

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

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

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

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

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

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

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

Changes to Action Plan

Changes to Action Plan

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

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

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

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

(4) Major change(s) due to disaster and/or emergency funding, where timeliness in meeting emergency needs is a priority. The State will follow any HUD waiver(s) and guideline(s) to abridge and shorten the

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citizen participation component, such as reducing the duration of the public comments period, per official guidance; and in cases of public health emergency, the State will utilize alternate methods in lieu of holding in-person meetings and hearings.

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

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

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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

On October 22, 2021, HUD's Office of Community Planning and Development in Chicago issued both its 2019 and 2020 Program Year End Review Letters to the State of Illinois. The letters are on file with and available through IHDA's Strategic Planning and Reporting's division of Compliance and Reporting. Points of note:

It should be noted that although Program Year 2020 began on January 1st, the State/Department of Commerce and Economic Opportunity did not sign all its CDBG Grant Agreements with HUD until the 4th quarter of the year. Therefore, the amount of time the State has actually had PY 2020 funds available to allocate prior to the time of this report was severely shortened. Since that time, the Department of Commerce and Economic Opportunity has notified all grantees selected in the competitive Public Infrastructure and Housing Rehabilitation applicants have been recommended for funding.

Additionally, the Department of Commerce and Economic Opportunity collects outcomes at grant closeout to ensure accuracy. As grants cover two years, outcomes collected for program year funds 2019 and later are not complete, and would not accurately reflect program activity.

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CDBG Evaluation of Past Performance 2020

CDBG

HUD requests that DCEO provide an explanation on the following:

- *Program Performance and Overall Evaluation:*

- o Timeliness*

- o Compliance with the Primary Objective (70% low-moderate income benefit)*

- *CAPER Narratives*

- *Online Performance Reports*

- o PR03 Activity Summary Report*

- o PR52 CDBG Exception Report*

Part II: Program Performance and Overall Evaluation – CPD Program

Performance and Evaluation Report (PER)

Timeliness

Form 40108 covering program year 2020 was submitted to HUD on October 7, 2021.

Compliance with the Primary Objective

The State of Illinois utilizes a multi-year certification. The current time period is 2020-2022, therefore compliance with the primary objective cannot be measured at this time.

CAPER Narratives

The following information was included in CR-05, the first response box titled “**Progress the state has made in carrying out its strategic plan and its action plan. 91.520(a)**”:

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It should be noted that although Program Year 2020 began on January 1st, the State did not sign all its Grant Agreements with HUD until the 4th quarter of the year. Therefore, the amount of time the State has actually had PY 2020 funds available to allocate prior to the time of this report was severely shortened. Since that time, the Department of Commerce and Economic Opportunity has notified all grantees selected in the competitive Public Infrastructure and Housing Rehabilitation applicants have been recommended for funding. The numbers input in the Table 1 reflect the recommended awards.

Additionally, the Department of Commerce and Economic Opportunity collects outcomes at grant closeout to ensure accuracy. As grants cover two years, outcomes collected for program year funds 2019 and later are not complete, and would not accurately reflect program activity. Therefore, the state is utilizing data from PR-51 for the outcomes in Table 2.

It appears that the information above would be better suited to the last response box of CR-05. As IDIS is currently experiencing issues that prevent edits, the State will make the change when IDIS is available.

On-Line Performance Reports

- **PR03 CDBG Activity Summary Report and PR52 Exceptions Reports**

All activities identified in Appendix B have been reviewed and appropriate steps taken in IDIS. One activity identified, IDIS Activity #2, CDBG Committed Funds Adjustment, remains open. The system would not allow changes and after reaching out to our CPD Representative who subsequently reached out to HUD's IDIS expert, we received the following guidance:

“No, the grantee cannot and should not close activity #2. Activity #2 is essentially the repository for CDBG funds adjustments. For example, when a grantee returns funds to its line of credit due to ineligible uses of CDBG grant funds for CDBG activities, those returned funds show up in Activity #2 as a negative draw (collection), and the grantee then transfers those funds to the original activity to repay that activity for the ineligible expenses. Also, when a grantee misses its Section 108 scheduled loan repayment, HUD deducts the repayment from its line of credit and posts it as a draw voucher (Manual Payment) under Activity #2.

The state just needs to make sure that it revises all the outstanding collection vouchers and manual payments to the actual activities. They do not need to close activity #2.”

HTF and HOME Evaluation of Past Performance 2019 Pt 1

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Part I: Summary of Planning and Reporting Documents

2015-2019 Consolidated Plan and National Housing Trust Fund Program, Obligations and Expenditures

The State's estimated goals for the HTF program are based on the assumption prior to receiving actual applications, that there will be a ratio of 60 percent to 40 percent of annual funding between new construction and rehab. Similar to HOME, actual numbers are determined by the type of applications received and the quality of the applications approved. Also, Illinois HTF funds are distributed as a component of the State's Permanent Supportive Housing Development Program. Funding for both FY 2018 and FY 2019 HTF funding were combined and issued under one PSH-RFA, namely IHDA's Permanent Supportive Housing (PSH) Round VI RFA. The deadline for applications under the PSH-RFA Round VI was October 18, 2019, causing a further delay in the commitment of some pre-2020 HTF funding.

HTF funding committed in IDIS using 2015-2019 allocations include Pearl Street Apartments (2016 Action Plan), Pinewood Place and Prairie Trails (2019 Action Plan) and Ogden Apartments, Madison, and Mustacchi Manor (2020 Action Plan). Together, these projects (including Pearl Street) will result in 121 HTF Units (44 Rehab, 77 New Construction). IDIS indicates \$8,831,007 in 2018 HTF funding has been committed, representing 90% of the 2018 allocated amount of \$9,812,230. 58.2%, or \$5,141,837 in 2018 HTF funds have been disbursed as of November 5, 2021.

2019 Annual Action Plan

HTF and HOME Evaluation of Past Performance 2019 Pt 2

Part II: Management of Funds

HOME Investment Partnerships Program

HOME open Activities Report

HTF and HOME Evaluation of Past Performance 2020 Pt 1

Planning and Reporting HOME and HTF

In accordance with HUD's Year-End Letter, the State will continue to provide an updated narrative on its progress in meeting all its HOME goals in the next 2021 State of Illinois PER. The State's estimated goals for both the HOME and HTF programs are based on the assumption prior to receiving actual applications, that there will be a ratio of 60 percent to 40 percent of annual funding between new construction and rehab. The final ratio, dependent upon actual applications and the approval of qualified applications, could bias the ratio toward either new construction or rehab for any particular year. This is taken into consideration, with the State striving to meet or exceed the combined number of

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New Construction and Rehab units placed in service in any given year, and over the life of the five-year Consolidated Plan.

In 2020, the ratio of new construction/to rehab HOME units was 48/65. HOME board-approved projects for rehab included Hebron Township Apartments, Freedom Path, Lofts on the Square, and Barwell Manor, for a total of 65 rehabbed rental units. This compares to a total of 48 new construction units funded under 2020 HOME (Union Avenue Apartments, East Bluff Housing, Lincoln Loft, and Fifth Avenue Apartments).

Similar to HOME, actual HTF numbers are determined by the type of applications received and the quality of the applications approved. HTF funding committed in IDIS using 2015-2019 allocations include Pearl Street Apartments (2016 Action Plan), Pinewood Place and Prairie Trails (2019 Action Plan) and Ogden Apartments, Madison, and Mustacchi Manor (2020 Action Plan). Together, these projects (including Pearl Street) will result in 121 HTF Units (44 Rehab, 77 New Construction).

Part I: Program Performance and Overall Evaluation

HOME Investment Partnership Program

1. Program Commitments and Expenditures

The Authority currently has ten projects totaling approximately \$23.3 million that have been Board Approved and waiting for closing so the Authority can commit HOME funds. These projects are scheduled to close in the coming months. This will facilitate the commitment and expenditure of the remaining 2019 allocation, the 2020 allocation, and a portion of the 2021 allocation. The Authority also has projects in the pipeline for upcoming Board Approved.

The Authority has disbursed all of the 2016 HOME funds and is currently disbursing 2017 funds. The Authority will begin expending additional funds once funding is committed to all the Board Approved projects.

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HTF and HOME Evaluation of Past Performance 2020 Pt 2

HTF Housing Trust Fund Program

Program Commitments and Expenditures as of November 5, 2021:

For Program Year 2016 HTF funds, the State had committed and disbursed 100% of its funds

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For Program Year 2017 HTF, the State had committed 100% of its funds and disbursed \$7,020,751 (98.01%) in funds.

For Program Year 2018 HTF, the State had committed 100% of its funds and disbursed

\$5,141,837 (58.2%) in funds.

For Program Year 2019 HTF, the State had committed 100% of its funds

For Program Year 2020 HTF, the State had committed 20% of its funds

ESG Evaluation of Past Performance 2019 PT 1

ESG

Part I: Summary of Planning and Reporting Documents

2015 to 2019 Consolidated Plan

Program Year-End Review Letter states, *“The State of Illinois’ 2019 Program Year is the fifth year of its 2015-2019 Consolidated Plan. The State provided narrative information relating its five-year accomplishments, and 2019 activities to goals and objectives set forth in the Consolidated Plan. The narrative and accomplishments reported in the PER reflect that the State of Illinois might be experiencing challenges in meeting some of the goals and objectives of its 5-year Strategic Plan. Please provide an explanation as to why progress was not made toward the following goals.”*

ESG has updated IDIS CR-05 Screen Narrative with detailed explanation on the status of each of the goal, barriers, and efforts to meet these goals in the past five years with the following statement.

ESG Goal Prevent Homeless, ESG met 46.28% of the reported goal. The State of Illinois ESG Program only funded Homeless Prevention within the first two years of the five-year plan. Funds were allocated towards Rapid Rehousing to encourage Housing First. The State of Illinois offers homeless prevention through state funds that will supplement the funds being reallocated to another activity.

The report review of the Integrated Disbursement & Integration System (IDIS) Report 06 – Summary of Consolidated Plan Projects for Report Year, showed multiple projects without committed amounts and disbursements. Please provide an explanation for any projects listed below that have uncommitted funds and/or lack disbursements.

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ESG19 Disbursements

ESG Program Year-End Review Letter states that the State of Illinois has committed the balance of \$4,935,064 but has failed to draw from 2019 ESG funds. The ESG program has been utilizing funds from Grant Fiscal Year (GFY) 18 to ensure those funds are expended by the deadline. All of GFY19 funds have been allocated and will be drawn as providers expend their GFY18 funds.

Part II: Program Performance and Overall Evaluation – CPD Programs

Management of Funds

B.) Program Expenditures

Per the Emergency Solutions Grant Interim Regulation at 24 CFR 576.203(b) – *“The recipient must draw down and expend funds from each year’s grant not less than once during each quarter of the recipient’s program year. All of the recipient’s grant must be expended for eligible activity costs within 24 months after the date HUD signs the grant agreement with the recipient.”*

Per the IDIS PR-91 ESG Financial Summary Report, the State of Illinois did not make a draw from the 2019 PY award during the quarters ending in 9/30/2019 and 12/31/19.

However, the report indicated that draws were made in every subsequent quarter. Currently, the State committed all 2019 ESG funds, and disbursed \$1,912,418.70 (38.759%). The expenditure deadline for 2019 ESG funds is July 31, 2021 and the State has \$3,022,645.30 to expend. The State also has \$480,211.51 available to draw from 2018 ESG funds.

ESG Evaluation of Past Performance 2019 PT 2

The expenditure deadline for the 2018 funds occurs on October 3, 2020. Failure to meet this deadline could results in these funds being subject to recapture.

ESG expended all of GFY18 funds by the 24-month deadline. ESG did fail to expend all GFY19 funds by the deadline of July 31, 2021. HUD was notified in writing of unexpended balance in the amount of \$92,332.04. The ESG staff contacted each sub-recipient with GFY2019 funds to determine if they were able to expend funding. For the sub-recipients that reported they were unable to expend funds, ESG staff reallocated funds to sub-recipients that were able to utilize them. For sub-recipients that reported they were able to utilize their funds, ESG had them submit an expenditure plan on how they would expend funding. The State of Illinois were assured by all sub-recipients that GFY19 funds would be expended by deadline of July 30, 2021.

After calculating each of the sub-recipient expenditure reports, DHS realized that all of the funds weren’t expended. ESG staff contacted the sub-recipients with the remaining balances and the sub-

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recipients then reported they weren't able to expend the funds as expected. The sub-recipient with the largest balance in the amount of \$62,935.41, reported they had the clients to assist but was unable to locate landlords willing to work with the families.

ESG Evaluation of Past Performance 2019 PT 3

ESG Evaluation of Past Performance 2020 PT 1

Evaluation of Past Performance continued: ESG

Part I: Summary of Planning and Reporting Documents

2020 to 2024 Consolidated Plan and 2020 Annual Action Plan

The State of Illinois' 2020 Program Year (PY) is the first year of its 2020-2024 Consolidated Plan. Narrative information in the PER discusses progress of five-year goals and objectives and specific 2020 activities. The State of Illinois' Annual Action Plans set forth specific projects for funding that were overall consistent with the goals and priorities of the five-year Strategic Plan (Consolidated Plan). The State of Illinois is currently meeting or exceeding goals and objectives in the following categories:

Goal Categories: Homeless

(See Chart below)

Many of ESG funded agencies had to decrease the number of beds due to COVID-19 and allow for social distancing. Some ESG agencies had to close their doors and utilize hotels/motels as only source of overnight beds. ESG is still on track to meet 100% of the goal for the five-year plan

| Goal Identifier | Goal Name | Consolidated Plan Percentage Met | Action Plan Percentage Met |
|---|---------------------------------------|----------------------------------|----------------------------|
| Homeless Person Overnite Shelter | Provide Emergency Shelter to Homeless | 16.76% | 83.81% |
| Tenant Baaed Rental Assistance Rapid Re-Housing | Rapid Re-housing of Homeless | 27.23% | 136.17% |

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| | | | |
|-------|-----------------------------|--------|---------|
| Other | Street Outreach to Homeless | 20.70% | 103.50% |
|-------|-----------------------------|--------|---------|

Table 1 - 2020 ESG Goal Category Homeless Chart 1

ESG Evaluation of Past Performance 2020 PT 2

Many of ESG funded agencies had to decrease the number of beds due to COVID-19 and allow for social distancing. Some ESG agencies had to close their doors and utilize hotels/motels as only source of overnight beds. ESG is still on track to meet 100% of the goal for the five-year plan

Part II: Program Performance and Overall Evaluation

Performance and Evaluation Report (PER)

1. Program Commitments and Expenditures

Grantees are subject to commitment (obligation) and expenditure tests based on the date of funding obligation by means of agreement with HUD. Per the Emergency Solutions Grant Interim Regulation at 24 CFR 576.203(a)(1)(i) – *“Within 60 days from the date that HUD signs the grant agreement with the State (or grant amendment for reallocated funds), the recipient must obligate the entire grant, except the amount for its administrative costs.”* Further, the requirements of 24 CFR 576.203(b)(2): *The recipient must draw down and expend funds from each year’s grant not less than once during each quarter of the recipient’s program year. All the recipient’s grant must be expended for eligible activity costs within 24 months after the date HUD signs the grant agreement with the recipient.*

Expenditure Test: For the 2020 Program Year, subject to current and interim compliance evaluation, HUD has utilized the IDIS PR-91 ESG Summary Report to determine the following

| Expenditure Test | Deadline Date | Percentage | Disbursement Required | Timely / Yes/No |
|------------------|---------------|------------|-----------------------|-----------------|
| PY 2020 | 12/29/22 | 73.231% | \$1,410,832.14 | Yes |
| PY2019 | 7/31/21 | 98.13% | \$92.332.04 | No |

Table 2 - ESG Chart 2

ESG Evaluation of Past Performance 2020 PT 3

Grantees that have failed or are at risk of meeting obligation and expenditure test requirements may be subject to further corrective actions. Please reference Appendix B for further discussion.

ESG failed to expend all GFY19 funds by the deadline of July 31, 2021. HUD was notified in writing of unexpended balance in the amount of \$92,332.04.

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The ESG staff contacted each sub-recipient approximately four months ago with

GFY 2019 funds to determine if they were able to expend funding. The sub-recipients that reported stated they were unable to expend funds, ESG staff reallocated funds to subrecipients that were able to utilize them. The sub-recipients that reported they were able to utilize their funds, ESG had them submit an expenditure plan on how they would expend funding. The State of Illinois were ensured by all sub-recipients that GFY19 funds would be expended by deadline of July 30, 2021.

After calculating each of the sub-recipient expenditure reports, we realized that all of the funds weren't expended. ESG staff contacted the sub-recipients with the remaining balances and the sub-recipients then reported they couldn't expend the funds as expected. The sub-recipient with the largest balance in the amount of \$62,935.41, reported they had the clients to assist but was unable to locate landlords willing to work with the families.

The State of Illinois ESG Program was informed by HUD that the unexpended 2019 funds will be recaptured.

ESG Evaluation of Past Performance 2020 PT 4

Reporting Issues and Requested Revisions

APPENDIX B: Program Year 2020

3. CAPER Narratives

The following required CAPER narrative sections require revision and/or submission as per instruction below:

1. CR-60- ESG Grantees

The State of Illinois did not provide the required information on its ESG subrecipients. Please revise the subrecipient reporting, include this information and resubmit accordingly.

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1. CR-65 ESG Persons Assisted

While the State of Illinois provided partial information in the tables 4a, 4b, 4c, and 4d about total persons served, the State missed to provide a breakdown of the persons in households served (adults or children). Furthermore, the grantee did not attach the SAGE Report in IDIS. Please include this information and resubmit accordingly.

1. CR-70 ESG Assistance Provided and Outcomes

Shelter Utilization: The State of Illinois did not provide information on total beds available and provided in IDIS. The grantee provided a short explanation stating that providers had difficulties entering data in SAGE. However, HUD does not deem this explanation acceptable. The subrecipients have experience inputting information in SAGE. HUD is expecting for the State to review and provide this information. Please include this information and resubmit accordingly.

ESG collected partial data within the missing categories. Some agencies experienced difficulty submitting the needed data due to high turnover rates and lack of staffing due to COVID. ESG staff will collect any missing data from funded agencies and resubmit the data within IDIS.

5. Monitoring

The grantee has outstanding monitoring Findings as follows:

The State of Illinois ESG grant was monitored in 2021 and there are currently seven (7) outstanding Findings. Per the Monitoring and Report Letter dated September 24, 2021, the State has 45 days from the date of the letter to respond with information addressing the findings. If there are questions related to pending corrective actions, please consult your CPD Representative.

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ESG submitted a corrective action plan to HUD resolving the seven (7) outstanding findings and will continue to work with HUD CPD until findings are closed.

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HOPWA

This serves as a response to the HUD 2019 Program Year-End Review Letter from the Illinois HOPWA Program. Please see below for an update on progress for the listed HOPWA goals.

| Goal | Category | Source/ Amount | Indicator | Unit of Measure | Expected - Strategic Plan | Actual – Strategic Plan | Percent Complete | Status | Barriers | Efforts to meet goal |
|--|---|-----------------------|-----------------------------|------------------------|------------------------------------|-------------------------------|---------------------|-----------|----------|--|
| HOPWA Housing Facilities Rehabilitation and Repair | Homeless ; Non-Homeless ; Special Needs | HOPWA: \$388,661.12 | HIV Homeless Members | Members Served Unit | 75 | 72 | 96.00 % | Completed | COVID 19 | Transitioning to new State Funding Stream |
| Housing for Persons with HIV/AIDS | Non-Homeless ; Special Needs | HOPWA: \$1,345,973.88 | HIV/AIDS Housing Operations | Household Housing Unit | 300 | 234 | 78.00 % | Completed | COVID 19 | Training with the new launch of TBRA Statewide Services. |

Additionally, please see below for updates to HOPWA projects that previously had uncommitted funds or lacked disbursements.

PROTECTING HEALTH, IMPROVING LIVES

| IDIS Project | Project Title | Program | Project Estimate | Committed Amount | Amount Drawn through Report Year | Amount Available to Draw |
|--------------|---|---------|------------------|------------------|----------------------------------|--------------------------|
| 16 | 2019-2020 ILH19 AIDS Foundation of Chicago Collar | HOPWA | \$385,985.78 | \$385,985.78 | \$385,985.78 | \$0.00 |
| 17 | 2019-2020 ILH19 AIDS Foundation of Chicago Cook | HOPWA | \$732,353.09 | \$732,353.09 | \$732,353.09 | \$0.00 |
| 18 | 2019-2020 ILH19 CUPHD | HOPWA | \$86,860.97 | \$86,860.97 | \$86,860.97 | \$0.00 |
| 19 | 2019-2020 ILH19 STRMU Jackson Co. HD | HOPWA | \$4,575.00 | \$4,575.00 | \$4,575.00 | \$0.00 |
| 20 | 2019-2020 ILH19 St. Clair Co. HD | HOPWA | \$22,468.89 | \$22,468.89 | \$22,468.89 | \$0.00 |
| 21 | 2019-2020 ILH19 SIU-School of Med | HOPWA | \$16,284.94 | \$16,284.94 | \$16,284.94 | \$0.00 |
| 22 | 2019-2020 ILH19 UICM-Positive Health Solutions | HOPWA | \$5,927.80 | \$5,927.80 | \$5,927.80 | \$0.00 |
| 23 | 2019-2020 ILH19 Project of the Quad Cities | HOPWA | \$22,013.00 | \$22,013.00 | \$22,013.00 | \$0.00 |

HOPWA Evaluation of Past Performance 2019 Pt 1

Annual Action Plan
2022

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|----|--|-------|--------------|--------------|--------------|
| 24 | 2019-2020 ILH19 Alexian Brothers | HOPWA | \$31,727.26 | \$31,727.26 | \$31,727.26 |
| 25 | 2019-2020 ILH19 Fifth Street Renaissance | HOPWA | \$15,055.94 | \$15,055.94 | \$15,055.94 |
| 26 | 2019-2020 ILH19 Phoenix Center | HOPWA | \$150,000.00 | \$150,000.00 | \$150,000.00 |
| 27 | 2019-2020 ILH19 Greater Community AIDS Project | HOPWA | \$0.00 | \$0.00 | \$0.00 |
| 28 | 2019-2020 ILH19 Puerto Rican Cultural Ctr. | HOPWA | \$150,000.00 | \$150,000.00 | \$150,000.00 |
| 29 | 2019-2020 ILH19f999 DeLaCerde House | HOPWA | \$41,877.92 | \$41,877.92 | \$41,877.92 |
| 30 | 2019-2020 ILH19F999 Winnebago Co. HD | HOPWA | \$69,504.41 | \$69,504.41 | \$69,504.41 |

HOPWA Evaluation of Past Performance 2019 Pt 2

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

The Citizen Participation Plan centers around the public hearing and public comments processes. Because of the COVID-19 pandemic, and subsequent HUD waivers to prevent the spread of the contagion, The State held one public hearing on Monday, July 11, 2022 at 10:30 A.M. via Web-ex. The Public Comment period began Wednesday June 15, 2022 and comments were accepted until COB, Thursday July 14, 2022.

- A 2022 Public Notice was e-mailed statewide to housing-related agencies and organizations, a number of which included announcement of same in a newsletter or mailing sent to their memberships. Copies were also sent to the members of the Advisory Committee and CDBG Entitlement Grantees
- The Public Notice was published prior to these hearings in the following ten (10) newspapers: *Belleville News; Breeze Courier; Champaign News-Gazette; Daily Southtown; the Intelligencer; Peoria Journal-Star; The Dispatch; Rockford Register Star; Southern Illinoisan and the State Journal-Register.*
- DCEO e-mailed notices of the public hearing to CDBG-eligible units of general local government in Illinois (i.e., non-entitlement cities, towns, villages, and counties).
- Notification of the availability of the draft 2022 Consolidated Plan-Action Plan was emailed to organizations and interested parties across the State. Notification was sent to the Advisory Committee, Illinois Housing Task Force, and Affordable Housing Trust Fund Advisory Commission members, Community Development Block Grant (CDBG) Entitlement grantees, Community Action Agencies, Regional Planning Commissions, Public Housing Authorities and other groups. The draft plan was also posted on IHDA's website at www.ihda.org.
- The public hearing was held during the 30-day public comments period via Web-ex. The date for the hearing, Monday July 11, 2022, was also posted on IHDA's web-site.

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- The agenda for the public hearing is included as part of the Public Participation component attached to this plan
- IHDA made reasonable efforts to accommodate persons with sight-and hearing-impaired disabilities, as well as for significant groups of Non-English speaking residents.
- Notes from the public hearing are included in the plan
- No public comments letters were received during the public comments period.
- The development of both the Citizen Participation Plan and Consolidated Plan provided ample opportunity for the public to provide comments.

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

Changes to Action Plan

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

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

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

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

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

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

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

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Not applicable. No public comments were received.

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

Not applicable.

7. Summary

In addition to the public hearings, SPAR schedules meetings of the Advisory Committee (AC) to update the public on formula grant activities and provide for discussion, comment, and feedback on various Consolidated Plan-related issues. An AC meeting in 2022 was held on Wednesday, March 16, 2022. The next will be scheduled in August/September. Minutes of these meetings are available upon request to the Strategic Planning and Reporting. The 2022 Action Plan was also a topic of discussion at the July 13 meeting of the Illinois Housing Task Force.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

Table 3 – Responsible Agencies

Narrative

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

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

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

Consolidated Plan Public Contact Information

Illinois Department of Commerce and Economic Opportunity (CDBG)

500 E. Monroe

Springfield, Illinois 62701

Contact: Wendy Bell

Ph: 217/558-4200 Fax: 217/558-4107

Alternate: Kara Cozadd

Illinois Housing Development Authority (HOME and HTF)

111 E. Wacker Drive

Suite 1000

Chicago, IL 60601

Contact: Burton Hughes

Ph: 312/836-5320 Fax: 312/832-2191

Alternate: Deirdre Kenny

Illinois Department of Human Services (ESG)

823 E. Monroe

Springfield, IL 62701

Contact: Josalyn Smith

Ph: 217/524-8612 Fax: 217/524-6248

Illinois Department of Public Health (HOPWA)

535 W. Jefferson

Springfield, IL 62761

Contact (Division of Environmental Health):

Kert McAfee

Ph: 217/557-4519 Fax: 217/785-0253

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

Tricia Patterson

Ph: 217/785-5260 Fax:

AP-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. Introduction

The State consulted the following major advisory bodies:

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

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

Public Housing Authorities are represented on the CR Advisory Committee and the Housing Task Force.

