban Development (HUD) to complete an analysis of the amount of housing that would need to be created to meet the functional zero goal. Homebase worked with IOPEH, CoCs, and community leaders to develop a working model for reaching functional zero.

This model utilizes the Homeless Management Information System (HMIS), Homeless Inventory Count (HIC) data, and the HUD Stella Modeling tool (Stella M). These data sources and tools were used to calculate the annual inflow, outflow, and unmet need. Based on these data points and assuming that current trends continue, the Stella M system helped quantify the number of additional beds needed across the State of Illinois to meet functional zero. The model estimates the need for 19,607 additional temporary and permanent housing beds to reach functional zero if implemented by the end of 2024.

**Housing Beds Needed to reach functional zero in Illinois by the end of 2024: Stella M Data**

	Emergency Shelter (ES)	Transitional Housing (TH)*	Rapid Rehousing (RRH)**	Permanent Supportive Housing and other Permanent Housing (PSH/OPH)	Total
Current System Capacity (Baseline)	6,769	2,663	3,664	15,072	28,168
Need based on model	11,320	2,006	13,085	21,364	47,775
Housing Unit Need	+4551	-657	+9,421	+6,292	+19,607

\*Negative numbers indicate what will be needed after reaching functional Zero

\*\* RRH totals are "per year" estimates and are expected to decline after meeting functional zero. All other categories (ES, TH, PSH/OH) are total beds needed.

## Interagency Working Group on Poverty and Economic Security

The Illinois General Assembly passed HB0357 in the Summer of 2020 establishing an interagency working group with main goals of:

- 1) Understand the root causes of intergenerational poverty and economic insecurity, including contributing social, economic, and cultural factors.
- 2) Assist the Commission on Poverty Elimination and Economic Security in the development of the strategic plan, including sharing data and information.
- 3) Implement the strategic plan adopted by the Commission.

The full group meets on a quarterly basis. The membership includes Illinois Agency Heads covering Human Services, Labor, Aging, Agriculture, Education, Public Health, Commerce and Economic Opportunity, Corrections, and Governors Office on Management and Budget.

In 2022 the interagency working group supported the Illinois Commission on Poverty Elimination and Economic Security in developing and releasing a strategic plan- *All In Illinois, A Five Year Plan to Reduce Deep and Persistent Poverty*. The strategic plan included five pillars to achieve a 50% reduction in deep and persistent poverty in Illinois by 2026. Those strategies include:

- 1) Ensure Illinois is Best in Nation for Raising Families
- 2) Stabilize Homes and Communities
- 3) Ensure Just and Equitable Access to Economic Security Programs
- 4) Address Barriers to Paid Work, Education, and Advancement
- 5) Support Trusted Community Based Providers to Serve the Needs of those In Deep Poverty

Since passage of the Strategic Plan, the Interagency Working Group on Poverty has worked to support implementation. They have developed status updates on State actions being taken to advance each of the strategic pillars and conveyed those updates to the full commission. In addition, they have begun to participate in subcommittees, of which there are five (one for each strategic pillar). The subcommittees have met and have begun to develop recommended action steps that can be taken toward achieving the Commission's strategic goals during Fiscal Year 2024. Completing and carrying out these action plans will be the work of the subcommittees and the Interagency Working Group as they look forward to 2024.

## Policy Priority #3: Promote Environmental Sustainability

Promoting environmental sustainability and resiliency in Illinois involves working to build socio-economically integrated communities that are planning and developing with shifting climate patterns and risks in mind. Housing is a key part of the Illinois built environment, and the creation of more energy efficient buildings are needed for the State to meet its climate goals, respond to shifts in climate, and address conditions that have contributed to environmental injustice. One of Illinois' key priorities given the imminent risks of climate change and need to create cleaner and healthier buildings, makes environmental sustainability a policy priority for affordable housing. State agencies and other partners will need to provide special focus on providing these opportunities to the priority populations.

The **Promote Environmental Sustainability Policy Priority** draws from the findings of the Illinois Housing Blueprint and a series of working groups which engaged the Housing Task Force. In this Policy Priority, four recommendations provide the framework for current programs and accompanying action items.

### Promote Environmental Sustainability Recommendations:

1. Enhance engagement between State agency partners to better connect housing and energy or efficiency resources and programs.
2. Increase education, outreach, and collaboration with supporting environmental resilience industries to leverage resources.
3. Build workforce knowledge around sustainable building techniques to increase capacity for more resilient housing across Illinois.
4. Continue work to incorporate green building technology, funding, and policies in affordable housing programs.

## Rehabilitation and Weatherization

### Illinois Low Income Home Energy Assistance Program

The Illinois Low Income Home Energy Assistance Program (LIHEAP) is designed to assist eligible low-income households pay for winter energy services. LIHEAP will provide a one-time benefit to eligible households to be used for energy bills. The amount of payment is determined by income, household size, fuel type and geographic location. In 2022, \$405.8 million in LIHEAP funds were utilized to assist 304,524 households throughout Illinois.

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

### Home Weatherization Assistance Program

The Illinois Home Weatherization Assistance Program (IHWAP) helps low-income residents save on heating and curb costs while increasing the comfort of their homes in order to conserve needed energy and to aid those persons least able to afford higher utility costs. Its mission is to insulate the dwellings of low-income persons with high energy burden, specifically, the elderly, persons with disabilities, and families with children. In 2022, \$22.8 million in IHWAP funds were distributed to assist 2,337 Illinois households.

## Improving Building Standards and Environmental Justice

### Qualified Allocation Plan: 2022-2023

The [Qualified Allocation Plan](#) (QAP) is a key policy tool for a Housing Finance Authority to establish and incentivize its priorities for housing development. As discussed in previous ACHP related documents, IHDA's 2022-2023 QAP updates were guided by a Task Force which focused on key policy priorities: sustainability and racial equity. Through the work of the Task Force and input from members of the affordable housing community, IHDA made a series of QAP updates to improve affordable housing location and construction quality while protecting affordable housing residents from environmental and health hazards. These environmental focused updates included use of Flood Factor to assess individual development's risk for flooding, Enterprise Green Communities as a pathway for high quality community environmental and community standards, increases to points awarded for developments which pursue third party building certification, along with supports for better proximity to fresh food sources.

While IHDA's 2022-2023 QAP is still in effect, in early 2023 the Authority began the process of developing a revised QAP for the 2024-2025 cycle. A finalized document is expected in September 2023.

### Illinois Solar for All

The 2016 Senate Bill 2814, otherwise known as the Future Energy Jobs Act (FEJA), required the state's two biggest electric utilities to expand their energy efficiency programs and reduce electricity waste, lowering Illinois power bills through 2030. The bill also expanded the definition of "low income" beyond just people who qualify for state assistance and directs utilities to engage with economically disadvantaged communities delivering new programs to customers most challenged to pay bills. FEJA enabled development of the Illinois Solar for All (ILSFA) Program to bring photovoltaics to low-income communities in Illinois. Managed by the Illinois Power Agency (IPA), ILSFA helps make solar installations more affordable for income-eligible households and organizations through state incentives. 25 percent of funds for ILSFA's sub-programs are to be allocated to projects located in environmental justice communities. ILSFA has four sub-programs, which are listed below. Do note, that within the 2022-2023 program year, these programs were renamed.

- **Illinois Solar for All: Residential Solar (Small):** Formerly known as Low-Income Distributed Generation, 1-4 units
- **Illinois Solar for All: Residential Solar (large):** Formerly known as Low-Income Distributed Generation 5+ units
- **Illinois Solar for All: Community Solar:** Formerly known as Low-Income Community Solar
- **Illinois Solar for All: Non-Profit and Public Facilities:** Formerly known as Non-Profit and Public Facilities

Total ILSA funding for the 2021-2022 program period was \$13.58 million for 41 approved Non-Profit and Public Facilities projects, \$21.34 million for 6 approved Community Solar projects, \$2.74 million for 160 approved Residential Solar (Small) projects, and \$0.53 million for 2 approved Residential Solar (Large) projects.

For the ongoing 2022-2023 program period, total funding to date is \$16.78 million for 33 approved Non-Profit and Public Facilities projects, \$0 for Community Solar projects, \$0.76 million for 30 approved Residential Solar (Small) projects, and \$0 for Residential Solar (Large) projects. ILSA expects these totals to change as projects are submitted, approved, and developed.

## Policy Priority #4: Address Inequities in Housing

Discrimination in the housing market, perpetuated by federal, state, and local policies, has kept Black/African American citizens from the full social and financial benefits that come with owning a home. Despite federal legislation banning discrimination in the housing and financial markets, inequities in housing have persisted and, in many cases, increased. The need to implement policies that work to stem and reverse increasing inequities in housing will be a focal point for the Task Force and the State of Illinois in 2022. In the coming year, the Task Force will implement strategies that support both the growth in the number of minority homeowners and an increase in diverse leadership throughout Illinois' affordable housing industry.

The **Address Inequities in Housing Policy Priority** draws from the findings of the Illinois Housing Blueprint and a series of working groups which engaged the Housing Task Force. In this policy priority, four recommendations provide the framework for current programs and accompanying action items.

### Address Inequities in Housing Recommendations:

1. Increase minority homeownership.
2. Support diverse leadership in Illinois' housing economy.
3. Create better access to housing in underserved communities through more equitable planning practices.
4. Align and coordinate local and state partners around policies that target inequities and promote equal access to affordable housing.

## Homebuyer Programs

### Access 4%

IHDA launched Access 4% in February 2018. The program is designed to increase home purchase accessibility by offering a forgivable 2<sup>nd</sup> mortgage of 4% of the purchase price (up to \$6,000) in down payment and/or closing cost assistance with a 30-year fixed-rate 1<sup>st</sup> mortgage to qualified households across Illinois. The 2<sup>nd</sup> mortgage is forgiven monthly over ten years. IHDA provided \$7.99 million of assistance through the Access 4% to assist 1,556 households to obtain 1<sup>st</sup> mortgages totaling \$232.94 million in CY 2022.

Access 4% Program, Households Assisted and Volume Awarded: CY 2022					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Adams	4	465,672	Logan	7	843,423
Boone	14	1,757,558	Macon	30	3,096,436
Carroll	1	67,518	Macoupin	3	396,099
Champaign	11	1,324,064	Madison	71	8,330,239
Christian	4	336,994	Marion	9	862,492
Clinton	4	554,296	Marshall	5	573,682
Coles	2	171,145	Mason	1	74,090
Cook	374	73,378,788	McDonough	3	248,176
DeWitt	4	430,580	McHenry	29	5,417,340
DeKalb	16	2,720,628	McLean	47	6,547,977
Douglas	5	563,300	Menard	1	99,768
DuPage	25	5,038,215	Mercer	4	351,225
Effingham	2	334,357	Montgomery	1	137,316
Fayette	1	69,775	Moultrie	4	419,275
Ford	3	285,032	Ogle	17	2,341,132
Franklin	13	1,356,497	Peoria	98	11,118,313
Fulton	11	977,708	Perry	2	237,890
Grundy	7	1,243,152	Piatt	4	435,692
Hamilton	6	549,732	Richland	1	125,594
Hancock	3	212,162	Rock Island	62	7,213,182
Henry	9	1,063,898	Saline	5	250,172
Jackson	1	94,794	Sangamon	29	3,461,662
Jefferson	9	831,950	St. Clair	52	6,990,075
Jersey	3	394,377	Stephenson	9	1,033,468
Johnson	1	91,310	Tazewell	98	11,251,774
Kane	57	11,847,852	Vermilion	1	67,761
Kankakee	15	2,236,069	Washington	3	349,457
Kendall	9	2,035,160	Wayne	1	48,484
Knox	3	319,248	White	6	580,802
La Salle	15	1,811,935	Whiteside	15	1,695,891
Lake	64	12,457,004	Will	52	10,221,870
Lawrence	1	62,986	Williamson	2	183,880
Lee	3	365,894	Winnebago	167	20,571,102
Livingston	8	826,963	Woodford	9	1,091,296
<b>Total</b>			<b>Total</b>	<b>1,556</b>	<b>\$232,943,645</b>

IHDA projects committing \$17.02 million of down payment assistance (DPA) through Access 4% to assist approximately 2,800 households totaling approximately \$433.31 million in 1<sup>st</sup> mortgage volume in CY 2023.

### Access 5%

IHDA launched Access 5% in February 2018. The program is designed to increase home purchase accessibility by offering a repayable 2<sup>nd</sup> mortgage of 5% of the purchase price (up to \$7,500) in down payment and/or closing cost assistance with a 30-year fixed-rate 1<sup>st</sup> mortgage to qualified households across Illinois. Repayment will be deferred for 30 years, unless repaid sooner, or in the event of a refinance or sale of the property, at which time the 2<sup>nd</sup> mortgage will become due. IHDA provided \$2.33 million of assistance through the Access 5% program to assist 339 households to obtain 1<sup>st</sup> mortgages totaling \$61.66 million in CY 2022.

Access 5% Program, Households Assisted and Volume Awarded: CY 2022					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Boone	3	622,893	McHenry	9	1,818,710
Carroll	1	167,014	McLean	4	731,217
Champaign	3	299,290	Menard	1	170,174
Cook	154	31,486,994	Mercer	1	74,142
DeWitt	1	73,641	Morgan	1	67,347
DeKalb	3	447,406	Ogle	1	103,098
DuPage	10	2,013,790	Peoria	3	318,950
Fayette	1	82,450	Piatt	1	137,365
Ford	1	199,975	Rock Island	6	593,132
Grundy	4	768,709	Sangamon	1	110,200
Henry	3	287,548	Shelby	1	130,372
Jersey	2	185,964	St. Clair	4	554,762
Jo Daviess	1	159,080	Stephenson	1	57,832
Kane	12	2,565,282	Tazewell	4	451,761
Kankakee	2	255,077	Vermilion	4	461,401
Kendall	8	1,699,262	Wayne	1	140,650
Knox	1	76,630	Whiteside	1	65,266
La Salle	5	757,535	Will	35	6,829,764
Lake	14	2,677,519	Williamson	1	174,470
Livingston	3	255,979	Winnebago	18	2,222,403
Macon	1	110,424	Woodford	1	77,600
Madison	7	1,180,391	<b>Total</b>	<b>339</b>	<b>\$61,663,468</b>

IHDA projects committing \$3.92 million of DPA through Access 5% to assist approximately 520 households totaling approximately \$90.80 million in 1<sup>st</sup> mortgage volume in CY 2023.

### Access 10%

IHDA launched Access 10% in February 2018. The program is designed to increase home purchase accessibility by offering a repayable 2<sup>nd</sup> mortgage of 10% of the purchase price (up to \$10,000) in down payment and/or closing cost assistance with a 30-year fixed-rate 1<sup>st</sup> mortgage to qualified households across Illinois. Repayment of the 2<sup>nd</sup> is monthly amortizing over a 10-year period at 0% interest rate. IHDA provided \$8.79 million of assistance through the Access 10% program to assist 905 households to obtain 1<sup>st</sup> mortgages totaling \$162.06 million in CY 2022.

Access 10% Program, Households Assisted and Volume Awarded: CY 2022					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Bond	1	76,627	Macoupin	5	555,364
Boone	11	1,585,444	Madison	16	1,701,078
Bureau	2	232,526	Marshall	2	192,997
Carroll	1	114,007	Mason	2	185,041
Champaign	3	368,794	McHenry	21	4,405,921
Clinton	1	99,131	McLean	12	1,612,490
Cook	389	83,100,472	Mercer	1	119,441
DeKalb	11	1,886,058	Monroe	1	294,251
Douglas	1	159,294	Montgomery	3	289,563
DuPage	33	6,562,673	Ogle	13	1,864,298
Fayette	3	401,737	Peoria	17	1,506,338
Ford	2	173,603	Pike	1	75,930
Grundy	3	645,824	Randolph	1	67,750
Iroquois	2	214,303	Rock Island	7	884,657
Jefferson	3	256,362	Sangamon	14	1,729,408
Jersey	1	42,750	St. Clair	15	1,986,377
Johnson	1	54,843	Stark	1	58,569
Kane	35	7,705,758	Stephenson	14	1,411,077

### Access 10% Program (cont.)

County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Kankakee	21	3,156,761	Tazewell	19	1,804,637
Kendall	14	3,091,618	Vermilion	1	111,542
Knox	4	325,697	Warren	1	150,420
La Salle	4	439,911	Whiteside	1	90,489
Lake	33	6,648,717	Will	49	10,219,376
Livingston	4	507,674	Williamson	1	74,205
Logan	2	149,021	Winnebago	94	11,791,433
Macon	6	669,460	Woodford	2	206,150
<b>Total</b>				<b>905</b>	<b>\$162,057,862</b>

IHDA projects committing \$10.50 million of DPA through Access 10% to assist approximately 1,050 households totaling approximately \$180 million in 1<sup>st</sup> mortgage volume in CY 2023.

### SmartBuy Program

Launched in December 2020, the IHDA Mortgage SmartBuy is designed to increase home purchase accessibility and help build a new generation of wealth, grow the middle class, and increase homeownership opportunity for low to moderate borrowers across Illinois affected by increasing student loan debt. IHDA will provide a safe, affordable 30-year fixed rate first mortgage with \$5,000 for down payment and/or closing cost assistance. The funds will be provided in the form of a recorded second mortgage, 0% deferred (due upon sale, payoff, transfer, or refinance of the first mortgage). In addition, IHDA will provide 15% of the purchase price (up to \$40,000) in assistance for student loan debt to borrowers looking to buy a home. Potential borrowers must have at least \$1,000 in student loan debt and must pay off their full remaining student loan balance at loan close. IHDA provided \$21,775 of assistance through the SmartBuy program to assist 1 household in Williamson County to obtain 1<sup>st</sup> mortgages totaling \$113,087 in CY 2022.

IHDA projects committing approximately \$17.34 million of DPA through SmartBuy to assist approximately 385 households totaling approximately \$81.29 in 1<sup>st</sup> mortgage volume in CY 2023.

### Opening Doors Program

IHDA launched this program in December 2020. The program is designed to increase home purchase accessibility for low and moderate-income homebuyers across Illinois. IHDA will provide a 30-year first mortgage with a fixed interest rate with down payment and/or closing cost assistance. The assistance comes as a forgivable 2nd mortgage in the amount of a flat \$6,000 that is forgiven monthly over five years. IHDA provided \$14.59 million of assistance through the Opening Doors program to assist 2,432 households to obtain 1<sup>st</sup> mortgages totaling \$368.93 million in CY 2022.