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

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

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

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

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

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

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

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

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

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

2. Agencies, groups, organizations and others who participated in the process and consultations

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Table 4 – Agencies, groups, organizations who participated

| | | |
|---|--|--|
| 1 | Agency/Group/Organization | ALLIANCE TO END HOMELESSNESS IN SUBURBANK COOK COUNTY |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Victims of Domestic Violence Regional organization |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Helps refine the Illinois Continuum-wide request for information for the homeless needs assessment |
| 2 | Agency/Group/Organization | Corporation for Supportive Housing |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Persons with Disabilities Services-homeless |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy |

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| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | A member of the Advisory Committee. Helps communities create permanent supportive housing with services to prevent and end homelessness, provides capacity building, training; pre-development funding and advocacy services for supportive housing developers and projects |
| 3 | Agency/Group/Organization | IFF (formerly Illinois Facilities Fund) |
| | Agency/Group/Organization Type | Housing Regional organization Private Sector Banking/Financing |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | A non-profit lending institution that focuses on human service agencies unable to obtain traditional financing for real estate projects. The IFF also undertakes special real estate development programs with government and non-profit organizations. Under HOME First IFF acquires, develops and owns integrated housing that remains permanently affordable to very low-income persons with disabilities |
| 4 | Agency/Group/Organization | Illinois Manufactured Housing Association |
| | Agency/Group/Organization Type | Housing Business Leaders Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Member of the Advisory Committee: IMHA serves as a trade organization for the manufactured housing industry, representing manufacturers, retailers, suppliers and rental community owners |

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| | | |
|---|--|---|
| 5 | Agency/Group/Organization | Illinois Mental Health Planning and Advisory Council |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Persons with Disabilities |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | |

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

Not applicable. The State is open to consultation regarding affordable housing with any interested parties. Please refer to the list of consulting agencies and organizations contained in the 2020-2024 Consolidated Plan, which include: Illinois Housing Development Authority; Illinois Department of Commerce and Economic Opportunity; Illinois Department of Human Services; Illinois Department of Public Health; Illinois Department on Aging; Illinois Department of Children and Family Services; Illinois Department of Healthcare and Family Services; Illinois Department of Veterans Affairs; Illinois Department of Human Rights; Illinois Department of Corrections; Illinois Council on Developmental Disabilities; Illinois Emergency Management Agency; Office of the Attorney General of Illinois; Champaign, Macoupin County, Peoria, Rockford, Springfield, Winnebago, and Woodford County Housing Authorities; Illinois Housing Council; and others

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

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

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|--------------|----------------------------|--|
| Fair Housing | State and Local Government | <p>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. Formerly known as the Analysis of Fair Housing Impediments (AFHI), this new plan was renamed the Assessment of Fair Housing (AFH). For CDBG and HOME grantees, it was tied to the Consolidated Plan and was to be due prior to the submission of the grantee's next Five-Year Plan. PHAs, for the first time, were required to develop their own individual plans, or become part of their jurisdiction's AFH. PHA assessments were the first to be due to HUD prior to submission of each PHA's next Five-Year Agency Plan. IHDA serves as the coordinating agency for the State Consolidated Plan and the next Five-Year Plan, for calendar years 2020-2024. However, on May 23, 2018, HUD issued three notices which eliminated grantee obligation to analyze patterns of segregation and poverty and submit plans to address those patterns to receive HUD funding: The first notice advised that HUD was withdrawing the January 5, 2018 notice; The second notice advised that HUD was withdrawing the Assessment Tool for Local Governments; and. The third notice advised that Consolidated Plan participants must legally fulfil their obligation to affirmatively further fair housing by way of the Analysis of Fair Housing impediments (AFHI). Despite this change, the State continued to provide its AFFH Consolidated Plan certification in accordance with the requirements that existed prior to August 17, 2015. Then, on April 13, 2021, HUD submitted a proposed rule to the Office of Information and Regulatory Affairs (OIRA) reinstating the 2013 Disparate Impact Rule and an interim final rule restoring statutory definitions to the AFFH rule. With this change, HUD funding recipients must again certify compliance with AFFH on an annual basis and IHDA will continue to report on the State's actions to address its previously identified fair housing impediments in the State's Consolidated Plan Annual Action Plans and Annual Performance Reports. The Illinois Department of Human Rights, besides processing fair housing complaints as a HUD-designated substantially equivalent agency, conducts presentations and training</p> |
|--------------|----------------------------|--|

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| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|--------------|-------------------|---|
| | | <p>for government agencies and community-based groups regarding fair housing rights under the Illinois Human Rights Act.- IDHR and IHDA also share fair housing information for wider circulation to other major membership organizations, including Housing Action Illinois (HAI), Supportive Housing Providers Association (SHPA), Illinois Housing Council (IHC), Rural Partners, Chicago Area Fair Housing Alliance (CAFHA), and other organizations. 2. Lack of Fair Housing Knowledge-IDHR, through its Institute for Training and Development, regularly provides a schedule of related training, including "Basic Fair Housing Training for Landlords & Property Managers", LGBTQ-Equal Access Requirements, and Reasonable Accommodations Policies.-Sessions on fair housing-related topics are included in statewide conferences, including the Illinois NAHRO annual conference, Illinois Association of Housing Authorities (IAHA), Housing Action Illinois (HAI), Supportive Housing Providers Association (SHPA), Rural Partners/Illinois Institute for Rural Affairs, and others</p> |

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| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|----------------|-------------------|--|
| Fair Housing 1 | State Government | <p>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-low 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.</p> |

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| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|----------------|-------------------|--|
| Fair Housing 2 | State Government | <p>Shortage of affordable, accessible, and suitable housing-IHDA actively pursues or develops funding and assistance options for affordable housing that serve a variety of special needs populations, including: the HUD Section 811 Project-Based Rental Assistance Demonstration; the Home Accessibility Program; the Rental Housing Support Program; and first mortgage financing programs-IHDA administers combined funding for its Permanent Supportive Housing Development Program, to better target special needs populations that also need services. This includes the national Housing Trust Fund-IHDA continues to develop and improve its Low Income Housing Tax Credit (LIHTC) Program to better serve lower-income households. Features include: enhanced accessibility (requiring twice the number of federally-required accessible housing units); Universal Design; Opportunity Areas; Community Revitalization efforts; scoring for income targeting, rental assistance, and energy conservation/green building; providing preference points to projects proposed in AHPAA communities (a State law identifying localities with less than 10% affordable housing stock); prioritizing projects that serve supportive housing populations via participation in the inter-agency Statewide Referral Network (SRN); and other areas-IHDA continues to assist Supportive Living Facilities, the state's assisted living program for elderly and persons with disabilities (via a Medicaid-approved waiver)-IHDA continues coordination with IDHS and IDoA in coordinating assistance with its Bridge Rental Subsidy Program, designed to assist class members of ADA-related court consent decrees-IHDA continues to coordinate with IDHS and local participating housing authorities which provided matching public housing and HCV units to persons with disabilities (as part of its Section 811 program)-Continues to address lead-based paint and water issues with IDPH, IEPA, IHDA, and DCEO-Continues to operate the Illinois housing search website through a third party vendor, providing real-time information on available statewide affordable housing units, monitoring for fair housing violations, and enhanced matching capability for State Referral Network (SRN) and 811 units, including those with accessible features</p> |

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

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

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| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|----------------|--|---|
| Fair Housing 5 | Illinois Department of Human Rights (IDHR) | <p>IDHR is responsible for administering the Illinois Human Right Act. IDHR takes and investigates charges of housing discrimination on the bases of race, color, religion, sex, national origin, ancestry, age (40 and over), marital status, physical, mental and perceived disability, military status, familial status (children under 18) sexual orientation (including gender identity) unfavorable military discharge, and order of protection status. Retaliation and interference with housing rights are also prohibited under the HRA. IDHR will continue its primary fair housing activity of docketing and investigating housing discrimination cases, including cases referred to IDHR from HUD's Office of Fair Housing and Equal Opportunity under a Cooperative Agreement under HUD's Fair Housing Assistance Program. Where the IDHR investigation leads to a substantial evidence finding of discrimination and conciliation is not successful, the claimant or respondent (the party alleged to have discriminated) can elect to have the case heard administratively for the Illinois Human Rights Commission, or in circuit court, in which case the Illinois Attorney General's Office represent the matter.</p> <p>Proposed Fair Housing Outreach Activities: IDHR will continue its education and outreach efforts to disseminate information about Illinois residents fair housing rights and responsibilities, and IDHR's fair housing enforcement activities, via its website, as well as workshops, seminars, speaking appearances, housing fairs, and distribution of literature through collaboration with numerous non-profit organizations. IDHR will continue to expand its outreach efforts to other state agencies in accordance with Illinois' Comprehensive Housing Plan. IDHR will provide free fair housing training at open-to-the-public sessions held on a quarterly basis for housing providers and landlords through its Institute for Training and Development. IDHR will continue working toward greater affordability and choice for state residents through it participation in the Interagency Subcommittee of the Illinois Housing Task Force, and continue working with the Chicago Area Fair Housing Alliance (CAFHA). IDHR will continue to provide training, networking opportunities and support for the regional and annual meetings of the Illinois Municipal Human Relations Association (IMHRA) on issues relating to fair housing, and to the International Association for Official Human Rights Agencies</p> |

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| Fair Housing 6 | IHDA (with IDHR) | <p>IHDA promotes fair housing in the marketing of all its financed units under the Illinois Affordable Housing Trust Fund, the LIHTC, and HOME Programs, which require affirmative marketing plans as part of their application processes. IHDA recognizes the importance of non-discriminatory practices with regard to residential property and related facilities. IHDA's goal is to promote a condition in which all individuals in the same housing market area have available a like range of housing choices. Thus, IHDA requires all multifamily projects with 5 or more HOME for Trust Fund assisted units comply with IHDA's affirmative fair housing policies and procedures. IHDA also evaluates proposals involving single-family projects with five or more HOME assisted units to determine the appropriateness of affirmative marketing efforts. The Affordable Housing Trust Fund Program requires that projects with 5 or more units financed in whole or in part for family housing must have at least 20% of the units to be at least adaptable for future accessibility improvements. Projects involving HOME or the Risk Sharing Program funding must at minimum comply with the 5% minimum accessibility requirements of Section 504 of the Rehabilitation Act of 1973. Per the Qualified Allocation Plan for LIHTCs, projects must comply with all applicable federal and State accessibility laws to receive credits. Additional project scoring points are provided for developments that provide enhanced accessibility standards. For single-family programs, fair housing provisions are discussed at IHDA-hosted local training sessions and included in each lender's procedures manual, which is signed off by each participating lender's chief executive. Lenders located in urban areas of the State also must comply with the provisions of the Home Mortgage Disclosure Act and the Community Reinvestment Act, which includes monitoring by federal bank examiners for their particular category of lending institution (Office of Thrift Supervision, Federal Reserve Bank, or Office of the Comptroller of the Currency). Under Illinois' Rental Housing Support Program, all Local Administrative Agencies and participating landlords must follow all rules governing Fair Housing and all other applicable state and federal laws, and make efforts to publicize units under the RHSP, contacting non-profit corporations in the areas a LAA covers. IHDA provides a preference to LAA applicants which target up to 30% of their requested assistance to "Special Needs Tenant"</p> |
|----------------|------------------|---|

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| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|----------------|--|--|
| Fair Housing 7 | DCEO (with IDHR) | DCEO administers one of the five State formula grants included in the State Consolidated Plan. DCEO requires fair housing activities (be undertaken) to be identified in each applicant local governments' application. In addition, DCEO also requires grantees to comply with applicable civil rights laws when applying for and receiving grant funds. The compliance review includes an EEO/Fair Housing review of each grantee. The agency reviews action taken to affirmatively further fair housing and compliance with Section 504 of the Rehabilitation Act of 1973. DCEO requires an explanation of local efforts at the time of application and a description of how the project will affirmatively further fair housing. DCEO will monitor the grantee's local actions to determine if existing action is sufficient in the following:* Provides Fair Housing Posters to grantees on an as needed basis.* Encourages grantees to adopt a fair housing ordinance. Finally, DCEO also funds accessibility improvements on privately-owned housing. This is accomplished through housing rehabilitation grantees under the CDBG Housing Rehabilitation Grants component |
| Fair Housing 8 | Dept of Financial and Professional Regulations (with IDHR) | The Illinois Department of Financial and Professional Regulations (IDFPR) has two divisions that are involved in fair housing activities: Division of Banking and the Division of Professional Regulations.1. The Division of Banking is responsible for regulating commercial banks and residential mortgage bankers, brokers and loan originators. Regarding fair lending, most attention has focused on federal regulatory actions to better insure non-discrimination and community reinvestment.2. The Division of Professional Regulation licenses Real Estate Professionals, including real estate brokers, salespersons, and appraisers. The Division works with the other divisions to investigate claims of discriminatory real estate practices. The Division computer system also audits every real estate licensee's continuing education course work to ensure compliance with the continuing education requirements |

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| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|-----------------|--|--|
| Fair Housing 9 | Illinois Department of Insurance (with IDHR) | <p>The Illinois Department of Insurance conducts both regulatory and consumer protection activities. In keeping with an open competition regulatory philosophy, its emphasis in the fair housing areas is on education and actual complaint resolution rather than on testing and investigation of regulatory reform of industry practices based on anecdotal evidence. In the complaint process, Departmental analysts access written complaints, documentation, and responses from the company or agent mentioned in the complaint. An analyst reviews the company's/producers actions for compliance with Illinois insurance laws and takes appropriated action if laws have been violated. All housing-related complaints are tallied and included in each company's "complaint ratio" (number of complaints per million dollars of premium)" which is made public. The Department also monitors complaint substance by company; if a complaint pattern emerged, Department officials may meet informally with the company to discuss the problem. The Department also has the authority to initiate special market conduct exams in which the company's practices are reviewed. The Department's Consumer Outreach personnel speak to various citizen groups and on radio call-in programs. The Department also provided consumer information on its website. It also takes part in the National Insurance Task force, which encouraged partnerships between insurance groups and community organizations</p> |
| Fair Housing 10 | Illinois Council on Developmental Disabilities (with IDHR) | <p>The Illinois Council on Developmental Disabilities works to build the capabilities of individuals, families and communities, enabling each to become more self-sufficient through the Development Disabilities Assistance and Bill of Rights Act (federal law - "the DD Act"). ICDD programs are developed in direct response to the concerns and ideas voiced by consumers, families, service providers, policy makers and other professionals. The mission of the Council is to help lead change in Illinois so all people with developmental disabilities exercise their right to equal opportunity and freedom. ICDD strives to ensure the fair housing issues or barriers are resolved and people with disabilities have choice on housing options through its advocacy efforts and grant investments. The Council advocates individualized supports as a necessary means of allowing people to choose where and how they live in the community</p> |

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| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|-----------------|--|--|
| Fair Housing 11 | Office of the Attorney General (with IDHR) | <p>Under the Illinois Human Rights Act (HRA) the Illinois Attorney General investigates possible fair housing violations when those violations demonstrate a pattern and practice of discrimination prohibited by the HRA. When the Attorney General has reasonable cause to believe that a person is engaged in a pattern and practice of illegal discrimination, the Attorney General may file a civil action to enforce the provisions of the HRA. Further, the Illinois Attorney General is responsible for enforcing the Environmental Barriers Act (EBA). This duty involves investigating alleged violations of the EBA and the Illinois Accessibility Code ("Code") and may include the filing of a lawsuit where necessary to ensure compliance with the EBA. The EBA and Code apply to the construction and alteration of public facilities and qualifying multi-story housing units. for purposed of housing discrimination, the Attorney General has jurisdiction over multi-story housing which is defined as "any building of four or more stories containing ten or more dwelling units, constructed to be held out for sale or lease by any persons to the public". In addition the Attorney General utilizes the HRA and Fair Housing Amendment Act to pursue developers that design and construct inaccessible housing. The Attorney General also has the duty to implement the Civil and Equal Rights Enforcement Act ("CEREA"). CEREA (15 ILCS 210) gives the Attorney General power to investigate violations of laws related to discrimination and when such violations are established, to undertake necessary enforcement action. Thus the Attorney General is authorized under CEREA to investigate and if necessary litigate any housing discrimination violations that implicate the general public interest of the people of the State of Illinois. The Attorney General also conducts outreach to residents and communities throughout Illinois concerning their rights under the HRA</p> |

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| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|--|------------------------|---|
| Homeless Prevention: Discharge Coordination Policy | Various State Agencies | Individual and inter-agency efforts on discharge policies are underway at many agencies, and continue in conjunction with 24 CFR part 91.325, as reflects the requirement for all McKinney-Vento Homeless Assistance Act grantees. A certification that the state has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care, or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons |

Table 5 - Other local / regional / federal planning efforts

Narrative

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

The State and HUD have held occasional workshops since 1992 with local CDBG Entitlement grantees to discuss Consolidated Plan requirements and the availability of relevant information and resources from State agencies and other sources. The relationship between the State and local governments in Illinois is clearly defined in the State Constitution. Those municipalities in Illinois which have Home Rule status (211 municipal units, plus Cook County) have liberal powers. There is a strong sense in Illinois that these powers should not be weakened by the development generally of State regulation. As such, the State Consolidated Plan does not mandate action at the local level; rather the State Consolidated Plan indicates its support for applications by other entities, such as local governments and non-profit and for-profit organizations. For various federal programs administered at the State level (such as CDBG, HOME, and Emergency Solutions Grants), qualifying local governments are generally eligible applicants and can act as sub recipients of funding. Local governments that are covered by the State Consolidated Plan (those

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that do not have to do a local or abbreviated Consolidated Plan) and which receive funds under the State (CDBG, HOME, and Emergency Shelter Grants) formula grant programs are assisting the State in carrying out its strategy.

SPAR coordinates other activities with local governments and agencies primarily through statewide associations and local meetings.

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

AP-12 Participation - 91.115, 91.300(c)

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

The Citizen Participation Plan

The Public Comment period began June 15, 2022 and continued through Thursday, July 14, 2022. The State held one statewide public hearing, via web-ex conference on Monday, July 11, 2022 at 10:30 A.M..

- A 2022 Public Notice was mailed to 35 statewide housing-related agencies or organizations, a number of which included announcement of same in a newsletter or mailing sent to their membership. Copies were sent to the members of the OHCS Advisory Committee and CDBG Entitlement Grantees.
- The Public Notice was published prior to the hearing in the following ten (10) newspapers: the *Belleville News-Democrat*; the *Breeze-Courier*; the *Champaign News Gazette*; the *Daily Southtown*; the *Dispatch Argus*; the *Intelligencer*; the *Peoria Journal-Star*; the *Rockford Register-Star*; the *Southern Illinoisian*; and the *Springfield State Journal Register*.
- DCEO sent notice of the public hearing to CDBG-eligible units of general local government.
- DCEO carried out additional activities on the State CDBG Citizen Participation Plan.
- Electronic copies of the draft Consolidated Plan-2022 Action Plan - were sent to the OHCS Advisory Committee, Illinois Housing Task Force, Affordable Housing Trust Fund Advisory Commission, Community Development Block Grant (CDBG) Entitlement grantees, Community Action Agencies, Regional Planning Commissions, Public Housing Authorities and other groups. The draft plan was also posted on IHDA's website at www.ihda.org. Additional electronic and hard copies of the draft Consolidated Plan-2022 Action Plan were sent to interested parties as requested.
- Notification of the date and time of the public hearing was included as part of the discussion at the Advisory Committee meeting.
- The public hearing was held Monday July 11, during the 30-day public comments period. The July 11 date for the hearing was also posted on IHDA's web-site
- IHDA made reasonable efforts to accommodate persons with sight-and hearing-impaired disabilities, as well as for significant groups of Non-English speaking residents.
- No public comment letters were received during the public comments period.

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

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

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Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--|---|-----------------------------------|--|---------------------|
| 1 | Public Hearing | Non-English Speaking - Specify other language: Spanish Non-targeted/broad community | The public hearing was a conference call held Monday, July 11, 2022. Staff from all four administrating agencies were in attendance. A Spanish speaker was included among the staff members. One member of the public joined the meeting. The meeting was adjourned after all items o on the agenda were covered. The one call-in indicated they had no questions | No public comments were received. | N/A | |

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| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|---|--|---------------------|
| 2 | Public Meeting | Non-targeted/broad community | Meetings of the SPAR-Compliance and Reporting (SPAR-CR) Advisory Committee, providing a status update on Consolidated Plan activities under the five HUD formula grant programs are generally held quarterly. The Spring AC Meeting occurred via statewide web-ex conference on March 16, 2022. Notification of the date, time, and web/link for the public hearing was part of the Advisory Committee meeting discussion. Apart from Department staff, no members of the public attended | Apart from Department staff, no members of the public attended. | N/A | |

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| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|-------------------|-------------------------|--|--|--|---|----------------------------|
| 3 | Newspaper Ad | Non-targeted/broad community | Generally, response to newspaper ads will result in attendance at the public hearing, or written letter response or email. | N/A | N/A | |
| 4 | Internet Outreach | Non-English Speaking - Specify other language: Spanish Non-targeted/broad community | No public comments were received. | Generally, response to newspaper ads will result in attendance at the public hearing, or written letter response or email. | N/A | |

Table 6 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

The State received \$70,753,404 in Community Development Block Grant-Coronavirus (CDBG-CV) funds through the CARES Act. These funds have been allocated for Shelter Construction, Business Resiliency, and Healthy Houses as outlined in the 2019 Action Plan Amendment.

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

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

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|------------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 29,798,562 | 0 | 0 | 29,798,562 | 29,798,562 | The 2022 allocation for Illinois' CDBG program is more than \$1.2 million less than 2021, primarily as a result of Congressional Earmarks being funded through CDBG. |

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| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|------------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 18,586,872 | 16,728,185 | 0 | 35,315,057 | 37,173,744 | IHDA operates by Grant Based Accounting. The deadline for committing program income, repayments and recaptured funds received during a program year is the date of the P.J.'s commitment deadline for the subsequent year's grant allocation therefore the program income listed here is 2021 Program Income which has the same deadline as 2022 Grant Funds |

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| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOPWA | public - federal | Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA | 2,303,383 | 0 | 0 | 2,303,383 | 4,000,000 | HOPWA funds provide short term mortgage, utility tenant-based assistance, facility based rental assistance and permanent housing placements. |

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| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 5,436,206 | 0 | 0 | 5,436,206 | 10,000,000 | ESG funds are used for street outreach, emergency shelter, homeless prevention, rapid rehousing, HMIS, and administration |

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| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|------------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HTF | public - federal | Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership | 33,710,562 | 0 | 0 | 33,710,562 | 30,000,000 | Provides affordable rental housing for households at 30% AMI or below |

Table 7 - Expected Resources – Priority Table

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

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

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

Discussion

The Authority's HOME Program generates program income from two sources: interest income and loan repayment/recaptured funds. Because of Grant Based Accounting, FY 2021 Program Income and the FY 2022 HOME Grant will have the same commitment deadline. Also, Program Income must be fully disbursed before Treasury funds if committed to the same activity. There is a balance of \$16,728,185 in program income for PY 2022 as of December 31, 2021. Ten percent of program income minus recapture will be made available for administrative. Ten percent of the 2022 HOME allocation will be made available for administrative costs, which is \$1,858,687 for PY 2022.

National Housing Trust Fund State of Illinois Allocation for 2022 is \$33,710,562. Ten percent, or \$3,371,056 will be used for program administration.

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

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

The CDBG program authorizes States to utilize up to 3% of the annual allocation plus \$100,000 for Administration and Technical Assistance. Administration funds must be matched dollar for dollar while Technical Assistance does not require a match. DCEO will use the allowable amount of \$993,956 for Administration and Technical Assistance. This will leave \$28,804,606 for programming. These programs and the funds allocated in 2022 are outlined in AP-20.

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ESG: up to 7.5% of funds (\$407,715) will be used for allowable administrative costs. \$271,810 will be used for HMIS. These funds will be matched at 100% along with the remaining of ESG funds.

Annual Goals and Objectives

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

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|--------------------|------------------------|--------------------|--------------------|--|
| 1 | Multifamily Affordable Housing | 2020 | 2024 | Affordable Housing | Statewide Distribution | Affordable Housing | HOME: \$35,315,057 | Rental units constructed: 52 Household Housing Unit Rental units rehabilitated: 35 Household Housing Unit |
| 2 | Singlefamily Owner Occupied Housing Rehabilitation | 2020 | 2024 | Affordable Housing | Statewide Distribution | Affordable Housing | CDBG: \$7,000,000 | Homeowner Housing Rehabilitated: 108 Household Housing Unit |
| 3 | Housing Trust Fund Goals | 2020 | 2024 | Affordable Housing | Statewide Distribution | Affordable Housing | HTF: \$33,710,562 | Rental units constructed: 51 Household Housing Unit Rental units rehabilitated: 35 Household Housing Unit |
| 4 | Prevent Homelessness | 2020 | 2024 | Homeless | Statewide Distribution | Homeless | | Homelessness Prevention: 0 Persons Assisted |
| 5 | Provide Emergency Shelter to Homeless | 2020 | 2024 | Homeless | Statewide Distribution | Homeless | ESG: \$2,665,473 | Homeless Person Overnight Shelter: 17500 Persons Assisted |
| 6 | Rapid Re-Housing of Homeless | 2020 | 2024 | Homeless | Statewide Distribution | Homeless | ESG: \$1,811,245 | Tenant-based rental assistance / Rapid Rehousing: 2000 Households Assisted |
| 7 | Street Outreach to Homeless | 2020 | 2024 | Homeless | | Homeless | ESG: \$279,963 | Other: 1500 Other |

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| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-----------------------------------|------------|----------|-----------------------------------|------------------------|------------------------------------|--------------------|--|
| 8 | Housing For Persons with HIV/AIDS | 2020 | 2024 | Non-Homeless Special Needs | Statewide Distribution | Special Needs | HOPWA: \$2,303,383 | Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted HIV/AIDS Housing Operations: 100 Household Housing Unit |
| 9 | Public Infrastructure Activities | 2020 | 2024 | Non-Housing Community Development | Statewide Distribution | Community and Economic Development | CDBG: \$17,500,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5833 Persons Assisted |
| 10 | Economic Development | 2020 | 2024 | Non-Housing Community Development | Statewide Distribution | Community and Economic Development | CDBG: \$3,000,000 | Jobs created/retained: 120 Jobs Businesses assisted: 3 Businesses Assisted |
| 11 | Disaster Response Program | 2020 | 2024 | Non-Housing Community Development | Statewide Distribution | Community and Economic Development | CDBG: \$1,304,606 | |

Table 8 – Goals Summary

Goal Descriptions

| | | |
|----------|-------------------------|--------------------------------|
| 1 | Goal Name | Multifamily Affordable Housing |
| | Goal Description | |

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| | | |
|----------|-------------------------|--|
| 2 | Goal Name | Singlefamily Owner Occupied Housing Rehabilitation |
| | Goal Description | The program targets housing projects which preserve single-family, owner-occupied housing and encourages neighborhood revitalization. The goal is calculated by dividing the funds allocated by the maximum amount of grant award (\$650,000), rounding up to the nearest whole number, and then multiplying the result by 10 (the minimum number of homes that must be completed per award). Due to increased costs post-pandemic, the maximum award has been increased to \$650,000 and the maximum amount spent per home increased to \$60,000. |
| 3 | Goal Name | Housing Trust Fund Goals |
| | Goal Description | |
| 4 | Goal Name | Prevent Homelessness |
| | Goal Description | ESG will not be funding this program for Fiscal Year 2022. The State of Illinois Homeless Prevention funds will supplement funding in the category. The State will fund short-term rental assistance, housing relocation and stabilization services in order to prevent persons from becoming homeless. |
| 5 | Goal Name | Provide Emergency Shelter to Homeless |
| | Goal Description | The State will provide funding for renovation, operation, and essential services for emergency shelters. |
| 6 | Goal Name | Rapid Re-Housing of Homeless |
| | Goal Description | The State will fund rapid rehousing assistance to reduce the amount of time persons are homeless. |

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| | | |
|----------|-------------------------|---|
| 7 | Goal Name | Street Outreach to Homeless |
| | Goal Description | The State will provide funding for street outreach activities and services to reduce the number of unsheltered homeless persons. Street Outreach to Homeless estimated to be 1,500. |
| 8 | Goal Name | Housing For Persons with HIV/AIDS |
| | Goal Description | The Illinois Department of Public Health (IDPH) has expanded its Tenant Based Rental Assistance (TBRA) and HOPWA Permanent Housing Placement Services (PHP) statewide throughout the Ryan White Part B (RWPB) Lead Agent grant agreement. In addition, the IDPH continues to utilize a portion of its HOPWA funds to support Mortgage Assistance statewide as means to prevent loss of stable housing for HIV individuals. It should be noted that Short Term Rent Mortgage and Utility Assistance (STRMU) is primarily covered through other Department dollars that are rewarded through the Ryan White Part B Lead Agent grant agreements, and HOPWA STRMU assistance serves as a secondary or emergency support for the Regions per prior approval by IDPH Program Staff. Stable housing provides a foundation for individuals with chronic illness such as HIV/AIDS, to improve their health outcomes. |
| 9 | Goal Name | Public Infrastructure Activities |
| | Goal Description | <p>Although more funding sources have been made available through COVID resources, requests for public infrastructure program funding have consistently outpaced the amount of available funding by as much as 5 to 1. As costs have increased post-pandemic the amounts requested have increased. Additionally, many communities have aging treatment facilities in need of modernization, with costs that far exceed the grant ceiling we have previously provided. Thus, we are increasing the grant ceiling to \$1.5 million in 2022. We realize we will fund fewer projects but the impact will be significant in the communities selected for award.</p> <p>Goal is estimated by taking the amount of annual funding divided by the grant ceiling (\$1,500,000) multiplied by the average number of persons assisted per grant (500). This goal includes funding for water, stormwater, and sewer activities. Goal outcomes are based on 51% LMI.</p> |

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| | | |
|-----------|-------------------------|--|
| 10 | Goal Name | Economic Development |
| | Goal Description | <p>Many industries wishing to develop or expand in rural Illinois confront two types of gaps in realizing their project. First, there is often a gap in physical infrastructure necessary to accommodate a new or expanding business. Second, businesses are often unable to access sufficient capital at an affordable cost to ensure the project's viability. The CDBG Economic Development program provides funding based on a jobs/\$ ratio for public infrastructure on behalf of a business, acquisition, construction, reconstruction, leasehold improvements, fixtures, equipment and working capital.</p> <p>As the COVID-19 pandemic eases, we are seeing increased interest in businesses planning to open or substantially expand.</p> <p>Goals are calculated by dividing the amount of funding by the grant award ceiling to equate to number of businesses assisted goal; and the total amount of funding divided by the jobs/\$ amount of \$25,000 per job to equate to number of jobs created goal.</p> |
| 11 | Goal Name | Disaster Response Program |
| | Goal Description | <p>This program is designed for communities experiencing an imminent or urgent threat to health and safety as indicated by a disaster declaration by the Governor of the State of Illinois. Qualifying communities may be reimbursed up to \$250,000 for debris removal, clearance of streets and temporary or permanent repair that does not alter environmental conditions.</p> <p>As there is no way to know if a qualifying disaster will occur in any given year, and the communities affected, it is not possible to establish a goal for assistance. If no qualifying disasters occur and no applications are received, this funding will be reprogrammed for other eligible activities. Given that few applications have been received for this program in the last three years, the amount of funding allocated for this program has been reduced.</p> |

AP-25 Allocation Priorities – 91.320(d)

Introduction:

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

Funding Allocation Priorities

| | Multifamily Affordable Housing (%) | Singlefamily Owner Occupied Housing Rehabilitation (%) | Housing Trust Fund Goals (%) | Prevent Homelessness (%) | Provide Emergency Shelter to Homeless (%) | Rapid Re- Housing of Homeless (%) | Street Outreach to Homeless (%) | Housing For Persons with HIV/AIDS (%) | Public Infrastructure Activities (%) | Economic Development (%) | Disaster Response Program (%) | Total (%) |
|-------|---|---|--|--------------------------------|---|---|---|--|--|--------------------------------|--|--------------|
| CDBG | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 61 | 10 | 5 | 100 |
| HOME | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 |
| HOPWA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 0 | 0 | 0 | 100 |
| ESG | 0 | 0 | 0 | 0 | 39 | 45 | 5 | 0 | 0 | 0 | 0 | 89 |
| HTF | 0 | 0 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 |

Table 9 – Funding Allocation Priorities

Reason for Allocation Priorities

ESG Funding percentages for homeless priorities are determined in consultation with Illinois Continuum of Care organizations. Percentages doesn't include administration allocation of 7.5% and HMIS allocation of 3.5%.

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

Regarding federal HTF Funds: HTF funding provides rental assistance for families at 30% AMI or below. All federal HTF funding will result in increased affordable rental opportunities for households at/or below 30% AMI across the State.

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

HOPWA funding can only serve those living with HIV/AIDS that are currently housed with household income at or below 80 percent the area median income. HOPWA and Ryan White Part B fund provides a safety net for persons living with HIV/AIDS to move or maintain long-term, stable living situations. Illinois communities are facing the same problems as in other areas of the country: housing closures, understaffed facilities, increase in housing clientele and reduction in funds for housing assistance. HOPWA and Ryan White funds provide a resource that is critical to people living with HIV/AIDS in Illinois.

Note that not all priorities under each program are funded over all five years of the Consolidated Plan

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

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

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

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

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

The prevention of homelessness is the most important element of administering the HOPWA program. Persons living with HIV/AIDS require decent affordable stable housing in order to receive healthcare.

The continuum of care that is provided through local HIV care Connect Region includes the following services: case management, primary medical care, lab services, treatment adherence services, dental care, rent assistance, emergency housing assistance, utility assistance, legal services, nutritional services, optical services, mental health counseling, substance abuse counseling, transportation, and alternative therapies. The Department developed an application for use by all HIV Care Connect to prepare their initial HOPWA funding plans. The

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application required all project sponsors to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, the Department required a project plan and budget, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years. The application process incorporated a deadline for submission of applications.

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

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

Introduction:

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

Community Development Block Grant Program (CDBG):

HOME:

Emergency Solutions Grants Program (ESG):

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

Housing Trust Fund (HTF)

Distribution Methods

Table 10 - Distribution Methods by State Program

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

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| <p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p> | <p><u>DOCUMENTATION REQUIREMENTS</u></p> <p>Each application <u>must</u> include the UGLG’s most recent audit. If unavailable, please contact the Department to determine potential alternative documentation.</p> <ol style="list-style-type: none"> 1. All required application forms must be completed with appropriate backup documentation. 2. The Department reserves the right to designate an application “DO NOT FUND”, and not complete the rest of its’ review for the following reasons: Using self-created forms. Forged, copied, taped, pasted or any alterations to original signatures or dates. <p>The project must qualify for the National Objective of Urgent Need, however, the percentage of Low-to-Moderate income persons in the area must be provided. If the area meets or exceeds 51% LMI, the National Objective of LMI will be utilized in the grant award</p> |
| <p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p> | <p>Application Guidelines and forms can be found at: https://www2.illinois.gov/dceo/CommunityDevelopment/Pages/default.aspx</p> |

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

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| Describe how resources will be allocated among funding categories. | Program Category | Budget | Ceiling | Deadline |
| | <u>Ongoing (non-competitive Programs)</u> | | | |
| | Economic Development (ED) | \$ 3,000,000 | \$1,000,000 | NA |
| | Disaster Response (DR) | \$ 1,304,606 | \$ 250,000 | NA |
| | <u>Competitive Programs</u> | | | |
| | Public Infrastructure (PI) | \$17,500,000 | \$1,500,000 | 10/19/2022 |
| | Housing Rehabilitation (HR) | \$ 7,000,000 | \$ 650,000 | 10/19/2022 |
| Describe threshold factors and grant size limits. | Applications must come after a State Disaster Declaration by the Governor for the area. Grant limit is \$250,000 unless the limit is waived by DCEO's Director. | | | |

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| | What are the outcome measures expected as a result of the method of distribution? | Unknown at this time |
| 2 | State Program Name: | CDBG Economic Development Program |
| | Funding Sources: | CDBG |
| | Describe the state program addressed by the Method of Distribution. | Projects which create and/or retain private, permanent jobs in the industrial and commercial sector will be considered under this component. To be competitive, projects should attract sizable private investment, have solid commitments to create or retain permanent jobs, demonstrate financial feasibility, and benefit low- to moderate-income persons. Further, there must be evidence that the project and related investment would not occur without CDBG involvement. |

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| Describe all of the criteria that will be used to select applications and the relative importance of these criteria. | <p>The criteria noted below will be used to evaluate all applications requesting funding under the CDBG Economic Development component, as well as determine the appropriate level of financial assistance:</p> <ol style="list-style-type: none">1. Project Benefit2. CDBG National Objectives3. CDBG Dollars4. Resource Funding |
| If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only) | <p>Application Guidelines and forms can be found at: https://www2.illinois.gov/dceo/CommunityDevelopment/Pages/default.aspx</p> |

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

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| Describe how resources will be allocated among funding categories. | Program Category | Budget | Ceiling | Deadline |
| | <u>Ongoing (non-competitive Programs)</u> | | | |
| | Economic Development (ED) | \$ 3,000,000 | \$1,000,000 | NA |
| | Disaster Response (DR) | \$ 1,304,606 | \$ 250,000 | NA |
| | <u>Competitive Programs</u> | | | |
| | Public Infrastructure (PI) | \$17,500,000 | \$1,500,000 | 10/19/2022 |
| | Housing Rehabilitation (HR) | \$ 7,000,000 | \$ 650,000 | 10/19/2022 |
| Describe threshold factors and grant size limits. | CDBG Economic Development component funds may be used to assist for-profit and not-for-profit firms to carry out economic development projects. Generally, CDBG grant funds will be provided by the unit of local government to the profit or not-for-profit business under a financial assistance agreement at agreed upon terms. | | | |
| | 1. The business may use funds for: <ul style="list-style-type: none">• Acquisition of land or building;• Purchase or installation of fixtures;• Construction, reconstruction, installation or rehabilitation of commercial or industrial buildings, structures and other real property);• Leasehold improvements; and• Working capital expenses (inventory, employee salaries, general operating expenses and advertising/marketing expenses. 2. Units of local government may use CDBG funds for public infrastructure improvements in support of economic development | | | |

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| | What are the outcome measures expected as a result of the method of distribution? | The number of persons and businesses served for the Economic Development program is calculated by dividing the program budget of \$3,000,000 by the grant ceiling of \$1,000,000; equating to 3 businesses; and then multiplying by the jobs to dollars ratio of \$1 to \$25,000; equaling 120 |
| 3 | State Program Name: | CDBG Housing Rehabilitation Program |
| | Funding Sources: | CDBG |
| | Describe the state program addressed by the Method of Distribution. | The program targets housing projects which preserve single-family, owner-occupied housing and encourage neighborhood revitalization. The funds are available to address housing needs of eligible low-to-moderate income households |

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| <p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p> | <p>The maximum available points per application are 100 points. The maximum scores available for each of the four scoring criteria are:</p> <ol style="list-style-type: none"> 1. <u>Project Need – Maximum Score 20 Points</u> Project Need may be established based on the low-to-moderate income of an entire community, an individual census block, combined census blocks, or a target area. The score will be based on total percentage of LMI households in the project area. 2. <u>Project Impact – Maximum Score 20 Points</u> In order to document an achievable impact in the project area, a minimum number of completed Housing Needs Surveys must be submitted with the application; the equivalent of two times the projects proposed scope of work. 3. <u>Coordination of Resources – Maximum Score 30 Points</u> Scores will be provided based upon the applicant’s submission of documentation of additional resources which will provide assistance to LMI households in coordination with the CDBG housing programs. 4. <u>Project Readiness – Maximum Score 30 Points</u> Scores will be provided based upon the applicant’s submission of documentation that all administrative and technical issues involved in assuring a successful housing project have been addressed |
| <p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p> | <p>Application Guidelines and forms can be found at: https://www2.illinois.gov/dceo/CommunityDevelopment/Pages/default.aspx</p> |

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

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| Describe how resources will be allocated among funding categories. | Program Category | Budget | Ceiling | Deadline |
| | <u>Ongoing (non-competitive Programs)</u> | | | |
| | Economic Development (ED) | \$ 3,000,000 | \$1,000,000 | NA |
| | Disaster Response (DR) | \$ 1,304,606 | \$ 250,000 | NA |
| | <u>Competitive Programs</u> | | | |
| | Public Infrastructure (PI) | \$17,500,000 | \$1,500,000 | 10/19/2022 |
| | Housing Rehabilitation (HR) | \$ 7,000,000 | \$ 650,000 | 10/19/2022 |
| Describe threshold factors and grant size limits. | Benefit to Low-and-Moderate Income Persons: Each application must include documentation that the proposed project will benefit 100% low-to-moderate income persons. Those projects benefiting less than 100% low-to-moderate income persons will not be considered further. | | | |
| | Minimum grant award is \$300,000; grant ceiling is \$650,000 | | | |

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| | What are the outcome measures expected as a result of the method of distribution? | CDBG Housing Rehabilitation Program goals are determined by dividing the program budget of \$7,000,000 by the grant ceiling of \$650,000 to equal 10.8 grants, required by the required number of homes (10) per grant to equate to 108 |
| 4 | State Program Name: | CDBG Public Infrastructure Program |
| | Funding Sources: | CDBG |
| | Describe the state program addressed by the Method of Distribution. | The objective of this competitive program component is to fund public infrastructure projects, with priority given to projects involving water and sanitary systems, or storm sewer upgrades |

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| <p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p> | <p>Projects will be evaluated according to the criteria noted below.</p> <ol style="list-style-type: none"> 1. Inclusion in an Opportunity Zone (5 percent of overall score) 2. Inclusion in a DCEO Underserved Area (5 percent of overall score) 3. Project Impact/Per Capita Cost: In order to maximize the number of beneficiaries, points will be assigned according to the grant funds requested per person served. A maximum of ten points will be assigned to projects requesting \$1,000 or less per person served. No points will be assigned to projects requesting \$5,000 or more per person. 4. Additional Funding: Additional points will be assessed for communities contributing other funding toward the completion of the proposed project. A maximum of 5 points will be assigned to projects contributing \$150,000 or more of the total project costs. No points will be assigned to projects contributing less than \$50,000. 5. Threat to Health & Safety/Urgency (25 percent of overall score): The degree to which present conditions affect public health and safety, and the severity and immediacy of the problem <p>Project Readiness (50 percent of overall score): Each application must demonstrate that the proposed project is appropriate and achievable and that all actions required have been completed to ensure timely implementation of the project</p> |
| <p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p> | <p>Application Guidelines and forms can be found at: https://www2.illinois.gov/dceo/CommunityDevelopment/Pages/default.aspx</p> |

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

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| Describe how resources will be allocated among funding categories. | Program Category | Budget | Ceiling | Deadline |
| | <u>Ongoing (non-competitive Programs)</u> | | | |
| | Economic Development (ED) | \$ 3,000,000 | \$1,000,000 | NA |
| | Disaster Response (DR) | \$ 1,304,606 | \$ 250,000 | NA |
| | <u>Competitive Programs</u> | | | |
| | Public Infrastructure (PI) | \$17,500,000 | \$1,500,000 | 10/19/2022 |
| | Housing Rehabilitation (HR) | \$ 7,000,000 | \$ 650,000 | 10/19/2022 |
| Describe threshold factors and grant size limits. | 1.Low to Moderate Income Benefit Requirement: Each application must include documentation that the proposed project will benefit at least 51.0 percent LMI persons. | | | |
| | 2.Documentation of Threat to Health and Safety: Each application should detail the public infrastructure needs to be addressed by the proposed project. | | | |
| | 3.Water and Sewer Rates: A fundamental principle of utility fund financing is that user rates should be sufficient to fund the entire cost of utility system operations. | | | |
| | Minimum grant award is \$300,000; grant ceiling is \$1,500,000 | | | |
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| | What are the outcome measures expected as a result of the method of distribution? | The number of persons served for the Public Infrastructure program is calculated by dividing the program budget of \$17,500,000 by the grant ceiling of \$1,500,000; equating to 11.6; and then multiplying by the average number of persons served by each Public Infrastructure grant (500); equaling 5,833 |
| 5 | State Program Name: | Emergency Solutions Grants Program |
| | Funding Sources: | ESG |
| | Describe the state program addressed by the Method of Distribution. | The Emergency Solutions Grants provides funding to engage homeless individuals and families living on the street: improve the number and quality of emergency shelters for homeless individuals and families: help operate these shelters; provide essential services to shelter residents; rapidly re-house homeless individuals and families, and prevent families/individuals from becoming homeless |

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| <p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p> | <p>Recommendations for funding are based on: the needs assessment conducted by the regional Homeless Continuums of Care, housing analysis, and performance of the provider agency (based on HMIS (Homeless Management Information System) and other factors).</p> |
| <p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p> | <p>N/A</p> |

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

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| | Describe how resources will be allocated among funding categories. | Resources are allocated to eligible ESG activities based on Continuum of Care recommendations as needs vary across the communities |
| | Describe threshold factors and grant size limits. | ESG minimum grant award is \$25,000. Recipients must be a participating member of a Homeless Continuum of Care |

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| | What are the outcome measures expected as a result of the method of distribution? | ESG funds will be used to provide affordability of decent housing through homeless prevention and rapid re-housing activities; and will provide availability/accessibility of a suitable living environment to homeless individual and families who need emergency shelter |
| 6 | State Program Name: | HOME Multifamily (including CHDO) |
| | Funding Sources: | HOME |
| | Describe the state program addressed by the Method of Distribution. | Multifamily new construction and rehabilitation (including Community Housing Development Organizations - CHDOs) |

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| <p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p> | <p>Review and selection criteria include but are not limited to financial feasibility (using IHDA-published underwriting criteria), site and market feasibility development/management team capacity and experience, site control, commitment of leveraged resources, and other factors. These factors increase if the Low Income Housing Tax Credit is involved, as the program has its own separate application scoring system</p> |
| <p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p> | <p>IHDA's Multifamily common application system, forms, and instruction are posted on IHDA's website at www.ihda.org/developer/forms.htm#referenceDocuments</p> |

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| <p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p> | <p>IHDA's Common Application process/format is utilized for all HOME multifamily projects, including CHDO-owned properties. After staff review (completeness, eligibility, site and market feasibility, underwriting), projects then go through a staff peer review, by internal IHDA Loan Committee, and to the IHDA Board for final consideration and approval</p> |
| <p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p> | <p>N/A</p> |

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| <p>Describe how resources will be allocated among funding categories.</p> | <p>Under the 2020-2024 Consolidated Plan, IHDA is only utilizing HOME funding for rental housing development/rehabilitation. The program uses IHDA's "Common" application and funding process. Funding allocation is based on a number of factors including available resources, anticipated program income, anticipated completion timeframe for existing programs, pipeline of approved projects requesting HOME funding, and alternative funding sources available, among other factors</p> |
| <p>Describe threshold factors and grant size limits.</p> | <p>Threshold factors are described in detail in the Multifamily common application referenced above. Grant (loan) size limits have been imposed for IHDA's subordinate debt sources (i.e., primarily HOME and (State) Affordable Housing Trust Fund) due to relative lack of availability to meet demand. It is primarily involving projects also seeking Low Income Housing Tax Credit assistance. For non-metro and AHPAA areas, it is set at 20% of total development costs, capped at a maximum request of \$2 million. For Chicago it is set at 10% of total development costs. For Chicago-metro, and other metro areas, it is set at 15% of total development costs, capped at a maximum request of \$1 million</p> |

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| | What are the outcome measures expected as a result of the method of distribution? | <p>The State of Illinois will use the following HUD-determined Objective and Outcome statements for its CPD-HOME formula activities, expressed via the number of affordable housing units provided/preserved:</p> <ul style="list-style-type: none"> • Accessibility for the purpose of creating suitable living environments • Accessibility for the purpose of creating economic opportunities • Affordability for the purpose of providing decent affordable housing • Affordability for the purpose of creating economic opportunities • Sustainability for the purpose of creating suitable living environments • Sustainability for the purpose of providing decent affordable housing |
| 7 | State Program Name: | HOPWA Facility Based Rental Assistance |
| | Funding Sources: | HOPWA |
| | Describe the state program addressed by the Method of Distribution. | <p>The HOPWA facility-based program will provide rent and supportive services to persons living with HIV/AIDS. The Illinois HOPWA program eligibility is based on the 80% area median income. The individual requesting housing assistance must demonstrate a need for housing assistance. Funding will expand to outside the Illinois HOPWA jurisdictional area.</p> |

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

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

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| <p>Describe how resources will be allocated among funding categories.</p> | <p>Resources are allocated through the State of Illinois HIV Care Region and will be based on the guidelines established for the facility based rental assistance and funding availability. It is always critical to be mindful that to the best of the IDPH's ability we work to integrate HOPWA and Ryan White funds to ensure maximization of resources to have an enhanced impact on housing stability of the population served.</p> |
| <p>Describe threshold factors and grant size limits.</p> | <p>The HIV Care Connect Region funding formula is based on an annual award amount that is based on parity based/with utilization figures from the prior year, which is data driven. All HIV Care Connect are increased based on the increase in housing costs and the number of persons served. Funding is also based on local availability of resources as well as other community resources. The IDPH developed an application for use by all HIV Care Connect to prepare their initial HOPWA funding plans. The application required all project sponsors to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, IDPH required a project plan and budget, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years. The application will be based on funding availability through the IDPH grant making process.</p> |

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| | What are the outcome measures expected as a result of the method of distribution? | Safe and affordable housing is the expected outcome of the method of distribution. Housing for persons with HIV/AIDS is an important component of the national response to AIDS. The National AIDS Strategy recognizes that housing is essential in providing health care and other support and sets a goal for ensuring that all persons with HIV have access to services and housing that is affordable, of high quality and responsive to their needs. The IDPH staff will monitor quality improvement and positive performance outcomes based on viral suppression of clients receiving HOPWA funded support. The IDPH Program as set an 85% or greater viral suppression goal as set by the United States National HIV strategy and the Ryan White Part B's integrated plan and "Getting to Zero" alignment for HIV in the State of Illinois. |
| 8 | State Program Name: | HOPWA Facility-Based Housing Operations Assistance Program |
| | Funding Sources: | HOPWA |
| | Describe the state program addressed by the Method of Distribution. | The Department developed an application for use by all HIV Care Connect to prepare their initial HOPWA funding plans. The application required all project sponsors to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, the IDPH required a project plan and budget, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years. The application process incorporated a deadline for submission of applications. Funding will be extended to the State of Illinois to ensure that needed services are provided to persons living with HIV/AIDS. |

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| <p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p> | <p>The IDPH’s application for HOPWA funding requires all applicants, including HIV Care Connect Regions, to describe the regional area to be served by the applicant, the population of persons with HIV/AIDS in the proposed regional area to be served, and the housing service needs not currently being addressed by available public and/or private resources within the proposed service area. IDPH requires a project plan and budget as part of the application process, including measurable goals, objectives, project coordination, and information on how the project would be continued if HOPWA funds were reduced or not available in future years. The application process incorporates a deadline for submission of applications.</p> |
| <p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p> | <p>N/A</p> |

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

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| <p>Describe how resources will be allocated among funding categories.</p> | <p>The application required a description of all housing categories to be provided. The application required all project sponsors to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, the IDPH required a project plan and budget, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years. In addition, resources are allocated through the State of Illinois HIV Care Region and will be based on the guidelines established for the facility based rental assistance and funding availability. It is always critical to be mindful that to the best of the IDPH's ability we work to integrate HOPWA and Ryan White funds to ensure maximization of resources to have an enhanced impact on housing stability of the population served.</p> |
| <p>Describe threshold factors and grant size limits.</p> | <p>AIDS designated housing facilities which are located in the HIV Care Connect Region received funding to service persons living HIV/AIDS who need housing and supportive services. Maximum grant amounts are dependent on funding availability and are delineated by IDPH during the grant application process and all guidance that are outlined in Program's standard operating procedures and policy manuals.</p> |

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| | What are the outcome measures expected as a result of the method of distribution? | Safe and affordable housing is the expected outcome of the method of distribution. Housing for persons with HIV/AIDS is an important component of the national response to AIDS. The National AIDS Strategy recognizes that housing is essential in providing health care and other support and sets a goal for ensuring that all persons with HIV have access to services and housing that is affordable, of high quality and responsive to their needs. The IDPH staff will monitor quality improvement and positive performance outcomes based on viral suppression of clients receiving HOPWA funded support. The IDPH Program as set an 85% or greater viral suppression goal as set by the United States National HIV strategy and the Ryan White Part B's integrated plan and "Getting to Zero" alignment for HIV in the State of Illinois. |
| 9 | State Program Name: | HOPWA Facility-Based Housing Rehabilitation and Repair |
| | Funding Sources: | HOPWA |
| | Describe the state program addressed by the Method of Distribution. | Not Provided in the 2022 federal grant area. |

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| <p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p> | <p>Not Provided in the 2022 federal grant area.</p> |
| <p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p> | <p>N/A</p> |

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| | <p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p> | <p>N/A</p> |
| | <p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p> | <p>Not Provided in the 2022 federal grant area.</p> |

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| | Describe how resources will be allocated among funding categories. | Not Provided in the 2022 federal grant area. |
| | Describe threshold factors and grant size limits. | Not Provided in the 2022 federal grant area. |

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| | What are the outcome measures expected as a result of the method of distribution? | Not Provided in the 2022 federal grant area. |
| 10 | State Program Name: | HOPWA Permanent Housing Placement Services |
| | Funding Sources: | HOPWA |
| | Describe the state program addressed by the Method of Distribution. | Funding will provide individuals with HIV/AIDS, first month rent and security deposits to establish permanent residential housing. |

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

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

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| | Describe how resources will be allocated among funding categories. | Resources that are allocated through the State of Illinois HIV Care Region and will be based on the guidelines established for Permanent Housing Placement and funding availability through the grant making process first for estimates; and then as utilization is captured throughout the grant year with monthly monitoring. It is always critical to be mindful that to the best of the IDPH's ability we work to integrate HOPWA and Ryan White funds to ensure maximization of resources to have an enhanced impact on housing stability of the population served. |
| | Describe threshold factors and grant size limits. | Resources that are allocated through the State of Illinois HIV Care Region and will be based on the guidelines established for PHP and funding availability based on past year utilization figures. |

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| | What are the outcome measures expected as a result of the method of distribution? | Safe and affordable housing is the expected outcome of the method of distribution. Housing for persons with HIV/AIDS is an important component of the national response to AIDS. The National AIDS Strategy recognizes that housing is essential in providing health care and other support and sets a goal for ensuring that all persons with HIV have access to services and housing that is affordable, of high quality and responsive to their needs. The IDPH staff will monitor quality improvement and positive performance outcomes based on viral suppression of clients receiving HOPWA funded support. The IDPH Program as set an 85% or greater viral suppression goal as set by the United States National HIV strategy and the Ryan White Part B's integrated plan and "Getting to Zero" alignment for HIV in the State of Illinois. |
| 11 | State Program Name: | HOPWA Short-term Rent, Utility, Mortgage Program |
| | Funding Sources: | HOPWA |
| | Describe the state program addressed by the Method of Distribution. | The HOPWA Short-term Rent, Utility and Mortgage Program (STRUM) provides rent, mortgage and utility assistance to persons living with HIV/AIDS. The Illinois HOPWA program eligibility is based on the 80% area median income. The individual requesting housing assistance must demonstrate a need for housing assistance. In addition, the IDPH housing service caps are instituted under the HOPWA program to include uniformity and non-discrimination to households requesting rent, mortgage, or utility assistance. Caps are determined by fair market rents/rent reasonableness |

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

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

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| <p>Describe how resources will be allocated among funding categories.</p> | <p>The application required all housing The application required all project sponsors to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, the Department required a project plan and budget, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years. Agencies are to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, the Department required a project plan and budget, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years. As stated previously, resources are allocated through the State of Illinois HIV Care Region and will be based on the guidelines established for the STRMU availability. It is always critical to be mindful that to the best of the IDPH’s ability we work to integrate HOPWA and Ryan White funds to ensure maximization of resources to have an enhanced impact on housing stability of the population served. Finally, it is critical to state that IDPH uses other funding sources to support STRU and HOPWA is only used for emergency purposes which requires prior approval by the IDPH Program Management. Mortgage Assistance is the only part of STRMU that is solely supported through HOPWA funds.</p> |
| <p>Describe threshold factors and grant size limits.</p> | <p>HIV Care Connect Region funding formula is based on an annual award amount that is based on prior utilization data. All HIV Care Connect are increased based on the increase in housing costs and the number of persons served. Funding is also based on local availability of resources as well as other community resources. The Department developed an application for use by all HIV Care Connect to prepare their initial HOPWA funding plans. The application required all project sponsors to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, the Department required a project plan and budget, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years. The application process incorporated a deadline for submission of applications.</p> |

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| | What are the outcome measures expected as a result of the method of distribution? | The prevention of homelessness is the most important element of administering the HOPWA program. Persons living with HIV/AIDS require stable housing in order to receive effective treatment. All program activities must be administered in accordance with the Department of Housing and Urban Development HOPWA Rules and Regulations. HOPWA grantees are encouraged to develop community-wide strategies through forming partnerships with area non-profits to provide housing assistance and supportive services for eligible persons. HOPWA grantees are urged to require eligible clients to access mainstream entitlement housing and utility assistance programs before accessing HOPWA funds. |
| 12 | State Program Name: | HOPWA Tenant Based Rental Assistance |
| | Funding Sources: | HOPWA |
| | Describe the state program addressed by the Method of Distribution. | In the grant application, developed by the IDPH's Ryan White Part B Program staff, the Regional Care Lead Agents were required to described the intent to provide tenant based rental assistance due to the number of persons living with HIV/AIDS that do not have an emergency need for receiving Short Term Rent Mortgage and Utility assistance. Stable housing provides a foundation for individuals with chronic illness such as HIV/AIDS, to improve their health outcomes. |

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| <p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p> | <p>HIV Care Connect Region funding formula is based on an annual award amount that is based on the morbidity data. All HIV Care Connect are increased based on the increase in housing costs and the number of persons served. Funding is also based on local availability of resources as well as other community resources. The Department developed an application for use by all HIV Care Connect to prepare their initial HOPWA funding plans. The application required all project sponsors to describe the intended service area, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by available public and/or private resources within the service area. Additionally, the Department required a project plan and budget, including measurable goals and objectives, project coordination and how the project would be continued if HOPWA funds were reduced or not available in future years. The application process incorporated a deadline for submission of applications.</p> |
| <p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p> | <p>N/A</p> |

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| <p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p> | <p>N/A</p> |
| <p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p> | <p>The selection process will be opened to the entire State. The IDPH allows the HIV Care Connect Lead Agents to subcontract with local service providers for housing services. The IDPH will be holding meetings with lead agents, giving instruction on how to include faith-based organizations as entities eligible to apply for funding.</p> |

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| <p>Describe how resources will be allocated among funding categories.</p> | <p>Each Regional office has a local advisory board to assist the lead agency with determining priority services. The type of collaboration brings a wide variety of people together to address a very complex disease. The HIV Care regions have experience in identifying needs, planning, contracting for services, developing formal linkages with service providers, and providing a continuum of care to persons with HIV/AIDS. The work plan will include descriptions of populations to be served, the care and service needs of the populations and ways in which the HIV Care Connect Regions will ensure that the most in need will receive housing assistance. The application required all HIV Care Connect Regions to describe the intended regional area to be served, the population of persons with HIV/AIDS, and the housing service needs not currently being addressed by public and private resources within the service area.</p> |
| <p>Describe threshold factors and grant size limits.</p> | <p>Project Sponsors that are located in the State of Illinois can submit a request for providing Tenant Based Rental Assistance. Project Sponsors will receive funding to service persons living with HIV/AIDS who need housing and supportive services.</p> |

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| | What are the outcome measures expected as a result of the method of distribution? | Safe and affordable housing is the expected outcome of the method of distribution. Housing for persons with HIV/AIDS is an important component of the national response to AIDS. The National AIDS Strategy recognizes that housing is essential in providing health care and other support and sets a goal for ensuring that all persons with HIV have access to services and housing that is affordable, of high quality and responsive to their needs. The IDPH staff will monitor quality improvement and positive performance outcomes based on viral suppression of clients receiving HOPWA funded support. The IDPH Program as set an 85% or greater viral suppression goal as set by the United States National HIV strategy and the Ryan White Part B's integrated plan and "Getting to Zero" alignment for HIV in the State of Illinois. |
| 13 | State Program Name: | National Housing Trust Fund |
| | Funding Sources: | HTF |