Opening Doors Program, Households Assisted and Volume Awarded: CY 2022					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Adams	11	1,345,049	Macon	44	4,237,090
Bond	3	441,116	Macoupin	11	1,123,745
Boone	27	3,939,194	Madison	99	10,830,816
Bureau	4	395,970	Marion	17	1,503,758
Carroll	1	57,844	Marshall	4	409,607
Cass	1	47,087	Mason	8	535,213
Champaign	28	4,074,699	Massac	1	170,742
Christian	6	512,207	McDonough	2	161,644
Clay	1	82,450	McHenry	42	8,255,735
Clinton	2	253,838	McLean	86	12,090,430
Coles	4	380,673	Mercer	3	335,975
Cook	667	130,921,352	Montgomery	7	587,629
DeWitt	8	733,759	Morgan	5	659,011
DeKalb	29	4,777,114	Moultrie	2	190,937

### Opening Doors Program (cont.)

County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
DuPage	78	15,804,902	Ogle	13	1,807,587
Edgar	1	112,347	Peoria	120	12,425,773
Effingham	6	904,187	Perry	3	212,580
Fayette	1	99,326	Piatt	1	92,043
Ford	2	111,449	Pike	1	107,295
Franklin	5	461,253	Randolph	1	93,061
Fulton	7	607,465	Richland	1	61,145
Greene	3	292,312	Rock Island	56	6,349,842
Grundy	6	901,953	Saline	6	515,657
Hamilton	3	181,759	Sangamon	43	5,237,526
Hancock	2	211,200	Shelby	1	80,033
Henderson	1	117,727	St. Clair	93	11,547,645
Henry	9	735,569	Stark	2	141,499
Iroquois	1	85,500	Stephenson	17	1,713,454
Jasper	1	46,264	Tazewell	118	12,150,266
Jefferson	8	897,781	Union	3	170,497
Jersey	6	706,670	Vermilion	5	561,545
Jo Daviess	1	60,269	Wabash	2	154,139
Kane	84	17,891,955	Warren	4	445,520
Kankakee	17	2,142,538	Washington	1	199,750
Kendall	27	6,144,469	Wayne	1	123,675
Knox	14	1,055,715	White	7	516,190
La Salle	15	2,060,045	Whiteside	12	1,471,931
Lake	81	14,962,363	Will	98	18,362,525
Lee	11	1,251,537	Williamson	13	1,325,843
Livingston	10	1,099,032	Winnebago	268	32,378,172
Logan	5	533,112	Woodford	14	2,151,704
<b>Total</b>			<b>2,432</b>	<b>\$368,930,283</b>	

IHDA projects committing approximately \$4 million of DPA through Opening Doors to assist approximately 530 households totaling approximately \$76.62 million in 1<sup>st</sup> mortgage volume in CY 2023.

### Habitat for Humanity - Community Impact Fund

IHDA established a partnership with Habitat for Humanity of Illinois (HFH) in 2014 to facilitate homeownership opportunities for low-income and very low-income families throughout the state. Funded through the Illinois Affordable Housing Trust Fund, the program provides forgivable subordinate mortgage loans to low-income households for home acquisition. 1<sup>st</sup> mortgage financing is provided through Habitat for Humanity and/or other conventional lenders. Households at or below 80% AMI are eligible to receive up to \$15,000 and households at or below 50% AMI are eligible to receive up to \$20,000. Assistance is provided as a 5-year forgivable loan.

Habitat for Humanity: Community Impact Fund (HFH): Completed & Current Funding Rounds					
Funding Round	Time Period	Funds Awarded	Number of Awards	Homeowners Assisted	Total Funds Disbursed
Round 1	August 2014 - August 2016	\$750K	1	58	\$725,000
Round 2	October 2016 - October 2018	\$1M	1	52	\$1,000,000
Round 3	February 2018 - February 2020	\$1M	1	51	\$983,871
Round 4	February 2020 - February 2024	\$2M	1	44 to date	\$802,105 to date
<b>2023 Projection</b>	<i>In November of CY 2022, a one-year program term extension was approved by the IHDA Board for Round 4. In CY 2023, reservation and disbursement activity is expected to continue under Round 4 of the program.</i>				

In November 2022, the IHDA Board approved some changes to the program's operations which included a new Delegated Grant Administrator and a one-year extension to the program. The new operational termination date is in February 2024.

In CY 2022, a combined \$212,105.26 was disbursed under Round 4 to assist 10 income-qualified homebuyers.

### USDA Rural Development 502 Loan Program

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

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

In 2022, the USDA Rural Development committed \$14.9 million towards its rural homeownership direct loans, which provided 136 direct loans to very low- and low-income rural families. USDA Rural Development committed \$263 million towards guaranteed rural housing loans which assisted 2,381 low- and moderate-income rural families. The latter program has worked very successfully with IHDA's Home Ownership programs.

## Housing Counseling Resources

### Housing Counseling Resource Program (HCRP)

The Housing Counseling Resource Program (HCRP), is a new 3-year program, funded by the Federal Home Loan Bank of Chicago, which will provide \$1 million in annual grants to HUD-approved housing counseling agencies across Illinois, to expand organizational capacity and services to better reach minority and low - and moderate - income homebuyers.

Funds shall be used for capacity-building activities that expand organizational reach to minority homebuyers, including but not limited to:

- Marketing and outreach activities
- Program staffing (e.g., hiring an additional housing counselor or a bilingual staff person, allocating a percentage of staff time to working in minority communities, etc.)
- Technology upgrades that facilitate expanded service to minority communities

A Request for Applications was released by IHDA on January 12, 2022, with a submission due date of February 14, 2022. 31 applications were received, and 21 applicants were recommended with combined funding of \$3 million. IHDA Board approved these housing counseling agencies in April 2022. All agencies successfully closed as of the program start date of June 10, 2022. The program will be operational until June 2025.

Housing Counseling Resource Program (HCRP) Grantees/Awards: CY 2022		
Grantee Name	Recommended Grant Amount	Households Assisted
Chinese American Service League	\$145,000	101
Community Partners for Affordable Housing	\$150,000	102
Consumer Credit Counseling Service of Northern Illinois, Inc.	\$75,000	66
DuPage Homeownership Center dba HOME DuPage, Inc.	\$150,000	103
Embarras River Basin Agency, Inc.	\$145,000	368
Far South CDC	\$145,000	391
Great Lakes Credit Union	\$145,000	104
Justine Petersen Housing & Reinvestment Corporation	\$145,000	86
Lake County Housing Authority	\$145,000	64

### Housing Counseling Resource Program (cont.)

Grantee Name	Recommended Grant Amount	Households Assisted
Navicore Solutions	\$150,000	25
Neighborhood Housing Services of Chicago, Inc.	\$145,000	987
Northside Community Development Corporation/Rogers Park CDC	\$145,000	108
Northwest Side Housing Center	\$145,000	59
NW HomeStart, Inc.	\$145,000	252
Oak Park Regional Housing Center	\$145,000	94
Restoration America, Inc.	\$150,000	75
Rock Island Economic Growth Corporation d/b/a Economic	\$145,000	83
South Suburban Housing Center	\$150,000	190
Spanish Coalition for Housing	\$145,000	366
The Neighbor Project	\$145,000	104
The Resurrection Project	\$145,000	382
<b>Total</b>	<b>21</b>	<b>4,110</b>

Agencies report quarterly on their activities in increasing their reach to minority and low- and moderate-income homebuyers. As of December 31, 2022, housing counseling agencies have assisted 1,875 potential homebuyers in one-to-one counseling. They have also assisted 2,235 in group homebuyer education.

### Housing Stability Counseling Program (HSCP)

The Housing Stability Counseling Program (HSCP), administered by NeighborWorks America is a \$100 million program funded by the American Rescue Plan Act of 2021 which intends to support housing counseling services for households facing housing instability, such as eviction, default, foreclosure, loss of income, or homelessness. Eligible applicants included HUD-approved intermediaries, state housing finance agencies or NeighborWorks network organizations.

Following a Request for Applications process, IHDA was granted \$2,858,550 by NeighborWorks. To facilitate administration of the program, IHDA held an application round which received 22 applications totaling \$3.8 million in funding requests. Ultimately 21 grantees were approved for a combined \$2.7 million in funding.

Presently, IHDA's Community Affairs department administers HSCP via a network of HUD-approved housing counseling agencies with demonstrated experience in providing housing stability counseling services to clients.

HSCP eligible activities fall into three categories, counseling, program support, operational oversight.

The housing counseling agencies are paid based on approved files for clients they counsel, and they are eligible to receive Program Related Support for their administrative costs.

IHDA began reporting for the HSCP Program in March 2022. Counseling units are uploaded to an Online Reporting System. Sub-grantees report monthly on the number of counseling units attained during the performance period. Sub-grantees closed on the program with IHDA on January 31, 2022. The performance period is September 8, 2021, through February 28, 2022. Sub-grantees are eligible for reimbursement at production thresholds of 35%, 65%, and 100% of the award.

In late 2022, NeighborWorks announced an extension of the program for an additional twelve months to February 28, 2024. There is an opportunity for additional funds under two reallocation periods in the extension performance period. IHDA applied for an extension and additional reallocation of funds. IHDA was at 35% percent of the original award amount as of December 31, 2022. IHDA assisted 1,281 unique households and submitted 2,471 individual counseling units as of December 31, 2022. This consists of 1,281 Level 1, 812 Level 2 and 378 Follow-up units.

Housing Stability Counseling Program (HSCP) Grantees/Awards: CY 2022		
Grantee Name	Grant Amount	Unique Households Assisted
Brighton Park Neighborhood Council	\$40,300	18
Chinese American Service League	\$107,575	-
Community Partners for Affordable Housing	\$194,415	21
Consumer Credit Counseling Service of Northern Illinois, Inc.	\$163,800	107
DuPage Homeownership Center dba HOME DuPage, Inc.	\$166,920	31
Embarras River Basin Agency, Inc.	\$82,875	23
First Home Alliance, Inc.	\$40,300	41
Garden State – Navicore Solutions	\$331,110	250
Great Lakes Credit Union	\$41,600	18
Lake County Housing Authority	\$377,000	170
METEC	\$91,650	59
Northside Community Development Corporation/Rogers Park CDC	\$101,400	14
Northwest Side Housing Center	\$61,100	30
Open Communities	\$46,800	-
Restoration America, Inc.	\$109,200	16
South Suburban Housing Center	\$146,380	169
Spanish Coalition for Housing	\$468,000	264
The Neighbor Project	\$40,300	1
The Resurrection Project	\$40,300	19
Total Resource Community Development Organization	\$37,700	5
Will County Center for Community Concerns	\$23,725	25
<b>Total</b>	<b>21</b>	<b>\$2,712,450</b>
		<b>1,281</b>

### Cook County Mortgage Foreclosure Mediation Program (CCMFMP)

Funded by the Circuit Court of Cook County, the program was first established in 2010 in response to the economic recession and related mortgage crisis which began in 2008. The program was designed to provide Cook County homeowners in foreclosure with critical support and to help them explore their options to either stay in their homes or negotiate a respectable exit as early as possible once the foreclosure process begins. The program has three components: community outreach, helpline and housing counseling, and legal aid and mediation. IHDA manages the helpline and housing counseling agency components of the grant. The initial iteration of the program, which ceased activity in 2017, ran for five rounds and assisted 27,119 homeowners. Since its reactivation in 2021 as a response to the risk of rising foreclosures due to the COVID-19 pandemic, the program has assisted 519 additional homeowners.

Following reactivation in CY 2021, IHDA held an application funding round with 5 awards made (awards information is included below for reference). Program activity under Round 6 began in October 2021. An extension of Round 6 was offered to all five grantees extending the program round to November 30, 2023. All five Round 6 grantees successfully closed on the extension agreement in September 2022.

Cook County Mortgage Foreclosure Mediation Program: Grantees/Awards: CY 2022	
Grantee Name	Recommended Grant Amount
Community and Economic Development Association of Cook County, Inc.	Fee for service
Far South Community Development Corporation	Fee for service
Great Lakes Credit Union	Fee for service
South Suburban Housing Center	Fee for service
Spanish Coalition for Housing	Fee for service
<b>Total</b>	<b>\$900,000 (not to exceed)</b>

## Rental Housing Development and Rental Assistance

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

### Low-Income Housing Tax Credit (LIHTC) Program

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

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

The 2022-2023 QAP includes a Community Revitalization Strategies scoring criteria, which aims at preserving existing affordable housing in distressed community areas where there is an active redevelopment effort ongoing, allowing for the greatest amount of choice for low-income households to access quality housing.

The Community Revitalization scoring is intended to incentivize local planning efforts, which are likely to lead to access to employment, healthcare and supportive services, community amenities such as parks and retail locations, transportation, and the improvement of quality housing stock. 9 percent tax credit applications can earn up to ten points for establishing Community Revitalization Strategies.

The 2022-2023 QAP also introduced the Quality of Life Index (QOLI) into its scoring considerations, which is a statewide planning tool intended to determine areas of high livability within Illinois. For 2022-2023, the QOLI score (1-10 pts) will be the default score for those projects that are not located within an Opportunity Area or if the project is not seeking Community Revitalization points.

The 2022-2023 Qualified Allocation Plan (QAP) was Board-approved in September of 2021. Applications for both 9 percent and 4 percent tax credits must meet the mandatory requirements of the QAP. Applications for 9 percent tax credits are subject to a competitive process and receive points based on the scoring section of the QAP. Both 4 percent and 9 percent tax credit applications must first be approved through a Preliminary Project Assessment (PPA), which provides basic information such as project concept and design, location, and proposed tenant population.

In May of 2022, the Illinois Housing Development Authority (IHDA) Board announced conditional awards totaling more than \$29,818,196 in federal 9% Low-Income Housing Tax Credits (LIHTC). These tax credits awarded under the 2022-2023 QAP, are estimated to generate over \$267 million in equity, in addition to an estimated \$123,130,292 million in private capital. These investments will finance the creation and/or preservation of 1,195 affordable units for low- to moderate-income families, seniors, veterans and persons with special needs across 22 affordable housing developments in 13 counties in Illinois. For more details on the CY 2022 LIHTC program, please see the Housing Production Tables in the back of this report. Below are 2022-23 LIHTC Program application deadlines.

2022-23 LIHTC Program Application Deadlines	
9% LIHTC Program Timeline	
2023 PPA Round	10/20/2022
PPA Notification to Sponsors	12/13/2022
2023 LIHTC Applications Due	02/16/2023
2023 LIHTC Applications to IHDA Board	06/16/2023
4% LIHTC Program Timeline	
PPA	45 days prior to 4% determination request
4% Tax Credit Application	Applications with approved PPA's may be submitted on a quarterly basis, through December 31, 2022

### HOME/Illinois Affordable Housing Trust Fund

In 2022, IHDA's Board approved \$30,326,901 in HOME allocations to help fund multifamily projects.

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

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

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

In 2021, IHDA's committed Illinois Affordable Housing Trust Fund awards totaling \$64,092,981. Of that amount a total of \$63,777,981 was Board approved for multifamily projects.

### Affordable Advantage Mortgage

Affordable Advantage provides permanent first mortgage financing up to \$10 million for new construction, refinance or acquisition/minimal rehabilitation. Loans over \$3 million will include FHA Risk Share. IHDA will determine whether FHA Risk Share will be required on loans under \$3 million. In 2022, one project utilized an Affordable Advantage Mortgage in the amount of \$2,400,000.

### One-Stop PLUS

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

## Legislation and Policy Initiatives

### Affirmatively Furthering Fair Housing

On 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 related planning actions. This rule also established a standardized fair housing assessment and planning process to give jurisdictions and PHAs a more effective means to affirmatively further fair housing for the purposes of complying with the Fair Housing Act, a certification signed annually by all HUD grantees, including PHAs. To date, this rule has not gone into full effect due to a variety of factors. However, recently on February 9, 2023, HUD published in the Federal Register a notice of proposed rulemaking which intends to revive this effort by reinstating much of the structure of the 2015 rule, but with modifications and improvements to reduce data analysis and challenges around setting contextually appropriate goals for participants, issues which contributed to the lack of full implementation for the 2015 rule.

Beyond AFFH Consolidated Plan certification, IHDA has also been taking on related actions and measures in its commitment to prevent housing segregation:

- **Concentration and Preservation Metrics** – IHDA has incorporated a variety of market metrics into its review of Preliminary Project Assessments and LIHTC applications since 2012. The Affordable Rental Unit Survey (ARUS) serves as an estimator of rental affordability (independent of rent restrictions) for each census tract throughout the state. Additionally, IHDA publishes and maintains an Affordability Risk Index (ARI), a tool designed to determine the need to preserve affordability by measuring change over time in key market metrics. Proposed developments located in census tracts identified by the ARI as being at risk of affordability loss are incentivized with up to 5 points in the QAP. Lastly, the Quality of Life Index (QOLI) is a statewide planning tool intended to determine areas of high livability within Illinois. The QOLI is a cumulative score across five measures: education, prosperity, health, housing, and connectivity. Each category is worth two points and project teams can earn up to ten points for projects in located areas with high cumulative QOLI scores.
- **Rental Housing Support (RHS) program/Re-Entry Special Demonstration Program** – IHDA administers this program with housing and services providers serving the re-entry population to assist individuals who are exiting the State prison system. It is a rental assistance program targeted to extremely and severely low-income (15-30% AMI or below) individuals who are elderly and/or disabled who are being released from incarceration, as well as individuals enrolled in a graduated reintegration program with a post-release plan that includes employment.

### BIPOC Developer Capacity Building Initiative (Next Gen)

As part of IHDA’s continuing diversity, equity, and inclusion efforts, IHDA has been exploring opportunities to support BIPOC for profit and nonprofit leaders to enter and succeed within the LIHTC. This work began with the belief that greater diversity among LIHTC developers could lead to more inclusive outcomes, including greater community engagement in the development process, greater diversity in the type of LIHTC projects received, and a more equitable distribution of the wealth generated by the developer fees. IHDA researched several DEI initiatives that serve as models from across the country and facilitated conversations with stakeholders within the development community to understand the needs and goals of BIPOC-led firms and nonprofits in the tax credit space. As a result of this work, in August 2022, IHDA released an RFA for Next Gen. The funding is available to Community Development Financial Institutions (CDFIs) to provide predevelopment loans, curated technical assistance, and LIHTC training to BIPOC developers. Applications were due in December 2022 and award announcements are expected in spring 2023.

### BIPOC Developer Capacity Building QAP Inclusions

One of the IHDA’s major efforts to build BIPOC developer capacity statewide included the approval of the 2022-2023 Qualified Allocation Plan which included updates to scoring criteria that heavily rewards project teams with BIPOC-lead enterprises (see the above Low-Income Housing Tax Credit (LIHTC) Program for more information). Additionally, engagement work through both the 2021 and 2022 Illinois Housing Blueprints helped shape racial equity recommendations further promoting efforts to diversify developers and program partners for greater community impact (see the Illinois Blueprint section later in this report for more information). Lastly, ongoing efforts continue to refine ideas formed with input from the larger housing community around lending and partnerships to further increase the participation of BIPOC developers and anticipate bringing forth additional concepts.

## IHDA's Homeownership Racial Equity Impact Assessment

IHDA's homeownership programs assist individuals across Illinois by offering first mortgages paired with a variety of down payment/closing costs assistance to help them with becoming a homeowner. Provided applicants meet the qualifications, IHDA's homeownership programs are available through a network of more than 100 participating lenders. In line with a push to further examine IHDA's financing efforts through a racial and equity lens, the Authority conducted a racial equity impact analysis as part of the 2022 Housing Blueprint update, to determine if state residents have equitable access to the Authority's homeownership financing options. Using IHDA borrower data from programs active between July 2020 – December 2021, including Access (4%, 5%, & 10%), Opening Doors, 1<sup>st</sup> Home Illinois, SmartBuy, and iRefi, in combination with U.S. Census 2019 ACS 5 year data, comparisons were drawn with statewide trends in population, households, and owner-occupied household data to understand the ethnic and racial makeup of individuals who borrowed from IHDA's single family loan programs during the reporting period. Guiding the analysis were three main questions:

- What are the necessary qualifications to be granted an IHDA homeownership loan, and is it possible that some qualifications act as barriers to certain racial and ethnic populations?
- Are IHDA homeownership loans disbursed equitably amongst households by race/ethnicity in terms of the total loans made through IHDA programs?
- Is there equity in total dollars disbursed across racial/ethnic groups as it relates to their respective income levels?

For the analysis, to achieve equity, meaning proportionate levels of homeownership across all race and ethnicities with their respective populations, IHDA would need to continue to serve BIPOC households at a disproportionately higher rate than white households.

Overall, the data showed that IHDA loans are given to black and Latinx borrowers at greater rates than compared to other racial/ethnic groups. The data also show that according to the qualifications for IHDA homeownership programs, most are accessible to all racial/ethnic groups, though programs such as SmartBuy had additional conventional loan qualifications that presented barriers to BIPOC households. Generally, IHDA has been excelling in its mission to market homeownership programs to those most in need with an eye toward equity on a statewide level.

That said, despite the data showing non-white households are borrowing at similar rates to their total household percentage, the share of white owner-occupied households still greatly outnumbers the share of non-white owner-occupied households in Illinois. White households make up 68.2 percent of the state's total households and 79.6 percent of owner-occupied households, while non-white households are 31.8 percent of total households and only 23.1 percent of owner-occupied households. Given this disparity, IHDA's homeownership programs will need to serve BIPOC households at higher levels to help foster equity in homeownership across the state. Additionally, the analysis highlighted several regional disparities in IHDA loan activity for example areas without metropolitan centers such as the Southern 7, and Carbondale regions. Considering these findings, IHDA should build upon its marketing and outreach strategies to better target both non-white homebuyers, and potential buyers in more rural regions.

## Policy Priority #5: Build Partnerships/Leadership Capacity to Maximize Impact of New Resources and Programming

Federal, state, and local policymakers have taken notable steps to help households navigate housing insecurity during the COVID-19 pandemic, from stimulus payments and enhanced unemployment assistance to forbearance and moratoriums on foreclosure and evictions. State partners have received unprecedented allocations of pandemic-related federal and state emergency funding in 2020 and 2021, with additional allocations coming in 2022. Program administration must be swift and efficient and thus interagency coordination, along with a strong focus on Priority Populations, will be the keys to success.

Outside of the pandemic, activity must move forward intentionally with an eye on administration and procedure that improves access to housing and other resources rather than limiting it. Program administration will develop broad strategies to leverage funding to house those persons that live in extremely low poverty, face health and economic barriers, experience systemic racism and need supports to access and maintain housing for individuals and families across Illinois. Interagency coordination and collaboration across agencies and levels of government is key to ensuring households and housing providers can more easily access the many available types and levels of funding. Streamlining data, program access, and program applications across entities will help ensure programs and funding reach Priority Populations efficiently and effectively.

The **Build Partnerships/Leadership Capacity Policy Priority** draws from the findings of the *Illinois Housing Blueprint* and a series of working groups which engaged the expertise of the Housing Task Force. In this Policy Priority, three recommendations provide the framework for current programs and accompanying action items.

### Build Partnerships/Leadership Capacity to Maximize Impact of New Resources and Programming Recommendations:

5. Serve the highest need populations with emergency rental, mortgage, and eviction prevention assistance.
6. Coordinate American Rescue Plan (ARP) funds and other new resources to best serve the Priority Populations.
7. Expand collaborations and interagency coordination to comprehensively assist with Priority Populations.

## Coronavirus Relief Programs and Legislation

### Illinois Homeowners Assistance Fund (ILHAF)

The Illinois Homeowners Assistance Fund (HAF) provides financial assistance to homeowners who have been impacted by the COVID-19 pandemic. Homeowners are eligible for assistance up to \$60,000 in assistance to cover delinquent first, second and third mortgages as well as other homeowner assistance for property taxes, homeowner's association fees, property insurance, flood insurance, lot rent and manufactured/mobile home loans.

This initial funding for HAF was provided through the American Rescue Plan Act of 2021, signed into law in March 2021. The Program deployed multiple rounds of funding totaling over \$65 million dollars to Illinois homeowners to prevent foreclosures.

#### Illinois Homeowner's Assistance Fund: Round 1, CY2022

City	Counts of Approved Applications	Approved Amount Requested
City of Chicago	964	\$14,886,557.00

County	Counts of Approved Applications	Approved Amount Requested
Adams	8	\$117,800
Alexander	0	\$0
Bond	0	\$0
Boone	11	\$225,808
Brown	0	\$0
Bureau	7	\$97,421
Calhoun	0	\$0
Carroll	0	\$0
Cass	2	\$9,664
Champaign	25	\$335,482
Christian	2	\$13,055
Clark	1	\$17,070
Clay	0	\$0
Clinton	4	\$54,698
Coles	6	\$58,875
Cook	1,482	\$24,697,990
Crawford	2	\$18,397
Cumberland	7	\$98,938
DeKalb	16	\$300,224
DeWitt	0	\$0
Douglas	1	\$6,283
DuPage	150	\$3,182,878
Edgar	2	\$24,051
Edwards	0	\$0
Effingham	2	\$13,770
Fayette	0	\$0
Ford	0	\$0
Franklin	6	\$93,532
Fulton	4	\$65,373
Gallatin	0	\$0
Greene	0	\$0
Grundy	9	\$194,101
Hamilton	1	\$10,844
Hancock	2	\$22,551
Hardin	0	\$0
Henderson	0	\$0
Henry	5	\$52,071

County	Counts of Approved Applications	Approved Amount Requested
Iroquois	3	\$19,543
Jackson	8	\$101,995
Jasper	0	\$0
Jefferson	5	\$48,242
Jersey	2	\$31,778
Jo Daviess	4	\$57,226
Johnson	1	\$2,050
Kane	96	\$1,766,340
Kankakee	23	\$286,130
Kendall	59	\$1,259,017
Knox	11	\$92,206
La Salle	16	\$199,978
Lake	131	\$2,710,591
Lawrence	1	\$4,606
Lee	1	\$6,926
Livingston	2	\$44,081
Logan	3	\$39,350
Macon	27	\$359,264
Macoupin	7	\$56,768
Madison	65	\$974,962
Marion	5	\$62,507
Marshall	0	\$0
Mason	1	\$3,370
Massac	1	\$7,773
McDonough	4	\$96,192
McHenry	63	\$1,216,221
McLean	26	\$412,634
Menard	1	\$23,367
Mercer	3	\$61,247
Monroe	1	\$12,479
Montgomery	6	\$91,227
Morgan	5	\$68,610
Moultrie	2	\$15,597
Ogle	6	\$109,167
Peoria	75	\$957,715
Perry	4	\$28,238
Piatt	1	\$28,091
Pike	2	\$12,923
Pope	0	\$0
Pulaski	1	\$13,777
Putnam	1	\$7,213
Randolph	3	\$27,302
Richland	1	\$9,934
Rock Island	31	\$403,882
St. Clair	76	\$1,149,611
Saline	2	\$28,884
Sangamon	42	\$502,054
Schuyler	3	\$41,533
Scott	1	\$10,910
Shelby	1	\$990
Stark	0	\$0
Stephenson	5	\$57,517
Tazewell	17	\$204,389
Union	5	\$76,652
Vermillion	11	\$114,382
Wabash	1	\$30,000
Warren	2	\$17,888
Washington	2	\$53,513

County	Counts of Approved Applications	Approved Amount Requested
Wayne	1	\$7,592
White	1	\$7,940
Whiteside	7	\$127,817
Will	262	\$5,031,123
Williamson	11	\$156,318
Winnebago	64	\$830,425
Woodford	3	\$52,970
<b>GRAND TOTAL</b>	<b>3,944</b>	<b>\$64,830,460</b>

**Illinois Homeowner's Assistance Fund: Round 2, CY2022**

City	Counts of Approved Applications	Approved Amount Requested
City of Chicago	37	\$449,070.00

County	Counts of Approved Applications	Approved Amount Requested
Adams	1	\$1,784
Alexander	0	\$0
Bond	0	\$0
Boone	2	\$48,984
Brown	0	\$0
Bureau	0	\$0
Calhoun	0	\$0
Carroll	0	\$0
Cass	0	\$0
Champaign	2	\$14,668
Christian	0	\$0
Clark	0	\$0
Clay	1	\$5,301
Clinton	1	\$27,212
Coles	1	\$3,276
Cook	46	\$490,424
Crawford	0	\$0
Cumberland	0	\$0
DeKalb	1	\$2,269
DeWitt	0	\$0
Douglas	0	\$0
DuPage	10	\$171,586
Edgar	0	\$0
Edwards	0	\$0
Effingham	0	\$0
Fayette	0	\$0
Ford	0	\$0
Franklin	2	\$11,630
Fulton	2	\$10,906
Gallatin	0	\$0
Greene	0	\$0
Grundy	0	\$0
Hamilton	0	\$0
Hancock	0	\$0
Hardin	0	\$0
Henderson	0	\$0
Henry	2	\$38,600
Iroquois	0	\$0

County	Counts of Approved Applications	Approved Amount Requested
Jackson	0	\$0
Jasper	0	\$0
Jefferson	0	\$0
Jersey	0	\$0
Jo Daviess	0	\$0
Johnson	0	\$0
Kane	6	\$92,070
Kankakee	0	\$0
Kendall	8	\$107,663
Knox	1	\$5,852
La Salle	2	\$31,830
Lake	9	\$91,615
Lawrence	0	\$0
Lee	0	\$0
Livingston	0	\$0
Logan	0	\$0
Macon	1	\$897
Macoupin	4	\$20,984
Madison	4	\$37,408
Marion	0	\$0
Marshall	0	\$0
Mason	0	\$0
Massac	0	\$0
McDonough	1	\$769
McHenry	2	\$30,313
McLean	3	\$34,735
Menard	0	\$0
Mercer	0	\$0
Monroe	0	\$0
Montgomery	0	\$0
Morgan	0	\$0
Moultrie	0	\$0
Ogle	0	\$0
Peoria	5	\$20,878
Perry	0	\$0
Piatt	0	\$0
Pike	1	\$1,871
Pope	0	\$0
Pulaski	0	\$0
Putnam	0	\$0
Randolph	0	\$0
Richland	0	\$0
Rock Island	1	\$7,334
St. Clair	5	\$18,405
Saline	1	\$9,348
Sangamon	2	\$10,531
Schuyler	0	\$0
Scott	0	\$0
Shelby	0	\$0
Stark	0	\$0
Stephenson	1	\$2,414
Tazewell	2	\$7,154
Union	0	\$0
Vermilion	1	\$5,215
Wabash	0	\$0
Warren	1	\$1,500
Washington	0	\$0
Wayne	0	\$0

County	Counts of Approved Applications	Approved Amount Requested
White	0	\$0
Whiteside	2	\$9,999
Will	20	\$246,047
Williamson	3	\$9,702
Winnebago	8	\$78,487
Woodford	0	\$0
<b>GRAND TOTAL</b>	<b>202</b>	<b>\$2,158,731</b>

### Illinois Rental Payment Program (ILRPP)

The Illinois Rental Payment Program (ILRPP) provides financial assistance for rent to income-eligible Illinois renters and their landlords who have been impacted by the COVID-19 pandemic. Renters in Illinois behind on rent due to COVID-19, are eligible for up to \$25,000 in emergency rental payments. Assistance covers up to 18 months of emergency rental payments, including up to 15 months of missed rent payments and up to three months of future rent payments.

This initial funding for ILRPP was provided through the federal Consolidated Appropriations Act of 2021, passed in December 2020. Additional rounds of assistance will be funded through the American Rescue Plan Act of 2021, signed into law in March 2021. The Program deployed multiple rounds of funding totaling over \$1 billion dollars to Illinois renters and landlords to prevent evictions. ILRPP builds on the state's comprehensive rental assistance program launched by the Pritzker administration last year, delivering over \$329 million in housing payment grants to over 56,000 renters and homeowners across the state. And following with that in 2022, ILRPP round 2 had approved 27,325 applications and as of December 31, 2022, disbursed \$205,171,094 in rental assistance.

### Illinois Rental Payment Program: Round 2, CY2022

City	Applications Approved	Counts of Disbursed Applications	Amount Disbursed
City of Chicago	11,513	11,511	\$93,456,859.64

County	Applications Approved	Counts of Disbursed Applications	Amount Disbursed
Adams	98	98	\$432,659
Alexander	16	16	\$57,649
Bond	8	8	\$24,220
Boone	32	32	\$229,430
Brown	2	2	\$4,400
Bureau	21	21	\$110,792
Calhoun	0	0	\$0
Carroll	7	7	\$92,000
Cass	18	18	\$59,845
Champaign	307	308	\$1,381,932
Christian	35	35	\$163,317
Clark	4	4	\$20,075
Clay	8	8	\$26,105
Clinton	15	15	\$71,897
Coles	121	120	\$456,829
Cook	4,860	4,856	\$44,131,865
Crawford	6	6	\$28,600
Cumberland	4	4	\$22,200
DeKalb	320	321	\$1,656,992
DeWitt	18	18	\$67,898
Douglas	8	8	\$47,845
DuPage	1,316	1,314	\$10,571,323
Edgar	14	14	\$86,279

County	Applications Approved	Counts of Disbursed Applications	Amount Disbursed
Edwards	1	1	\$7,150
Effingham	46	46	\$151,405
Fayette	11	11	\$42,080
Ford	3	3	\$17,850
Franklin	38	38	\$232,655
Fulton	52	52	\$338,872
Gallatin	1	1	\$3,840
Greene	1	1	\$18,000
Grundy	39	39	\$223,520
Hamilton	2	2	\$11,850
Hancock	11	11	\$56,850
Hardin	0	0	\$0
Henderson	3	3	\$20,625
Henry	31	31	\$155,416
Iroquois	18	18	\$100,770
Jackson	206	206	\$724,535
Jasper	2	2	\$4,575
Jefferson	70	70	\$311,702
Jersey	9	9	\$60,100
Jo Daviess	6	6	\$48,444
Johnson	7	7	\$30,558
Kane	737	736	\$5,308,313
Kankakee	252	251	\$1,629,560
Kendall	175	175	\$1,593,796
Knox	69	69	\$254,790
La Salle	97	97	\$575,745
Lake	255	253	\$1,965,431
Lawrence	15	15	\$65,819
Lee	29	29	\$102,989
Livingston	18	17	\$74,143
Logan	34	34	\$124,985
Macon	452	453	\$2,700,735
Macoupin	43	43	\$281,338
Madison	249	249	\$1,314,198
Marion	52	52	\$275,832
Marshall	6	6	\$39,490
Mason	3	3	\$9,209
Massac	11	11	\$60,144
McDonough	43	42	\$141,831
McHenry	55	55	\$424,224
McLean	263	262	\$1,078,753
Menard	7	7	\$22,193
Mercer	8	8	\$32,845
Monroe	6	6	\$39,700
Montgomery	15	15	\$101,455
Morgan	46	45	\$164,180
Moultrie	12	12	\$79,945
Ogle	45	45	\$157,527
Peoria	671	670	\$3,178,736
Perry	10	10	\$48,598
Piatt	8	8	\$39,735
Pike	6	6	\$28,200
Pope	0	0	\$0
Pulaski	2	2	\$7,100
Putnam	3	3	\$8,460
Randolph	17	17	\$94,215
Richland	8	8	\$31,165
Rock Island	361	361	\$1,774,604

County	Applications Approved	Counts of Disbursed Applications	Amount Disbursed
St. Clair	1,013	1,012	\$5,137,271
Saline	33	33	\$226,868
Sangamon	695	696	\$3,984,837
Schuyler	3	3	\$15,100
Scott	0	0	\$0
Shelby	21	21	\$94,824
Stark	3	3	\$11,800
Stephenson	111	111	\$418,009
Tazewell	122	122	\$659,089
Union	18	18	\$78,654
Vermilion	208	208	\$1,284,979
Wabash	9	9	\$40,050
Warren	16	16	\$63,147
Washington	8	8	\$52,260
Wayne	1	1	\$7,200
White	4	4	\$27,650
Whiteside	81	81	\$359,965
Will	1,158	1,157	\$9,785,695
Williamson	118	118	\$533,177
Winnebago	293	294	\$1,492,061
Woodford	19	19	\$86,129
<b>GRAND TOTAL</b>	<b>27,325</b>	<b>27,310</b>	<b>\$203,950,554.38</b>

### Court Based Rental Assistance Program (CBRAP)

In addition to ILRPP, IHDA launched another rental assistance program in CY 2022, the Court Based Rental Assistance Program (CBRAP), which was administered in partnership with IDHS.

CBRAP provides funding to Illinois tenants and landlords across the state (outside of Cook County) who have pending cases in eviction court. The program is only available to litigants in eviction court. Applicants may qualify for up to \$25,000 in emergency rental payments that can include up to 15 months of past-due rent and 3 months of future rent payments to prevent eviction.

Shown below, and broken out by agency, \$27.3 million was disbursed to assist 3,539 households in CY 2022. This program will continue into CY 2023.