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| | <p>Describe the state program addressed by the Method of Distribution.</p> | <p>The Illinois Housing Development Authority (IHDA) has been designated by the Governor as the administering State agency for the federal Housing Trust Fund (HTF). Authorizing statute and HUD’s interim rule place specific parameters on the eligible uses of these funds. State federal HTF grantees are allowed to provide direct funding to subgrantee local governments to operate their own local programs/projects, but not required to do so. The State does not intend to use subgrantees in the 2022 funding cycle.</p> <p>Multi-family rental housing development (new construction or acquisition/rehabilitation. IHDA will not allow refinancing of existing debt as an eligible activity in the federal 2022 HTF Allocation Plan.</p> <p>If the national funding level falls below \$1 Billion, 100% of program funds must be used to benefit Extremely Low-Income (ELI) households, defined as 30% of area median income or less.</p> <p>States must use at least 80% of all funds (or 90% of program funds) for rental housing/renters. IHDA is allowed to use up to 10% of remaining program funds for homeownership assistance. IHDA will use 90% of all funds (100% of all program funds) for rental housing.</p> <p>There is also an allowance to use up to 10% of all funds for general administration and planning costs. IHDA will use said funds for this purpose, which also include affirmatively furthering fair housing activities.</p> |
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| <p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p> | <p>IHDA will use its Multi-Family “Common Application” as the major application format for HTF rental housing projects, the same one used for the LIHTC and HOME programs, along with supplemental information required by program rules (see below). IHDA’s process will include an initial completeness/eligibility scoring, review of mandatory requirements, underwriting, site and market review, peer review, internal Loan Committee and IHDA Board approval. A separate Request for Applications (RFA) process will be used if needed to expedite obligation of program funds.</p> <p>In circumstances where both (1) IHDA is unable to fully expend its Housing Trust Fund allocation under its PSH funding round(s) and (2) its Housing Trust Fund allocation is nearing or at risk of expiration, IHDA may also disburse the remainder of its Housing Trust Fund allocation to projects seeking funding outside its PSH funding round(s) to support ELI units (serving 30% AMI or below) that also meet Housing Trust Fund standards, with a priority for projects that contain ELI units that also meet IHDA's definition of Supportive Housing Units above required minimums identified in the QAP. In cases where the source of funding is the national Housing Trust Fund, eligible applicants must meet all Authority Standards including standards set out in 24 CFR 93.2 for the national Housing Trust Fund.</p> <p>Under the RFA, IHDA requires that at least 10% of the total project cost be leveraged with non-IHDA resources. IHDA will not allow refinancing of existing debt as an eligible activity in the 2022 Allocation Plan of HTF, and reserves said right in following years</p> <p><u>Geographic Diversity</u>; (See below)</p> <p><u>Applicant Capacity</u>: As part of IHDA’s application process, each proposed project’s development and management team will be reviewed to ensure that the developer/owner has appropriate experience, capacity, and staffing to own, develop, and manage the project if approved for funding. This will include IHDA’s past experience with team members, and review of HUD previous participation certificates where applicable. IHDA will also strongly encourage first-time developers to partner with an experienced non-profit or for-profit entity.</p> <p><u>Project-Based Rental Assistance</u>: IHDA will prioritize all rental projects which have committed or available federal, State, and local project-based rental assistance so that rents are affordable to ELI families. These may include: Section 8 Project-Based (preservation only); Project-Based Vouchers; Rental Housing Support</p> |
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| | <p>Program; and Section 811 Project-Based Rental Assistance. It will utilize 30% of household income for rents and utilities as its standard</p> <p><u>Duration of Affordability Period:</u> Applicants must document the extent to which proposed rents are affordable, especially to ELI households. All projects will be required to establish a minimum 30-year affordability period. This will work well particularly for LIHTC projects (extended use periods). Applicants are encouraged to establish longer affordability periods but must meet this minimum.</p> <p><u>Priority Housing Needs:</u> These are defined in the State’s Comprehensive Planning Act, and include ELI households; low-income seniors; low-income persons with disabilities; homeless and at-risk homeless persons and families; low-income households residing in communities with ongoing community revitalization; preservation; live-near-work projects, and other homeless prevention for special needs individuals such as veterans' and people with criminal records.</p> |
| <p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p> | <p>N/A</p> |

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

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| <p>Describe how resources will be allocated among funding categories.</p> | <p>If the national funding level falls below \$1 Billion, 100% of program funds must be used to benefit Extremely Low-Income (ELI) households, defined as 30% of area median income or less. The 2022 Illinois HTF allocation is \$33,710,562. There is also allowance to use up to 10% of all funds (\$3,371,056 in 2022) for general administration and planning costs. IHDA will use said funds for this purpose, which also include affirmatively furthering fair housing activities. IHDA will not establish geographic set-asides for Illinois/HTF program funds but will strive to achieve maximum geographic diversity in its final funding decisions.</p> |
| <p>Describe threshold factors and grant size limits.</p> | <p>Maximum Per Unit Development Subsidy Costs-Grand Total Hard Cost Limits: A Project's grand total hard costs, as calculated in the Common Application, are limited to the sum of the products of the hard cost limit by bedroom type and the number of units, by bedroom type, in the Project. See "Grand Total Hard Costs" on the IHDA website for a complete breakdown of cost per bedroom size regarding the City of Chicago, and Chicago Metropolitan Areas; Other Metro; and Non-metro areas. Maximum allowable for 4+bedroom size in City of Chicago and Chicago Metro Area is \$351,000 per unit</p> <p>Maximum HTF Grant Limit is \$9,000,000, not to exceed 90% of total projects cost.</p> |

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

AP-35 Projects – (Optional)

Introduction:

Projects will be added as they are approved.

| # | Project Name |
|----|--|
| 1 | IHDA HOME Admin FY22 |
| 2 | Kirwan Apts MHR-11623 |
| 3 | Impact Floral MHR-11615 |
| 4 | Carrie Lane MHR-11900 |
| 5 | Lincoln Lofts Phase II MHR-11832 |
| 6 | IHDA NHTF Admin FY22 |
| 7 | Access Health & Housing MHR-11431 |
| 8 | Burnham Manor MHR-11738 |
| 9 | 2022-2023 ILH22F999 Project of Quad Cities |
| 10 | 2022-2023 ILH22F999 SIU - School of Medicine |
| 11 | 2022-2023 ILH22F999 Jackson Co. HD |
| 12 | 2022-2023 ILH22F999 UIC - Positive Solutions |
| 13 | 2022-2023 ILH22F999 St. Clair Co. HD |
| 14 | 2022-2023 ILH22F999 Champaign UPHD |
| 15 | 2022-2023 ILH22F999 AFC - Collar |
| 16 | 2022-2023 ILH22F999 AFC - Cook |
| 17 | MHR-11917 Rolling Acres |
| 18 | Williams Street Townhomes MHR-11824 |
| 19 | Park Street Apartments MHR-12056 |
| 20 | Spring Valley MHR-11659 |
| 21 | Hill Arboretum MHR-11818 |
| 22 | Conservatory Apartments MHR-11893 |
| 23 | ESG22 |
| 24 | 2022 CDBG State Administration |
| 25 | 2022 CDBG Technical Assistance |
| 26 | 2022 CDBG Housing Rehabilitation Grant Program |
| 27 | 2022 Economic Development Grant Program |
| 28 | 2022 CDBG Public Infrastructure Grant Program |
| 29 | 2022 CDBG Disaster Response Grant Program |

Table 11 – Project Information

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

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In awarding HOME funds, the Authority will target low- and very-low-income households. Funds will be initially targeted to areas of the State that did not receive direct allocations of HOME Program funds from HUD. Rehabilitation of existing rental housing will help sustain the supply of affordable rental units and decrease the cost burden for low- and very low-income families. New construction of units will provide affordable housing in areas where there exists a demand for new low-income units, and when HOME funding assistance is needed to make units affordable to low-income households.

AP-38 Project Summary

Project Summary Information

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| 1 | Project Name | IHDA HOME Admin FY22 |
| | Target Area | |
| | Goals Supported | |
| | Needs Addressed | |
| | Funding | : |
| | Description | |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | |
| 2 | Project Name | Kirwan Apts MHR-11623 |
| | Target Area | Statewide Distribution |
| | Goals Supported | Multifamily Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$7,212,015 |
| | Description | |

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| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 20 Low-Income Households |
| | Location Description | Waukegan, Illinois |
| | Planned Activities | Acquisition and Rehab |
| 3 | Project Name | Impact Floral MHR-11615 |
| | Target Area | Statewide Distribution |
| | Goals Supported | Multifamily Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$3,407,042 |
| | Description | |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 11 Low-Income Households |
| | Location Description | Skokie, Illinois |
| | Planned Activities | New Construction |
| 4 | Project Name | Carrie Lane MHR-11900 |
| | Target Area | Statewide Distribution |
| | Goals Supported | Multifamily Affordable Housing |
| | Needs Addressed | Affordable Housing |

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| | Funding | HOME: \$2,255,368 |
| | Description | |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 10 Low-Income Households |
| | Location Description | Decatur, Illinois |
| | Planned Activities | New Construction |
| 5 | Project Name | Lincoln Lofts Phase II MHR-11832 |
| | Target Area | Statewide Distribution |
| | Goals Supported | Multifamily Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$2,650,000 |
| | Description | |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 14 Low-Income Households |
| | Location Description | Bloomington, Illinois |
| | Planned Activities | New Construction |
| 6 | Project Name | IHDA NHTF Admin FY22 |
| | Target Area | |

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| | Goals Supported | |
| | Needs Addressed | |
| | Funding | HTF: \$3,070,261 |
| | Description | |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | |
| 7 | Project Name | Access Health & Housing MHR-11431 |
| | Target Area | Statewide Distribution |
| | Goals Supported | Housing Trust Fund Goals |
| | Needs Addressed | Affordable Housing |
| | Funding | HTF: \$2,450,000 |
| | Description | |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 20 Extremely Low Income Households |
| | Location Description | Maywood Illinois |
| | Planned Activities | New Construction |

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|----------|--|---|
| 8 | Project Name | Burnham Manor MHR-11738 |
| | Target Area | Statewide Distribution |
| | Goals Supported | Multifamily Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$1,865,962 |
| | Description | |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 12 Units of Multifamily Rental Housing |
| | Location Description | Elgin Illinois |
| | Planned Activities | |
| 9 | Project Name | 2022-2023 ILH22F999 Project of Quad Cities |
| | Target Area | Statewide Distribution |
| | Goals Supported | Housing For Persons with HIV/AIDS |
| | Needs Addressed | Affordable Housing Special Needs |
| | Funding | HOPWA: \$188,713 |
| | Description | Provide housing services to persons living with HIV in Central Illinois |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |

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| | Location Description | |
| | Planned Activities | HOPWA Tenant Based Rental Assistance, HOPWA Permanent Housing Placement, and HOPWA Supportive Services |
| 10 | Project Name | 2022-2023 ILH22F999 SIU - School of Medicine |
| | Target Area | Statewide Distribution |
| | Goals Supported | Housing For Persons with HIV/AIDS |
| | Needs Addressed | Affordable Housing Special Needs |
| | Funding | HOPWA: \$106,579 |
| | Description | Provide housing services to persons living with HIV in Central Illinois |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | HOPWA Tenant Based Rental Assistance, HOPWA Permanent Housing Placement, and HOPWA Supportive Services |
| 11 | Project Name | 2022-2023 ILH22F999 Jackson Co. HD |
| | Target Area | Statewide Distribution |
| | Goals Supported | Housing For Persons with HIV/AIDS |
| | Needs Addressed | Affordable Housing |
| | Funding | HOPWA: \$49,086 |
| | Description | Provide housing services to persons living with HIV in Central Illinois |

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| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | HOPWA Tenant Based Rental Assistance, HOPWA Permanent Housing Placement, and HOPWA Supportive Services |
| 12 | Project Name | 2022-2023 ILH22F999 UIC - Positive Solutions |
| | Target Area | Statewide Distribution |
| | Goals Supported | Housing For Persons with HIV/AIDS |
| | Needs Addressed | Affordable Housing Special Needs |
| | Funding | HOPWA: \$259,828 |
| | Description | Provide housing services to persons living with HIV in Central Illinois |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | HOPWA Tenant Based Rental Assistance, HOPWA Permanent Housing Placement, and HOPWA Supportive Services |
| 13 | Project Name | 2022-2023 ILH22F999 St. Clair Co. HD |
| | Target Area | Statewide Distribution |

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| | Goals Supported | Housing For Persons with HIV/AIDS |
| | Needs Addressed | Affordable Housing Special Needs |
| | Funding | HOPWA: \$44,191 |
| | Description | Provide housing services to persons living with HIV in Central Illinois |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | HOPWA Tenant Based Rental Assistance, HOPWA Permanent Housing Placement, and HOPWA Supportive Services |
| 14 | Project Name | 2022-2023 ILH22F999 Champaign UPHD |
| | Target Area | Statewide Distribution |
| | Goals Supported | Housing For Persons with HIV/AIDS |
| | Needs Addressed | Affordable Housing Special Needs |
| | Funding | HOPWA: \$147,611 |
| | Description | Provide housing services to persons living with HIV in Central Illinois |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |

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| | Location Description | |
| | Planned Activities | HOPWA Tenant Based Rental Assistance, HOPWA Permanent Housing Placement, and HOPWA Supportive Services |
| 15 | Project Name | 2022-2023 ILH22F999 AFC - Collar |
| | Target Area | Statewide Distribution |
| | Goals Supported | Housing For Persons with HIV/AIDS |
| | Needs Addressed | Affordable Housing Special Needs |
| | Funding | HOPWA: \$441,267 |
| | Description | Provide housing services to persons living with HIV in Central Illinois |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | HOPWA Tenant Based Rental Assistance, HOPWA Permanent Housing Placement, and HOPWA Supportive Services |
| 16 | Project Name | 2022-2023 ILH22F999 AFC - Cook |
| | Target Area | Statewide Distribution |
| | Goals Supported | |
| | Needs Addressed | Affordable Housing Special Needs |
| | Funding | HOPWA: \$1,285,132 |

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| | Description | Provide housing services to persons living with HIV in Central Illinois |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | HOPWA Tenant Based Rental Assistance, HOPWA Permanent Housing Placement, and HOPWA Suportive Services |
| 17 | Project Name | MHR-11917 Rolling Acres |
| | Target Area | Statewide Distribution |
| | Goals Supported | Multifamily Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$742,000 |
| | Description | |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 12 HOME Low Income Housholds |
| | Location Description | Marion, IL 62959 |
| | Planned Activities | New Construction |
| | | |
| 18 | Project Name | Williams Street Townhomes MHR-11824 |
| | Target Area | Statewide Distribution |
| | Goals Supported | Multifamily Affordable Housing |

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| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$2,541,045 |
| | Description | MF units in Dwight, IL |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 12 HOME units |
| | Location Description | Dwight, IL |
| | Planned Activities | New Construction |
| 19 | Project Name | Park Street Apartments MHR-12056 |
| | Target Area | Statewide Distribution |
| | Goals Supported | Housing Trust Fund Goals |
| | Needs Addressed | Affordable Housing |
| | Funding | HTF: \$4,695,659 |
| | Description | 22 NC Units in Springfield, IL |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 22 HTF ELI Units |
| | Location Description | Springfield, IL 62704-5844 |
| | Planned Activities | Acquisition and New Construction |
| | Project Name | Spring Valley MHR-11659 |

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| 20 | Target Area | Statewide Distribution |
| | Goals Supported | Multifamily Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$2,237,282 |
| | Description | MF Project 9 NC Units in Moline, IL 61265-2538 |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 9 HOME Units |
| | Location Description | Moline, IL 61265-2538 |
| | Planned Activities | New Construction |
| | | |
| 21 | Project Name | Hill Arboretum MHR-11818 |
| | Target Area | Statewide Distribution |
| | Goals Supported | Multifamily Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$5,792,042 |
| | Description | 33 HOME Units in Evanston, IL 60201 |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 33 HOME Units |
| | Location Description | Evanston, IL 60201 |
| | | |

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| | Planned Activities | Acquisition and Rehabilitation |
| 22 | Project Name | Conservatory Apartments MHR-11893 |
| | Target Area | Statewide Distribution |
| | Goals Supported | Housing Trust Fund Goals |
| | Needs Addressed | Affordable Housing |
| | Funding | HTF: \$3,520,000 |
| | Description | NC Elderly MF Project in Chicago, IL |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 21 HTF Units |
| | Location Description | 401 N Monticello Ave Chicago, IL 60624 |
| | Planned Activities | Acquisition and New Construction |
| 23 | Project Name | ESG22 |
| | Target Area | Statewide Distribution |
| | Goals Supported | Provide Emergency Shelter to Homeless Rapid Re-Housing of Homeless Street Outreach to Homeless |
| | Needs Addressed | Homeless |
| | Funding | ESG: \$5,436,206 |

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| | Description | The 2022 Federal allocation of ESG funds for providers within the State of IL to provide street outreach, emergency shelter, rapid re-housing, homeless prevention, program administration and data collection through HMIS. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 21,000 Homeless and At-risk Homeless Households (via Tenant-Based Rental Assistance, Emergency Shelter to Homeless, and Street Outreach) |
| | Location Description | |
| | Planned Activities | Tenant Based Rental Assistance/Rapid Re-Housing Provide Emergency Shelter to Homeless/Homeless Over-night Shelter Street Outreach to Homeless (Note that not all eligible HESG activities will be funded every year of the total five-year period covered by the Consolidated Plan) |
| 24 | Project Name | 2022 CDBG State Administration |
| | Target Area | Statewide Distribution |
| | Goals Supported | |
| | Needs Addressed | |
| | Funding | CDBG: \$695,971 |
| | Description | State Administration expenses related to the 2022 CDBG Award |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |

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| | Location Description | |
| | Planned Activities | |
| 25 | Project Name | 2022 CDBG Technical Assistance |
| | Target Area | Statewide Distribution |
| | Goals Supported | |
| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$297,985 |
| | Description | Technical Assistance expenses related to the 2022 CDBG Award |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Technical Assistance expenses related to the 2022 CDBG Award |
| | | |
| 26 | Project Name | 2022 CDBG Housing Rehabilitation Grant Program |
| | Target Area | Statewide Distribution |
| | Goals Supported | Singlefamily Owner Occupied Housing Rehabilitation |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$7,000,000 |
| | Description | Housing Rehabilitation Grants funded with the 2022 CDBG award. |
| | Target Date | |

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| | Estimate the number and type of families that will benefit from the proposed activities | 108 Homeowner-Occupied LI and VLI Households |
| | Location Description | Statewide |
| | Planned Activities | Single Family Homeowner Housing Rehabilitation Grants funded with the 2022 CDBG award. |
| 27 | Project Name | 2022 Economic Development Grant Program |
| | Target Area | Statewide Distribution |
| | Goals Supported | Economic Development |
| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$3,000,000 |
| | Description | Economic Development Grants funded with the 2022 CDBG award |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Economic Development Grants funded with the 2022 CDBG award. |
| | | |
| 28 | Project Name | 2022 CDBG Public Infrastructure Grant Program |
| | Target Area | Statewide Distribution |
| | Goals Supported | Public Infrastructure Activities |
| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$17,500,000 |

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| | Description | Public Infrastructure Grants funded with the 2022 CDBG award. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Public Infrastructure Grants funded with the 2022 CDBG award. |
| 29 | Project Name | 2022 CDBG Disaster Response Grant Program |
| | Target Area | Statewide Distribution |
| | Goals Supported | Disaster Response Program |
| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$1,304,606 |
| | Description | Disaster Response Grants funded with the 2022 CDBG award |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Disaster Response Grants funded with the 2022 CDBG award. |

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

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

No

Available Grant Amounts

N/A

Acceptance process of applications

N/A

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

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

No

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

N/A

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

The State has identified very and extremely low-income households as one of the priority populations under the Consolidated Plan. The State also places a high value on quality location of projects and availability of resources and access to amenities. HUD provides CDBG funds to DCEO primarily for projects in non-entitlement/non-urban areas. Since the CDBG program does limit the ability to utilize CDBG funds for housing beyond housing rehabilitation, the Department of Commerce and Economic Opportunity, as administrator of CDBG, targets CDBG funds to owner-occupied households in non-entitlement/non-urban areas. Under the HOME Program, IHDA expends the majority of its HOME Program funding for rental housing through its rental housing development program. To some extent, the expenditure of CDBG, HOME Program and other program funds on housing programs is driven by the market. The Authority's impact in opportunity areas within the State is limited by applications for funding in these areas, but is interested in partnering with other community organizations. This is achieved primarily through the Low Income Housing Tax Credit program.

The State is also exploring opportunities to expend significant HOME funds in areas with identified concentrations of low-income and minority populations.

CDBG/Community Development Block Grant Program funding is only available to communities that are not direct Entitlements (receive their own direct CDBG allocation).

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

HOPWA is geographically dispersed to the Illinois HIV Care Consortia regions.

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

Geographic Distribution

| Target Area | Percentage of Funds |
|------------------------|---------------------|
| Statewide Distribution | 100 |

Table 12 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

The CDBG Housing Rehabilitation Program targets housing projects which preserve single-family, owner-occupied housing and encourages neighborhood revitalization. The goal is established by taking the amount of funding available, dividing it by the grant ceiling and multiplying the number by the required number of homes completed with a grant.

The Illinois Department of Public Health (IDPH) has expanded its Tenant Based Rental Assistance (TBRA) and HOPWA Permanent Housing Placement Services (PHP) statewide throughout the Ryan White Part B (RWPB) Lead Agent grant agreement. In addition, the IDPH continues to utilize a portion of its HOPWA funds to support Mortgage Assistance statewide as means to prevent loss of stable housing for HIV individuals.

| One Year Goals for the Number of Households to be Supported | |
|---|-------|
| Homeless | 2,000 |
| Non-Homeless | 275 |
| Special-Needs | 300 |
| Total | 2,575 |

Table 13 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|---|-------|
| Rental Assistance | 2,300 |
| The Production of New Units | 99 |
| Rehab of Existing Units | 176 |
| Acquisition of Existing Units | 0 |
| Total | 2,575 |

Table 14 - One Year Goals for Affordable Housing by Support Type

Discussion:

Production of 48 new units includes anticipated units through HOME Multifamily

Rehab of 33 existing units includes anticipated units through HOME Multifamily

Production of 51 new units includes anticipated units through National Housing Trust Fund

Rehab of 35 existing units includes anticipated units through National Housing Trust Fund

Rehab of existing units includes 108 anticipated units through CDBG single-family Housing Rehabilitation

Rental assistance includes the ESG goal of 2,000 households assisted through rapid rehousing.

Rental assistance included the HOPWA goal of households assisted through short-term rent and mortgage assistance (STRMU), Tenant Based Rental Assistance (TBRA), and Permanent Housing Placement (PHP).

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

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

Actions planned during the next year to address the needs to public housing

* The Consolidated Plan-Action Plan and the Annual Performance Report documents are sent to all public housing authorities (PHAs) in Illinois. PHAs will remain part of the regular notification and distribution process for Consolidated Plan documents.

* PHAs are sent an email inviting them to attend the public hearings on the Consolidated Plan.

*IHDA took on the additional role of certifying the Consistency of PHA Agency Plans with the State Consolidated Plan (for all PHAs serving non-Entitlement areas which are not covered by a local Consolidated Plan). IHDA has kept the Illinois Association of Housing Authorities (IAHA) and the Illinois Chapter of the National Association of Housing and Redevelopment Officials (NAHRO) informed of these procedures by attending targeted meetings of these organizations to make presentations and answer questions about the process to/from PHA officials.

*IHDA will benefit from reviewing the Agency Plans by obtaining information on PHA waiting lists. These assist IHDA in both its future site and market studies and in future program planning. IHDA also works with a number of PHAs on converting Housing Choice Vouchers to Project-Based Assistance, especially under the Low Income Housing Tax Credit Program.

IHDA is also working with a number of PHAs on Rental Assistance Demonstration programs to convert public housing into Section 8 project-based housing units.

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

The State of Illinois does not own or operate any public housing as a State public housing authority. As

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such, it does not anticipate any major State involvement in this area, except to continue to provide related program information to interested parties through the SPAR/OHCS division as part of its housing information clearinghouse, and at related Illinois NAHRO and IAHA conferences, including housing authorities that may be establishing homeownership programs through their Agency Plans

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

For troubled PHAs, the State can, upon local request, provide outreach and technical assistance in an effort to better assess and evaluate options for improving operations, resolving non-compliance problems, and identifying other housing-related needs and issues

Discussion:

Due to increased emphasis on further meeting the housing needs of identified, underserved populations, the State (primarily through IHDA) plans to continue its funding activities with public housing authorities and their non-profit subsidiaries. IHDA will continue to work with PHAs and their non-profit subsidiaries to do both preservation and single-family new construction for rental housing and homeownership, as well as RAD conversion projects referenced earlier

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

HUD's Continuum of Care (CoC) and Rural Housing Stability Assistance Programs provide major federal funding to promote community-wide commitment to the goal of ending homelessness, supporting efforts by nonprofit providers and State and local governments to quickly re-house homeless individuals and families while minimizing the trauma and dislocation caused to individuals, families, and communities by homelessness. The programs promote access to, and effective utilization of mainstream programs to optimize self-sufficiency among individuals and families experiencing homelessness. Coordination with local CoCs is a major strategy under the State's Emergency Solutions Grants (ESG) Program to end homelessness. ESG prioritizes assistance to Very and Extremely Low Income Households, Homeless and At-Risk Homeless Persons and Families, and Homeless Persons with Disabilities. The State supports applications by eligible CoCs under HUD's Continuum of Care and Rural Housing Stability Assistance Programs, including the review of CoC applications under HUD's programs in order to provide Certifications of Consistency with the State's Consolidated Plan.

HUD's definition of "chronically homeless" assists grantees in focusing their Continuum of Care homeless programs on persons with the longest histories of homelessness, who often also have the highest need.

Under the final rule, chronically homeless means:

(1) A "homeless individual with a disability," as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)), who:

(i) Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and

(ii) Has been homeless and living as described in paragraph (1) (i) of this definition continuously for at least 12 months or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described in paragraph (1)(i). Stays in institutional care facilities for fewer than 90 days will not constitute as a break in homelessness, but rather such stays are included in the 12-month total, as long as the individual was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering the institutional care facility;

(2) An individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and

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met all of the criteria in paragraph (1) of this definition, before entering that facility; or

(3) A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraph (1) or (2) of this definition, including a family whose composition has fluctuated while the head of household has been homeless

Every CoC has established a coordinated entry program.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

As ESG grantees and State ESG subgrantees, Continuum of Care organizations conduct homeless outreach through their local jurisdictions and set their funding priorities based on the outcome. IDHS collects information from its providers in the annual ESG application. The 2022 State ESG Allocation is \$5,436,206.

The IDoA's Colbert Consent Decree Parties have an implementation plan to help coordinate agency services and ease the transition process for Class Members. The Consent Decree and Nursing Home Deflection Program work to prevent future people from entering the institutional system if it is unwanted. DHS' Williams Consent Decree Parties are also working on closing the front door to Institutes for Mental Disease and preventing inappropriate institutionalization in the future

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

recently homeless from becoming homeless again

Emergency Solutions Grants provide services to aid homeless persons. Services funded include: case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations. The ESG program expects to assist 17,500 Homeless Persons through overnight shelters in 2022.

State efforts to maintain Permanent Supportive Housing (PSH) include the use of national HTF funds for the construction and rehab of PSH units. The State's Illinois Housing Search website also provides permanent supportive housing to persons experiencing or at risk of homelessness through its Statewide Referral Network units

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

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

The majority of Illinois' Continua of Care (CoCs) provide services to homeless youth. Most of these services focus around emergency shelter and transitional or temporary housing; however, some are working to provide permanent supportive housing (PSH) for youth. Some CoCs focus on PSH for the chronic homeless and/or homeless veterans. At least a few CoCs provide emergency shelters, rapid rehousing, homeless prevention, transitional housing, and/or PSH for families. Other strategies to target certain populations include outreach for chronically homeless people; coordinated entry services for veterans; transportation to drop-in services for veterans; and, utility and deposit assistance for families and veterans

IDoA's Colbert Consent Decree implementation plan helps coordinate agency services and ease the transition process for Class Members. The Consent Decree and Nursing Home Deflection Program (if

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continued) work to prevent future people from entering the institutional system if it is unwanted

The Developmental Disability (DD) Division of IDHS maintains a waiting list for DD Medicaid Waiver services. Homelessness is part of the criteria for immediate enrollment and receipt of DD Waiver services (if determined eligible). Local Independent Service Coordination (ISC) agencies under contract with the Division of DD maintain the waiting list of persons seeking DD Waiver services and make crisis determinations in the communities they serve. They work cooperatively with other public and private agencies to identify individuals with DD in need.

The Division of Mental Health (DMH) expanded permanent supportive housing to include project-based/clustered housing options using existing housing developments in Cook County. IDHS/DMH successfully implemented a Clustered Housing Model pilot on Chicago's north side of PSH units located in close proximity, in a building or buildings closely situated, with 24-hour peer support staff; a second Clustered Housing Model was implemented using a scattered sites, on Chicago's south side, targeting Williams Class Members deemed "Unable to Serve" (class members recommended for community transition, but the selected community provider cannot meet their clinical/support needs for one or more of the following service needs: financial, medical, medical/diabetes, medication management and/or psychiatric/behaviors). DMH conducted a six-tier initiative analyzing this population, to determine the reasons why certain Class Members are being categorized as Unable to Serve and what might be recommended to reduce that number. DMH also commissioned UIC to do a study on clients who have returned to IMDs to better understand those circumstances

Discussion

The ESG Program provides homeless prevention assistance funding to its sub-recipients on a two-year cycle under the Consolidated Plan.

Emergency Solutions Grants aim to provide services to aid homeless and at risk of homelessness persons and families. Services funded include: case management, childcare, education services, employment assistance, job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations. The providers encourage individuals to gain stability within the community and their life by monitoring their progress and requiring certain goals to be made and attained.

AP-70 HOPWA Goals – 91.320(k)(4)

| One year goals for the number of households to be provided housing through the use of HOPWA for: | |
|--|-----|
| | |
| Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family | 100 |
| Tenant-based rental assistance | 200 |
| Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds | 0 |
| Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds | 0 |
| Total | 300 |

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

Ten (10) general statements and potential barriers were included in MA-40, the Market Analysis section of the Five-Year Plan. Discussion on: (1) Building Codes, (2) Home Rule, (3) Impact Fees, (4) Property Taxes, (5) Cost and Availability of Land, (6) Availability of Affordable Housing, (7) Public Housing, (8) Preservation, (9) Homelessness, and (10) Other Special Needs, were included to better describe the regulatory government under which affordable housing in Illinois currently operates.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Actions Planned- These include the following: (1) Continued processing of Housing Affordability Impact Notes for relevant State legislation proposed in the Illinois General Assembly; IHDA processed 18 HAINs in 2021. (2) The Illinois Housing Locator system, ILHousingSearch.org continues to operate, allowing landlords to list available rental properties to prospective renters. By December 31, 2021, about 8,000 landlords had registered 142,000 units throughout the state, with about 1,280 units available, 2,440 wait-listed listings on the site, and over 635,000 searches in 2021.