### Illinois Court Based Rental Assistance Program (CBRAP - IDHS): CY 2022

County	Applications Approved (#)	Total Awards Approved (\$)
Adams	66	\$383,755
Alexander	0	\$0
Bond	1	\$2,100
Boone	8	\$45,606
Brown	2	\$10,850
Bureau	2	\$11,850
Calhoun	0	\$0
Carroll	2	\$4,415
Cass	0	\$0
Champaign	121	\$626,004
Christian	0	\$0
Clark	0	\$0
Clay	1	\$9,800
Clinton	1	\$10,500
Coles	12	\$57,783
Crawford	0	\$0
Cumberland	0	\$0

County	Applications Approved (#)	Total Awards Approved (\$)
DeKalb	133	\$900,900
DeWitt	1	\$3,109
Douglas	2	\$5,194
DuPage	565	\$6,004,606
Edgar	1	\$3,450
Edwards	0	\$0
Effingham	1	\$5,350
Fayette	1	\$4,200
Ford	2	\$16,475
Franklin	5	\$41,710
Fulton	2	\$5,034
Gallatin	1	\$975
Greene	0	\$0
Grundy	5	\$37,374
Hamilton	0	\$0
Hancock	0	\$0
Hardin	0	\$0
Henderson	0	\$0
Henry	1	\$4,970
Iroquois	3	\$15,150
Jackson	34	\$194,622
Jasper	0	\$0
Jefferson	5	\$23,889
Jersey	1	\$2,825
Jo Daviess	2	\$11,775
Johnson	2	\$13,875
Kane	174	\$1,938,527
Kankakee	46	\$323,880
Kendall	36	\$453,159
Knox	14	\$42,854
La Salle	2	\$19,775
Lake	83	\$632,598
Lawrence	0	\$0
Lee	2	\$11,335
Livingston	2	\$6,390
Logan	1	\$4,018
Macon	36	\$198,126
Macoupin	7	\$38,745
Madison	64	\$327,162
Marion	5	\$27,590
Marshall	0	\$0
Mason	0	\$0
Massac	10	\$42,316
McDonough	17	\$104,452
McHenry	17	\$180,187
McLean	63	\$374,084
Menard	0	\$0
Mercer	1	\$13,500
Monroe	0	\$0
Montgomery	4	\$25,000
Morgan	3	\$10,350
Moultrie	1	\$8,200
Ogle	6	\$32,878
Peoria	47	\$351,117
Perry	1	\$5,500
Piatt	1	\$5,950
Pike	0	\$0
Pope	0	\$0
Pulaski	0	\$0

County	Applications Approved (#)	Total Awards Approved (\$)
Putnam	0	\$0
Randolph	5	\$64,036
Richland	4	\$23,321
Rock Island	81	\$487,653
St. Clair	418	\$2,475,929
Saline	5	\$31,273
Sangamon	138	\$939,252
Schuyler	0	\$0
Scott	0	\$0
Shelby	1	\$4,500
Stark	0	\$0
Stephenson	19	\$84,933
Tazewell	21	\$176,184
Union	3	\$19,262
Vermillion	17	\$71,308
Wabash	0	\$0
Warren	1	\$3,361
Washington	0	\$0
Wayne	0	\$0
White	0	\$0
Whiteside	9	\$60,327
Will	351	\$3,555,827
Williamson	23	\$157,398
Winnebago	51	\$318,082
Woodford	0	\$0
Grand total	2,773	\$22,108,484.14

#### Illinois Court Based Rental Program (CBRAP - IHDA): CY 2022

County	Applications Approved Total	Counts of Disbursed Applications	Amount Disbursed
Adams	14	9	\$45,175
Alexander	1	1	\$10,800
Bond	0	0	\$0
Boone	0	0	\$0
Brown	0	0	\$0
Bureau	1	1	\$7,550
Calhoun	0	0	\$0
Carroll	0	0	\$0
Cass	0	0	\$0
Champaign	63	57	\$264,240
Christian	1	1	\$4,583
Clark	0	0	\$0
Clay	0	0	\$0
Clinton	0	0	\$0
Coles	4	4	\$13,210
Cook	0	0	\$0
Crawford	0	0	\$0
Cumberland	0	0	\$0
DeKalb	36	34	\$229,166
DeWitt	0	0	\$0
Douglas	0	0	\$0
DuPage	118	103	\$986,076
Edgar	1	1	\$8,550
Edwards	0	0	\$0
Effingham	1	1	\$2,366
Fayette	0	0	\$0

County	Applications Approved Total	Counts of Disbursed Applications	Amount Disbursed
Ford	0	0	\$0
Franklin	1	1	\$6,650
Fulton	1	1	\$4,800
Gallatin	0	0	\$0
Greene	0	0	\$0
Grundy	0	0	\$0
Hamilton	0	0	\$0
Hancock	0	0	\$0
Hardin	0	0	\$0
Henderson	0	0	\$0
Henry	1	1	\$1,350
Iroquois	0	0	\$0
Jackson	11	8	\$35,387
Jasper	0	0	\$0
Jefferson	0	0	\$0
Jersey	0	0	\$0
Jo Daviess	0	0	\$0
Johnson	0	0	\$0
Kane	56	53	\$511,276
Kankakee	16	16	\$85,112
Kendall	16	13	\$141,093
Knox	5	5	\$10,606
La Salle	1	1	\$5,480
Lake	40	33	\$254,970
Lawrence	0	0	\$0
Lee	0	0	\$0
Livingston	7	6	\$29,129
Logan	0	0	\$0
Macon	5	4	\$13,930
Macoupin	0	0	\$0
Madison	15	12	\$50,470
Marion	0	0	\$0
Marshall	1	1	\$2,760
Mason	0	0	\$0
Massac	0	0	\$0
McDonough	2	2	\$7,894
McHenry	8	7	\$49,926
McLean	23	24	\$131,369
Menard	0	0	\$0
Mercer	0	0	\$0
Monroe	0	0	\$0
Montgomery	1	1	\$5,429
Morgan	1	1	\$6,525
Moultrie	3	3	\$11,960
Ogle	0	0	\$0
Peoria	21	20	\$192,355
Perry	0	0	\$0
Platt	1	1	\$5,700
Pike	0	0	\$0
Pope	0	0	\$0
Pulaski	0	0	\$0
Putnam	0	0	\$0
Randolph	0	0	\$0
Richland	0	0	\$0
Rock Island	27	24	\$98,773
St. Clair	85	71	\$385,549
Saline	0	0	\$0
Sangamon	24	21	\$118,878

County	Applications Approved Total	Counts of Disbursed Applications	Amount Disbursed
Schuyler	1	1	\$4,500
Scott	0	0	\$0
Shelby	0	0	\$0
Stark	0	0	\$0
Stephenson	11	11	\$71,505
Tazewell	4	3	\$17,360
Union	1	1	\$2,330
Vermilion	4	3	\$9,980
Wabash	0	0	\$0
Warren	0	0	\$0
Washington	0	0	\$0
Wayne	0	0	\$0
White	0	0	\$0
Whiteside	0	0	\$0
Will	68	63	\$588,477
Williamson	6	6	\$24,211
Winnebago	26	24	\$132,713
Woodford	1	1	\$2,730
<b>GRAND TOTAL</b>	<b>734</b>	<b>655</b>	<b>\$4,592,894.26</b>

### Asylum Seekers Emergency Rental Assistance Program (AESRAP)

Also in CY 2022, IHDA launched the Asylum Seekers Emergency Rental Assistance Program (ASERAP). ASERAP is administered by IDHS, with program operations assistance from IHDA. This grant may provide up to three months of rental assistance (plus move-in fee when applicable) for eligible participants, with the option of one three-month renewal, not to exceed six months of rental assistance in total, as individuals transition from temporary hotel stays into affordable rental housing.

The ASERAP Program delivered \$74.9 thousand to 14 households in Cook County in CY 2022. Operations will continue into CY 2023.

### Housing Stability Services (HSS) for the Illinois Homeowners Assistance Fund (ILHAF) and Rental Assistance Programs (ILRPP, CBRAP, AESRAP)

Housing Stability Services (HSS) for the Illinois Rental Payment Program (ILRPP) was funded by the U.S. Department of Treasury under the Consolidated Appropriations Act of 2021 and the American Rescue Plan Act of 2021. The act authorized the U.S. Treasury to make payments to certain state and local recipients to be used to provide emergency rental assistance. The Illinois Department of Commerce and Economic Opportunity (DCEO) applied to the Treasury on behalf of the State and was awarded funds. DCEO then sub-granted a portion of the IL ERA award to IHDA in connection with the operation of the ILRPP and HSS.

HSS funded housing counseling agencies, community-based organizations, and non-profit organizations, including legal assistance groups to assist with the administration of the Emergency Rental Assistance (ERA 2.0) program, specifically with community outreach and information dissemination, client intake and associated assistance/follow up, and equipment and technology to facilitate in support of the program.

**Housing Stability Services (HSS) for the  
Illinois Rental Payment Programs and Homeowner's Assistance Fund:  
Current Funding Rounds**

Funding Round	Time Period	Funds Awarded	Number of Awards
ERA 1	April 2021 – September 2022	\$6.3M	64
ERA 2	January 31, 2022 – February 16, 2024	\$7.1M	61
HAF	January 1, 2022 – December 31, 2023	\$7.6M	59
<b>2023 Projection</b>	<i>Round 2 disbursement activity concluded December of 2022. This is following extensions to select grantee's legal agreements and additional funding as needed. Additional rounds in the form of the Court Based Rental Assistance (CBRAP) and Asylum Seekers Rental Assistance (ASERAP), as well as the Homeowner's Assistance Fund (HAF) were rolled out in 2022 and continues into 2023</i>		

In CY 2022, IHDA disbursed a combined \$3,919,494.48 to the HSS program partners who assisted with the submission of 101,694 applications of which the Authority approved 63,964 for rental assistance.

Round 1 activity was originally set to expire in January 2022, but continued across CY 2022, following a 9-month program extension in December 2021. Round 2 was also started December 2021 and continued into CY 2022 and a planned administrative custody transfer from IHDA's Community Affairs Department to the Authority's Strategic Response Unit enabled a closer working within the teams to monitor the HSS program impact on the Rental Assistance Program.

**Housing Stability Services (HSS) for the Illinois Homeowner's Assistance Fund (HAF):  
Grantees/Awards, CY 2022**

Grantee Name	Recommended Grant Amount
AGORA Community Services Corporation NFP	\$135,000.00
Arab American Family Services	\$40,000.00
Chinese American Service League Inc.	\$100,000.00
Community Life Line	\$25,000.00
Community Partners for Affordable Housing	\$125,000.00
Community Service Council of Northern Will County	\$140,000.00
Consumer Credit Counseling Service of Northern Illinois, Inc.	\$50,000.00
Duane Dean Behavioral Health Center	\$26,000.00
Embarras River Basin Agency, Inc.	\$130,000.00
Far South CDC	\$125,000.00
First Home Alliance	\$140,000.00
Garfield Park Community Council	\$25,000.00
Great Lakes Credit Union	\$140,000.00
Greater Southwest Development Corporation	\$140,000.00
Habitat for Humanity of Champaign County	\$40,000.00
HANA Center	\$130,000.00
Housing Opportunity Development Corporation	\$20,000.00
Illinois Legal Aid Online (ILAO)	\$24,950.00
Illinois Migrant Council	\$40,000.00
Justine Petersen Housing & Reinvestment Corporation	\$140,000.00
La Casa Norte	\$40,000.00
Lake County Housing Authority	\$140,000.00
METEC	\$117,000.00
Navicore Solutions	\$140,000.00
Neighborhood Housing Services of Chicago, Inc.	\$140,000.00
Northside Community Development Corporation/ Rogers Park CDC	\$140,000.00
Northwest Compass, Inc	\$40,000.00
Northwest Side Housing Center	\$120,000.00
NW HomeStart, Inc	\$137,000.00
Oak Park Regional Housing Center	\$125,000.00

Grantee Name	Recommended Grant Amount
Open Communities	\$125,700.00
Respond Now	\$107,000.00
Restoration America, Inc.	\$140,000.00
Rock Island Economic Growth Corporation d/b/a Economic Growth Corporation (GROWTH)	\$140,000.00
South Side Community Federal Credit Union	\$70,000.00
South Suburban Housing Center	\$128,000.00
South-East Asia Center	\$27,089.00
Spanish Coalition for Housing	\$140,000.00
Spanish Community Center	\$40,000.00
The Immigration Project	\$35,000.00
The Neighbor Project	\$125,000.00
Total Resource Community Development Organization	\$115,000.00
United African Organization	\$40,000.00
Will County Center for Community Concerns	\$125,000.00
Brighton Park Neighborhood Council	\$140,000.00
Center of Concern	\$100,000.00
Chicago Urban League	\$55,000.00
Dove	\$24,500.00
H.O.M.E.- DuPage	\$140,000.00
Erie Neighborhood House	\$40,000.00
Fresh Start	\$40,000.00
Greater Auburn-Gresham Dev Corp	\$30,000.00
Herrin House of Hope	\$25,000.00
Money Management International	\$124,750.00
The Journey Forward	\$140,000.00
The Resurrection Project	\$140,000.00
Two Rivers Regional Council	\$30,700.00
United Way of South Central Illinois	\$30,000.00
Illinois Equal Justice Foundation (IEJF)	\$2,400,000.00
<b>Total</b>	<b>\$7,692,689.00</b>

**Housing Stability Services (HSS) for the Illinois Rental Payment Programs (ILRPP, CBRAP and ASERAP): Grantees/Awards, CY 2022**

Grantee Name	Recommended Grant Amount
Arab American Family Services	\$140,000
Brighton Park Neighborhood Council	\$109,250
CEDA	\$130,000
Center for Changing Lives	\$140,000
Chicago Urban League	\$115,000
Chinese American Service League INC	\$140,000
Community Life Line	\$127,000
Community Partners for Affordable Housing	\$130,000
Community Service Council of Northern Will County	\$140,000
Consumer Credit Counseling Service of Northern Illinois, Inc.	\$88,000
Council of Islamic Organizations of Greater Chicago	\$132,750
Duane Dean Behavioral Health Center	\$140,000
Erie Neighborhood House	\$140,000
Far South Community Development Corporation	\$125,000
Federacion Jalisciense del Medio Oeste	\$30,500
First Home Alliance Inc	\$140,000
Garfield Park Community Council	\$132,750
Great Lakes Credit Union	\$140,000
Greater Southwest Development Corporation	\$140,000
Habitat for Humanity of Champaign County	\$60,000

Grantee Name	Recommended Grant Amount
HANA Center	\$140,000
Hispanic Women of Springfield	\$140,000
Holsten Human Capital Development, NFP	\$140,000
Housing Choice Partners	\$25,000
Housing Opportunity Development Corporation	\$50,000
Illinois Legal Aid Online	\$22,500
Illinois Migrant Council	\$140,000
Jamieson Community Center	\$21,000
La Casa Norte	\$137,543
Lake County Housing Authority	\$140,000
Lakeview Pantry	\$100,000
METEC	\$140,000
Metropolitan Tenants Organization	\$130,000
Mid Central Community Action	\$140,000
Muslim Women Resource Center	\$140,000
Navicore Solutions	\$120,000
Neighborhood Housing Services of Chicago, Inc.	\$140,000
Northside Community Development Corporation	\$140,000
Northwest Compass	\$140,000
Northwest Side Housing Center	\$115,000
NW HomeStart, Inc	\$60,000
Oak Park Regional Housing Center	\$125,000
Open Communities	\$129,300
Organizing Neighborhoods for Equality: Northside (ONE Northside)	\$28,000
Outreach Community Ministries	\$104,783
Respond Now	\$100,000
Restoration America, Inc.	\$140,000
Rock Island Economic Growth Corporation d/b/a Economic Growth Corporation	\$90,000
South Side Community Federal Credit Union	\$76,800
South Suburban Housing Center	\$127,850
Spanish Coalition for Housing	\$140,000
Spanish Community Center	\$140,000
The Immigration Project	\$63,000
THE NEIGHBOR PROJECT	\$130,000
The Resurrection Project	\$140,000
Total Resource Community Development Organization	\$125,000
Two Rivers Regional Council	\$130,690
United African Organization	\$135,000
Western Illinois Dreamers	\$25,512
Will County Center for Community Concerns	\$132,500
YWCA Metropolitan Chicago	\$140,000
<b>Total</b>	<b>\$6,984,728.00</b>

### Community Outreach and Assistance (COA)

Community and Outreach Assistance (COA) was funded with \$3,020,000, sourced from the State Coronavirus Urgent Remediation Emergency Fund (IL Cure Fund), which was established through the Coronavirus Aid, Relief, and Economic Security Act, (the CARES Act), signed into law on March 27, 2020, and created through Section 5001 of the CARES Act, the Coronavirus Relief Fund, (CRF).

COA funded housing counseling agencies, community-based organizations, and non-profit organizations including legal assistance groups to assist with the administration of the Emergency Mortgage Assistance (EMA) and the Emergency Rental Assistance (ERA) programs, which are also funded by the IL CURE Fund.

The COA grant recipient's core responsibilities included assisting Illinois residents with disseminating EMA/ERA information and outreach, assisting the client with the online application process, and assisting those whose income have been impacted by COVID-19.

In all, COA-funded agencies assisted with the submission of 31,138 unique applications between the Emergency Rental Assistance Programs and the Mortgage Assistance Program. Participating agencies' disbursements in the amount of \$18.1 Million were made by IHDA in CY 2022.

Community Outreach and Assistance (COA) Current Funding Rounds			
Funding Round	Time Period	Funds Awarded	Number of Awards
ERA 2	January 2022 – February 16, 2024	\$6.9M	61
HAF	January 2022 – December 2023	7.6M	59
<b>2023 Projection</b>	<i>Continued grantee expenses for eligible activities to continue into 2023 with Rental Programs like CBRAP and ASERAP, and Mortgage Assistance Fund (HAF) that continue to operate in CY2023.</i>		

### American Rescue Plan Act: HOME-ARP

In response to the Covid-19 pandemic, President Biden signed the American Rescue Plan (ARP), a \$1.9 trillion stimulus package, into law on March 11, 2021. ARP includes a number of provisions, to be administered by HUD and other agencies, to provide immediate and direct relief to help people across America remain stably housed during the pandemic. Specifically, the American Rescue Plan Act of 2021 includes the following housing provisions:

- \$21.5 billion in emergency rental assistance, to be administered by U.S. Treasury.
- \$10 billion in mortgage and foreclosure assistance and eviction prevention, to be administered by Treasury.
- \$5 billion for emergency housing vouchers for individuals and families who are experiencing homelessness or at risk of homelessness.
- \$5 billion for the HOME Investment Partnerships Program

Regarding the \$5 billion in HOME ARP dollars, these grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME) and assist qualifying populations which include homeless and at-risk of homelessness, those fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking and other populations where supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability. Veterans and families that include a veteran family member that meets one of the preceding criteria are also eligible.

HOME-ARP funds can be used for four eligible activities:

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, Homeless Prevention Services, and Housing Counseling
- Purchase and Development of Non-Congregate Shelter

Illinois was awarded \$203,977,931 in HOME funds to be administered by 17 Participating Jurisdictions (PJ) across the state. IHDA is 1 of the 17 Participating Jurisdictions (PJ) to administer the HOME-ARP funds on behalf of the state of Illinois (see IL Non-Entitlement). IHDA will receive a \$62 million allocation.

- |                                    |                                 |
|------------------------------------|---------------------------------|
| • Aurora: \$2,726,703              | • Lake County: \$6,025,377      |
| • Chicago: \$71,170,234            | • Will County: \$4,581,154      |
| • Decatur: \$1,497,384             | • Cook County: \$23,837,306     |
| • Evanston: \$1,298,584            | • DuPage County: \$6,505,249    |
| • Peoria: \$2,405,902              | • St. Clair County: \$3,762,217 |
| • Rockford: \$3,579,012            | • Kane County: \$3,399,022      |
| • Springfield: \$2,380,397         | • Urbana: \$2,970,773           |
| • McHenry County: \$2,225,083      | • Madison County: \$3,529,710   |
| • IL Non-Entitlement: \$62,083,824 |                                 |

HUD issued formal guidance via CPD-21-10 in September 2021 outlining requirements for use of HOME-ARP funds. As required, IHDA engaged in outreach and conducted a needs gap analysis to assess the current housing needs/demand for qualifying populations as part of the drafting of the HOME-ARP Allocation Plan. IHDA communicated with 71 organizations across Illinois, including, Continua of Care, homeless service providers, local public housing authorities, state agencies, advocacy organizations, and other stakeholders. IHDA's gap analysis estimated that currently for the homeless population, there is a need for at least 7,990 housing units (permanent supportive housing, rapid rehousing, or transitional housing), at least 4,640 beds in emergency shelters, and for other qualifying populations there is a need for at least 170,900 affordable housing units.

This outreach and analysis informed the proposed activities and goals for housing production included in IHDA's final Allocation Plan, which are summarized in the table below. IHDA's HOME-ARP Allocation Plan was submitted to HUD on August 29, 2022, and approved on September 16, 2022.

	Funding Amount	Percent of the Grant	Statutory Limit	Goals
Acquisition and Development of Non-Congregate Shelters	\$ 37,250,294	60%	N/A	250 beds
Development of Affordable Rental Housing	\$ 15,520,956	25%	N/A	40 units
Administration and Planning	\$ 9,312,574	15%	15%	N/A
<b>Total IHDA HOME ARP Allocation</b>	<b>\$ 62,083,824</b>			

\* Based on the applications received, these amounts and percentages may fluctuate.

For uses of HOME ARP funding, IHDA will require preferences that must be applied to all applicants for the Rental Housing eligible activity following the prioritization listed below as well: chronically homeless, persons exiting institutions/reentry into the community, youth aging out of the foster care system, families with children at-risk of homelessness. Applicants may request to establish a preference to serve other or more specific special needs populations in addition to these preferences.

No preferences are established for the Non-Congregate Shelter eligible activity. If a Coordinated Entry system partners with a shelter facility, that Coordinated Entry system's preferences or priorities may be applied to the shelter's policies, as long as they also adhere to serve all Qualifying Populations according to HOME-ARP guidance.

In CY 2023, IHDA intends to solicit applications from development teams that partner with service providers and other community-based resources via an RFP or RFPs.

## Healthcare and Housing Initiatives

### Healthy Housing, Healthy Communities (H3C) Partnerships

In May of 2022, IHDA was awarded a \$120,000 grant from the National Council of State Housing Agencies (NCSHA), with funding from the Robert Wood Johnson Foundation, to support development of partnerships with hospitals, health systems, and other health organizations to expand financing for affordable housing development and preservation. IHDA has since coordinated a variety of activities under the purview of this grant to expand options for healthcare provider participation in the development of affordable housing. These activities include research, network-building events between healthcare providers and affordable housing developers, and identification of existing successful partnership models.

IHDA has since dedicated \$15 million from the Build Illinois Bond Program to support relevant development proposals that increase partnerships between healthcare providers and affordable housing developers and intends to either pair this funding with an existing program structure (such as the LIHTC or Permanent Supportive Housing Programs) or publish an independent RFA to disburse these funds within CY 2024.

## The Housing Blueprint for Illinois

### Housing Blueprint Overview

The Housing Blueprint (the Blueprint) is a planning endeavor that the Illinois Housing Development Authority initially designed and began work on in the Spring of 2020 to create a vision for the future of housing in Illinois, and to establish a plan to achieve it. The Blueprint is a multi-year planning effort that reflects successes within the state's many communities, as well as opportunities to better meet the needs of its residents. The Blueprint contains an action plan that guides programmatic changes and legislative recommendations to address the plan's findings and creates tangible change for Illinois' residents.

The Illinois Housing Blueprint applies a data-driven approach designed to help housing practitioners better understand the state's housing stock and markets. What makes the Blueprint unique from other housing needs assessments is that it is also informed by the diverse voices and experiences of Illinois' residents, culminating in the creation of a detailed and actionable planning document that serves as a foundation on which to build programs, advocate for legislative and social change, and to seek solutions for Illinoisans' collective affordable housing future. The Blueprint is intended to amplify strategies that support Illinois' communities in achieving their housing goals, but IHDA also expects that the findings and trends detailed in the Blueprint will result in continued coordination of planning and funding processes across the state, promoting greater equity, and removing barriers to affordable rental housing and homeownership among individuals from different regions, income-levels, races, and ethnicities.

The inaugural Housing Blueprint covered activity from FY2016 to FY2020 and was issued in the summer of 2021. In the first edition, IHDA conducted a review of existing and previous housing plans in Illinois; executed a community outreach strategy through a Statewide Resident Survey and Listening Tour; completed a set of quantitative data analyses through qualitative regions and market data snapshots; looked comprehensively at IHDA's programmatic investments and impact in recent years; identified opportunities to better meet the needs of residents across the state; and set out to conduct the agency's first Racial Equity Impact Assessment to inform the Blueprint's findings and recommendations.

The 2022 Housing Blueprint provided an in-depth analysis based on the 2021 Blueprint's recommendations and key findings. Illinois Housing Task Force members, IHDA staff, and field experts continued research on these key themes through working groups, a Homeownership Racial Equity Impact Assessment, regional data analyses, the Statewide Resident Survey, and the Listening Tour. The 2022 Blueprint's actions included:

- Pushing further into examining IHDA's financing efforts through a racial and equity lens.
- Increasing participation of under-represented stakeholders.
- Creating more data-informed regions to enhance understanding of the housing needs in Illinois.
- Enhancing utilization of partnerships to deeply explore issues and trends.

Each iteration of the Blueprint will build upon the Inaugural Housing Blueprint, standing together as a cumulative effort. For each new version of the Blueprint, the Housing Task Force along with IHDA Leadership will analyze and review the Housing Blueprint's findings and will subsequently determine the most poignant action items and goals for focusing on in the coming year. Housing Task Force members also serve as participants on the Blueprint's working groups which will mobilize actionable items and tasks to address the most pressing needs and priorities identified by the plan.

### Blueprint Listening Sessions, Public and Stakeholder Engagement

The Housing Blueprint is built on the core elements of collaboration, public participation, and open engagement. Throughout the Blueprint Process, the IHDA team, along with community partners across the state, continue to work towards the goal of reaching a larger, more diverse set of Illinois residents.

The Blueprint engages with Illinois residents in several ways including the Statewide Resident Survey, Listening Tour sessions, and ongoing outreach and marketing campaigns to educate and invite communities from across the state to participate in the planning process. The Statewide Resident Survey and Listening Tour proved to be integral and influential parts of the Inaugural Housing Blueprint and were implemented once again for the 2022 Housing Blueprint. The perspectives, comments, and honest assessments provided by those participating in the Blueprint outreach continue to inform the plan and its vision. Importantly, the targeting efforts for each of these

outreach strategies aim at collecting input from vulnerable populations which are typically underrepresented in traditional planning processes.

Although the 2022 Resident Survey and Listening Tour yielded fewer total participants than in 2021, this was not viewed negatively since IHDA continued to add to an already impressive total of statewide respondents and were able to expand its reach to different groups and geographic regions across the state as residents from previously unengaged counties and ZIP codes were brought into the outreach process. IHDA and all those involved with the Blueprint outreach intend to expand the breadth of community engagement efforts in Blueprints to come.

<b>Engagement and Analyses under the Housing Blueprint, CY2021 – CY2022</b>			
<b>Activity</b>	<b>2021 Blueprint</b>	<b>2022 Blueprint</b>	<b>Total</b>
Resident surveys	903	229	<b>1,132</b>
Listening Tour sessions	24	10	<b>34</b>
Listening Tour participants	597	199	<b>796</b>
Listening Tour community partner cohosts	20	10	<b>28</b>
Total residents engaged with Blueprint	1,500	428	<b>1,928</b>
Counties represented	63	45*	<b>72</b>
ZIP codes represented	310	157**	<b>371</b>

\*9 new counties represented

\*\*61 new zip codes represented

## Blueprint Working Groups

The 2021 Illinois Housing Blueprint's outreach efforts and data analysis revealed clear themes requiring continued research in subsequent Blueprint Updates with clear proposals and solutions to address the priorities. In the fall of 2021, IHDA convened three Blueprint Working Groups comprised of members of the Housing Task Force, IHDA staff, and other housing experts. These working groups were tasked with developing actionable proposals and solutions, as suggested in the 2021 Housing Blueprint. The Working Groups were asked to develop recommendations for creating and enhancing partnerships and investment opportunities with local governments, philanthropy, and other key partners, along with real estate, economic development, and design professionals to increase housing affordability and support economically and environmentally sustainable communities. Additional experts in the areas of economic development, disaster mitigation planning, supportive housing, and sustainable development were also invited to participate in the discussions.

Each Blueprint Working Group met three times over three months in late 2021 and early 2022 to accomplish the goals set forth in the first Housing Blueprint's annual planning roadmap. The working groups addressed focus areas linked to the FY2021 Inaugural Housing Blueprint as follows:

1. Addressing Racial Equity
  - Increase Black, Indigenous, People of Color (BIPOC) Homeownership
  - Support Diverse Leadership in the Housing Economy
  - Create Access through Comprehensive Planning
2. Promoting Economic and Environmental Resilience through Improved Affordable Housing Planning
  - Support More Environmentally Resilient Development and Communities
  - Promote More Economically Resilient Communities
3. Utilizing Affordable Housing Infrastructure to Promote Access
  - Prioritize Extremely Low-Income, Supportive Housing, and other Housing Needs
  - Address Stigmas and Perceptions of Affordable Housing

Prior to developing recommendations and action items, each working group conducted a SWOT analysis (strengths, weakness, opportunities, and threats) of IHDA and state-level programs for each focus area.

Feedback was documented and helped to guide discussion questions that shaped planning for subsequent working group meetings.

Based on the SWOT analysis and group discussion, participants identified and ranked policy recommendations for each focus area and identified potential action items that could help achieve the recommendations. Action items include a list of potential partners and an estimated timeline for completion, on a scale of short-term (1-2 years), medium-term (2-3 years), and long-term (3-5 years). The working groups included experts in a variety of subject areas and specialize in different parts of the State. Because of this diversity, the discussion for these action items was more global and involved several partners for each idea. IHDA may be a partner in many of these ideas but may not lead many of them, if, and when they come to fruition.

Each working group's topics, members, and final recommendations are contained within the 2022 Housing Blueprint, published at [www.ILHousingBlueprint.org](http://www.ILHousingBlueprint.org).

## **Racial Equity Impact Assessment and Regional Market Data Profiles**

The 2021 Blueprint included a Racial Equity Impact Assessment conducted by a third party that examined IHDA's entire portfolio. However, this analysis needed more detail to understand how IHDA is serving the diverse population of this state. To achieve this detail and produce recommendations regarding equity in IHDA programs, IHDA's portfolio required analysis to be done in smaller pieces to be effective. The 2022 Blueprint Update included a Homeownership Racial Equity Impact Assessment, which is a thorough examination of IHDA's Homeownership portfolio that allows IHDA to understand program accessibility and whether it is equitably serving Latinx and Black borrowers, and how effectively IHDA targets these historically underserved populations.

The Homeownership Racial Equity Impact Assessment's goal was to determine whether IHDA homeownership programs are accessible to all Illinois residents. To conduct this analysis, IHDA's Homeownership department provided borrower data that included the race/ethnicity, total loan amount disbursed, household income, which mortgage program was accessed, and borrower's county of residence. In addition to the homeownership data from IHDA, 2019 ACS 5-year data was utilized to draw comparisons with statewide trends in population, households, and owner-occupied household data. County data was aggregated into the 15 Illinois regions that were introduced in the 2022 Blueprint to gain a regional view. The analysis dives into the ethnic and racial makeup of the individuals who borrowed an IHDA single family loan during the review period and found that proportionately, on a statewide level, IHDA does see equity in access to homeownership programs. On a regional level, there were two out of the 15 regions with significant differences in access for Black and Latinx borrowers to IHDA's homeownership programs - Southern 7 and the Carbondale Regions.

The full Homeownership Racial Equity Impact Assessment is contained within the 2022 Housing Blueprint, published at [www.ILHousingBlueprint.org](http://www.ILHousingBlueprint.org).

The Market Regional Data Profiles (Regional Profiles) were developed to provide a regional lens to Illinois' diverse communities. The Regional Profiles are expected to guide future planning and housing policy efforts and inform IHDA technical assistance, market analysis, programmatic targeting, and legislative advocacy. All Regional Profiles are published at [www.ILHousingBlueprint.org](http://www.ILHousingBlueprint.org)

## 2022 Housing Production Tables

The Housing Program Production Plan is included in every Annual Comprehensive Housing Plan to describe how the State plans the investment of its resources for new homes and housing assistance for Illinois families and individuals. The Housing Production Plan is required by the Comprehensive Housing Planning Act to set funding goals that serve the needs of the identified priority populations.

Every attempt is made to include all housing-related programs across all State Agencies. Each State Agency reports anticipated funding levels and recommended units assisted is calculated based on overall total anticipated funding for the Annual Comprehensive Housing Plan at the beginning of the year. In the subsequent Progress Report, actual commitments and housing units / persons assisted made during the calendar year are presented.

Only funding committed in the relevant calendar year is included in the Housing Production Plan. Funding that has been applied for, but not yet committed, is not included. In some cases, funding is committed over the course of multiple years, but funding for projects committed in previous years is subtracted. The same cannot be said for counts of housing units / persons assisted under various programs. Projects that receive multi-year financing will have housing units / persons assisted counted each year funding is committed. For this reason, multi-year projects are especially noted in the Housing Production Plan.

The Comprehensive Housing Planning Act requires the tracking of funding commitments related to the priority populations. Typically, this is accomplished by determining the funding commitments (and the units they support) by priority population. When a particular development is to be marketed to more than one priority population, the funding and the units are divided between the priority populations they serve proportionally based on the number of units serving each population.

## 2022 Housing Production Table: Multifamily Programs

Multifamily Programs: 2022 Housing Production Plan						
Agency and Program	Source	2022 Funds Estimated	2022 Funds Committed	Priority Populations		
				Low-Income	Senior	Supportive
IHDA Administered						
Low-Income Housing Tax Credit (9%)	Federal Credits	31,000,000	-	\$102,738,205	\$100,908,027	\$63,799,854
	Equity Raised	\$303,800,000	\$267,446,086			
Low-Income Housing Tax Credit (4%)	Federal Credits	-	-	\$229,146,726	\$133,549,389	\$17,656,610
	Equity Raised	\$192,000,000	\$380,352,725			
Illinois State Donation Tax Credit (IAHTC)	Donation Amount	\$49,604,03	\$5,637,619	\$5,399,286	-	\$238,333
	Tax Credit Allocation	\$24,802,016	\$10,789,140			
HOME	Federal	\$16,742,680	\$14,008,622	-	\$1,865,962	\$12,142,660
American Rescue Plan Act (ARP) Covid-19 Affordable Housing Grant Program	Federal (State)	\$75,000,000	\$15,465,787	\$11,525,403	\$2,974,677	\$965,707
Illinois Affordable Housing Trust Fund (AHTF)	State	\$65,000,000	\$36,771,452	\$6,179,048	\$7,604,071	\$22,988,333
Housing Trust Fund (HTF)	Federal	\$30,702,615	\$24,305,795	-	-	\$24,305,795
Build Illinois Bond Fund Program	State	\$150,000,000	\$13,300,000	\$13,300,000	-	-
Tax Exempt Bonds	Federal	\$500,000,000	\$441,508,642	\$253,017,959	\$168,305,487	\$20,185,197
Taxable Bonds	Private	\$200,000,000	\$1,544,000	\$1,453,766	-	\$90,234
Affordable Advantage Mortgage	Federal	\$10,000,000	\$2,400,000	-	-	\$2,400,000
Credit Advantage Mortgage	Federal	\$15,000,000	-	-	-	-
IHDA/HUD Federal Financing Bank/US Treasury Mortgage	Federal	\$35,000,000	-	-	-	-
CY 2022 Total Funds Budgeted and Committed		\$1,574,047,311	\$1,202,740,728	\$622,760,392	\$415,207,613	\$164,772,723
Total # Units Preserved	Single Year Financing		3,011	-	-	-
	Multi-Year Financing		342	-	-	-
Total Units	Single Year Financing		4,659	2,446	1,674	539
	Multi-Year Financing		487	369	0	118
	Total		5,146	2,815	1,674	657

## 2022 Housing Production Table: Single Family Programs

Single Family Programs: 2022 Housing Production Plan						
Agency and Program	Source	2022 Funds Estimated	2022 Funds Committed	Priority Populations		
				Low-Income	Senior	Supportive
IHDA Administered						
Access 4%	State	\$ 21,612,000	\$7,990,052	\$7,990,052	-	-
Access 5%	State	\$6,750,000	\$2,329,996	\$2,329,996	-	-
Access 10%	State	\$11,170,000	\$8,790,989	\$8,790,989	-	-
Opening Doors	State	\$2,538,000	\$14,592,000	\$14,592,000	-	-
SmartBuy	State	\$5,175,000	\$21,775	\$21,775	-	-
Illinois Affordable Housing Trust Fund*	State/ Federal	-	\$6,501,223	\$6,501,223	-	-
DCEO Administered						
CDBG Housing Rehab	Federal	\$7,000,000	\$7,000,000	\$7,000,000	-	-
Illinois Home Weatherization Assistance Program	State/ Federal	\$48,869,011	\$22,798,191	\$22,798,191	-	-
IDVA Administered						
Adaptive Housing Program for Veterans	State/ AHTF	\$60,000	\$60,000	\$60,000	-	-
CY 2022 Total Funds Budgeted and Committed		\$103,174,011	\$70,084,227	\$70,084,227	-	-
Total Units/Households Assisted		7,901				
*Single Family amounts for Illinois Affordable Housing Trust Fund include totals from the Single Family Rehabilitation, Habitat for Humanity Community Impact Loan Fund, and Home Accessibility programs only.						