To assist in implementing the Local Planning Technical Assistance (LPTA) Act, IHDA continues to work with the State's Housing Task Force and other State agencies to research potential local comprehensive planning funding through an inter agency effort.

The State's Rental Housing Support Program helps Illinois families afford safe and decent homes by funding rent subsidies to landlords throughout the state to make rental units affordable to households who earn less than 30% of the area median income. A major program goal is to use half of the funding for households who are at 15% of the area median income and below. Funding for the Rental Housing Support Program is provided from a \$10 fee from real estate document recordings. Tenants pay a flat rent of approximately 30% of their income and the local administering agency pays the balance of the rent negotiated with the landlord. Outreach efforts include additional targeting to households who have a member with a Special Need in an effort to increase the likelihood of providing affordable housing for those households. 323 units were assisted in 2021. IHDA also committed Long-term Operating Support (LTOS) funds to two developments to support the creation of 20 new units for a period of 15

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years.

The national Housing Trust Fund will provide rental units affordable to extremely low income households at 30% or less of local AMI across the State

Affordable Housing Planning Appeals Act: IHDA, the administering agency of the AHPAA, produces the non-exempt local communities list every five years. In December 2018, forty-six non-exempt municipalities were identified. IHDA provides technical assistance to municipalities throughout the state to complete and submit affordable housing plans. These efforts include an AHPAA handbook for local officials and administrators. Accessibility: IHDA has an "enhanced accountability" mandated requirement under its LIHTC Qualified Allocation Plan. All applicants must include at least 10% acceptable and 2% memory-impaired units in all projects. To encourage more widespread application, IHDA provides competitive points for utilizing Universal Housing Design (UHD) features.

Discussion:

HUD's Homeless Continuum of Care funding has remained fairly steady. While the HEARTH Act requires 25% of funding to be used for permanent supportive housing development, this program isn't triggered until all renewal contracts/grant agreements are met. The Statewide Referral Network (SRN) lists over 2,000 affordable rental housing units for persons/households at 30% AMI or below and who are either homeless/at risk or have a disability. Improvements continue to be made to the system, including integration with the HUD Section 811 Project and Assistance Program. The national Housing Trust Fund will allow for increased production and rehab of additional units affordable to households at or below 30% AMI, and thus increase the State's inventory of Permanent Supportive Housing.

AP-85 Other Actions – 91.320(j)

Introduction:

This section reviews additional actions the State is pursuing to address obstacles to meeting underserved needs, lead-based paint abatement, poverty, institutional structure, and monitoring among others.

IHDA's Strategic Planning and Reporting (SPAR) is responsible for issuing Certifications of Consistency with the State Consolidated Plan for covered programs. In doing so, the State will issue Certifications per the final rule as follows: a State Certification that an application is consistent with its housing strategy means that the State Action Plan indicates the State planned to apply for the program or was willing to support an application by another entity for that program; the location of activities is consistent with the geographic areas as specified in the plan; and the activities benefit a category of residents for which the State five-year strategy has an established priority. The State will provide the means for a denial if/when it fails to provide a Certification of Consistency.

Actions planned to address obstacles to meeting underserved needs

LIHTC: One way the State addresses obstacles to meeting its underserved needs is through its Low Income Housing Tax Credit (LIHTC) program. The LIHTC program assists in developing affordable housing for underserved populations by using indirect federal subsidies to finance the development or redevelopment of affordable rental housing for low-income households (at 60 percent area median income or below). The Internal Revenue Service allocates federal tax credits to state housing finance agencies which then award tax credits to eligible affordable housing developers who use the equity capital generated from the sale of these tax credits to lower the debt burden on developing these tax credit properties, making it easier to offer lower, more affordable rents. Units must maintain affordable rent for at least 30 years.

There are two types of low income housing tax credits: 9 percent tax credits, and 4 percent tax credits. Nine percent tax credits (competitive tax credits) can subsidize up to 70 percent of the eligible development costs for new construction and substantial rehabilitation of housing projects that are not otherwise subsidized by the federal government. Four percent tax credits (non-competitive tax credits) can be used for rehabilitation projects and when 50 percent or more of a projects eligible cost are financed with tax-exempt private activity bonds.

The Qualified Action Plan (QAP) specifies how states will review, approve, and allocate federal Low Income Housing Tax Credits (LIHTCs). As the State's LIHTC allocating agency, IHDA coordinates the development of the annual Qualified Allocation Plan (QAP). Besides the program's already statutory

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

The national Housing Trust Fund expands the State's ability to provide Extremely low-income households affordable rental housing across the State.

Additionally, Illinois' Supportive Living Program is an affordable assisted living model administered by the Department of Healthcare and Family Services that offers elderly (65 and older) or persons with physical disabilities (22 and older) housing with services. The aim of the Program is to preserve privacy and autonomy while emphasizing health and wellness for persons who would otherwise need nursing facility care. By combining apartment-style housing with personal care and other services, residents can still live independently and take part in decision-making.

The Department of Healthcare and Family Services currently operates this program through a Medicaid waiver which allows payment for services that are not routinely covered by Medicaid. These include personal care, homemaking, laundry, medication supervision, social activities, recreation and 24-hour staff to meet residents' scheduled and unscheduled needs. The resident is responsible for paying the cost of room and board at the facility. There are currently 154 supportive living facilities sites (12,846 units) located throughout Illinois

Actions planned to foster and maintain affordable housing

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

Formerly known as the Analysis of Fair Housing Impediments (AFHI), the new plan was renamed the Assessment of Fair Housing (AFH). For CDBG and HOME grantees, it was tied to the Consolidated Plan and was to be due prior to the submission of the grantee's next Five-Year Plan. PHAs, for the first time,

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were required to develop their own individual plans, or can become part of their jurisdiction's AFH. PHA assessments were the first to be due to HUD prior to submission of each PHA's next Five-Year Agency Plan.

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

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

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

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

The third notice advised that Consolidated Plan participants still must legally fulfil their obligation to affirmatively further fair housing by way of the Analysis of Fair Housing impediments (AFHI). Currently, States and all HUD grantees are not currently required to submit an AFH, but must continue to comply with existing obligations to affirmatively further fair housing. Until the State is required to submit an AFH, it will continue to provide its AFFH Consolidated Plan certification requirements and continue to report on the State's actions to address fair housing impediments in the State's Consolidated Plan Annual Performance Reports, IHDA has taken or plans to take further actions to facilitate the Analysis of Impediments. This includes; Identification of barriers based on data analysis and research on current laws, rules, and policies; and, describing possible State actions to address these areas; and, working with its other State partner agencies and other interested parties to provide more detail to its plans.

Actions planned to reduce lead-based paint hazards

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

Significant changes strengthening the Illinois Lead Poisoning Prevention Act (LPPA) include classifying pregnant persons with elevated blood lead levels as subject to the same IDPH case management and environmental response as children, and clarification for the reporting of ALL blood-lead tests in Illinois, along with restrictions on data disclosure. IDPH is able to issue Emergency Stop Work Orders when

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public health is in jeopardy as the result of improper work activities disturbing lead bearing surfaces. Enforcement capabilities expanded in cases where violations of the LPPA and the Lead Poisoning Prevention Code (LPPC) have occurred, with penalty provisions bringing Illinois in compliance with U.S. EPA requirements for all authorized State programs. Language on lead reporting and lead work activities includes physicians/healthcare providers, laboratories, schools, daycare providers, owners of regulated facilities with an identified lead hazard and both licensed and unlicensed construction industry professionals.

Illinois' Lead Safe Housing Advisory Council (LSHAC) is composed of advocacy groups, public health, state agency and industry representatives. The work of the LSHAC includes regulatory and legislative recommendations in the areas of screening and prevention, lead safe work practices, education, and funding for the remediation/rehabilitation of housing containing lead poisoning hazards. In response to recommendations in the LSHAC's report, Public Act 95-0492 became law, establishing the window replacement (CLEAR-WIN) program to prevent future cases of lead poisoning by assisting residential property owners reduce lead-paint hazards through window replacement in two pilot areas. An evaluation of CLEAR-WIN pilot program activities in Peoria and the Englewood community in Chicago by the University of Illinois/Chicago (UIC) for HUD exhibited a successful lead dust reduction of over 90% in the homes serviced. The General Assembly used this information to pass a statewide program in 2017.

The State's 2019 Fiscal Year budget includes an additional \$15,000,000 For the CLEAR-WIN program. The money is to be used for low-income families of children with elevated blood levels. The funds can be used for lead-remediation, including lead in the home's water system. Due to delays caused by COVID, funds are expected to be committed during the construction season of 2022.

The Illinois Department of Commerce and Economic Opportunity applied for and received a \$3.6 million Lead Based Paint Hazard and Control grant funded by HUD. The grant is targeted in Galesburg, Illinois, which has one of the highest numbers of EBLs in the State. The grant is remediating lead hazards in homes, providing training for contractor certification, and funding a study to determine the best approach to decrease lead risks. The grant is being extended into 2023 to allow the State to reach its goals.

Actions planned to reduce the number of poverty-level families

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

(1)The HHS-funded Community Services Block Grant (CSBG) Program is the major federal-funded anti-poverty program, using Community Action Agencies (CAAs) to coordinate these anti-poverty efforts at

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the local level. In coordination with other subject-specific programs, efforts are geared to enabling low-income persons to become more self-sufficient. It is administered by DCEO at the State level, which funds the statewide network of CAAs and related organizations on an annual basis, contingent on federal funding. Uses of CSBG funds include the following: economic development; education; emergency assistance; health; housing; income management; linkages; nutrition; and self-sufficiency. IHDA funds a number of local CAAs for housing rehabilitation programs.

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

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

(4)DCEO administered the DOL-funded Workforce Investment and Opportunity Act funding, which provides federal funding to workforce development boards (WDBs) across the state for local employment and job training programs. The State coordinated its efforts in this area by establishing Illinois Employment & Training Centers, which include staffing from WDBs, IDES-unemployment assistance and employment data and projections, and IDHS, to provide a one-stop shop for human services. IHDA also provided this information for LIHTC applicants who were working in Community Revitalization Areas to encourage them to include an economic development/employment and training component in their local plans.

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

(6)IHDA administers the State-funded Rental Housing Support Program (RHSP), which targets rental assistance to households at 15-30% area median income. 323 units were assisted, while RHSP-LTOS

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funding supported the creation of 20 new affordable units in 2021.

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

Actions planned to develop institutional structure

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

The following actions are expected over the next 5 years:

1. Regular meetings of the Illinois Housing Task Force, its Executive Committee, and related Working Groups to develop and implement the State’s Annual Comprehensive Housing Plan.
2. Combined meetings of the SPAR/OHCS Advisory Committee, Lt. Governor’s Rural Affairs Council (twice a year) and Rural Partners (as needed).
3. Ongoing assessment of training and technical assistance needs, and the provision of follow-up assistance through program workshops and other identified methods (IHDA, IDHS, IDHR, other agencies).
4. Development of informational materials on existing and revised Federal and State housing and support services programs via: dissemination of materials at various workshops and conferences; and dissemination of information on new federal and state programs, as they are created in Congress and/or the Illinois General Assembly and/or established or administered by State and local governments

Actions planned to enhance coordination between public and private housing and social service agencies

State activities to enhance coordination between public and assisted housing providers and private and government health, mental health, services, and fair housing agencies has historically been the role of

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the Illinois Housing Task Force (IHTF) and its Executive Committee.

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

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

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

IHDA works with IDHS, IDoA, and IDHFS on the State's long-term care rebalancing strategy, which includes accessing community-based housing and rental assistance for persons exiting institutional housing facilities, including the creation of permanent supportive housing, Statewide Referral Network (SRN) units, and administering both the HUD section 811 PBRA Program and the Rental Housing Support Program. In addition, IDHS-DMH administers the Bridge Rental Subsidy Program for qualifying persons with mental illness who are also leaving Institutional residential settings. Please see the Health Care Services chart for additional information on the related court consent decrees and implementation of them, as well as the State's Money Follows the Person Program. The 3 previously-referenced agencies

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generally provide the services funding to allow these persons to live in community-based housing

Discussion:

Under “Actions planned to foster and maintain affordable housing” other proposed IHDA actions:

1. Ongoing administration of the Affordable Housing Planning and Appeals Act Program
2. Providing targeted training on Reasonable Accommodations policy and practice; and
3. Continue inclusion of the 30% preference for Special Needs Tenants under IHDA's Rental Housing Support Program; and
4. Fund technical assistance to IHDA property managers on HUD's new Equal Access Rule for LGBT persons

Supporting uncapped use of national Housing Trust Fund monies to be used for operating rental/assistance for housing for extremely low income households

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

HOME funds target low- and very-low-income households. Funds will be initially targeted statewide to those areas that do not receive direct allocations of HOME Program funds from HUD. Under the 2020-2024 Consolidated Plan, IHDA is only utilizing HOME funding for rental housing development/rehabilitation

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

| | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 80.00% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

As applicable, the Authority may invest HOME funds as other forms of assistance that HUD determines to be consistent with the purposes of this part and specifically approved in writing

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

While IHDA Multi-family HOME funds are restricted to rental properties, in the event that HUD has requested that the Lender return to HUD all or any portion of the proceeds of the HOME Loan (the "Recapture") that have been disbursed to or for the benefit of the Borrower, the Borrower shall provide such funds to satisfy the Recapture as requested by the Lender, unless recapture is due solely to the actions of the Lender. The occurrence of any Default that has not been cured during any applicable grace or cure period shall give rise to a Recapture. The Borrower agrees to indemnify against and pay IHDA for any damages related to any Recapture that is due and owing. The Borrower must also agree to full and prompt payment, when due, of the Recapture, plus all costs and expenses of collection and default interest as provided in the Financing Documents. The Borrower also agrees to indemnify against and pay IHDA for any damages related to any Recapture that is due and owing.

The HOME regulations require that a house purchased with HOME funds must be kept affordable for an extended period of time through recapture provisions which have been determined by HUD to be appropriate. The period of affordability is based upon the HUD guidelines for the amount of HOME funds per unit and is based on the amount of direct subsidy provided to the homebuyer. Direct subsidy is defined as the amount of assistance provided for down payment and closing costs for homebuyers receiving assistance in the homebuyer-only program. For homebuyers receiving funds for homebuyer with rehabilitation assistance, direct subsidy is the amount of assistance provided for down payment and closing costs plus the difference between the fair market value

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before rehab and fair market value after rehab. See below for affordability provisions.

| HOME FUNDS PROVIDED | AFFORDABILITY PERIOD |
|---------------------|----------------------|
|---------------------|----------------------|

| | |
|-------------------|----------|
| <\$15,000 | 5 Years |
| \$15,000-\$40,000 | 10 Years |
| >\$40,000 | 15 Years |

Under the 2020-2024 Consolidated Plans (and previously, the 2015-2019), IHDA is only utilizing HOME funding for rental housing development/rehabilitation

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

For single-family programs funded with HOME funds IHDA uses a recapture/repayment approach in lieu of a resale approach. Under the 2020-2024 Consolidated Plan (and the previous 2015-2019 Consolidated Plan), IHDA is only utilizing HOME funding for rental housing development/rehabilitation.

For IHDA multi-family, HOME funds are restricted to rental properties. Recapture is triggered by sale or transfer and only direct subsidy to the buyer may be recaptured. The Authority has established loan restrictions which enable recapture of the HOME subsidy out of net proceeds. The HOME investment amount may be reduced pro-rata based on the time the homeowner has owned and occupied the unit measured against the required affordability period. Net proceeds are defined as the sales price minus loan repayment of superior debt and closing costs. The recapture provisions will be included in a recorded recapture agreement for each unit assisted with HOME funds.

The owner occupied provision of assistance to the homeowner must remain in effect throughout the affordability period. The owner may not relocate and rent their property. Nor may they rent a portion of their property. Violation of the provision will trigger a recapture of all funds not forgiven as of the date of the violation.

While IHDA multi-family HOME funds are restricted to rental properties, in the event that HUD has requested that the Lender return to HUD all or any portion of the proceeds of the HOME loan (the "Recapture") that have been disbursed to or for the benefit of the Borrower, the Borrower shall provide such funds to satisfy the recapture as requested by the Lender, unless such Recapture is due

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solely to the actions of the Lender. The occurrence of any Default that has not been cured during any applicable grace or cure period shall give rise to a recapture.

The Borrower agrees to indemnify against and pay IHDA for any damages related to any Recapture that is due and owing. The borrower must also agree to full and prompt payment when due of the Recapture, plus all costs and expenses of collection and default interest as provided in the Financing Documents. The borrower also agrees to indemnify against and pay IHDA for any damages related to any Recapture that is due and owing

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

For IHDA funding, any proposed rehabilitation project must receive initial approval as part of the Preliminary Project Assessment (PPA). Once approved, the sponsor will submit a full "Common Application" to the Authority including a Property Needs Assessment (PNA), appraisal, and environmental reports to complete the HUD ERR. The inclusion of a PNA indicates that rehabilitation is the primary activity of the proposed development. IHDA's "Standards for Architectural Planning and Construction" (APCS) and the "Common Application" define the threshold factors and cost parameters for rehab projects, in addition to those for new construction. As part of the PPA, a proposed project must also indicate whether, and how, the proposed investment will change the number of affordable units, and unit affordability. The PPA must be approved before a proposed project may be submitted via the "Common Application". Also see HOME Addendums 1 (HOME Provisions) and 2 (HOME Rehabilitation Standards) of IHDA's "Standards for Architectural Planning and Construction".

Any proposed HOME refinance would be subject to IHDA's application process and subject to the Financial Feasibility review contained within the IHDA "Multi-Family Common Application", to ensure compliance with Multi-family underwriting guidelines. The Financial Feasibility component of the "Common Application" assesses whether disinvestment has occurred, and whether the proposed project has the ability to serve the project's targeted population in the long-term. The PPA, PNA, Standard for Construction Cost Estimate (SCCE), "Mandatory Application Checklist", "MF Common Application", the APCS and other relevant HOME application manuals, guidelines, and other publications describing the application criteria are found on the IHDA website at: <https://www.ihda.org/developers/dev-resource-center>.

Periods of affordability comply with 24CFR 92.252: Rehabilitation of existing housing per unit of

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HOME funds under \$15,000 - 5 years minimum affordability; \$15,000 - \$40,000 10 years minimum affordability; over \$40,000 or rehabilitation involving refinancing - 15 years minimum affordability.

HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including the Community Development Block Grant Program

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Emergency Solutions Grant (ESG) Reference 91.320(k)(3)

1. Include written standards for providing ESG assistance (may include as attachment)

To collaborate with the Continuum of Care's (CoC's), applications will be sent annually to obtain CoCs funding recommendations. Applications from CoCs and subrecipients will be reviewed by ESG staff, determinations will be made and award letters will be distributed. Awards will be made based upon release of funds from HUD. All DHS grant terms are July 1st through June 30th. For complete written standards please refer to the IDHS website at <http://www.dhs.state.il.us/page.aspx?item=77857>

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The State of Illinois is not a Continuum of Care organization. There are 18 CoC organizations within the State that address this issue independently

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3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Continuum of Care organizations provide a funding plan describing the performance measures and how those measures will be achieved. They also provide recommended funding by activity and agency within their CoC

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The State of Illinois requires that all entities receiving ESG funds have a homeless or formerly homeless individual on their board or their policymaking entity

5. Describe performance standards for evaluating ESG.

100% of all subrecipients of ESG Program funds:

- must ensure that all ESG funds are used in accordance with all federal program requirements at 24 CFR Part 576
- must comply with DHS policies, reporting requirements, community service agreement obligations, department regulations, and deliverables in addition to all the ESG requirements in 24 CFR Part 576
- are required to complete and submit accurate and timely annual Funding Applications that include but are not limited to providing staffing levels, program data, supportive service, and fiscal information in addition to submitting all requested attachments and certifications to DHS on or before the application deadline date
- will be limited to 60% of the agency's total fiscal year allocation for street outreach and emergency shelter activities as set forth in 24 CFR Part 576
- must provide matching contributions from eligible sources in an amount equal to the amount of requested ESG Program funds from the subrecipient for all activities as prescribed in 24CFR Part 576. At a minimum, 50% of the match contributions must be cash
- must obtain written approval from DHS prior to subgranting any portion of ESG Program funds to any other entity to perform ESG eligible activities
- must obtain written agreements from all ESG subgrantees requiring the subgrantee to comply with all DHS policies and timelines, the provisions of the DHS community service agreement, and all program rules and regulations as set forth by DHS and 24 CFR Part 576, which is identical to the obligations of the ESG subrecipients

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- must provide DHS with accurate quarterly fiscal and service ESG reports on a quarterly basis

100% of all ESG funded buildings or facilities (other than a privately owned residential structure) are required by ESG regulations to comply with the American Standard Specifications for Making Building and Facilities Accessible to, and Usable by, the Physically Handicapped”, Number A-117.1P 1971, unless subject to the exceptions contained in 41 CFR 101-19.604

Housing Trust Fund (HTF) **Reference 24 CFR 91.320(k)(5)**

1. How will the grantee distribute its HTF funds? Select all that apply:

☒ Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter “N/A”.

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Non-profit, for-profit, and joint-venture developers are eligible to apply for funds under the PSH Development Program. PSH development and operation requires knowledge and skill sets that may not currently exist in full at any one organization. Projects that build on the strengths of several organizations, including development partners, will be accepted. The roles, responsibilities, and capacity (including financial capacity) of each entity will be analyzed. In circumstances where both (1) IHDA is unable to fully expend its Housing Trust Fund allocation under its PSH funding round(s) and (2) its

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Housing Trust Fund allocation is nearing or at risk of expiration, IHDA may also disburse the remainder of its Housing Trust Fund allocation to projects seeking funding outside its PSH funding round(s) to support ELI units (serving 30% AMI or below) that also meet Housing Trust Fund standards, with a priority for projects that contain ELI units that also meet IHDA's definition of Supportive Housing Units above required minimums identified in the QAP. In cases where the source of funding is the national Housing Trust Fund, eligible applicants must meet all Authority Standards including standards set out in 24 CFR 93.2 for the national Housing Trust Fund

- (1) Make acceptable assurances to the grantee that it will comply with the requirements of the HTF program during the entire period that begins upon selection of the recipient to receive HTF funds, and ending upon the conclusion of all HTF-funded activities;
- (2) Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity;
- (3) Demonstrate its familiarity with the requirements of other federal, State, or local housing programs that may be used in conjunction with HTF funds to ensure compliance with all applicable requirements and regulations of such programs; and
- (4) Have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to:
 - (i) Own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development; or
 - (ii) Design, construct, or rehabilitate, and market affordable housing for homeownership.
 - (iii) Provide forms of assistance, such as down payments, closing costs, or interest rate buy downs for purchasers

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

IHDA will use its Multifamily Financing "Common Application" as the major application format for national HTF rental housing projects, the same as used for the LIHTC and HOME programs, along with supplemental information required by program rules (see Permanent Supportive Housing Development Program Request for Application). IHDA's process will include a mandatory concept meeting with the

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Authority, a Preliminary Project Application (as defined in the RFA) an initial completeness/eligibility scoring, review of mandatory requirements, underwriting, site and market review, peer review, internal Loan Committee and IHDA Board approval. Federal HTF funds will only be applied to units restricted to tenants at 30% AMI or below. The balance of the units that are not 30% AMI or below will be paid for with other IHDA or leveraged sources. Under the RFA, requests for funding may not exceed 90% of total project cost. Maximum allowable for 4+ bdrm size in City of Chicago and Chicago Metro Area is \$351,000 per unit. Under the RFA, the Maximum Grant Limit is \$9,000,000, not to exceed 90% of total project cost.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

If an applicant meets the mandatory thresholds below, IHDA will review eligible recipients in accordance with CFR 91.320 (k)(5)(i), which will include supplemental information required by program rules (see Permanent Supportive Housing Development Program RFA) In addition to the review of mandatory requirements, IHDA’s process will include an initial completeness/eligibility scoring, underwriting, site and market review, peer review, internal Loan Committee and IHDA Board approval.

1. Mandatory Application Criteria

IHDA will use its Multifamily Financing “Common Application” as the major application format for national HTF rental housing projects (See above).

2. Eligible Activities

Eligible Activities under the Illinois federal HTF Program will include the following:

- Rental housing development (new construction or acquisition/rehabilitation) Eligible project costs include the following: Real property acquisition; development hard costs; relocation; demolition; utility connections; site improvements; soft costs, including architectural, engineering costs, developer fees, and AFHMP marketing; paying construction loans; and staff project delivery costs.
- Operating/rental assistance, though also an eligible activity, is limited to a maximum of 33% of any year’s State allocation, and must be fully utilized within 5 years of award. Such assistance could also be subsequently renewed, as long as it’s within the 30-year affordability period. It is anticipated such assistance would be very limited and in the form of grants. Applicants must also present a long-term plan of utilizing permanent sources of State and federal rental assistance to be given consideration in this area.
- Public housing is only eligible under the federal HTF if the proposed project is part of HUD’s Rental Assistance Demonstration (RAD) program, Choice Neighborhood Initiative Program, or involves the LIHTC Program. Priority will be given to projects creating new units.

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- IHDA is not funding homeownership assistance under the program
- Eligible use of funds include: loans (low-interest, no-interest, balloon, forgivable, deferred payment), grants, interest rate subsidies, equity investments, and other State-approved forms of assistance

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The State will distribute HTF funds statewide, including the City of Chicago, Chicago Metro, Other Metro, Non-Metro and municipalities subject to the prioritizing applications that are consistent with the 2020-2024 Consolidated Plan, Section AP-50 Geographic Distribution. The Authority puts a high value on quality location of projects and availability of resources and access to amenities. IHDA will strive to achieve maximum geographic diversity based on statewide applications and, where applicable, aligning set-asides associated with other programs providing non-federal, leveraged funding to the HTF, rather than establish geographic set asides under the HTF. In an effort to increase geographic diversity, IHDA will provide application workshops based upon approved PPAs, including "virtual" workshops in response to declared public health and/or disaster concerns

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

As stated in the Permanent Supportive Housing RFA Section 3, all Applications must include a signed Permanent Supportive Housing Development Program Application Certification.

The Authority will evaluate the Development Team's capacity to successfully complete and manage the Project. Applicants who fail to meet these mandatory criteria will be disqualified and will not be scored during the final evaluation phase. Applications must include the following for the Authority to evaluate the experience and capacity of the development team:

- The Application must include a full organizational chart reflecting all entities within the proposed Owner down to individuals including percentages of ownership
- The Application must include an Identity of Interest form for the Sponsor
- The Application must include certifications for the proposed owner, general contractor,

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property manager, and architect, inclusive of all pending, under construction, or completed Projects in any state, including their present status and expected completion date. The Development Experience Certification forms are available on the Authority's Website

Unacceptable Practices

The Authority may deny any Project in which any Participant in the Development Team has failed to demonstrate ongoing proficiency with affordable and supportive housing programs. The Applicant may include in the Application an explanation of the circumstances surrounding the unacceptable practice and the roles of each of the Participants. Examples of unacceptable practices include but are not limited to:

- A Participant is affiliated with existing developments which have been cited for material and/or continuing, but curable, noncompliance. Material noncompliance exists when a party exhibits a continual pattern of noncompliance, or when a party demonstrates an inability or an unwillingness to resolve noncompliance in a timely manner
- A Participant (including any affiliates) has experienced any events of foreclosure or failed to perform under the terms of a workout agreement over the past three (3) years
- A Participant (including any affiliates) has declared bankruptcy over the past three (3) years
- Any Participant (including any affiliates) has a mortgage default or arrearage of three months or more within the last three (3) years
- A Participant that has failed to pay any fee or expense due to the Authority, including outstanding compliance monitoring fees in the past three (3) years
- Any liens or other claims exist against property owned by Owner (including any affiliates) for which the Owner has failed to resolve a public filing such as a lien or a judgment
- The Owner (including any affiliates) has been debarred or received a limited denial of participation in the past three (3) years by any federal or state agency from participating in any development program
- A Participant that has materially misrepresented facts on any request for Authority resources

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

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As stated in the PSH RFA Section 4, projects that provide rental or operating assistance will be awarded up to twenty(20) points based on the number of units assisted and the length of committed assistance. Units can be assisted with available federal, State, and local project-based rental assistance so that rents are affordable to ELI families. These may include: Section 8 Project-Based (preservation only); Project-Based Vouchers; Rental Housing Support Program; and Section 811 Project-Based Rental Assistance. It will utilize 30% of household income for rents and utilities as its standard

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

As stated in the Permanent Supportive Housing RFA Section 3, all applicants must restrict 100% of the units to households $\leq 30\%$ AMI. All projects will be required to establish a minimum 30-year affordability period. Applicants who fail to meet these mandatory criteria will be disqualified and will not be scored during the final evaluation phase.

As stated in the RFA Section 5, Projects will be required to execute a Regulatory Agreement with the Authority, whereby the Owner shall agree to maintain unit affordability, and serve the targeted populations, for a minimum 30-year period

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

As stated in the Permanent Supportive Housing RFA Section 3, all Applications must include a signed Permanent Supportive Housing Development Program Application Certification.

- Take actions to affirmatively further fair housing;
- Give preferential treatment to persons on the Public Housing Authority (PHA) waiting list(s) and make on-going efforts to request that the PHA make referrals to the Project, or request that the PHA include relevant information about the Project on any listing the PHA makes available to

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persons on its waiting list(s);

- Have a tenant selection plan preference for veterans;
- Minimize involuntary displacement of low-income households;

Be willing to accept current or future State-administered operating subsidy or project based rental assistance, should it become available, on units that are not already subject to a rental assistance contract. Certification of this willingness will not be required of those with already-committed rental or operating assistance for 100% of units. This assistance would likely be limited to a maximum of 30% of units within a given Project, would likely be reserved for households referred through a statewide referral network, and may be targeted to Projects located in specific areas of the State based on need.

Projects will also be scored on the following items that meet the housing needs of the State. See Permanent Supportive Housing RFA Section 4 for information on Application Scoring Criteria.

- Firm Commitment of Operating or Rental Assistance - Up to twenty (20) points
- Universal Design - Up to ten (10) points
- Green Design and Energy Efficiency - Up to ten (10) points
- Access to Transportation - Up to ten (10) points
- Neighborhood Assets - A maximum of ten (10) points
- Development Team Characteristics - Up to five (5) points

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Projects which are able to commit other non-federal funds as part of their project financing will be awarded up to fifteen (15) points. This would include other State-funded and locally funded programs, but not LIHTC, or State or local CDBG or HOME funding. The latter funds can be part of the project's financing, but will not be considered as non-federal funding. IHDA will require under the PSH-RFA that federal HTF-funded projects include leveraging of at least 10% of total projects cost with non-IHDA resources.

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4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

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The State's policy on maximum per-unit subsidy is to be based on modest housing units with similar amenities and taking into account local market conditions. IHDA will use the same criteria that it uses under its HOME/Qualified Allocation Plan (QAP). These limits will be based on hard construction costs, and are adjusted by bedroom size and location. Location factors in to the variance between the Chicago and metro set asides and separating other metro and non-metro set asides.

These standards were established by an analysis of the current Construction Cost Database for issuance with the 2022-2023 QAP and are valid through 2023. This analysis showed the largest variance between Chicago and metro versus other metro and non-metro. There was a smaller variance between Chicago and metro and a larger variance between Chicago and the remaining regions of the State. IHDA will provide non-federal funds to areas where needed, to bridge gaps between maximum per-unit costs under the national HTF and actual construction cost within IHDA's Cost Limits.

The total cost per unit takes into considerations soft costs, which are based on the statewide cap, and will not exceed 20% of allowable hard costs for this program. The total cost will be based on geographic location as explained above. Maximum allowable for 4+bedroom sixe in City of Chicago and Chicago Metro Area is \$351,000 per unit.

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2020 HOME Maximum Per-Unit Subsidy Limits

| Area Name & Counties | Bedrooms | Elevation Limit |
|--|----------|-----------------|
| Chicago | 0 BR | 153,314 |
| Cook, DuPage, Grundy, Kane, | 1 BR | 175,752 |
| Kendall, Lake, McHenry, and Will | 2 BR | 213,718 |
| | 3 BR | 276,482 |
| | 4 + BR | 303,490 |
| Springfield | 0 BR | 153,314 |
| Alexander, Bond, Cass, Christian, Clinton, Fayette, Franklin, | 1 BR | 175,752 |
| Greene, Jackson, Jefferson, Jersey, Johnson, Logan, Macoupin, | 2 BR | 213,718 |
| Manion, Mason, Massac, Menard, Monroe, Montgomery, Morgan, | 3 BR | 276,482 |
| Randolph, Perry, Pulaski, Sangamon, Scott, Washington, | 4 + BR | 303,490 |
| Williamson, and Union | | |
| Champaign | 0 BR | 153,314 |
| Champaign, Clark, Clay, Coles, Crawford, Cumberland, | 1 BR | 175,752 |
| De Witt, Douglas, Edgar, Edwards, Effingham, Ford, Gallatin, | 2 BR | 213,718 |
| Hamilton, Hardin, Jackson, Jasper, Kankakee, Lawrence, Livingston, | 3 BR | 276,482 |
| Macou, McLean, Moultrie, Piatt, Piute, Richland, Saline, | 4 + BR | 303,490 |
| Shelby, Vermillion, Wabash, Wayne, and White | | |
| East St. Louis | 0 BR | 153,314 |
| Madison and St. Clair | 1 BR | 175,752 |
| | 2 BR | 213,718 |
| | 3 BR | 276,482 |
| | 4 + BR | 303,490 |
| Peoria | 0 BR | 153,314 |
| Bureau, Fulton, Henderson, Henry, Knox, | 1 BR | 175,752 |
| LaSalle, Marshall, McDonough, Mercer, | 2 BR | 213,718 |
| Peoria, Pulham, Stark, Tazewell, | 3 BR | 276,482 |
| Warren, and Woodford | 4 + BR | 303,490 |
| Quincy | 0 BR | 153,314 |
| Adams, Brown, Calhoun, Hancock, | 1 BR | 175,752 |
| Pike, and Schuyler | 2 BR | 213,718 |
| | 3 BR | 276,482 |
| | 4 + BR | 303,490 |
| Rockford | 0 BR | 153,314 |
| Boone, DeKalb, Stephenson, | 1 BR | 175,752 |
| and Winnebago | 2 BR | 213,718 |
| | 3 BR | 276,482 |
| | 4 + BR | 303,490 |
| Rock Island | 0 BR | 153,314 |
| Rock Island | 1 BR | 175,752 |
| | 2 BR | 213,718 |
| | 3 BR | 276,482 |
| | 4 + BR | 303,490 |
| Sterling | 0 BR | 153,314 |
| Carroll, Jo Daviess, Lee, Ogle, | 1 BR | 175,752 |
| and Whiteside | 2 BR | 213,718 |
| | 3 BR | 276,482 |
| | 4 + BR | 303,490 |

2020 Base Section 234 limits:

Effective June 4, 2020

| Bedrooms | Elevation |
|----------|-----------|
| 0 BR | 63,861 |
| 1 BR | 73,230 |
| 2 BR | 89,049 |
| 3 BR | 115,201 |
| 4 + BR | 126,454 |

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

IHDA uses the Architectural Planning and Construction Standards to evaluate all rehabilitation projects. The APCS is a comprehensive reference for owners, developers, architects and contractors in the design and construction of quality affordable housing. IHDA uses the standards to evaluate plans, specifications and other relevant data of the proposed new construction, rehabilitation and adaptive reuse of existing buildings.

- Applicable State and local code, ordinances and zoning requirements
- Health and Safety
- Requirements of useful life of major systems
- Lead based Paint Requirements
- Accessibility Stand which must be met
- Disaster mitigation requirements
- State and Local Codes, Ordinance, and Zoning Requirements
- Uniform Physical Condition Standards

Disaster Mitigation - The State of Illinois does not maintain a statewide adopted building code. Each local governmental unit (municipality or county) adopts its own individual building or other administrative code. IHDA relies on these local Authorities Having Jurisdiction (AHJ) to provide plan review and issue building permits per their adoptive standards. If there is an area which does not have an adopted standard, our APCS document indicates the building shall be constructed to meet the 2015

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version of the International Code Package. The use of standard building codes, by either the AHJ or IHDA referenced standard, ensures facilities are built to handle regional requirements for seismic (earthquake), wind (tornado or straight line winds) or water (rain, snow, flood) based disasters. By the AHJ issuing the building permit it is expected the plans have been reviewed against the local standard outlined in their adopted building codes, and meet these requirements.

UPCS Protocols - An IHDA Construction Representative will make a visit to each unit and evaluate the site against the UPCS checklist (Uniform Physical Condition Standards for Multifamily Housing Rehabilitation (at <https://www.ihda.org/developers/dev-resource-center/>) to ensure they meet with minimum requirements. The checklist will be used in conjunction with the previously completed Property Needs Assessment (see PNA below) to establish the minimum scope to be included with any rehabilitation project approved for funding. This checklist has been created to have separate lists for multi-family dwellings and single family homes.

The UPCS checklist shall identify any repair items that represent an immediate threat to health and safety, and all other significant defects, deficiencies, items of deferred maintenance, and material building code violations that would limit the expected useful life of major components or systems. Deficiencies regarding significant life safety issues must be identified and identified as work to be immediately corrected as part of the scope of work.

Post-occupancy, IHDA's Asset Management Services Department will review the ongoing project needs utilizing HUD's Uniform Physical Condition Standards to ensure HTF-assisted projects and units will be decent, safe, sanitary and in good repair as described in 24 CFR 5.703

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

Standards for Architectural Planning and Construction

Published September 2021

Amended: November 2021

Effective for all projects whose applications submitted on or after September 1st, 2021

Contents *in italic underlined* indicates a revision from a previous version



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Introduction

The Standards for Architectural Planning and Construction (Standards) are being provided as an aid for owners/developers, architects and contractors for the design and construction of quality affordable housing. These Standards shall be used as a reference in establishing Illinois Housing Development Authority's (Authority) minimum quality standards. The Authority will use these standards to evaluate the plans, specifications, and other relevant data of the proposed housing development, including new construction, rehabilitation, and the adaptive reuse of existing buildings. We encourage users to exceed these minimum requirements whenever possible, making projects more viable and extending their longevity. By increasing items such as the building's energy efficiency, utilizing environmentally friendly materials, and insuring projects are more cost effective to construct and operate, the owner/developer, taxpayer, and the end-user all benefit.

The Authority's design review will be based in-part by the following broad policy objectives:

Compliance with the Standards to the greatest extent feasible per the scope of work, funding sources and Property Needs Assessment.

The quality of the building(s) and other improvements must be consistent with the underwriting and program requirements.

The project must comply with all local, state, and federal codes or regulations (including any applicable lead-based paint, mold, asbestos and environmental regulations and any other Authority requirement).

The development must be consistent with the demands of the marketplace.

The design and construction must be consistent with recognized standards and accepted practices in the construction industry.

The Authority reserves the right to object to any proposed building system or material selection as being in conflict with the Authority's interests.

Sponsors are encouraged to meet with the Authority Architectural staff prior to submitting rehabilitation projects seeking 4% Low Income Tax Credits to specifically discuss the intended project scope.

The Standards are subject to change and modification, this version supersedes and replaces any prior versions. In the following standards when referring to a published document it is referring to the most recent edition adopted by the local jurisdiction. The Authority will also evaluate certain aspects of the Standards that may require modification to meet the unique site, design or use of the development. In this event, the Authority will consider modification requests on a case-by-case basis. It is therefore highly recommended that Authority staff be involved in the design concept at the earliest stage possible to provide guidance through the review process. Lastly, the Authority or its agents shall have the right of access to the property.



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1. Fees and Cost Coverage

The Authority reserves the right to require outside consultants or other professionals as it may deem appropriate, to conduct various aspects in conjunction with the Architecture and Construction Services functions related to the completion of the project. The Authority shall determine if some or all of these costs shall be funded by the borrower/developer.

The Authority shall review the architectural and general contracting fees associated with the development to insure they are proper, fair, and reasonable. The Authority has evaluated the fees from past Authority financed projects. These fees were based on the percentage of the construction costs (site work, general requirements, general contractor's overhead and profit, construction permits and fees). As such, the architectural and general contractor fees listed below reflect the maximum percentage the Authority will accept as a reasonable fee for services. Higher percentages for the architectural fees are acceptable but the owner/developer will be responsible to pay the difference between the higher percentage and the percentage in the table below. The fees shall include the following:

The "Architect of Record" shall be same individual who created the plans and specifications. Any on-site architectural observation shall be conducted by the "Architect of Record". The Architect is responsible for certifying that all the work requested for payment, at a minimum of one site visit per pay application, is accurate and has been completed.

Preparation of plans and specifications including consultations, estimates, and professional engineering services typically associated with the architectural portion of the plans, including structural design and Landscape Architecture. Architectural fees shall not include any work or contractual obligations of other professional services such as: surveys, soil borings, Civil

General administration, reimbursables as per the Contract between Architect and Sponsor and overall observation of construction.

Approving payment vouchers to the contractor.

Approval and acceptance of completed construction.

The "Architect of Record" will **NOT** BE permitted to act as the general contractor without the written approval of the Authority. If the "Architect of Record" sub-contracts any portion of his work, excluding professional engineering services, the difference between the architect's contract fee and the sub-contractors' fee will cause a reduction in the Developers' Fee.

Any project utilizing an Architect's "Self-Certification" permit review or Certified Revisions may be subject to design and construction costs after the design documents have been completed and approved by the Authority. Any related changes in cost as a result of code related requirements submitted for Authority review will be deemed as an error and omissions and will be handled as described in Section 18 of these standards.

Architectural Fee, in combination with building engineering fees for structural, mechanical, electrical and fire protections systems as well as Landscape Architecture fees in excess of the Authority limits listed below cannot be kept in basis and shall be paid from a non-Authority source.

Architectural and Civil Engineering fees in excess of the Authority limits listed below cannot be kept in basis and shall be paid from a non-Authority funding source.

COMMENTARY: Typically, the GC and the architect execute different contracts with the owner to provide distinct and separate services. In these situations, there would be a conflict of interest between the two parties, where one could not always act independently of the other, in good faith.

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COMMENTARY: The City of Chicago currently utilizes the Self Certification process on smaller sized residential projects, as such they do not go through the typical municipal plan review. Unfortunately, there have been occasions where items were missed on the plans which should have been flagged by a municipal plan reviewer.

AUTHORITY ARCHITECTURAL FEE LIMITS:

| Total Construction Costs \$ | % Architect Fee (New Construction) | % Architect Fee (Adaptive and Renovation) |
|--------------------------------|---------------------------------------|--|
| 0-1,000,000 | 7.2 | 8.4 |
| 1,000,001-5,000,000 | 6.2 | 7.3 |
| 5,000,001-10,000,000 | 4.8 | 6.7 |
| 10,000,001-15,000,000 | 4.1 | 5.9 |
| 15,000,001-25,000,000 | 3.4 | 5.1 |
| Over 25,000,000 | 2.8 | 4.4 |

AUTHORITY CIVIL ENGINEERING FEE LIMITS:

| Set Aside | \$/Gross Site Area |
|-----------------|--------------------|
| Non-Metro | \$0.35 |
| Rural | \$0.35 |
| Chicago Metro | \$1.00 |
| City of Chicago | \$2.00 |

General Contractor

The **General Contractor** (GC) needs to obtain Authority approval prior to the commencement of any work. The Authority shall evaluate the GC's past performance in addition to the requirements as indicated on the General Contractor Certification (Addendum 1). The Authority reserves the right to deny a project's funding where a proposed contractor does not meet the standards established in this certification, or if the contractor's past history with the authority does not meet a high-quality standard of construction expected to be provided for all projects. The Authority shall review the Contract for Construction with the owner.

- 1.0** All Contracts for General Construction must be a Stipulated Sum or Lump Sum contract. No project shall be completed with a Guaranteed Maximum Price or a Cost Plus style contract, without prior IHDA approval.

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- 1.1** The final sum contract must be agreed upon with the owner prior to Authority review and be in accordance with the approved project budget. Work started prior to Authority approval may put the proposed funding at risk. The Authority shall not be responsible for payment or compensation to the contractor if funding is lost because of unauthorized activity.

Pre-Construction Services performed by a General Contractor shall be considered as acting as a Construction Consultant to the Developer/ Sponsor. All direct costs and fees associated with this service is viewed as consultancy therefore is paid through the Developer Fee as defined in the QAP.

- 1.2** The general contractor is allowed "Profit" in the amount of 6%, "Overhead" in the amount of 2% and "General Conditions" (a.k.a. general requirements) in the amount of 6%, all of which are maximum amounts calculated from the hard construction costs. The percentage of each, Profit/Overhead/General Conditions as indicated in the CSS at Initial Closing, shall remain constant throughout the project including any change orders. General Conditions, Overhead and Profit shall be paid out equal to the completion of construction percentage as identified in the pay application. Related mobilization charges shall be evaluated on an as needed basis. The total amount of the Profit/Overhead/General Conditions shall not exceed the prescribed maximums established on the CSS at Initial Closing, throughout the project including any change orders.

- 1.3 Profit** is defined as the proceeds of transaction minus the cost, including intangibles such as contract incentives. Individual mark-up is not allowed on GC supplied materials or the total "Profit" line item on the Contractors Sworn Statement will be reduced accordingly. If this is insufficient, then deductions will be made to the General Conditions and/or Overhead lines.

Overhead being the expenses necessary to conduct a business. Cost shall also include those specific to the project and include transportation, travel expenses, temporary housing etc.

In the event there is an identity of interest between the owner/developer and general contractor, the following will apply: (a) the developer fee will be reduced 2% through the Authority's underwriting process (via the Authority's Multifamily Application), or (b) the general contractor's 2% overhead shall be eliminated. Limited partnerships, joint ventures, and other types of associations between the owners and the general contractor shall be subject to the Authority's limitations on Overhead.

COMMENTARY: Projects generally have various funding sources such as CDBG or come in through agencies other than MF Underwriting. Subsequently any identity of interest greater than 5% (i.e. owner has 5% ownership in the general contracting company) will typically require the reduction of the overhead.



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General Conditions are the functions needed to complete the construction phase and shall include the following costs: project manager and superintendent, draw related paperwork, layout, surveys, plans/printing, material testing, communications, mobilization, temporary heat and utilities, portable toilets, temporary fencing, OSHA protection, field office, hoisting equipment, security, small tools, disposal, construction photography, cost certifications, audits, mock-ups, daily construction site cleaning, final clean, general labor, etc., essentially including, but not limited to, items identified within Construction Specifications Institute (CSI) Master Format Divisions 0 and 1 within the project manual (when provided). As the GC is responsible for these functions any subcontracting of these out to lower tier subcontractors will be evaluated against the stated limit and may reduce the amount of the GC's General Conditions percentage a GC can collect accordingly. All General Conditions items listed above must be kept within the allowable percentages and the Authority prefers not to have individual GC related items broken out as separate trade lines on the CSS. If individual items are isolated, the GC line item must be reduced by the individual line value, so the sum of the GCs listed and individual line items do not exceed the allowable 6%. Values for these items, if identified by the Authority, are in excess of the allowable percentage, the individual line item values shall be removed from the budget. Redistribution of these values through the remaining trades after being removed from the contract is prohibited.

- 1.4 Financing, holding charges or other types of construction related interest shall be included in the Overhead or General Conditions calculation.
- 1.5 Payment for any shop drawings will be limited to 5% of the total cost for that line item. In addition, The Authority may authorize payment to begin ordering elevators for the project, up to 35% of the elevator contract amount, including installation. All requests for deposit payments must be substantiated by an invoice issued by the supplier or subcontractor requesting the deposit and included with the draw in which the request is made. Invoices are not required for all other shop drawing requests.
- 1.6 The construction budget shall include any costs resulting from scheduling delays or seasonal constraints such as winter conditions, water extraction from recent rains, etc. These items are not considered unforeseen and will be determined to be an error and omission when presented to the Authority for CO Determination as defined in Section 18, Change Orders and Contingency Funds below.
- 1.7 When a contractor is acting in the capacity of a "GC" they shall provide all the functions typically associated with the position. The GC is responsible for the overall construction management aspects and tasks involved from the project's start-up through final completion. Functions include (but are not limited to): scheduling, coordination of the trades, supervision, safety, program compliance, monitoring, and all other means and methods required to complete the construction of the project. As such, the Authority will not allow for a "Straw" GC or a firm which reaps the benefits and fees associated with the GC title but in reality, subcontracts these functions to another GC or separately contracted individual to perform these duties in place of a primary employee of the GC. Subsequently the GC is expected to be on the site during construction and at least daily and maintain a daily log documenting the progress of the work to be available for review upon Authority request. Similarly, any side agreements to the contrary or kickbacks will result in forfeiture of any future work with the Authority.



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Construction Performance Bonds and/or a Letters of Credit. The Authority will require either:

(a) Payment and Performance Bond by a company approved by the Authority equal to one hundred (100%) percent of the cost of construction of the development or (b) Unconditional, irrevocable commercial letter of credit, issued by a financial institution approved by the Authority, in an amount equal to twenty-five (25%) of the cost of construction of the development. This is not required for projects receiving LIHTC financing only or seeking bond only financing with 4% Tax Credits. If a project is seeking additional financing in combination with these sources, the bond must be provided as described above.

All Construction Related Costs required to complete the project shall be determined by receiving bids from all trades identified in the construction tab of the application prior to the project obtaining Initial Closing by the Authority. Allowances are not allowed for biddable and definable portions of the project except where discussed and approved by the Authority's Architectural staff prior to Initial Closing. Any allowances identified in the bid shall be indicated as such, and definition of how the allowance was created shall be provided to the Authority for consideration. Any increases to the allowance via change order shall be deemed as an error when presented to the Authority for CO Determination as defined in Section 18, Change Orders and Contingency Funds. The construction budget needs to be complete including all value engineering, permit review requirements, proper wages, etc. Any deletion of Authority required work items (as indicated the Authority's Architectural and Construction Standards, QAP requirements, etc.) from the scope due to costs will not be approved, and any CO requests to reimburse the contractor for installing items related to these standards will be deemed as error when presented to the Authority for CO Determination as defined in Section 18.

- 1.8** In all instances where any contract agreement results in cost savings at the completion of the Project, the disposition of any savings shall be in the sole discretion of the Authority.
- 1.9** The General Contractor shall reduce of the 6% profit percentage listed above for any self-performed work. The reduction shall equal to the 2% of the trade cost identified as being self-performed. All self-performed work anticipated for the project must be identified on the originally submitted CSS for review prior to Initial Closing.
- 1.10** Material suppliers for construction related products shall be identified on the contractors sworn statement accordingly. Draws for materials and/or, fixtures and equipment (FF&E) can only occur when they have been properly installed and inspected by the Authority's Field Construction Representative.

Furniture, Fixtures and Equipment (FF&E):

- 1.11** Furniture, Fixtures and Equipment expenses are eligible for reimbursement. However, they must be for qualified items which mirror the FF&E designation.
- 1.12** Furniture: Items which are generally used by the residents, guests, and staff for living and operating the project. Examples include beds, desks, chairs, couches, office file cabinets, etc.
- 1.13** Fixtures: Items, which were once personal property, but due to permanent attachment is now considered as being part of the real estate. Examples include window blinds, built-in cabinetry, etc.



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- 1.14** Equipment: Items having a contributory association with the operation of the project. Equipment is usually considered personal property as it's not readily attached to the real estate. Examples include computers, laundry equipment, appliances, *snow blowers*, etc.
- 1.15** Supplies: Items considered general purpose items and not eligible for reimbursement from the FF&E budget. Examples of supplies are hand and power tools, mops, cleaning solutions, trash cans, garden utensils, portable sports equipment, computer ink and paper, etc. Other related items that could be removed from the designated shop or location are considered supplies.
- 1.16** None of the aforementioned items represents a complete list and payment of these items will be at the Authority's discretion. These items shall be in new condition or if refurbished will require Authority approval.

Subcontractor Bid Submittals

- 1.17** When making application to the Authority, the GC shall provide bids from the proposed subcontractors to substantiate the total construction contract. These bids shall be required from all the major trades (Mechanical, Plumbing, Electrical, Carpentry, Excavation, Concrete, Roofing, Fire Suppression, etc.) and reconcile with the respective line items in the Contractors Sworn Statement.

2. Codes and Regulations

The project shall comply with applicable zoning ordinances (including variances or amendments), these Standards and building codes. The project shall obtain all necessary building permits and required inspections to obtain a certificate of occupancy for conversion/new construction, or a final approval for rehabilitation/renovation projects.

All jurisdictions in the state of Illinois shall comply with the 2018 International Energy Conservation Code with state amendments.

If there is a conflict between the requirements of the applicable codes and/or these Standards, the most stringent requirement will prevail. If there are any questions regarding the codes, the owner/developer or the Architect of Record shall consult with Authority Architectural Services staff to determine whether the proposed development would be subject to such requirements. During the construction process, owners/developers and/or architects will be asked to certify compliance with applicable regulations. The Authority or its representatives will check for compliance with standards set forth by federal, state and local regulations.

The following codes and regulations shall be used in preparation of the drawings and specifications:

- 2.0** The latest published edition of the Architectural Planning and Construction Standards apply to all buildings owned or financed in whole or in part by the Authority.
- 2.1** The latest published edition of the Architectural Planning and Construction Standards apply to all buildings owned or financed in whole or in part by the Authority.
- 2.2** Local Building Codes: In areas where there is no local governing building code, the requirements indicated in the 2018 International Code Council Package will apply.
- 2.3** The Americans with Disabilities Act applies to the common areas open for public use, such as a property management or rental office and community room areas including the kitchen.

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- 2.4** Federal Fair Housing Act applies to all new multi-family housing consisting of four or more dwelling units per building built for first occupancy after March 13, 1991.
- 2.5** The Architect of Record will be required to survey the entire project and certify compliance with the Federal Fair Housing Act for those buildings built for first occupancy after March 13, 1991 and buildings where the last building permit or renewal thereof was issued after June 15, 1990 before any new addition or alteration to those buildings will be approved by the Authority.
- 2.6** The Illinois Accessibility Code (latest edition) applies to all "public facilities" and "multi-story housing units" as defined and governed by the Environmental Barriers Act (EBA) and located, in whole or in part, within the legal geographic boundaries of the State of Illinois, unless specifically exempted. This Code is applicable when work involving new construction of projects containing five or more units, alterations, additions, historic preservation, restoration, or reconstruction in whole or in part begins after the effective date of this Code.
- 2.7** The Illinois Accessibility Code together with the Environmental Barriers Act and the standards incorporated by reference identified in Section 105 has the force of a building code and as such is law in the State of Illinois.
- 2.8** Elements not covered or clearly defined in the IAC, EBA, FFHA shall reference the ICC/ANSI A117.1 2009 or latest version adopted by the local jurisdiction for guidance.
- 2.9** The ICC/ANSI A117.1 referenced above applies to projects seeking Tax Credits, either through tax-exempt bonds (4% Tax Credits) or through the competitive round (9% Tax Credits).
- 2.10** Section 504 of the Rehabilitation Act of 1973 (29 U.S.C 794) applies to recipients of federal financial assistance.
- 2.11** Uniform Federal Accessibility Standards (UFAS): applies to recipients of federal financial assistance.
- 2.12** Illinois State Plumbing Code (latest version)
- 2.13** National Electrical Code (latest version or version adopted by the local jurisdiction)
- 2.14** 2018 International Energy Conservation Code with Illinois amendments is mandatory in all jurisdictions in the state of Illinois
- 2.15** Minimum Property Standards for Housing (MPS) U.S. Department of Housing and Urban Development (HUD)
- 2.16** 24 CFR Parts 3280 of the Manufactured Home Construction and Safety Standards
- 2.17** Title 89 Illinois Administrative Code, Subpart B, Supportive Living Facilities



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- 2.18 Lead Based Paint Hazards:** The Project shall comply with the applicable lead-based paint regulations as outlined in the Authority's Lead Based Paint Compliance Guide which can be found in the developer resource center on the IHDA website. All federally assisted projects having units constructed before 1978 must comply with Title X of the Housing and Community Redevelopment Act of 1992 regulations found in HUD Title 24 CFR Part 35 and the Illinois Lead Poisoning Prevention Code, 77 IL. Admin. Code 845. In addition, all properties and/or units must comply with the Environmental Protection Agency, final rule developed under the Toxic Substances and Control Act specifically 40 CFR Part 745, as it relates to the Lead Renovation, Repair, and Painting Program.
- 2.19 Asbestos Containing Materials:** All state and federally assisted projects must comply with EPA 40 CFR 61.145 and all other HUD, EPA, IEPA and Illinois Department of Public Health (IDPH) regulations.
- 2.20 Radon:** All projects must comply with the Illinois Emergency Management Agency Radon program and the EPA's radon guidelines. When radon mitigation is either recommended or required, at a minimum, a passive-future active system shall be installed. For further information, visit:
<http://radon.illinois.gov/>
<https://www.epa.gov/radon>
- 2.21 Mold considerations:**
Fact Sheets from IDPH: <http://www.idph.state.il.us/eryhealth/factsheets/mold.htm>
EPA Mold Site: <http://www.epa.gov/mold/>
- 2.22 Illinois State Prevailing Wages or Federal Davis-Bacon Prevailing Wage requirements** will be mandated on Authority financed projects having construction related activities. Section 3 will apply where required. See points below to access respective guidelines and websites.
Authority Davis Bacon Compliance Guide PDF can be found on the IHDA website in the developer resources center.
Section 3 Plan and Compliance Guide PDF can be found on the IHDA website in the developer resources center.
Illinois Prevailing Wage Website: <https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/Rates.aspx>
- 2.23 Broadband Infrastructure:** Per Department of Housing and Urban Development Docket No. FR 5890–F–02 Narrowing the Digital Divide, HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental requires installation of broadband infrastructure.



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Design Phase

3. Plan Review Process

Once the Authority has determined the project is feasible, the owner/developer shall submit completed project drawings and specifications to Architectural Services for their respective review. This review and approval must take place prior to the project Initial Closing. Any major modifications to the project after architectural approval and before Initial Closing must be approved by the Authority and possibly the Authority's Board.

Before construction begins, submit a compiled, digitally sealed and signed, unlocked, editable PDF copy of the complete "For Construction" drawings, specifications and supporting documents to the Authority on a flash drive. This set shall incorporate all changes required by the municipal authorities, all applicable comments made by the Authority, all approved "value engineering" changes and any applicable comments made by other governmental agencies (HUD, IEPA, etc.). The Authority shall receive the review drawings, specs and supporting documents 60 days prior to the scheduled Initial Closing date. Please note, the drawing submittal process requires contacting the plan reviewer and requesting a submittal link.

The drawings and specifications must be prepared under direct supervision of an Illinois Licensed Architect in accordance with the Architectural Practice Act, bear the license number of the architect, and if the architect is part of any business structure other than a sole proprietorship, he or she must include the Project Design Firm registration number on the drawings. The drawings are required to be signed and sealed by the design architect ("Architect of Record"). A Professional Engineer licensed to practice their profession in the State of Illinois, when acting as a consultant to the Architect of Record or under a separate agreement with the owner/developer, must sign and seal his work and provide proof of professional liability insurance.