## 2022 Housing Production Table: Residential Services Programs

Residential Services Programs Table: 2022 Housing Production Plan					
Agency and Program	Source	2022 Funds Estimated	2022 Funds Committed	Priority Populations	Number Assisted
<b>IHDA Administered</b>					
Illinois Rental Payment Program (ILRPP)	<b>State/ Federal</b>	\$882,587,957	\$794,697,779	Low-Income	91,846 households
Housing Stability Services (HSS) for the Illinois Rental Payment Program (ILRPP)	<b>State/ Federal</b>	\$7,900,000	\$5,477,823	Low-Income	N/A
Illinois Court Based Rental Assistance Program (CBRAP)	<b>State/ Federal</b>	\$25,500,000	\$5,169,766	Low-Income	734 households
Illinois Homeowner Assistance Fund (ILHAF)	<b>State/ Federal</b>	\$309,522,494	\$66,079,544	Low-Income	4,024 households
Housing Stability Services (HSS) for the Illinois Homeowner Assistance Fund (ILHAF)	<b>State/ Federal</b>	\$5,128,533	\$3,576,859	Low-Income	N/A
Illinois Asylum Seeker Emergency Rental Assistance Program (ASERAP)	<b>State/ Federal</b>	\$28,500,000	\$74,962	Low-Income, Extremely Low-Income, Homeless, Special Needs	14 households
Housing Counseling Resource Program (HCRP)	<b>State</b>	\$1,025,000	\$221,977	Low-Income	4,110 households
Housing Stability Counseling Program (HSCP)	<b>State</b>	\$2,858,550	\$0	Low-Income	1,281 unique households
Cook County Mortgage Foreclosure Mediation Program (CCMFMP)	<b>State</b>	\$1,745,412	\$132,875	Low-Income	432 households
Strong Communities Program	<b>State</b>	\$0	\$2,476,158	N/A	237 unique properties
Abandoned Properties Program	<b>State</b>	\$0	\$4,905,746	N/A	No properties assisted in CY 2022
Land Bank Capacity Building Program	<b>State</b>	\$0	\$720,725	N/A	154 unique properties
Land Bank Capacity Program, Peoria Additional Funding (LBCP Peoria)	<b>State</b>	\$0	\$32,110	N/A	No properties assisted in CY 2022
Land Bank Technical Assistance Program	<b>State</b>	\$500,000	\$209,851	N/A	5 new land banks formed, 4 units of local government assisted.
Chicago Rehab Network Technical Assistance Program	<b>State</b>	\$330,000	\$163,649	N/A	TA activity, including 8 workshops totaling 31 class sessions, with 51 attendees representing 40 organizations
Reentry Rental Assistance Program	<b>State</b>	\$2,500,000	\$2,666,148	Extremely Low-Income, Returning Citizens	75 rental units
Rental Housing Supporting Program	<b>State</b>	\$9,000,000	\$8,988,982	Low-Income, Homeless, Special Needs, Seniors	329 rental units
Long Term Operating Support (LTOS)	<b>State</b>	\$3,000,000	\$2,539,434	Low-Income, Homeless, Special Needs, Seniors	14 rental units

Residential Services Programs Table: 2022 Housing Production Plan (cont.)					
Agency and Program	Source	2022 Funds Estimated	2022 Funds Committed	Priority Populations	Number Assisted
IHDA Administered (cont.)					
HUD Section 811 Project Rental Assistance	Federal	\$626,800	\$3,862,560	Low-Income, Special Needs	56 rental units
IDVA Administered					
Prince Home Program for Veterans	GRF	\$759,300	\$618,407	Homeless; Special Needs	12 Individuals
MVH Homeless Program (980 Home Fund 1900 Line)	Federal	\$59,800	\$15,107	Homeless, Special Needs	12 individuals
DCFS Administered					
Norman Housing Advocacy	GRF/ Federal	\$2,229,300	\$1,931,887	Low-Income Families; Homeless	1,794 families assisted
Norman Cash Assistance Program	GRF/ Federal	\$4,995,700	\$4,606,822		3,822 families assisted
Youth Housing Advocacy	GRF/ Federal	\$1,088,600	\$731,775	Homeless	524 youth assisted
Youth Cash Assistance	GRF/ Federal	\$1,060,000	\$276,939		178 youth assisted
DCEO Administered					
Low Income Home Energy Assistance Program (LIHEAP)	Federal/ State	\$424,647,712	\$405,777,874	Low-Income Families, Seniors, Special Needs	304,524 Households
IDPH Administered					
Housing for Persons with AIDS/HIV (HOPWA)	Federal	\$1,953,890	\$1,180,658	Low-Income; Homeless; Special Needs	296 persons with HIV/AIDS and their family members
IDOA Administered					
Community Care Program	GRF	\$967,638,393	\$967,638,393	Low-Income Seniors	63,144 Individuals/monthly
IDHS Administered					
Colbert Bridge Rental Subsidy Initiative	GRF	\$28,770,000	\$28,770,000	Colbert Consent Decree Class Members Only	1,061 individuals
Emergency and Transitional Housing	AHTF	\$10,600,000	\$10,600,000	Homeless	16,951 households
Homeless Prevention Program	GRF/ AHTF	\$10,000,000	\$10,000,000	Homeless	3,697 households
Supportive Housing Program	GRF/ Medicaid Trust Fund	\$19,500,000	\$19,500,000	Homeless; Special Needs	8,033 households
Supportive Housing Program - Bridge Rental Subsidy	GRF	\$15,107,399	\$12,949,696	Williams Consent Decree Populations	1,390 Individuals
Domestic Violence Program	GRF	\$24,734,942	\$33,847,291	Homeless	48,000 Individuals (adults & children)

Residential Services Programs Table: 2022 Housing Production Plan (cont.)					
2022 Funds Estimated	2022 Funds Estimated	2022 Funds Estimated	2022 Funds Estimated	2022 Funds Estimated	2022 Funds Estimated
<b>IDHS Administered (cont.)</b>					
Assistance to the Homeless Fund	<b>State</b>	N/A	N/A	Homeless	N/A
Homeless Youth Services Program	<b>GRF/AHTF</b>	\$7,840,300	\$7,733,036	Homeless	1,897 individuals (youth served)
Emergency Solutions Grant	<b>Federal</b>	\$5,436,206	\$8,728,303	Homeless	32,526 Individuals
Illinois Court-Based Rental Assistance Program (CBRAP)	<b>State/ Federal</b>	\$25,000,000	\$22,251,879	Low-Income	2,805 households
<b>IDHFS Administered</b>					
Supportive Living Program	<b>GRF</b>	\$289,251,369	\$262,329,721	Homeless; Special Needs	11,770 individuals
<b>Residential Services Program Totals:</b>		<b>\$3,121,397,657</b>	<b>\$2,701,484,737</b>		

## IHDA Multifamily Project List (CY 2022): Occupancy Characteristics

#	Development	City	County	Total Units	Family Units	Senior Units	PSH Units	Preserv. Units	<30%	<50%	<60%	<80%	>80%
1	Arlington Heights PSH 2021	Arlington Heights	Cook	25	-	-	25	-	22	3	-	-	-
2	Challenge II Change Transitional Center	Aurora	Kane	1	1	-	-	-	-	-	-	-	-
3	Habitat Estates	Aurora	Kane	2	2	-	-	-	-	-	-	2	-
4	HAS Housing Program	Aurora	Kane	1	1	-	-	-	-	-	-	-	-
5	Kane County Dunham Duplex-Serenity House	Aurora	Kane	2	2	-	-	-	-	-	-	-	-
6	Trolley Circle	Belleville	St. Clair	70	-	59	11	-	22	-	26	22	-
7	Bellwood Senior Apartments	Bellwood	Cook	80	-	80	-	-	-	16	64	-	-
8	Pearl Place Senior Residences	Belvidere	Boone	56	-	56	-	56	12	22	22	-	-
9	Anchor Senior Living	Bensenville	DuPage	228	-	228	-	228	-	-	228	-	-
10	WIN Recovery ReEntry Safe Home Network	Berwyn	Cook	1	1	-	-	-	-	-	-	-	-
11	WIN Recovery ReEntry Safe Home Network	Berwyn	Cook	1	1	-	-	-	-	-	-	-	-
12	WIN Recovery ReEntry Safe Home Network 3	Berwyn	Cook	1	1	-	-	-	-	-	-	-	-
13	Greenleaf	Bolingbrook	Will	321	-	305	16	321	16	-	305	-	-
14	Bradley Pointe Residences	Bradley	Kankakee	50	-	42	8	-	15	-	20	15	-
15	Victory Center of River Oaks SLF and Park Forest SLF	Calumet City	Cook	186	-	186	-	186	-	-	186	-	-
16	Autumn Ridge	Carol Stream	DuPage	210	199	-	11	210	11	-	199	-	-
17	Bristol Place Senior Residences	Champaign	Champaign	60	-	51	9	-	15	21	24	-	-

#	Development	City	County	Total Units	Family Units	Senior Units	PSH Units	Preserv. Units	<30%	<50%	<60%	<80%	>80%
18	HACC Re-Entry Transitional Housing Program	Champaign	Champaign	10	10	-	-	-	-	-	-	-	-
19	1201 N. California Avenue Family Apartments - 4%	Chicago	Cook	32	26	-	5	-	17	8	6	-	1
20	Berry Manor	Chicago	Cook	57	-	57	-	57	-	56	1	-	-
21	Calhoun School Redevelopment	Chicago	Cook	60	47	-	9	-	18	10	28	-	4
22	Commonwealth	Chicago	Cook	145	-	137	8	145	8	-	137	-	-
23	Concordia Place Apartments	Chicago	Cook	297	282	-	15	297	15	-	282	-	-
24	Drexel and Lake Park	Chicago	Cook	156	148	-	8	156	8	-	148	-	-
25	Earle School Family Residences	Chicago	Cook	63	-	-	63	-	32	-	31	-	-
26	Grace House Women's Program	Chicago	Cook	1	1	-	-	-	-	-	-	-	-
27	Hardin House Expansion Project	Chicago	Cook	5	5	-	-	-	-	-	-	-	-
28	Henry's Sober Living House Acquisition	Chicago	Cook	1	1	-	-	-	-	-	-	-	-
29	Henry's Sober Living House Project 1	Chicago	Cook	11	11	-	-	-	-	-	-	-	-
30	Henry's Sober Living House Project 2	Chicago	Cook	3	3	-	-	-	-	-	-	-	-
31	Humboldt Park Passive Living (West Humboldt Park)	Chicago	Cook	60	42	-	6	-	6	-	42	-	12
32	Ike Sims Village	Chicago	Cook	200	195	-	4	199	38	-	161	-	1
33	Independent Housing Program	Chicago	Cook	1	1	-	-	-	-	-	-	-	-
34	Integration Housing Program	Chicago	Cook	1	1	-	-	-	-	-	-	-	-

#	Development	City	County	Total Units	Family Units	Senior Units	PSH Units	Preserv. Units	<30%	<50%	<60%	<80%	>80%
35	Jackson Manor Apartments (The Lawndale 72)	Chicago	Cook	72	68	-	4	72	4	-	65	-	-
36	LakeView Landing	Chicago	Cook	37	-	-	37	-	37	-	-	-	-
37	LCLC K-Town Workforce Housing	Chicago	Cook	1	1	-	-	-	-	-	-	-	-
38	LeClaire A-South	Chicago	Cook	79	61	-	10	-	37	-	34	-	8
39	Ogden Commons A1 Residential	Chicago	Cook	92	73	-	10	-	10	-	73	-	9
40	Permanent Unbiased Supportive Housing (PUSH Michigan)	Chicago	Cook	38	12	-	-	-	-	-	-	-	26
41	Permanent Unbiased Supportive Housing (PUSH Paxton)	Chicago	Cook	21	21	-	-	-	-	-	-	-	14
42	Phoenix Recovery Women	Chicago	Cook	1	1	-	-	-	-	-	-	-	-
43	Prentice Place Improvement Project	Chicago	Cook	3	3	-	-	-	-	-	-	-	-
44	Revive Center Cressey House	Chicago	Cook	28	-	-	28	28	28	-	-	-	-
45	Saint Leonard's House 2100	Chicago	Cook	1	1	-	-	-	-	-	-	-	-
46	Saint Leonard's House 2110	Chicago	Cook	1	1	-	-	-	-	-	-	-	-
47	South Lawndale (fka The Lawndale 154)	Chicago	Cook	154	145	-	9	154	9	-	145	-	-
48	South Shore Apts. (fka The Parkways)	Chicago	Cook	446	423	-	23	446	23	-	423	-	-
49	Southbridge Phase 1C	Chicago	Cook	105	43	-	13	-	18	-	24	14	49
50	The Covent	Chicago	Cook	30	-	-	30	30	30	-	-	-	-

#	Development	City	County	Total Units	Family Units	Senior Units	PSH Units	Preserv. Units	<30%	<50%	<60%	<80%	>80%
51	The HR (Hope Revitalized) Project	Chicago	Cook	2	2	-	-	-	-	-	-	-	-
52	Southern Hills Orlando	Decatur	Macon	212	201	-	11	212	11	-	201	-	-
53	507 Cambridge Circle	Deerfield	Lake	1	1	-	-	1	-	-	1	-	-
54	I-Hope	East Moline	Rock Island	182	182	-	-	-	9	28	145	-	-
55	Burnham Manor Apartments	Elgin	Kane	100	-	100	-	100	-	15	85	-	-
56	Fox River I and II Senior Living Community	Elgin	Kane	82	-	68	-	56	9	32	23	4	14
57	Wildwood Commons	Elgin	Kane	24	-	-	24	-	24	-	-	-	-
58	Brummel House	Evanston	Cook	1	1	-	-	-	-	1	-	-	-
59	Hill Arboretum	Evanston	Cook	33	-	-	33	33	23	10	-	-	-
60	Mt Pisgah Place	Evanston	Cook	44	37	-	7	-	7	11	25	-	-
61	North Bend Residences	Fairview Heights	St. Clair	60	-	51	9	-	12	24	24	-	-
62	Flax Meadow Townhomes II	Highland	Madison	32	27	-	5	-	10	-	22	-	-
63	Walnut Place	Highland Park	Lake	68	66	-	2	67	2	-	65	-	1
64	Johnsburg Workforce Housing	Johnsburg	McHenry	49	41	-	8	-	16	-	17	16	-
65	Kankakee Veterans Housing	Kankakee	Kankakee	14	-	-	14	14	14	-	-	-	-
66	Eve B. Lee Place	Libertyville	Lake	34	-	26	8	-	8	-	20	-	-
67	400 East Apartments	Lombard	DuPage	30	-	25	5	-	10	-	10	10	-
68	Avalon at Morris	Morris	Grundy	56	46	-	9	-	15	-	40	-	1
69	Prospect Senior Lofts	Mount Prospect	Cook	53	-	44	9	-	16	-	37	-	-

#	Development	City	County	Total Units	Family Units	Senior Units	PSH Units	Preserv. Units	<30%	<50%	<60%	<80%	>80%
70	Southwest Reentry: TH for Justice Involved	Oak Lawn	Cook	5	5	-	-	-	-	-	-	-	-
71	Orland Hills Senior Apartments	Orland Hills	Cook	70	-	59	11	-	11	16	43	-	-
72	DeVille Manor	Oswego	Kendall	42	-	35	7	-	12	-	20	10	-
73	Access South Cook	Park Forest	Cook	44	-	-	44	-	13	9	22	-	-
74	Madison Apartments III	Peoria	Peoria	16	-	-	16	-	16	-	-	-	-
75	Maitri Path to Wellness 1	Peru	La Salle	1	1	-	-	-	-	-	-	-	-
76	Maitri Path to Wellness 2	Peru	La Salle	1	1	-	-	-	-	-	-	-	-
77	YWCA Justice Project	Quincy	Adams	3	3	-	-	-	-	-	-	-	-
78	YWCA Justice Project 2	Quincy	Adams	1	1	-	-	-	-	-	-	-	-
79	Willis Senior Lofts	Rochelle	Ogle	69	-	65	4	-	12	-	57	-	-
80	Sala Flats	Rock Island	Rock Island	33	33	-	-	18	-	12	13	-	8
81	Apoyo Village	Silvis	Rock Island	24	-	-	24	-	24	-	-	-	-
82	Park Street Apartments	Springfield	Sangamon	23	-	-	22	-	22	-	-	-	1
83	Pine Woods Apartments	Springfield	Sangamon	168	151	-	17	17	17	-	151	-	-
84	Poplar Place Townhomes	Springfield	Sangamon	100	97	-	2	2	2	-	97	-	1
85	WindSpring Transitional Inc./North Grand Quadrangle & Square One Project	Springfield	Sangamon	7	7	-	-	-	-	-	-	-	-
86	North Point Homes of Sullivan	Sullivan	Moultrie	37	35	-	2	2	10	13	14	-	-
87	Hopeful Communities	Urbana	Champaign	7	7	-	-	-	-	-	-	-	7

#	Development	City	County	Total Units	Family Units	Senior Units	PSH Units	Presev. Units	<30%	<50%	<60%	<80%	>80%
88	Rimini Place	Virden	Macoupin	28	26	-	2	2	10	13	5	-	-
89	Rebuilding Communities Phase II	Waukegan	Lake	5	5	-	-	-	-	-	-	-	-
90	Wilmette Scattered Site Community Land Trust Program	Wilmette	Cook	5	5	-	-	-	-	-	2	1	2
	<b>Total First Year Financing</b>			4,775	2,446	1,674	539	2,864	678	310	3,444	94	148
	<b>Total Multi-Year Financing</b>			498	369	-	118	245	108	10	369	-	11
	<b>Grand Totals</b>			5,273	2,815	1,674	657	3,109	786	320	3,813	94	159

## IHDA Multifamily Project List (CY2022): Funding Characteristics

#	Development	CITY	County	9%	4%	Covid 19 AHGP	Build Illinois Capital Plan	FAF	HOME
1	Arlington Heights PSH 2021	Arlington Heights	Cook	-	-	-	-	-	-
2	Challenge II Change Transitional Center	Aurora	Kane	-	-	-	\$ 475,000	-	-
3	Habitat Estates	Aurora	Kane	-	-	-	-	-	-
4	HAS Housing Program	Aurora	Kane	-	-	-	\$ 475,000	-	-
5	Kane County Dunham Duplex-Serenity House	Aurora	Kane	-	-	-	\$ 475,000	-	-
6	Trolley Circle	Belleville	St. Clair	\$ 12,402,781	-	-	-	-	-
7	Bellwood Senior Apartments	Bellwood	Cook	-	-	\$ 2,974,677	-	-	-
8	Pearl Place Senior Residences	Belvidere	Boone	-	-	-	-	-	-
9	Anchor Senior Living	Bensenville	DuPage	-	-	-	-	-	-
10	WIN Recovery ReEntry Safe Home Network	Berwyn	Cook	-	-	-	\$ 475,000	-	-
11	WIN Recovery ReEntry Safe Home Network	Berwyn	Cook	-	-	-	\$ 475,000	-	-
12	WIN Recovery ReEntry Safe Home Network 3	Berwyn	Cook	-	-	-	\$ 475,000	-	-
13	Greenleaf	Bolingbrook	Will	-	-	-	-	-	-
14	Bradley Pointe Residences	Bradley	Kankakee	\$ 10,762,272	-	-	-	-	-
15	Victory Center of River Oaks SLF and Park Forest SLF	Calumet City	Cook	-	-	-	-	-	-
16	Autumn Ridge	Carol Stream	DuPage	-	\$ 17,115,529	-	-	-	-
17	Bristol Place Senior Residences	Champaign	Champaign	\$ 12,598,740	-	-	-	-	-
18	HACC Re-Entry Transitional Housing Program	Champaign	Champaign	-	-	-	\$ 475,000	-	-

*Multifamily project list 1-18, continued*

#	Development	IL AHTF	Affordable Advantage	National Housing Trust Fund	State Housing Tax Credit	Tax Exempt Bonds	Taxable Bonds	Total
1	Arlington Heights PSH 2021	\$ 2,761,960	-	\$ 5,738,040	-	-	-	\$ 8,500,000
2	Challenge II Change Transitional Center	-	-	-	-	-	-	\$ 475,000
3	Habitat Estates	-	-	-	\$ 437,619	-	-	\$ 2,428,769
4	HAS Housing Program	-	-	-	-	-	-	\$ 475,000
5	Kane County Dunham Duplex-Serenity House	-	-	-	-	-	-	\$ 475,000
6	Trolley Circle	-	-	-	-	-	-	\$ 16,700,127
7	Bellwood Senior Apartments	-	-	-	-	-	-	\$ 13,408,971
8	Pearl Place Senior Residences	\$ 2,954,071	-	-	-	-	-	\$ 5,773,985
9	Anchor Senior Living	-	-	-	-	\$ 23,800,000	-	\$ 52,207,750
10	WIN Recovery ReEntry Safe Home Network	-	-	-	-	-	-	\$ 475,000
11	WIN Recovery ReEntry Safe Home Network	-	-	-	-	-	-	\$ 475,000
12	WIN Recovery ReEntry Safe Home Network 3	-	-	-	-	-	-	\$ 475,000
13	Greenleaf	-	-	-	-	\$ 59,598,000	-	\$ 102,706,686
14	Bradley Pointe Residences	-	-	-	-	-	-	\$ 12,962,553
15	Victory Center of River Oaks SLF and Park Forest SLF	-	-	-	-	\$ 30,763,000	-	\$ 44,216,117
16	Autumn Ridge	\$ 3,550,000	-	-	\$ 4,550,000	\$ 15,500,000	-	\$ 41,661,614
17	Bristol Place Senior Residences	-	-	-	-	-	-	\$ 18,801,007
18	HACC Re-Entry Transitional Housing Program	-	-	-	-	-	-	\$ 475,000

#	Development	CITY	County	9%	4%	Covid 19 AHGP	Build Illinois Capital Plan	FAF	HOME
19	1201 N. California Avenue Family Apartments - 4%	Chicago	Cook	-	\$ 7,328,360	\$ 2,565,851	-	-	-
20	Berry Manor	Chicago	Cook	-	-	-	-	-	-
21	Calhoun School Redevelopment	Chicago	Cook	\$ 14,100,000	-	-	-	-	-
22	Commonwealth	Chicago	Cook	-	-	-	-	-	-
23	Concordia Place Apartments	Chicago	Cook	-	\$ 36,214,330	-	-	-	-
24	Drexel and Lake Park	Chicago	Cook	-	\$ 21,296,099	-	-	-	-
25	Earle School Family Residences	Chicago	Cook	\$ 13,798,620	-	-	-	-	-
26	Grace House Women's Program	Chicago	Cook	-	-	-	\$ 475,000	-	-
27	Hardin House Expansion Project	Chicago	Cook	-	-	-	\$ 475,000	-	-
28	Henry's Sober Living House Acquisition	Chicago	Cook	-	-	-	\$ 475,000	-	-
29	Henry's Sober Living House Project 1	Chicago	Cook	-	-	-	\$ 475,000	-	-
30	Henry's Sober Living House Project 2	Chicago	Cook	-	-	-	\$ 475,000	-	-
31	Humboldt Park Passive Living (West Humboldt Park)	Chicago	Cook	\$ 13,650,000	-	-	-	-	-
32	Ike Sims Village	Chicago	Cook	-	\$ 16,286,790	-	-	-	-
33	Independent Housing Program	Chicago	Cook	-	-	-	\$ 475,000.	-	-
34	Integration Housing Program	Chicago	Cook	-	-	-	\$ 475,000.	-	-
35	Jackson Manor Apartments (The Lawndale 72)	Chicago	Cook	-	\$ 6,866,181	-	-	-	-
36	LakeView Landing	Chicago	Cook	-	-	-	-	-	\$ 1,315,677

*Multifamily project list 19-36, continued*

#	Development	IL AHTF	Affordable Advantage	National Housing Trust Fund	State Housing Tax Credit	Tax Exempt Bonds	Taxable Bonds	Total
19	1201 N. California Avenue Family Apartments - 4%	-	-	-	-	\$ 11,000,023	-	\$ 22,303,534
20	Berry Manor	\$ 1,700,000	-	-	-	\$ 6,597,000	-	\$ 11,123,099
21	Calhoun School Redevelopment	-	-	-	-	-	-	\$ 16,258,352
22	Commonwealth	-	-	-	-	\$ 40,000,000	-	\$ 66,573,920
23	Concordia Place Apartments	-	-	-	-	\$ 46,917,713	-	\$ 85,058,337
24	Drexel and Lake Park	-	-	-	-	\$ 32,226,890	-	\$ 54,674,129
25	Earle School Family Residences	-	-	-	-	-	-	\$ 13,798,620
26	Grace House Women's Program	-	-	-	-	-	-	\$ 475,000
27	Hardin House Expansion Project	-	-	-	-	-	-	\$ 475,000
28	Henry's Sober Living House Acquisition	-	-	-	-	-	-	\$ 475,000
29	Henry's Sober Living House Project 1	-	-	-	-	-	-	\$ 475,000
30	Henry's Sober Living House Project 2	-	-	-	-	-	-	\$ 475,000
31	Humboldt Park Passive Living (West Humboldt Park)	-	-	-	-	-	-	\$ 13,650,000
32	Ike Sims Village	-	-	-	-	\$ 24,120,000	-	\$ 40,406,790
33	Independent Housing Program	-	-	-	-	-	-	\$ 475,000
34	Integration Housing Program	-	-	-	-	-	-	\$ 475,000
35	Jackson Manor Apartments (The Lawndale 72)	-	-	-	-	\$ 11,280,000	-	\$ 18,146,181
36	LakeView Landing	\$ 7,184,323	-	-	-	-	-	\$ 8,500,000

#	Development	CITY	County	9%	4%	Covid 19 AHGP	Build Illinois Capital Plan	FAF	HOME
37	LCLC K-Town Workforce Housing	Chicago	Cook	-	-	-	\$ 475,000	-	-
38	LeClaire A-South	Chicago	Cook	\$ 14,698,530	-	-	-	-	-
39	Ogden Commons A1 Residential	Chicago	Cook	-	\$ 14,940,528	\$ 3,503,693	-	-	-
40	Permanent Unbiased Supportive Housing (PUSH Michigan)	Chicago	Cook	-	-	-	\$ 475,000	-	-
41	Permanent Unbiased Supportive Housing (PUSH Paxton)	Chicago	Cook	-	-	-	\$ 475,000	-	-
42	Phoenix Recovery Women	Chicago	Cook	-	-	-	\$ 475,000	-	-
43	Prentice Place Improvement Project	Chicago	Cook	-	-	-	\$ 475,000	-	-
44	Revive Center Cressey House	Chicago	Cook	-	-	-	-	-	\$ 2,620,235
45	Saint Leonard's House 2100	Chicago	Cook	-	-	-	\$ 475,000	-	-
46	Saint Leonard's House 2110	Chicago	Cook	-	-	-	\$ 475,000	-	-
47	South Lawndale (fka The Lawndale 154)	Chicago	Cook	-	\$ 11,524,608	-	-	-	-
48	South Shore Apts (fka The Parkways)	Chicago	Cook	-	\$ 59,263,942	-	-	-	-
49	Southbridge Phase 1C	Chicago	Cook	\$ 13,948,605	-	-	-	-	-
50	The Covent	Chicago	Cook	-	-	-	-	-	-
51	The HR (Hope Revitalized) Project	Chicago	Cook	-	-	-	\$ 475,000	-	-
52	Southern Hills Orlando	Decatur	Macon	-	\$ 14,464,000	-	-	-	-
53	507 Cambridge Circle	Deerfield	Lake	-	-	-	-	-	-
54	I-Hope	East Moline	Rock Island	-	-	-	-	-	-
55	Burnham Manor Apartments	Elgin	Kane	-	\$ 9,897,601	-	-	-	\$ 1,865,962

*Multifamily project list 37-55, continued*

#	Development	IL AHTF	Affordable Advantage	National Housing Trust Fund	State Housing Tax Credit	Tax Exempt Bonds	Taxable Bonds	Total
37	LCLC K-Town Workforce Housing	-	-	-	-	-	-	\$ 475,000
38	LeClaire A-South	-	-	-	-	-	-	\$ 17,427,476
39	Ogden Commons A1 Residential	-	-	-	-	\$ 12,000,000	-	\$ 30,906,084
40	Permanent Unbiased Supportive Housing (PUSH Michigan)	-	-	-	-	-	-	\$ 475,000
41	Permanent Unbiased Supportive Housing (PUSH Paxton)	-	-	-	-	-	-	\$ 475,000
42	Phoenix Recovery Women	-	-	-	-	-	-	\$ 475,000
43	Prentice Place Improvement Project	-	-	-	-	-	-	\$ 475,000
44	Revive Center Cressey House	\$ 1,500,761	-	-	-	-	-	\$ 4,120,996
45	Saint Leonard's House 2100	-	-	-	-	-	-	\$ 475,000
46	Saint Leonard's House 2110	-	-	-	-	-	-	\$ 475,000
47	South Lawndale (fka The Lawndale 154)	-	-	-	-	\$ 15,200,000	\$ 1,544,000	\$ 28,268,608
48	South Shore Apts (fka The Parkways)	-	-	-	-	\$ 52,500,000	-	\$ 111,763,942
49	Southbridge Phase 1C	-	-	-	-	-	-	\$ 20,428,204
50	The Covent	\$ 3,097,846	-	-	-	-	-	\$ 5,536,015
51	The HR (Hope Revitalized) Project	-	-	-	-	-	-	\$ 475,000
52	Southern Hills Orlando	-	-	-	-	\$ 21,300,000	-	\$ 35,764,000
53	507 Cambridge Circle	-	-	-	\$ 305,000	-	-	\$ 305,000
54	I-Hope	-	-	-	-	-	-	-
55	Burnham Manor Apartments	-	-	-	-	\$ 12,725,000	-	\$ 24,488,563

#	Development	CITY	County	9%	4%	Covid 19 AHGP	Build Illinois Capital Plan	FAF	HOME
56	Fox River I and II Senior Living Community	Elgin	Kane	-	-	-	-	-	-
57	Wildwood Commons	Elgin	Kane	-	-	-	-	-	-
58	Brummel House	Evanston	Cook	-	-	-	-	-	-
59	Hill Arboretum	Evanston	Cook	-	-	-	-	-	\$ 5,792,042
60	Mt Pisgah Place	Evanston	Cook	\$ 13,498,650	-	-	-	-	-
61	North Bend Residences	Fairview Heights	St. Clair	\$ 12,898,710	-	-	-	-	-
62	Flax Meadow Townhomes II	Highland	Madison	\$ 7,766,595	-	-	-	-	-
63	Walnut Place	Highland Park	Lake	-	\$ 7,583,000	-	-	\$ 918,000	-
64	Johnsburg Workforce Housing	Johnsburg	McHenry	\$ 13,948,605	-	-	-	-	-
65	Kankakee Veterans Housing	Kankakee	Kankakee	-	-	-	-	-	\$ 2,414,706
66	Eve B. Lee Place	Libertyville	Lake	\$ 12,268,112	-	-	-	-	-
67	400 East Apartments	Lombard	DuPage	\$ 8,803,049	-	-	-	-	-
68	Avalon at Morris	Morris	Grundy	\$ 12,898,710	-	-	-	-	-
69	Prospect Senior Lofts	Mount Prospect	Cook	\$ 14,061,094	-	-	-	-	-
70	Southwest Reentry: TH for Justice Involved	Oak Lawn	Cook	-	-	-	\$ 475,000	-	-
71	Orland Hills Senior Apartments	Orland Hills	Cook	\$ 14,248,575	-	-	-	-	-
72	DeVille Manor	Oswego	Kendall	\$ 8,119,246	-	-	-	-	-
73	Access South Cook	Park Forest	Cook	\$ 13,348,665	-	-	-	-	-
74	Madison Apartments III	Peoria	Peoria	-	-	-	-	-	-
75	Maitri Path to Wellness 1	Peru	La Salle	-	-	-	\$ 475,000	-	-
76	Maitri Path to Wellness 2	Peru	La Salle	-	-	-	\$ 475,000	-	-
77	YWCA Justice Project	Quincy	Adams	-	-	-	\$ 475,000	-	-
78	YWCA Justice Project 2	Quincy	Adams	-	-	-	\$ 475,000	-	-

*Multifamily project list 56-78, continued*

#	Development	IL AHTF	Affordable Advantage	National Housing Trust Fund	State Housing Tax Credit	Tax Exempt Bonds	Taxable Bonds	Total
56	Fox River I and II Senior Living Community	\$ 2,950,000	-	-	-	-	-	\$ 2,950,000
57	Wildwood Commons	\$ 1,933,000	-	\$ 6,237,000	-	-	-	\$ 8,170,000
58	Brummel House	-	-	-	\$ 345,000	-	-	\$ 442,610
59	Hill Arboretum	\$ 957,958	\$ 2,400,000	-	-	-	-	\$ 9,150,000
60	Mt Pisgah Place	-	-	-	-	-	-	\$ 16,800,493
61	North Bend Residences	-	-	-	-	-	-	\$ 18,715,817
62	Flax Meadow Townhomes II	-	-	-	-	-	-	\$ 10,021,086
63	Walnut Place	-	-	-	-	\$ 10,815,000	-	\$ 19,316,000
64	Johnsburg Workforce Housing	-	-	-	-	-	-	\$ 16,978,011
65	Kankakee Veterans Housing	\$ 508,771	-	-	-	-	-	\$ 2,923,477
66	Eve B. Lee Place	-	-	-	-	-	-	\$ 12,382,350
67	400 East Apartments	-	-	-	-	-	-	\$ 10,709,634
68	Avalon at Morris	-	-	-	-	-	-	\$ 14,636,053
69	Prospect Senior Lofts	-	-	-	-	-	-	\$ 16,906,724
70	Southwest Reentry: TH for Justice Involved	-	-	-	-	-	-	\$ 475,000
71	Orland Hills Senior Apartments	-	-	-	-	-	-	\$ 18,028,575
72	DeVille Manor	-	-	-	-	-	-	\$ 11,700,666
73	Access South Cook	-	-	-	-	-	-	\$ 13,348,665
74	Madison Apartments III	\$ 3,498,277	-	\$ 2,461,104	-	-	-	\$ 5,959,381
75	Maitri Path to Wellness 1	-	-	-	-	-	-	\$ 475,000
76	Maitri Path to Wellness 2	-	-	-	-	-	-	\$ 475,000
77	YWCA Justice Project	-	-	-	-	-	-	\$ 475,000
78	YWCA Justice Project 2	-	-	-	-	-	-	\$ 475,000

#	Development	CITY	County	9%	4%	Covid 19 AHGP	Build Illinois Capital Plan	FAF	HOME
79	Willis Senior Lofts	Rochelle	Ogle	\$ 13,348,665	-	-	-	-	-
80	Sala Flats	Rock Island	Rock Island	-	-	-	-	-	-
81	Apoyo Village	Silvis	Rock Island	-	-	-	-	-	-
82	Park Street Apartments	Springfield	Sangamon	-	-	-	-	-	-
83	Pine Woods Apartments	Springfield	Sangamon	-	\$ 11,042,491	-	-	-	-
84	Poplar Place Townhomes	Springfield	Sangamon	-	\$ 13,829,792	\$ 6,421,566	-	-	-
85	WindSpring Transitional Inc./North Grand Quadrangle & Square One Project	Springfield	Sangamon	-	-	-	\$ 475,000	-	-
86	North Point Homes of Sullivan	Sullivan	Moultrie	\$ 8,231,748	-	-	-	-	-
87	Hopeful Communities	Urbana	Champaign	-	-	-	-	-	-
88	Rimini Place	Virden	Macoupin	\$ 8,046,114	-	-	-	-	-
89	Rebuilding Communities Phase II	Waukegan	Lake	-	-	-	-	-	-
90	Wilmette Scattered Site Community Land Trust Program	Wilmette	Cook	-	-	-	-	-	-
	<b>Total First Year Financing</b>			\$ 267,446,086	\$ 201,767,401	\$ 5,540,528	\$ 13,300,000	\$ 918,000	\$ 8,216,580
	<b>Total Multi-Year Financing</b>			-	\$ 45,885,849	\$ 9,925,259	-	-	\$ 5,792,042
	<b>Grand Totals</b>			\$ 267,446,086	\$ 247,653,251	\$ 15,465,787	\$ 13,300,000	\$ 918,000	\$ 14,008,622

**Multifamily project list 79-90, continued**

#	Development	IL AHTF	Affordable Advantage	National Housing Trust Fund	State Housing Tax Credit	Tax Exempt Bonds	Taxable Bonds	Total
79	Willis Senior Lofts	-	-	-	-	-	-	\$ 17,160,874
80	Sala Flats	\$ 2,500,000	-	-	-	-	-	\$ 2,500,000
81	Apoyo Village	\$ 859,485	-	\$ 5,173,992	-	-	-	\$ 6,033,477
82	Park Street Apartments	\$ 500,000	-	\$ 4,695,659	-	-	-	\$ 5,195,659
83	Pine Woods Apartments	-	-	-	-	\$ 6,379,836	-	\$ 17,422,327
84	Poplar Place Townhomes	-	-	-	-	\$ 8,786,180	-	\$ 33,090,163
85	WindSpring Transitional Inc./North Grand Quadrangle & Square One Project	-	-	-	-	-	-	\$ 475,000
86	North Point Homes of Sullivan	-	-	-	-	-	-	\$ 10,442,940
87	Hopeful Communities	-	-	-	-	-	-	\$ 469,959
88	Rimini Place	-	-	-	-	-	-	\$ 11,132,365
89	Rebuilding Communities Phase II	-	-	-	-	-	-	\$ 293,167
90	Wilmette Scattered Site Community Land Trust Program	\$ 315,000	-	-	-	-	-	\$ 315,000
	<b>Total First Year Financing</b>	\$ 26,332,217	-	\$ 10,912,032	\$ 1,087,619	\$ 405,222,462	\$ 1,544,000	\$ 1,141,232,001
	<b>Total Multi-Year Financing</b>	\$ 10,439,235	\$ 2,400,000	\$ 13,393,763	\$ 4,550,000	\$ 36,286,180	-	\$ 134,132,901
	<b>Grand Totals</b>	\$ 36,771,452	\$ 2,400,000	\$ 24,305,795	\$ 5,637,619	\$ 441,508,642	\$ 1,544,000	\$ 1,275,364,902