The Authority's acceptance of plans and specifications is limited to the Authority review and shall not constitute a general approval of the development. The review of the plans and specifications is solely for the benefit of the Authority and not that of any other party. Subsequent modifications to the plans and specifications after the Authority's acceptance must be approved by the Authority. Further, such acceptance shall not constitute a waiver of the Authority rights against those responsible for any error or omission or unauthorized changes.

The completed drawings must be coordinated between all design disciplines and the final contract for construction including all value engineering items and General Contractor exclusions. In addition, the project drawings must be current (≤ three months old) and include the following:

New Construction

3.0 Complete Civil Engineering Drawings, including, but not limited to:

- ☐ Location map.
- ☐ Site erosion plan, site utilities plan, site grading plan and site drainage plan.
- ☐ Site parking plan, pavement details, curbs details, curb ramp details, sidewalk details, and road profiles (if applicable)
- ☐ Topographical survey.
- ☐ Flood plain information.



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- ☐ Other necessary details that appear on a complete set of civil engineering drawings.

3.1 Complete Landscape Drawings including but not limited to:

- ☐ Location of all trees, shrubs, berms, and sod/grass areas.
- ☐ Material schedules with selected plant species.
- ☐ Other necessary details required for a complete set of landscape drawings.

3.2 Complete Architectural Drawings, including, but not limited to:

- ☐ Cover sheet, including index, project data, location map, building code and zoning information, table indicating unit schedule (including bathroom, accessible, adaptable, and sensory impaired units), types and sizes.
- ☐ Site plan, including parking data and layouts and property lines.
- ☐ Demolition Plans as applicable
- ☐ Unit Matrix to minimally include, Unit Number, Unit Area, Number of Bedrooms, Number of Bathrooms. Matrix shall identify units designated to Accessible, Section 504 (UFAS), Type A, Type B/Adaptable and Hearing and Visually Impaired units.
- ☐ Floor plans.
- ☐ Reflected ceiling plans
- ☐ Building elevations. Precast buildings shall be fully coordinated with panel module design, engineering constraints and MEP penetrations.
- ☐ Interior Kitchen and Bath elevations, as well as other interior elevations required to identify areas receiving special design consideration. Including allowable space above range/stove to combustible surfaces and coordinated location of accessibility features. Cutsheets for all Appliances. Any proposed modifications complying with the applicable accessibility requirements.
- ☐ Wall Sections and enlarged details. Large scale drawings shall be provided at all exterior openings depicting where architectural elements must be installed to prevent air, water, and pest intrusion.
- ☐ Delineate and label bulk storage allocations on enlarged plans conforming to IHDA Section 12, Community Facilities, Supportive Living Facilities.
- ☐ Stair, kitchens, and bathroom details.
- ☐ Door, hardware, windows, room finish and appliance schedules.
- ☐ Large scale drawings of the typical apartments and common areas, including accessibility compliance.
- ☐ Garage isolation strategies and details
- ☐ Integrated Pest Management Plan



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- ☐ Other necessary details required for a complete set of architectural drawings.
- 3.3** Complete Structural Engineering Drawings including, but not limited to:
 - ☐ Demolition Plans as applicable
 - ☐ Foundation plan, footing and pier schedules, foundation and footing Sections
 - ☐ Floor framing plans, roof framing plan, wood truss and structural steel sizes and layout.
 - ☐ Column and lintel schedules, connection details.
 - ☐ Architectural Precast drawings and details
 - ☐ Truss and panel shop drawings shall be submitted to the Authority prior to installation.
 - ☐ Other necessary details required for a complete set of structural drawings.
- 3.4** Complete Mechanical Drawings including, but not limited to:
 - ☐ Demolition Plans as applicable
 - ☐ Duct layouts.
 - ☐ Location of the HVAC equipment including condensing units and piping layouts; if there is local hot water heating, the Authority requests a large-scale boiler-room layout including duct sealing and insulation as required in the current IECC.
 - ☐ Equipment schedules.
 - ☐ Other necessary details required for a complete set of mechanical drawings.
- 3.5** Complete Plumbing Drawings, including, but not limited to:
 - ☐ Demolition Plans as applicable
 - ☐ Location and size of incoming water service, hot and cold-water distribution piping, including insulation as required in the current IECC.
 - ☐ Storm water drainage piping, sanitary sewer piping.
 - ☐ Plumbing fixture and equipment schedules.
 - ☐ Soil waste and vent diagrams, water distribution diagrams.
 - ☐ Other necessary details required for a complete set of plumbing drawings.
- 3.6** Complete Electrical Drawings including, but not limited to:
 - ☐ Demolition Plans as applicable
 - ☐ Location and height of all switches and outlets, including ground-fault circuit-interrupter (GFCI) protection in the locations required by the NEC and other governing codes and ordinances.
 - ☐ Location of all lighting fixtures and compliance with all lighting levels for each usable space.



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- ☐ Location of all electrical panels, location, and size of the incoming electric service.
 - ☐ Electric riser diagram, main distribution panel diagram, electric panel schedules.
 - ☐ Large scale floor plan of the electrical equipment room.
 - ☐ Location of all exit and emergency lighting, location of all fire alarm audio visual devices, including all pull stations.
 - ☐ Site lighting plan.
 - ☐ Other necessary details required for a complete set of electrical drawings.
- 3.7** Complete Fire Protection Drawings (if applicable). Fire protection shop drawings shall be submitted to the Authority prior to installation.
- 3.8** Verification that the drawings comply with the 2018 International Energy Conservation Code with Illinois Amendments. (REScheck, COMcheck or equal).
- 3.9** IHDA's Mandatory Green Checklist or Third-party Certification Checklist as applicable for 4% and 9% LIHTC Projects
- 3.10** Complete Soils boring (Geotechnical) report describing the subsurface exploration, analysis, mining hazards, including mining maps, and geotechnical recommendations for the site.
- 3.11** A Structural Design Narrative prepared by the "Architect of Record" or Structural Engineer indicating the structural design data used for the site, including but not limited to live loads (e.g., floor and roof live loads), ground snow load, wind load (e.g., basic wind speed, wind exposure category, etc.), earthquake load (e.g., building seismic design category, site class, etc.), flood design data (if applicable) and any prescriptive construction detailing is considered.
- 3.12** For new construction projects that fall within the New Madrid Seismic Zone, a certification statement attesting to the fact that the drawings meet the seismic design requirements for earthquake resistant buildings.
- 3.13** Project specifications and design manual outlining the necessary material, installation, warranty, and other requirements to complete the scope of work for the successful construction of the project. This information shall be presented in the most current Construction Specifications Institute (CSI) format.
- 3.14** A current (≤ six months old) ALTA/NSPS Land Title Survey.
- 3.15** A current (≤ twelve months old) Phase I Environmental Site Assessment. This assessment must include, but not be limited to, the following considerations.
- ☐ Adjoining land use and zoning.
 - ☐ Soil conditions.
 - ☐ Slope conditions as related to soil erosion, parking, walks, drives, etc.
 - ☐ Storm water drainage.



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- ☐ Noise considerations.
- ☐ Site plan showing all major site features, buildings, roads, walks, utilities, etc.
- ☐ Flood plain information
- ☐ Wetland information
- ☐ Mining information
- ☐ Seismic information
- ☐ Radon information
- ☐ Endangered Species
- ☐ Vapor Intrusion information
- ☐ Engineered barriers in place as part of environmental remediation.
- ☐ Completion of the Authority's Phase I Environmental Consultant Report Requirements. This form may be found on the Authority's website in the developer resource center.

Rehabilitation and Adaptive Reuse Projects

- 3.16** If the project consists of any existing structures, a Property Needs Assessment (PNA) dated within 6 months of application deadline must be submitted at the time of application. The PNA requirements will evaluate the current condition of the asset(s) and include a cost estimate for any critical, immediate, and long-term repairs. The Authority's PNA standards can be found on the Authority website in the developer resource center under general reference documents. The selected third-party vendor can be neither the Architect of Record for the project nor the preparer of the owners/developer's scope of work for the project.
- 3.17** In addition to the PNA report there shall be a scoping/camera report of underground sanitary for 20 percent of units to determine RUL of existing infrastructure and a crawlspace inspection required for applicable structures to determine potential environmental and structural hazards.
- 3.18** Any project including rehabilitation must contain at least a minimum hard cost budget of \$40,000 per unit for the area being updated, and include the following minimum project scope:
- a. Replacement of all unit and common area kitchen and bathroom cabinets and counter tops
 - b. Replacement of all plumbing fixtures within the entire project with fixtures meeting with the fixture criteria identified in Section 11, Energy Efficiency and Green Criteria.
 - c. Replacement of all light fixtures throughout the project with high efficacy light sources - 65 lumens per watt, or luminaires with an efficacy of not less than 45 lumens per watt.
 - d. Replacement of all flooring throughout the project with FloorScore certified flooring.



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- e. Repair/Replacement of one additional major system beyond 90% of its useful life (furnaces, water heaters, central boilers, air conditioning equipment, elevator, windows, roofing, tuckpointing of exterior masonry, etc.) throughout the entire building.
- f. Painting of all units and Common areas.

The completed project drawings for rehabilitation and adaptive reuse project must be current (≤ three months old) and include the following:

3.19 Complete Civil Engineering Drawings, including, but not limited to:

- ☐ Location map.
- ☐ Site erosion plan, site utilities plan, site grading plan (if re-grading work is required), and existing site drainage plan.
- ☐ Site parking plan, pavement details if new pavement or an overlay of the existing pavement is required), curb details (if repair or new curb work is required), curb ramp details (if new curb ramps are to be provided), sidewalk details (if new sidewalks are to be provided) and road profiles (if applicable).
- ☐ Topographical survey
- ☐ Indication of the flood plain limits (if applicable).
- ☐ Other necessary details that appear on a complete set of civil engineering drawings.

3.20 Complete Landscape Drawings including but not limited to:

- ☐ Location of all trees, shrubs, berms, and sod/grass areas.
- ☐ Material schedules with selected plant species.
- ☐ Other necessary details required for a complete set of landscape drawings.

3.21 Complete Architectural Drawings, including, but not limited:

- ☐ Cover sheet, including index, project data, location map, building code and zoning information, table indicating unit schedule (including accessible, adaptable, and sensory impaired units), types and sizes.
- ☐ Site plan, including parking data and layouts and property lines.
- ☐ Demolition plans documenting the full scope of project demolition
- ☐ Unit Matrix to minimally include: Unit Number, Unit Area, Number of Bedrooms, Number of Bathrooms, Matrix shall identify units designated to Fully Accessible, Section 504 (UFAS), Type A, Type B/Adaptable and Hearing and Visually Impaired units.
- ☐ Floor plans of the typical building or if there are various types of buildings, floor plans of each type. These plans shall be dimensioned, indicate the rehabilitation work to be performed in each type of apartment, the type of existing floor framing and the direction of the span.



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- ☐ Delineate and label bulk storage allocations on enlarged plans conforming to IHDA Section 12, Community Facilities. Other necessary details required for a complete set of architectural drawings.
 - ☐ Building elevations (front, rear, and sides) indicating the location and type of work to be performed and the heights of the various floors from grade to finish first floor and finish floor to floor heights thereafter. Wall Sections indicating existing wall and floor construction and any work to be performed.
 - ☐ Detail sheets including stair details (if replacing the stairs), kitchen details (if replacing cabinets), door schedules, room finish schedules, bathroom details (if renovation bathrooms), large scale drawings of the typical apartments, large scale drawings of the common areas, accessibility compliance, and all other necessary details required for a complete set of architectural drawings.
 - ☐ Interior Kitchen and Bath elevations, as well as other interior elevations required to identify areas receiving special design consideration. Including allowable space above range/stove to combustible surfaces and coordinated location of accessibility features. Cutsheets for all Appliances. Any proposed modifications complying with the applicable accessibility requirements.
- 3.22** Truss and panel shop drawings shall be submitted to the authority prior to installation. (If applicable.)
- 3.23** Complete Structural Drawings, if applicable to the scope of work, including, but not limited to:
- ☐ Foundation plan, footing and pier schedules, foundation, and footing Sections.
 - ☐ Floor framing plans, roof framing plan, structural steel sizes and layout.
 - ☐ Column and lintel schedules, connection details.
 - ☐ Other necessary details required for a complete set of structural drawings.
- 3.24** Complete Mechanical Drawings, including, but not limited to:
- ☐ Demolition plans
 - ☐ Duct layouts (if altering the existing duct layout or installing new ducts).
 - ☐ Location of the HVAC equipment including condensing units, piping layouts (if applicable), if new hot water heating system, large-scale boiler room layout including duct sealing and insulation as required in the current IECC.
 - ☐ Equipment schedules.
 - ☐ Roof penetration details (if applicable).
 - ☐ Other necessary details required for a complete set of mechanical drawings.
- 3.25** Complete Plumbing Drawings, including, but not limited to:
- ☐ Location of the existing incoming water service, new hot and cold-water distribution piping (if applicable).



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- ☐ Existing storm water drainage piping (if applicable), new sanitary sewer piping (if applicable).
- ☐ Definition of demolition scope as required for the project
- ☐ New plumbing fixture and equipment schedules.
- ☐ New soil waste and vent diagrams (if applicable), and new water distribution diagrams (if applicable).
- ☐ Other necessary details required for a complete set of plumbing drawings.

3.26 Complete Electrical Drawings including, but not limited to:

- ☐ Location and height of all existing switches and outlets, including ground-fault circuit-interrupter (GFCI) protection in the locations required by the NEC and other governing codes and ordinances.
- ☐ Location of all existing lighting fixtures.
- ☐ Location of all existing electrical panels, location of the incoming electric service, size of the incoming electric service.
- ☐ Definition of demolition scope as required for the project
- ☐ Electric riser diagram (if providing a new building service), main distribution panel diagram (if providing a new main panel), electric panel schedules (if applicable).
- ☐ Large scale floor plan of the electrical equipment room (if applicable). Location of all existing or new exit and emergency lighting, location of all existing or new fire alarm audio visual devices, location of all existing or new pull stations
- ☐ For all permanently installed lighting fixtures, interior and exterior, install high - efficiency lighting that is capable of meeting recommended light levels (weighted average footcandle) in the Illuminating Engineering Society Lighting Handbook, 10th Edition.
- ☐ Site lighting plan and separate site lighting photometric confirming minimum required site lighting levels.
- ☐ Lighting Fixture Schedules minimally providing: Fixture Types, Lamping Types, Manufacturer, and model series
- ☐ Other necessary details required for a complete set of electrical drawings.

3.27 Complete Fire Protection Drawings (if applicable). Fire protection shop drawings shall be submitted to the authority prior to installation.

3.28 Green Development Plan outlining the integrated design approach used for this development. Green program Certification Checklist could be an alternative for this Plan. In conjunction, coordination of the contract documents shall reflect the ASHRAE Level 2 Energy Audit report's recommended components included in the Property Needs Assessment.



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- 3.29 For projects that fall within the New Madrid Seismic Zone, a certification statement attesting to the fact that the buildings meet the seismic design requirements for earthquake resistant buildings.
- 3.30 Project specifications and design manual outlining the necessary material, installation, and other requirements to complete the scope of work for the successful construction of the project. This information shall be presented in the most current Construction Specifications Institute (CSI) format.
- 3.31 A current (≤ six months old) ALTA/NSPS Land Title Survey. Current IHDA ALTA/NSPS requirements can be found on the Authority's website in the developer resource center.
- 3.32 A current (≤ twelve months old) Phase I Environmental Site Assessment. Please include all the assessment requirements under "New Construction" above, including as applicable:
 - a. All rehabilitation projects must comply with the Authority's Lead Based Paint Construction Guidelines.
 - b. Asbestos considerations (HUD, IEPA and EPA 40 CFR 61.145 and Illinois Department of Public Health regulations).
- 3.33 Mold considerations:
Fact Sheets from Illinois Department of Public Health, which are linked above in Section 2.21.
- 3.34 On smaller projects such as a single-family home, multifamily building with less than 5 units, etc., (in lieu of the above rehabilitation requirements) the Authority may accept the following: a home inspection report by a licensed state inspector, radon report, asbestos inspection, termite report, lead based paint risk assessment and Housing Quality Standards (HQS) Report unless HOME funded which may require additional documentation. The scope of work shall address all listed deficiencies. If contemplating this approach, please contact Authority Staff for approval prior to conducting any work or third-party reports.

4. Design and Planning

The following Section is being provided as an aid in the development and design process. These requirements represent the minimum standards as imposed by the Authority. In addition to the previously mentioned Codes and Regulations, the construction must also be consistent with recognized standards and accepted practices in the construction industry.

These standards are primarily for new construction. However, any new work done in any rehabilitation or adaptive reuse shall comply with the standards for new materials. If unsure as to which standards shall apply, consult with Authority's Architectural Services staff.

- 4.0 As these Projects will sustain affordable housing over the loan term, the Authority encourages the incorporation of innovation and cost effectiveness whenever possible. The Authority recommends careful consideration of the material selection for the project, as long lasting and durable materials that will minimize unnecessary maintenance and replacement are preferred.



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Required Project Amenities:

- 4.1 Secured building features, such as security staff, cameras, alarm systems, secure common hallways, entrances and exits, access control for circulation, etc. Keyed or fobbed door hardware only will not satisfy this amenity.
- 4.2 The capability for each unit to access high-speed internet either through wireless service to all residents or hard-wire connection.
- 4.3 The installation of a broadband infrastructure for HUD-funded projects.
- 4.4 Window treatments for each unit, such as mini blinds or curtains and insect screen.
- 4.5 On-site laundry facilities that will include, at a minimum, one of the following:
 - a. Quantities of washers and dryers in a common laundry area equal to the more stringent number of washers and dryers required by either the most current version of local or state plumbing codes
 - b. Washers and dryers installed and maintained in every unit. The provision of washer/dryer hook-ups will not fulfill the requirement for on-site laundry.
 - c. In Section 504, Type A and B units shall be provided with front loading washer and dryer.

Healthier Material Selection (M)

- 4.6 Use interior paints, coatings, primers, and wallpaper:
 - a. VOC content less than or equal to the thresholds provided by the most recent version of SCAQMD 1113 available at time of product specification for all interior paints, coatings, and primers.
 - b. VOC emissions verified as compliant with CDPH Standard Method for all wall finish paints.
 - c. All wallpaper, phthalate free.
- 4.7 Interior adhesives and sealants
 - a. VOC content less than or equal to the thresholds provided by the most recent version of SCAQMD 1168 available at time of product specification for all interior adhesives and sealants.
- 4.8 Flooring
 - a. All flooring products (whether carpet or hard surface) must comply with CDPH emission requirements
 - b. No flexible PVC with phthalates may be installed, whether the phthalates were intentionally added or added via recycled content.
 - c. No carpet in the project may be installed in building entryways, laundry rooms, bathrooms, kitchens/kitchenettes, or utility rooms.



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- d. Fluid applied finish floors may only be installed in non-occupied spaces, such as mechanical rooms.

4.9 Insulation

- a. If fiberglass or mineral wool batts are used, these must be formaldehyde-free.

4.10 Composite wood

- a. Formaldehyde emissions less than or equal to the thresholds provided by CARB Phase 2 and/or TSCA Title IV for plywood, particleboard, MDF, and these materials within other products like cabinets and doors. For any other composite wood products not covered by CARB/TSCA requirements, but used in interior spaces, these must at minimum be NAUF (have no added urea formaldehyde)

Recreation space:

- 4.11** Elderly, Supportive Housing and SLF projects: include a furnished multipurpose or activity room sized as indicated in Section 14, Recreational Facilities of these standards.

- 4.12** All non-elderly projects: include a fully equipped indoor or outdoor playground or tot lot appropriately sized for the Project unless otherwise approved by the Authority.

Bathrooms:

- 4.13** For three-bedroom units: The units must contain at least one full bathroom and a three-quarters bathroom consisting of a toilet, sink and shower.

- 4.14** For four or more bedroom units: The units must contain at least two full bathrooms.

Bath, Kitchen, Laundry Surfaces (M)

- 4.15** Use materials that have durable, cleanable surfaces throughout bathrooms, kitchens, and laundry rooms. Materials installed in these rooms should not be prone to deterioration due to moisture intrusion or encourage the growth of mold.

Commercial Storefront:

- 4.16** For new construction and major rehabilitation, shafts for make-up air ducts and black iron shall be planned into the building, to exit at the roof line. No noxious exhaust shall be allowed to expel below the second-floor level.



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5. Building Standards

Foundations:

5.0 The owner/developer must submit a soils report including a boring log. In projects composed of one building exceeding 2000 SF, there shall be a minimum of three borings within the building footprint and 2 borings along sidewalks and roadways. In projects with multiple buildings exceeding 2000 SF, there shall be a minimum of nine borings within the building footprints and evenly distributed throughout the project or as otherwise directed by the structural engineer. In addition, for both single family and multi-family, on previously developed lots at a minimum one boring is required within the footprint of each former structure. Borings shall extend to a minimum of 15 feet below the natural grade. For high-rise buildings at least one boring shall extend down to 100' below the natural grade or hardpan.

5.1 Wall and column support footings shall be constructed of cast-in-place concrete. They shall be reinforced to accommodate the design loads. Timber, steel grillage, or other material used for footings will not be permitted. Wall and column footings shall extend to the appropriate frost depth for the site, or bear on suitable soil meeting the specified soil bearing capacity identified by the soils report.

5.2 Cast-in-place concrete, precast concrete and masonry foundation walls will be permitted and shall be designed to meet the requirements of the local building code. Steel sheet piles or helical pier foundations shall be allowed, with Authority approval, prior to board submission. Wood foundation systems, rubble stone or any other similar materials used for foundation walls will not be permitted.

5.3 An under slab drainage system must be installed when the water table is 5-feet or less below the bottom of the floor slab to prevent hydrostatic pressure build-up from groundwater fluctuation.

Beneath Concrete Slabs (M) (including those in basements and crawl spaces; Rehab projects leaving slabs intact are exempt)

5.4 Install a capillary break as follows: 4-inch layer of 1/2-inch diameter or greater clean aggregate OR

5.5 Install a 4-inch uniform layer of sand, overlain with a layer or strips of geotextile drainage matting installed according to the manufacturer's instructions.

Beneath Crawl Spaces without Slabs (M) (projects on raised pier foundations with no foundation walls are exempt)

5.6 Install at least 8-mil cross-laminated polyethylene on the crawl floor, extended up at least 12 inches on piers and foundation walls, and with joints overlapping at least 12 inches. The 8-mil and the cross-lamination ensure longevity of the poly.

5.7 Line the likely "high-traffic" areas of the crawl space with foam board, so the polyethylene beneath will not be disturbed.

Roofing and Wall Systems (M)



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- 5.8 Provide water drainage away from walls, windows, and roofs by implementing the following techniques: Water Management: Wall Systems
- 5.9 Provide a continuous housewrap /weather-resistive barrier with sheets lapped shingle-style to prevent bulk water that penetrates the finished exterior cladding system from entering the wall assembly or being introduced through window or door openings or through other penetrations. Alternatively, install a fluid applied weather-resistive barrier in accordance with manufacturer's instructions. Taped systems such as Zip, Force Field, and others are acceptable.
- 5.10 Flashings at roof /wall intersections and wall penetrations (i.e., plumbing, electrical, vents, HVAC refrigerant lines and the like in addition to windows and doors) must be integrated with the weather-resistive barrier and drainage plane prior to any exterior finish being installed to prevent bulk water from entering the exterior wall assembly. This includes kick-out flashing where a sloped roof eave terminates in a wall with siding, stucco, or other applied finish apart from brick veneer.

Flashing installed at bottom of exterior walls with weep holes included for masonry veneer and weep screed for stucco cladding systems or equivalent drainage systems.
Exterior Walls:

- 5.11 Exterior wall facings shall consist of 4-inch face brick, stone, concrete masonry units, aluminum siding, vinyl siding, metal lath and cement stucco, glass and aluminum curtain wall systems, prefinished metal panels, cementitious siding, treated engineered wood siding, insulated precast concrete decorative panels, wood siding or Authority approved equal.
- 5.12 Exterior Insulation and Finish Systems (EIFS) are permitted in limited areas as an exterior facing with the approval of the Authority only and shall not be allowed as a primary building facing. EIFS shall not be allowed as a finish material to be placed over the face of exterior cladding on existing buildings.
- 5.13 Special attention shall be given to a review of the lintels and mortar joints when rehabilitating masonry structures. A detailed repair scheme must be incorporated in the plans and specifications including the clearly defined areas where lintel repair and tuckpointing work is to be performed.
- 5.14 All steel lintels shall be galvanized and repaired if scraped during installation. All exposed surfaces of steel lintels shall be finished to match adjacent finish.

Stairs:

- 5.15 Open risers are not permitted.
- 5.16 Outdoor stairs and their approaches shall be designed so that water will not accumulate on walking surfaces.
- 5.18 When stairs are installed along routes that are required to be accessible, there must be an alternative way to get between levels:
- 5.19 If the alternative option chosen is elevator or lift, the stairs do not need to comply with the "Stairways" Section outlined in *ICC/ANSI A117.1- 2009 edition or most recent version adopted by jurisdiction*.



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- 5.20** If the alternative option chosen is a ramp, the stairs must comply with the “Ramps” section outlined in of ICC/ANSI A117.1 - 2009 edition or most recent version adopted by jurisdiction.
- 5.21** When an accessible route consists of both a ramp and stairs, it is recommended they are located in close proximity so people who can use only one of the two (such as the ramp), need not travel an unreasonable additional distance.
- 5.22** Exterior fire escapes shall not be permitted in new construction projects but will be acceptable as a means of egress component in existing buildings only.

6. Dwelling Unit Standards

The following table indicates the Authority’s minimum acceptable dwelling unit size:

| Dwelling Type | Area (Inside dimensions) |
|---|---|
| Efficiency (Studio) Unit not including SRO Unit (see below) | 300 SF (New Construction) 250 SF (Rehabilitation) |
| Supportive Living Facility | 300 SF (for one occupant) 450 SF (for two occupants) |
| One Bedroom Unit | 525 SF (New Construction) 500 SF (Rehabilitation) |
| Two Bedrooms/One Bath Unit | 700 SF |
| Two Bedrooms/One One-Half or Two Bath Unit | 750 SF |
| Three Bedrooms/One Three-Quarters Bath Unit | 950 SF |
| Four Bedrooms/Two Bath Unit | 1100 SF |
| Five Bedrooms/Two Bath Unit | 1250 SF |

Single Room Occupancy (SRO) Unit:

- 6.0** A SRO unit shall contain no more than one habitable room consisting of not less than 180 square feet and not more than 250 square feet of floor area (for one occupant) / 400 square feet of floor area (for two occupants) for new construction projects and not less than 150 square feet for rehabilitation projects, excluding the floor areas for bathrooms, toilet rooms, laundries, pantries, foyers, corridors, storage spaces, stairways and closets.
- 6.1** Any SRO project must include both a private bathroom including a sink, toilet and bathing facilities and a kitchen within the unit



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- 6.2 Exception: When financial assistance also includes the Illinois Department of Healthcare and Family Services, the SRO unit shall have a minimum of 300 SF for a single occupant unit and 450 SF for a two-occupant unit. This is required for both new construction and rehabilitation projects.
- 6.3 Room Sizes: Unit living rooms (excluding Efficiency, Studio, SLF units, or combined living areas) shall contain a minimum of 150 SF (120 SF for rehabilitation) and have a minimum dimension of 10-feet in any horizontal dimension. Units other than Efficiency or Studios must have bedrooms of at least 100 SF, not including closets, and a minimum dimension of 9-feet in any horizontal dimension. Clearly provide overall dimensions on enlarged plans.
- 6.4 The minimum ceiling height in all habitable rooms shall be 7-feet 6-inches. Soffits may be dropped to 7'-0" A.F.F. if soffit area does not exceed 20% of room area.
- 6.5 Carpet shall not be permitted as a floor finish in laundry areas, kitchens, and bathrooms.
- 6.6 Prefabricated shower and/or bathtubs units shall be specified and provided with factory installed integral reinforcing, cast into the unit for installation of grab bars at code compliant locations of the unit walls. When prefabricated units are installed in multi-unit apartments, they must have a single layer of water-resistant wall sheathing installed prior to the unit being placed behind the unit, along with a cover layer of sheathing installed over the unit wall flange.
- 6.7 The installation of grab bars at all water closets, bathtubs and shower units complying with ICC/ANSI A117.1 (2009 or latest Version adopted by jurisdiction) shall be required in dwelling unit bathrooms to be occupied by elderly, severely disabled people, and units required to be fully accessible.

7. Site Standards

- 7.0 All projects shall include proper stormwater design for the site meeting with local jurisdictional requirements, and an approved plan shall be submitted to the Authority with the final plans and specifications prior to the start of construction. All permits must be received by the State of Illinois Environmental Protection Agency prior to closing. If no jurisdictional requirements apply (city or county), all stormwater must be managed within the project site and be connected into a clearly identified storm sewer system (dedicated or combined).
- 7.1 Treat or retain, on-site, the precipitation volume from the 60th percentile precipitation event as defined by the U.S. Environmental Protection Agency in the Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act.
- 7.2 On sites in which retaining the 60th percentile precipitation event is not feasible due to geotechnical issues (e.g., high groundwater elevations, contamination, underground utilities, underground transportation networks), soil conditions (e.g., clay soils) or the size of the site (e.g., zero lot line), the project must treat or retain the maximum possible up to the 60th percentile precipitation event.