## Appendices

### Appendix A: Glossary of Terms, Acronyms, and Agencies

State Agencies and Departments	
<b>CDB</b>	Illinois Capital Development Board
<b>CFPB</b>	Consumer Financial Protection Bureau
<b>CMS</b>	Illinois Department of Central Management Services
<b>CMMS</b>	Center for Medicare and Medicaid Services
<b>DCEO</b>	Illinois Department of Commerce and Economic Opportunity
<b>DCFS</b>	Illinois Department of Children and Family Services
<b>IDJJ</b>	Illinois Department of Juvenile Justice
<b>DMH</b>	IDHS Division of Mental Health
<b>GOMB</b>	Governor's Office of Management and Budget
<b>HTF</b>	Illinois Housing Task Force
<b>IDFPR</b>	Illinois Department of Financial and Professional Regulation
<b>IDHFS</b>	Illinois Department of Healthcare and Family Services
<b>IDHR</b>	Illinois Department of Human Rights
<b>IDHS</b>	Illinois Department of Human Services
<b>IDNR</b>	Illinois Department of Natural Resources
<b>IDoA</b>	Illinois Department on Aging
<b>IDOC</b>	Illinois Department of Corrections
<b>IDOR</b>	Illinois Department of Revenue
<b>IDOT</b>	Illinois Department of Transportation
<b>IDPH</b>	Illinois Department of Public Health
<b>IDVA</b>	Illinois Department of Veterans Affairs
<b>IEPA</b>	Illinois Environmental Protection Agency
<b>IHDA</b>	Illinois Housing Development Authority
<b>ISTHA</b>	Illinois State Toll Highway Authority
<b>SHWG</b>	Supportive Housing Working Group

<b>Federal/State/Local/and Other Partners</b>	
<b>AAAs</b>	Area Agency on Aging – Local organizations that provide services and programs for seniors.
<b>CAAs</b>	Community Action Agencies.
<b>CHDOs</b>	Community Housing Development Organizations - a designated non-profit with the federal HOME program.
<b>CIC</b>	Community Investment Corporation.
<b>CIL</b>	Centers for Independent Living - Local organizations that provide services and programs for people with disabilities to help them live more independently.
<b>COC</b>	Continuum of Care.
<b>CRN</b>	Chicago Rehabilitation Network – A non-profit technical assistance provider and advocacy agency.
<b>CSH</b>	Corporation for Supportive Housing – A non-profit technical assistance provider for homeless and special needs housing and services.
<b>FHA</b>	Federal Housing Administration.
<b>FHLBC</b>	Federal Home Loan Bank of Chicago
<b>GNHSTF</b>	Governor’s Nursing Home Safety Task Force.
<b>GRAC</b>	Governor’s Rural Affairs Council.
<b>GSE</b>	Government Sponsored Enterprise (Most commonly referring to FHLB, Fannie Mae, Ginne Mae, & Freddie Mac).
<b>HUD</b>	U.S. Department of Housing and Urban Development.
<b>IIRA</b>	Illinois Institute for Rural Affairs.
<b>IMHPAC</b>	Illinois Mental Health Planning and Advisory Council.
<b>LAAs</b>	Local Administering Agencies under the Rental Housing Support Program
<b>LSHAC</b>	Lead Safe Housing Advisory Council.
<b>LSHSTF</b>	Lead Safe Housing State Task Force.
<b>NCSHA</b>	National Council of State Housing Agencies.
<b>NGA</b>	National Governors Association.
<b>OAG</b>	Illinois Office of the Attorney General.
<b>OASAC</b>	Older Adults Services Advisory Committee.
<b>OHCS</b>	Office of Housing Coordination Services.
<b>OMB</b>	U.S. Office of Management and Budget
<b>PHA</b>	Public Housing Authority.
<b>Reentry Working Group</b>	Governor’s Statewide Community Safety & Reentry Commission.
<b>TA Providers</b>	Technical Assistance Providers.
<b>USDA-RD</b>	U.S. Department of Agriculture-Rural Development Office.
<b>SPAR</b>	Office of Strategic Planning and Reporting

## **Funding Programs and Projects**

### **Build Illinois Bond Fund / Capital Fund**

In 2019, \$200 million was allocated for statewide affordable housing initiatives as part of the Rebuild Illinois state capital bill. IHDA is currently working with the Governor's office to finalize a 5-year Capital Budget Plan.

### **CCRS**

Community Care in Residential Settings (IDoA)

### **CDAP**

Community Development Assistance Program, grants for home repair (State CDBG).

### **CDBG**

Community Development Block Grant, the HUD-funded federal block grant program.

### **CDBG Disaster Recovery Program**

Federally authorized disaster recovery programs (1771 ("Midwest") and 1800 ("Ike")) are available in designated counties within Illinois. These recovery programs require an affordable housing creation and preservation component. Over \$64 million available for housing programs from CDBG Disaster Recovery programs is anticipated to be available in eligible areas. Administered by DCEO and IHDA.

### **Emergency Solutions Grant (ESG)**

Federally funded, the Emergency Solutions Grant (ESG) program provides funding to: (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly rehouse homeless individuals and families, and (6) prevent families/individuals from becoming homeless.

### **HERA**

Housing and Economic Recovery Act of 2008 – A federal law designed to address the sub-prime mortgage crisis, passed by the United States Congress on July 24, 2008. Authorizes, among other programs, the Neighborhood Stabilization Program.

### **HOME**

The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

### **HOPWA**

Housing Opportunities for Persons with AIDS – Federal funding to provide short term rent and mortgage utility assistance and other supportive services to people living with HIV/AIDS. Administered at the State level by IDPH.

### **Housing Trust Fund (HTF)**

Authorized by the HERA, this State-administered resource is used to provide funds to build, preserve and rehabilitate affordable rental housing for extremely- and very low-income households. Of the total funding, 75% of funds benefit persons or households at 30% AMI or below and must go to rental housing. A maximum of 10% of funds can be used for single family homeownership/home repair programs.

### **GRF**

(State) General Revenue Funds, coming from general collected State tax revenues, not dedicated funds.

### **Illinois Affordable Housing Tax Credit (IAHTC)**

The Illinois Affordable Housing Tax Credit (IAHTC) encourages private investment in affordable housing by providing donors of qualified donations with a one-time tax credit on their Illinois state income tax equal to 50 percent of the value of the donation. The donor can choose to transfer the credits to the project, which creates additional project financing through syndication of the credits.

### **Illinois Affordable Housing Trust Fund (IAHTF)**

The Illinois Affordable Housing Trust Fund was established in 1989 to provide grants and loans for the acquisition, construction, development, rehabilitation, operation, insurance or retention of multifamily and single family developments or predevelopment expenses

### **IHWAP**

The Illinois Home Weatherization Assistance Program – A DCEO-administered program designed to help low-income households insulate their homes, save on energy costs and alleviate negative affects disproportionately felt by high residential energy users and households with a high-energy burden.

### **Illinois Rental Repayment Program (IRPP)**

The Illinois Rental Payment Program (ILRPP) provides financial assistance for rent to income-eligible Illinois renters and their landlords who have been impacted by the COVID-19 pandemic. Illinois renters who are behind on rent due to COVID-19, are eligible for up to \$25,000 and 18 months of emergency rental payments.

### **LIHEAP**

Low Income Home Energy Assistance Program – A DCEO-administered program designed to assist eligible low-income households by providing a one-time benefit to be used for energy bills.

### **LIHTC**

Low-Income Housing Tax Credit – Provides federal income tax credits to investors for the development of affordable income multifamily rental housing.

### **MCC**

Mortgage Credit Certificates – A tax credit for first-time homebuyers through the creation of an income tax deduction that reduces a household's federal income tax liability, which allows the household to have more available income to make mortgage payments.

**MRB**

Mortgage Revenue Bonds – Tax-Exempt bond financing for first-time homebuyers or rental housing, both income qualified.

**MRF**

Mortgage Resolution Fund – In 2011, IHDA agreed to fund a direct loan modification program called the Mortgage Resolution Fund (MRF) with up to \$100 million of the State's Hardest Hit Funds. Through the MRF, HHF monies were used to purchase delinquent home loans directly from lenders and capital market traders at net present value. Each qualifying mortgage debt was brought into alignment with current home values.

**Housing Trust Fund (HTF)**

Authorized by the HERA, this State-administered resource is used to provide funds to build, preserve and rehabilitate affordable rental housing for extremely- and very low-income households. Of the total funding, 75% of funds benefit persons or households at 30% AMI or below and must go to rental housing. A maximum of 10% of funds can be used for single family homeownership/home repair programs.

**NSP**

Neighborhood Stabilization Program – HERA authorized HUD funding to address the mitigation of vacant and foreclosed properties in communities. Three rounds funded by HUD.

**RHSP**

Rental Housing Support Program – State-funded rental assistance program to assist extremely- and severely low-income households. Funded through a fee on mortgage recording documents at the county level, the RHSP includes the Long Term Operating Support (LTOS) rental subsidy program. RHSP also provides funding for IHDA's Re-entry Demonstration Rental Housing Support Program.

## **Other Relevant Terms**

### **AHPAA**

Affordable Housing Planning and Appeal Act – State law which calls for communities with less than 10% total affordable housing stock to adopt and implement local affordable housing plans.

### **Care Coordination Plan**

Illinois Medicaid's 2-year plan for meeting State law requirement to move at least 50% of its Medicaid clients into care coordination by January 1, 2015. Under this plan, the goal was to have 2 million out of 3 million clients (or 66%) under the care of a certified Managed Care Entity.

### **Choice Neighborhoods Initiative**

A HUD initiative, which replaced HOPE VI, that provides competitive grants to PHAs and non-profits for the "transformation, rehabilitation and replacement needs of both public and HUD-assisted housing," in addition to other activities designed to strengthen and transform surrounding neighborhoods.

### **Colbert v. Pritzker Case**

Lawsuit filed on behalf of persons with disabilities who are unnecessarily confined to skilled nursing facilities (SNF) nursing homes. The consent decree implementation plan was agreed upon in November 2012. Cost to State must be budget neutral.

### **Continuum of Care (CoC)**

A local or regional group of homeless services and housing providers required under HEARTH Act funding to ensure local/regional priority needs are being annually addressed. Illinois has statewide coverage.

### **Comprehensive Housing Planning Act**

Illinois Public Act 94-965 provides that the State of Illinois shall prepare, and be guided by, an annual comprehensive housing plan that specifically addresses certain underserved populations. Created the Housing Task Force.

### **EAH**

Employer Assisted Housing – Public/Private assistance provided to prospective homebuyers through their employer and a public agency. Promotes live-near-work goals via Executive Order 2003-18, which established a statewide Housing Task Force to develop a comprehensive State housing plan, encourage joint state agency funding and establish six Priority Populations (underserved).

### **CRP**

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

## **HEARTH Act**

The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act – A federal law passed in 2009 that extends resources to communities to be used for preventing and/or re-housing homeless persons or persons facing homelessness. The HEARTH Act changes the current Emergency Shelter Grant Program to the Emergency Solutions Grant (ESG) Program and almost doubled the amount for ESG to 20 percent of the total for homeless assistance. The HEARTH Act consolidates the federal Supportive Housing Program, Shelter Plus Care and the Section 8 Moderate Rehabilitation/Single Room Occupancy Program into a single Continuum of Care program. Communities now apply to one program, rather than three, reducing the administrative burden and increasing flexibility and local decision-making. In addition, a rural homelessness program was created.

## **HUD Lead Safe Housing and EPA Remodeling and Repair Rules**

These rules require lead-based paint hazard reduction and lead safe work practices in all single family and multifamily residential property and housing built before 1978, the year lead-based paint was banned nationally for residential use. HUD and EPA regulations set lead-hazard elimination requirements that emphasize eliminating lead in house dust. HUD regulation specifically requires dust-sample testing after paint is disturbed to make sure the home is lead-safe. These Regulations affect residential or rental property owners and managers, general contractors and specialty trade contractors such as painters, plumbers, carpenters and electricians.

## **ILHousingSearch.org**

An interagency, statewide housing locator system launched in 2009 to allow those seeking housing to search for and landlords with vacant units the ability to list rental properties at no cost. ILHousingSearch.org is an interactive web portal designed to allow users to search the most current listings by a wide range of criteria including: rent range, accessibility features, location, bedrooms, screening criteria, acceptance of vouchers, school district, allowance of pets, deposits and fees and proximity to transit. The housing locator is supported by a call center with a toll-free number to assist users, and support property owners or managers with registration and property listing in order to maintain the most current listings possible. Funded by IHDA, IDHS, IDHFS and IDoA.

## **Ligas Consent Decree**

In the Ligas v. Eagleson Consent Decree, plaintiffs held that they were segregated and institutionalized in private State-funded Intermediate Care Facilities for People with Developmental Disabilities (ICFDDs) which provide on-site long-term care services for individuals with developmental disabilities. The case was settled on June 15, 2011.

## **NOFA – Notice of Funding Availability**

An announcement of the availability of targeted funding, frequently used by State and federal agencies.

## **Norman Decree**

Judicial decree requiring adequate funding to support wards of the State. Implemented by DCFS.

## **RFP**

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

## **RFA**

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

## **Section 1115 Waiver**

Section 1115 of the Social Security Act gives the Secretary of Health and Human Services the authority to waive provisions of major health and welfare programs authorized under the Act, including certain Medicaid requirements, and to allow a state to use federal Medicaid funds in ways that are not otherwise allowed under federal rules. The authority is provided at the Secretary's discretion for demonstration projects that the Secretary determines promote Medicaid program objectives. There are comprehensive Section 1115 Medicaid waivers that allow broad changes in eligibility, benefits, cost sharing and provider payments. There also are more narrowly drawn Section 1115 waivers, as well as Section 1915 Medicaid waivers that focus on specific services and populations.

## **Supportive Housing Working Group**

A working group created by the Housing Task Force in 2007 to evaluate and present a common understanding of barriers and best practices for an increased and improved development of supportive housing.

## **State Referral Network**

Tied primarily to IHDA's Low-Income Housing Tax Credit (LIHTC) Program, IHDA developed the Statewide Referral Network (SRN) in 2008, as an overlay on the housing locator system. The SRN is a program that links vulnerable populations to affordable housing across Illinois. Eligible populations include persons with disabilities, persons experiencing homelessness and persons at-risk of homelessness.

## **TIF**

Tax Increment Financing – Municipalities in Illinois have the authority to undertake public and private redevelopment projects in blighted areas via Tax Increment Financing (TIF) districts. There are several TIF mechanisms that may apply to affordable housing: local issuance of bonds to fund public improvements; reimbursement of development expenses; and use of tax increment revenues to pay for up to 50 percent of the direct cost of construction of new housing units to be occupied by low- and very low-income households.

## **Williams Consent Decree**

The Williams v. Pritzker lawsuit was filed in 2005 by two people with mental illness residing in large, private State-funded facilities called Institutions for Mental Diseases ("IMDs"). The plaintiffs alleged that they were needlessly segregated in IMDs and the State of Illinois had violated the ADA and denied them the opportunity to live in integrated settings where they could lead more independent and more productive lives in their own communities. On September 30, 2010 the Judge gave final approval of the Consent Decree which requires the State to implement a service plan and meet a variety of annual benchmarks towards providing Community-Based living arrangements for persons with mental illness.

## Appendix B: Housing Task Force Members

### **Task Force Members / Housing Task Force Chair:**

Executive Director, Illinois Housing Development Authority

IHDA staff provide administrative assistance and serve as ad hoc experts on the Housing Task Force

### **Task Force Members/Governor-appointed Housing Expert Members**

Syed Abedi, Community Member - IT Project Manager

Diane Baker, Worn Jerabek Wiltse Architects, P.C. - Architect Representative

Allison Clements, Illinois Housing Council – Executive Director

George Dinges, Development Services Group – President/Vice President

Nancy Firfer, Metropolitan Mayors Caucus – Senior Advisor

David Hirsch, Greystone, Affordable Production Manager

Peter Holsten, Holsten Developments – President

Brian Hollenbeck, Rock Island Economic Growth Corporation – Executive Director

Jennifer Hill, Alliance to End Homelessness in Suburban Cook County – Executive Director

Mary Keating, The County of DuPage County – Director of Community Services

Lynnette McRae, Chicago Community Trust – Program Director of Connecting Capital and Community

Mike Niehaus, Windsor Homes – Executive Director

Sylvia Puente, Latino Policy Forum – Executive Director

Robin Snyderman, Principal – Brick Partners, LLC

David Esposito, Supportive Housing Providers Association (SHPA) – Executive Director

Lily Walton, Champaign County Housing Authority – Executive Director

Raymond Lai, McLean County Regional Planning Commission – Executive Director

Catherine Brown, Elevate Energy – Project Manager, Public and Tribal Housing Program

### **Task Force Members/ Governor-appointed Agency Members:**

U.S. Department of Housing and Urban Development

U.S Department of Agriculture

### **Task Force Members / State Agency Members:**

Illinois Governor's Office

Illinois Lieutenant Governor

Illinois Governor's Office of Management and Budget

Illinois Department on Aging

Illinois Department of Children and Family Services

Illinois Department of Commerce and Economic Opportunity

Illinois Department of Corrections  
Illinois Department of Financial and Professional Regulation  
Illinois Department of Healthcare and Family Services  
Illinois Department of Human Rights  
Illinois Department of Human Services  
Illinois Department of Juvenile Justice  
Illinois Department of Natural Resources  
Illinois Department of Public Health  
Illinois Department of Transportation  
Illinois Department of Veterans' Affairs  
Illinois Emergency Management Agency  
Illinois Environmental Protection Agency  
Illinois Housing Development Authority

**Task Force Members/ Illinois General Assembly Members:**

The President of the Illinois Senate or designee  
The Minority Leader of the Illinois Senate or designee  
The Speaker of the Housing of Representatives or designee  
The Minority Leaders of the Illinois House of Representatives or designee

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

(310 ILCS 110/) Comprehensive Housing Planning Act.

(310 ILCS 110/1)

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

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

(310 ILCS 110/5)

Sec. 5. Definitions. In this Act:

"Authority" means the Illinois Housing Development Authority.

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

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

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

(310 ILCS 110/10)

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

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

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

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

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

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

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

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

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

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

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

(310 ILCS 110/15)

#### Sec. 15. Annual Comprehensive Housing Plan.

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

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

(2) low-income senior citizens;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(310 ILCS 110/20)

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

(1) (Blank).

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

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

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

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

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

(310 ILCS 110/25)

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

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

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

(3) Develop the Annual Comprehensive Housing Plan.

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

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

(310 ILCS 110/30)

Sec. 30. (Repealed).

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

(310 ILCS 110/90)

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

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

(310 ILCS 110/99)

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

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