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- 7.3 Finished grade at the exterior perimeter of the building shall be not less than 4-inches below the top of the exterior face of the foundation wall and slope away from the building at a slope of 5% for a minimum of 10-feet measured perpendicular to the wall.
- 7.4 Buildings located within the 1% flood plain shall be avoided and may not be financed. All projects located on the flood plain shall submit proof of flood insurance. Federally funded projects located in the flood plain are subject to the 8-step process as determined by HUD.
- 7.5 Projects shall not be located in proximity to environmental hazards.
- 7.6 Sites that are divided by a heavily traveled major traffic artery shall be avoided and may not be financed.
- 7.7 All projects must specify method of irrigation (automated or manual) provided for the project for proper maintenance of planted material (e.g., trees, shrubs, sod, seeded areas, etc.).
- 7.8 If irrigation is utilized, install an efficient irrigation system. System shall include but not limited to irrigation zones to respond to weather conditions, timer, and controls to minimize evaporation, soil moisture sensors.
- 7.9 Non-freeze wall hydrants or hose bibs shall be provided minimally 200' apart along the perimeter of a multi-family building and at the front and rear of a each 1- 4 unit scattered site development.

Parking Areas and Sidewalks:

7.10 The design of private internal roadways and sidewalks must meet the local design requirements to enable them to be acceptable to the municipality in order to qualify for future dedication to the municipality. Parking areas must be paved and graded for proper drainage as set forth in the HUD Minimum Property Standards.

A link can be found at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hsglv4910_1

- 7.11 Parking spaces shall be provided as per local zoning ordinance but in no case be less than one parking space per dwelling unit for family housing, and 0.75 spaces per unit for senior housing except for the following:
- 7.12 Supportive Living Facilities for the Frail Elderly (Illinois Department of Public Aid)- one (1) parking space shall be provided for each 10 units plus one (1) parking space for every two staff members and ten percent (10) of the total number of units for visitor parking or as per local ordinance, whichever is greater.
- 7.13 Single Room Occupancy (SRO): one (1) parking space shall be provided for each 10 units or as per local ordinance, whichever is greater.
- 7.14 Supportive Family Housing: one (1) parking space shall be provided for each 5 units or as per local ordinance, whichever is greater.
- 7.15 Transit Oriented Development: Reduction of parking requirement as allowed by local zoning codes meeting with distance to transit requirements.



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Parking areas shall be designed to meet the minimum parking space and drive aisle requirements within the local zoning or building codes. The following minimum dimensions shall be provided if there are no local standards:

- 7.16** Double loaded 90-degree parking areas shall be a minimum width of 60-feet
- 7.17** Single loaded 90-degree parking areas shall have a minimum width of 42-feet.
- 7.18** Intermediate and access aisles shall be a minimum of 24-feet in width for two-way traffic, and 12-feet in width for one-way traffic.
- 7.19** A minimum number of accessible parking and accessible van parking stalls shall be provided meeting with local and state accessibility code requirements. When accessible parking spaces are provided, one space in every 6, or fraction thereof, shall be van accessible.
Exception: Where parking is provided for all residents, one accessible parking space shall be provided for each accessible dwelling unit. Where parking is provided for only a portion of the residents, an accessible parking space shall be provided on request of the occupant of an accessible dwelling unit.
- 7.20** Each accessible parking space must be adjacent to an access aisle as allowed by the Illinois Accessibility Code, applicable federal and local codes, whichever is most restrictive, and all access aisles shall blend to a common level with an accessible route.
- 7.21** In multi-family developments, when covered parking is provided a minimum of two percent (2%) of the covered parking spaces shall be accessible. If garages are provided, the minimum dimensions shall be per applicable code and the door shall be 9' wide. Covered parking shall be defined as either an indoor parking garage or an outside parking lot carport.
- 7.22** Accessible parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes. They shall not have a slope greater than 2% in all directions.
- 7.23** In single family developments with single car garages, the minimum garage dimension will be 11' wide by 20' deep with an 8' wide door.
- 7.24** Concrete curbs at all access drives and parking lots must be provided. A single-family driveway is not considered a parking lot or an access drive and therefore does not require a curb. However, any parking lot provided at public use spaces in single family developments will require a curb per this requirement. If a site is developed within an existing neighborhood where curbs are not provided for the existing roads, new roadways shall be allowed to meet existing conditions, and shall be built per local municipality requirements.
- 7.25** Access for fire-fighting equipment must be provided in accordance with the requirements of the local authorities.
- 7.26** All sidewalks along the accessible route must be a minimum of 5-feet in width with the exception of service walks which may be 3-feet in width.



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- 7.27** A minimum 6-foot-wide sidewalk is required when parking spaces abut sidewalks and the edge of the sidewalk becomes the wheel stop. If pre-cast concrete wheel stops are provided and set a minimum of 30-inches from the edge of the sidewalk to the centerline of the wheel stop, then a 5-foot-wide sidewalk will be permitted.
- 7.28** Public sidewalks provided for multi-unit single family developments shall be designed to meet local municipality requirements for public sidewalks for neighborhoods.
- Refuse collection stations must be on an accessible route and screened with permanent enclosures. Paved areas adjacent to the collection stations must be designed to provide adequate bearing for heavy garbage trucks.

8. Mechanical, Plumbing, Fire Protection and Electrical Systems

All HVAC, plumbing, Fire Protection and electrical floor and wall penetrations must be properly sealed to maintain both the proper fire rating as required by the applicable building code, and/or acoustic control of adjacent spaces.

Heating, ventilating, and air-conditioning systems:

- 8.0** All units shall be heated and air-conditioned. Design of the system shall be such to maintain a consistent temperature in all habitable spaces evenly throughout the day. Heating, ventilating, and air-conditioning systems shall be designed and installed according to the requirements of the local building code. If no building code is adopted within the jurisdiction the International Mechanical Code, 2018 edition shall apply. They shall also comply with the efficient utilization of energy in accordance with the 2018 edition of the International Energy Conservation Code with Illinois Amendments. Lastly, the United States Department of Energy REScheck or COMcheck compliance verification and code requirements must be submitted to the Authority for review.
- 8.1** Size and select heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manuals J and S or in accordance with the most recent ASHRAE Handbook of Fundamentals available at time of specification.
- 8.2** The installation and approval of fuel gas distribution piping and equipment, fuel gas-fired appliances, and fuel gas-fired venting systems shall be in accordance with the 2018 edition of the International Fuel Gas Code or the local building code whichever is most stringent.
- 8.3** Any change orders submitted requiring changes to mechanical room design as a result of layouts not complying with code or equipment manufacturer clearance requirements will be determined to be errors and omissions, and subject to the requirements of Section 18, Change Orders and Contingency Funds. It is expected coordination of all equipment clearances is complete prior to submitting design documents for review.
- 8.4** A local mechanical exhaust system, in full accordance with ASHRAE 62.2-2010, shall be installed in each bathroom and kitchen. Also, a whole-house unit shall accompany the local systems. For Historic projects, consult Appendix A of ASHRAE 62.2-2010 on options for compliance.



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- 8.5** Building of four stories or more, in full accordance with ASHRAE 62.1-2010, shall also install a mechanical ventilation system for all hallways and common spaces.

Plumbing

The Illinois State Plumbing Code, the local plumbing code, and these standards shall govern all plumbing work performed on new construction and new work on the renovation, rehabilitation, or preservation of existing buildings. Whenever there is a conflict in the requirements between the regulations, the more stringent requirement will prevail.

- a. No project shall be served by a well or septic system.
- 8.6** All plumbing work shall be performed only by Illinois licensed plumbers and apprentice plumbers under the direction of a licensed plumber.
- 8.7** All equipment used for heating water or storing hot water shall be provided, at the time of installation of such equipment, with an appropriate relief valve or valves to protect against excessive or unsafe temperature and/or pressure.
- 8.8** On renovation, rehabilitation or preservation projects, replacement of the lead pipe incoming water service shall be required.
- 8.9** Water distribution piping from the water meter throughout the building shall be "Types K or M" or ductile iron for below ground piping, and copper or PEX for above ground piping. CPVC or Polybutylene water distribution pipe shall not be permitted. PEX piping below grade shall be allowed to be installed following industry best practices) and code requirements.
- 8.10** Dielectric isolation shall be provided between ferrous and non-ferrous metals. Provide dielectric unions at points of connection of copper piping to ferrous piping and equipment or fittings.
- 8.11** Hose bib shall be installed in refuse receiving rooms

Electrical

- 8.12** The National Electrical Code, the local electrical code, and these standards shall govern all electrical work performed on new construction and new work on the renovation, rehabilitation, or preservation of existing buildings. Whenever there is a conflict in the requirements between the regulations, the more stringent requirement shall prevail.
- 8.13** The electric service to each dwelling unit shall be metered separately in all new construction projects. One central meter shall only be permitted with a letter of approval from the electric utility company.
- 8.14** The minimum electric service to a dwelling unit shall be 60-amperes. Appropriately sized and rated, existing electrical service may be allowed to remain for apartment unit rehabilitations. A load calculation for each unit of the proposed design should be provided to ascertain if the service is properly sized for the project.



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- 8.15** Copper wiring is required in all branch circuits and within all units. Aluminum and aluminum clad copper wiring is ONLY allowed in feeders 60 amps or larger terminating in disconnects and electrical panels with lugs that are rated and suitable for aluminum wiring. The line from the transformer to the meter is regulated by the National Electrical Code and/or the local utility company whichever is most stringent.
- 8.16** In existing buildings that have existing aluminum wiring, all switches and outlets rated 20-ampere or less directly connected to aluminum conductors must be marked CO/ALR.
- 8.17** Every dwelling unit in buildings serviced by natural gas shall be equipped with at least one approved carbon monoxide (CO) alarm meeting the installation and operational requirements of the Carbon Monoxide Alarm Detector Act (Public Act 094-0741) and the local municipal requirements, whichever is more restrictive. All CO alarms shall be hard wired in new construction with appropriate battery back-up. Rehabilitation project may utilize battery powered or plug in CO detectors if allowed by local Authority Having Jurisdiction
- 8.18** Every dwelling unit shall be equipped with at least one approved smoke detector in accordance with the location and operation requirements of the Smoke Detector Act (Public Act 425 ILCS 60/) and local code requirements, whichever is more restrictive.
- 8.19** Exposed conduit is prohibited unless concealment of the conduit is not physically possible. Contact The Authority in the design stage for prior approval. If approved, the conduit or Wiremold must be painted to match the mounting surface.
- 8.20** Family projects shall have tamperproof receptacles in all rooms except for utility rooms and garage. In renovation projects receptacles shall be replaced were technically feasible.

Fire Protection Systems

- 8.21** Fire protection systems, if required by code, must be properly priced to include all equipment and accessories required for a fully operational system for the building. This value shall be represented on the CSS submitted for review prior to Initial Closing of the project.
- 8.22** The price of the system included on the CSS must meet all applicable code requirements. Change orders requiring additional expenses related to the fire protection system, if as a result of code compliance after Initial Closing, will be classified as errors and omissions.
- 8.23** Exposed piping of fire protection systems is prohibited unless concealment is not physically possible. Contact the Authority in the design stage for prior approval. If approved, the pipe must be painted to match the mounting surface.

9. Accessibility Standards

Accessibility Codes and Acts: One or more of the following accessibility Codes and Acts shall be applicable to any development funded by the Authority. When there is a conflict in the design requirements of the various Acts and Codes, the most stringent requirements will prevail. If unsure as to which standards shall apply, Authority Architectural Services staff should be consulted.



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9.0 Federal Fair Housing Act:

All new construction projects of four or more dwelling units and all buildings constructed for first occupancy after March 13, 1991 are required to comply with accessibility standards and design requirements mandated by Federal Fair Housing Act and ICC/ANSI A117.1, 2009 or latest version required by jurisdiction.

Housing units that are owned or financed by a governmental unit (Authority) that consist of five or more dwelling units on each project site, shall comply with all requirements of Section 223, Requirements for Adaptable Dwelling Units of The Illinois Accessibility Code.

Renovation projects must comply with Section 233.3.4 of the Illinois Accessibility Code to determine the level of accessibility required.

9.1 ICC/ANSI A117.1- 2009 or latest edition adopted by local jurisdiction:

Projects seeking Tax Credits, either through tax-exempt bonds (4% Tax Credits), through the competitive round (9% Tax Credits) or other Authority financial resources must provide the percentage of Accessible and Sensory Impaired units as specified in the LIHTC Qualified Allocation Plan (QAP). Section 504 of the 1973 Rehabilitation Act.

Projects that receive federal financial assistance (HOME, National Housing Trust Fund, Risk Share, Section 811, etc. must comply with Section 504 of the 1973 Rehabilitation Act and 1984 Uniform Federal Accessibility Standards (UFAS): <https://www.access-board.gov/aba/ufas.htm>

The Americans with Disabilities Act:

The common areas open for public use, such as a property management or rental office, community room kitchen, public toilet rooms, lobbies and corridors, etc. shall comply with the requirements of The Americans with Disabilities Act (latest edition): <https://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.htm>

9.2 Local Codes: Projects must comply with the adopted local building and accessibility code.

Technical Requirements:

9.3 For new constructed buildings that do not have an elevator, 100% of the total number of Ground Floor units must comply with the requirements of the Federal Fair Housing Act and 20% of the total number of dwelling units must comply with the Requirements for Adaptable Dwelling Units, Section 233.6.5, of the Illinois Accessibility Code.

9.4 For new constructed buildings equipped with an elevator, 100% of the total number of units must comply with the requirements of the Federal Fair Housing Act and 20% of the total dwelling units must comply with the Requirements for Adaptable Dwelling Units, Section 233.6.5, of the Illinois Accessibility Code.



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- 9.5** New construction projects that are recipients of Authority financial assistance, in whole, or in part, shall have a minimum of 10%, of the total number of units or at least one unit (whichever is greater) constructed in compliance with ICC/ANSI A117.1 section Type 'A' Units for persons with mobility impairments. A minimum of an additional 2% of the total number of dwelling units or a least one unit (whichever is greater) must be suitable for occupancy by people with hearing or visual impairments. The number of hearing and visual impaired units shall not be included in the required unit count for accessible units. In projects where there is a variety of units are offered, at least one of each type of unit, including town houses, must be designed to the Type 'A' unit standard. The development must offer the same choices of unit location and variety of units to persons with mobility impairments as those who are not mobility impaired. This requirement will overlap some of the other required code requirements and together will satisfy all the accessibility code requirements.
- 9.6** For rehabilitation projects, *Section 202* of the 2018 Illinois Accessibility Code will determine the level of accessibility required. In addition, projects that receive federal financial assistance will also be required to comply with HUD Title 24 CFR § 8.23, Alterations of existing housing facilities.
- 9.7** Unless technically infeasible, existing buildings where a change of occupancy occurs shall comply with the requirements for new construction mandated by the Illinois Accessibility Code and local building codes.
- 9.8** For projects renovating existing buildings, special accommodations to these standards may be allowed with approval from the Authority. Approval of conditions must be received prior to project board approval by submitting a written statement clarifying why accessible accommodations cannot be provided. Any request submitted must be based on code definitions, and adequate documentation must be provided for evaluation. A statement outlining the approval must be submitted with the final plans and specifications for plan review. Accommodations will only be granted if a development is deemed to be providing reasonable accommodation for accessible units as determined by the Authority.
- 9.9** Common use areas exclusively for tenants and their guests must meet the requirements the Illinois Accessibility Code: ICC/ANSI A117.1, 2009 or latest version adopted by jurisdiction, and the American with Disabilities Act.
- 9.10** The requirements described in *Section 202.5* of the 2018 Illinois Accessibility Code will govern renovation of buildings of a historic nature and any requirements of the State of Illinois Historical Agency.
- 9.11** For Multi-unit Single Family Home developments the committed number of accessible and adaptable units shall be designed to meet the minimum requirements of the codes above as defined by the selected funding source(s).



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10. Visitability

Visitability design criteria allow persons with disabilities access to residential units by providing them with the opportunity to visit friends and family. It incorporates the following in all new construction, additions, alterations, and whenever practical, if feasible the following should be incorporated in rehabilitation projects as well. Visit ability design criteria will be required in all single-family, townhomes, single story dwelling units and multi-story dwelling units. In multi-story elevator buildings, every unit shall be visitable. In multi-family non-elevator buildings only the ground floor units shall be visitable. Visit ability shall not be used as a substitute for accessible or adaptable requirements described above.

Design Considerations

- 10.0** An accessible route must be provided from the point of arrival to the main entrance of each unit with a clear width of 36 inches and a running slope of not greater than 5% with a cross slope of not greater than 2%. For single family and townhome units, Point Of Access (POA) does not include an attached garage. Access should be from the public walk or public parking. Main entrance is the front door.
- 10.1** Each unit must have at least one zero-step entrance with a 36" wide entrance door. A zero-step entrance is one without a step at the entrance door and with less than 1/2" difference between the inside and outside surfaces, or with a threshold with less than a 1/2" rise. An overhang or porch roof is recommended to protect the entrance from the elements.
- 10.2** The main entrance door to each unit must be a minimum of 36 inches wide. All other doors on the main level shall be a minimum of 34 inches wide.
- 10.3** Provide an accessible powder room or a full bathroom on the main entrance floor in compliance with the requirements of Section 4.34.5 of the Uniform Federal Accessibility Code or requirements of ICC/ANSI A117.1 2009 or later version adopted by jurisdiction.

11. Energy Efficiency and Green Criteria

- 11.0** This Section outlines some of the energy code compliance requirements based upon the prescriptive option of the Illinois 2018 IECC for single family and low-rise residential buildings, 3 stories or less. The full code, information on the performance option and the provisions for buildings 4 stories and over can be found at: www.ildeco.net/energycode or www.iccsafe.org
- 11.1** The energy efficiency and green criteria below apply to all Authority financed projects.
- 11.2** Minimum 2018 Illinois Energy Conservation Code Design Requirements

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A quick reference guide for the 2018 IECC can be found at: www.iecc-codes.com Single Family and Low Rise Residential Buildings, 3 Stories or Less

2018 IECC, Table R402.1.2 for climate zones 4 and 5

| Climate Zone | Windows | | | Insulation | | | | Foundation | | |
|--------------|-----------------------|-------------------|-----------------------------|-----------------|-------------------------|-------------------|---------------|-----------------------|------------------------|--------------------------|
| | Fenestration U-Factor | Skylight U-Factor | Glazing Fenestration Factor | Ceiling R-Value | Wood Frame Wall R-Value | Mass Wall R-Value | Floor R-Value | Basement Wall R-Value | Slab R-Value And Depth | Crawl Space Wall R-Value |
| Zone 5 | 0.32 | 0.55 | NR | 49 | 20 or 13 + 5 | 13/17 | 30 | 15/19 | 10, 2 ft. | 15/19 |
| Zone 4 | 0.35 | 0.55 | 0.40 | 49 | 20 or 13 + 5 | 8/13 | 19 | 10/13 | 10, 2ft | 10/13 |

NR indicates No Requirements

11.3 Air Leakage - Blower Door Testing to use ASTM E779 Standard. (IECC Section R402.4 Air Leakage, shall be used to guide all MF buildings)

11.4 The building is required to be properly sealed, tested and verified as having an air leakage rate no higher than allowed by state amendments to the IECC.

11.5 The Authority shall allow all exceptions identified in Sections R503.1 or C503.1 (for defined buildings) of the IECC for renovation projects. The listed exemptions are based upon individual components. Meeting a single exemption does not exempt the remaining components, or an entire project, from testing.

11.6 Tests shall be provided in all units of projects containing buildings with 4 units per building or less, and in each unit configuration type on every floor of any multi-unit apartment building containing more than 4 units. *Buildings with more than 15 units, 15% sampling, testing a minimum of 6 units, may be targeted for testing. Configuration selection priorities shall be given to corner units and those with the greatest exterior exposure.*

Documentation

11.7 Maintenance instructions shall be furnished for equipment and systems as applicable as defined by the IL Energy Conservation Code.

11.8 A permanent certificate listing all energy efficiency material and equipment values as required by the IL Energy Conservation Code shall be posted on or in the electrical panel.

11.9 Blower door test reports shall be provided to the Authority for review prior to approval of the final closing pay out.

11.10 Duct leakage test reports, where applicable, shall be provided to the Authority for review prior to approval of the final closing pay request.

Additional Mandatory Design Requirements above the 2018 Illinois Energy Conservation Code

11.11 All projects seeking funding from the Authority must comply with the following criteria. If projects are seeking 3rd party certification from Enterprise Green Communities, U.S. Green Building Councils LEED certification or ICC 700 – 2012 National Green Building Bronze Level or higher certification, the specific 3rd party certification's more stringent requirements may supersede the mandatory requirement outlined below.

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| Authority Mandatory Requirements Requirement | Mandatory Section |
|--|--|
| Site Improvements | <p>Landscaping: Provide a tree or plant list certified by the architect or landscape architect that the selection of new trees and plants are at least 50 percent native and/or adaptive species, 100 percent appropriate to the site's soils and microclimate and do not include invasive species. The minimum cost for the landscaping shall be 2% of the hard construction cost of the project.</p> <p>Landscaping hard cost include vegetation, <u>decorative</u> hardscape, fencing, irrigation, <u>path</u> lighting <u>not required for code</u> and <u>site</u> furnishings.</p> <p>Exception: Authority approval will be required for the amount of landscaping provided for projects where the open land for landscaping is limited.</p> |
| Water Conserving Fixtures | <p><u>New Construction and Rehab Projects</u>: Indicate on the drawings that water-conserving fixtures with the following minimum specifications will be used: toilets-<u>1.28 GPF with MaP Score >800</u>, urinals – 0.5 GPF, showerheads - <u>1.75 GPM</u>, kitchen faucets - <u>1.5 GPM</u>, bathroom faucets – <u>0.5 GPM</u></p> |
| Energy Efficiency | <p><u>Energy Star Appliances</u>: Install Energy Star Certified clothes washers, dishwashers, range hoods, refrigerators, bathroom exhaust and electric dryers. Certification shall be provided. <u>If appliances will not be installed or replaced at this time, specify that, at the time of installation or replacement, ENERGY STAR models must be used via Criterion 8.1 and Criterion 8.4.</u></p> |
| Operation and Maintenance | <p><u>Building Maintenance Manual</u>: Provide a manual that includes the following: a routine maintenance plan, operations and guidance for all appliances, HVAC operation, water-system turnoffs, lighting equipment, paving materials, landscaping, green cleaning products and schedule, pest control, and other systems that are part of each occupancy unit; and an occupancy turnover plan</p> |
| Warranty Matrix | <p>Provide a matrix outlining the warranty period for all items and systems covered</p> |

11.12 New technologies: New technologies (items such as: alternative building systems, new design components and/or materials, etc.) for the purposes of decreasing operating costs must be proven and not experimental. Any new technology incorporated for energy savings will need to be justified through a cost benefit analysis. Applicable new technologies shall include any proposed efficiencies in excess of those indicated in the 2018 International Energy Conservation Code, ASHRE Standard 90.1-2019, the Authority Green Criteria or beyond those typically employed in similar housing. New technologies shall have a payback period within 15 years. Simple payback analysis shall at a minimum be utilized, or: the initial cost of the technology (or differential cost over its equivalent) divided by the annual energy savings due to the new technology. The payback period shall be calculated using the current Authority underwriting forecasting assumptions and shall incorporate maintenance costs, adjustments for any needed life cycle repairs and/or reserves.



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Facility Design

12. Community Facilities

12.0 Where a community room is provided it shall have a kitchen that at a minimum has a sink, range/oven, refrigerator, base and overhead storage and complies with the requirements of Section 9 "Accessibility Standards" of this Standard. In municipalities requiring a commercial range hood above any community room range, the range/oven may be omitted, but a letter confirming this requirement as part of the municipal code must be provided to the Authority for review. Other than for SRO occupancies, a microwave is not a substitute for a range/oven.

Common-use laundry facilities, if provided, should be in accordance with the Illinois Plumbing Code and shall be on an accessible route.

12.1 Five percent (5%) of the total automatic washing machines and clothes dryers in laundry rooms, or a minimum of one (1) each, shall be front loading.

12.2 When common-use laundry facilities are not provided on-site, automatic washers and clothes dryers must be provided within all the dwelling units by the owner/developer. Utility hook ups alone are not considered compliant with this requirement, except as per Section 12.

12.3 When common-use laundry facilities are provided on-site to satisfy the requirements of Section 12, washer and dryer hook-ups may be provided within individual dwelling units without the need to supply the automatic washer and clothes dryer.

12.4 All projects must include bulk storage areas within closets in the apartment unit or in a common tenant storage room. If provided within a closet, the provided volume must be free and clear from the floor to the ceiling without any shelving. The total volume provided within all bulk storage areas shall be as follows:

| Dwelling Type | Volume |
|---------------------------------------|----------------|
| Efficiency/ Single Room Occupancy SRO | 32 cubic feet |
| 1-bedroom unit | 72 cubic feet |
| 2-bedroom unit | 128 cubic feet |
| 3-bedroom unit | 200 cubic feet |
| 4-bedroom unit | 288 cubic feet |

12.5 If provided, bicycle storage facilities shall be located in exterior areas with bicycle racks, and/or in a separate room in the building or in a separate storage building. Exterior bike racks, if used, must be anchored and have the requisite space for a parked bike which will not reduce the required width of an accessible path or parking stall.

13. Management, Office and Maintenance Spaces



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- 13.0** If the size of the project warrants a separate common space for the management staff and rental office, it shall include an office large enough to accommodate a secretarial space, a waiting /reception area, at least one accessible public restroom, and a storage/coat closet. These areas must be located on an accessible route from the point of arrival and accessible to persons with disabilities. These areas may be in separate buildings, such as a clubhouse, or on the ground floor to allow for maximum site and building surveillance.
- 13.1** When a separate workroom or repair shop having vehicular access is provided, it shall be appropriately sized and include storage facilities, a utility sink, toilet facilities, and work bench.
- 13.2** Refuse collection and compactor rooms shall be mechanically ventilated and be in a room completely separated from the remainder of the building with walls and ceiling meeting code defined fire separation requirements. Where the room is serviced by a trash chute, code required and maintenance sprinkler heads shall be provided. All openings to trash rooms shall meet code requirements in terms of fire rating and hardware. A concrete slab shall directly link access from this area to the exterior pick up point. Floor drains and hose bibs shall be provided at these trash termination locations.
- 13.3** Refuse and laundry chutes shall not be used for any other purpose. The chutes shall have a fire resistive rating of not less than what is required by the applicable building code. An automatic sprinkler system shall be installed as required by code. Chutes extending three or more floors shall have additional sprinkler heads installed within the chute on alternate floors and be accessible for servicing. Trash chute access doors shall have lever operating device and closers if not automatically actuated.
- 13.4** Office facilities within the Project are substantially restricted by various rules and regulations. If office space is contemplated, it must be for the exclusive use of the tenants or for the operation of the building. The sponsor shall discuss the plans with Authority's staff at the earliest opportunity.

14.Recreational Facilities

- 14.0** Indoor recreational facilities, if provided, shall be located within the project, and shall comply with the following minimum size requirements:

| Dwelling Type | Area |
|------------------------|------------------|
| 5-100 dwelling units | 600 square feet |
| 101-300 dwelling units | 800 square feet |
| 301-500 dwelling units | 1200 square feet |

- 14.1** Outdoor recreation facilities, if provided must be on an accessible route. Swimming pools and wading pools must meet the Minimum Sanitary Regulations for the Design and Operation of Swimming Pools and Bathing Beaches by the Department of Public Health, State of Illinois, any local Public Health Department regulations and the Americans with Disabilities Act.



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- 14.2** Play areas for younger children shall be centrally located and surrounded by dwelling units. An accessible route must be provided to the play area. The ground surface of the play area shall be stable, firm, and slip resistant. Where play components are provided, they shall be ADA approved.

Special Construction

15.Supportive Living Facilities (SLF)

An SLF is a residential setting in Illinois that provides or coordinates flexible personal care services, 24 hour supervision and assistance (scheduled and unscheduled), activities, and health related services with a service program and physical environment designed to minimize the need for residents to move within or from the setting to accommodate changing needs and preferences; has an organizational mission, service programs and a physical environment designed to maximize residents' dignity, autonomy, privacy and independence; and encourages family and community involvement.

Building Construction

- 15.0** All SLF developments must be approved by the State of Illinois Department of Healthcare and Family Services. Written approval from DHFS must be provided to the Authority at the time the application is submitted. The SLF's architectural plans shall conform to Title 89, Social Services, Chapter 1; Department of Healthcare and Family Services, Subchapter d: Medical Programs, Part 146.210 Structural Requirements. An SLF's architectural plans shall conform to the current State building codes for the respective building type, local Fire and Life Safety Standards for health care occupancy or the 2000 National Fire Protection Association Life Safety Code (NFPA) 101, Chapter 32, Residential Board and Care Occupancies, National Fire Protection Association, 1 Battery March Park, Quincy MA 02269 (March 11, 2003, no later amendments or editions included) or local building codes if more stringent.
- 15.1** Each SLF shall meet accessibility standards as related to the Americans with Disabilities Act of 1990, the Illinois Accessibility Code, Section 504 of the Rehabilitation Act of 1973 (if applicable), the Fair Housing Act and the local building code.

16.Factory Built Homes

This Section refers to both pre-manufactured and modular housing. The proposed manufacturer must have at least five-years of experience in manufacturing similar housing units. In addition, the installer/general contractor must have prior experience in setting and finishing factory-built housing. Factory-built housing units for multi-family applications will only be allowed for up to one-story in height unless approved by the Authority prior to having the design coordinated by the fabricator. Please contact Authority architectural staff for review of potential fabricators prior to commencing work. Factory built housing units for single-family, detached units will be allowed for up to two-stories in height. The design, construction and installation of the Factory Built Homes must incorporate all applicable wind, live, dead, snow and seismic design loads including geotechnical characteristics based on the specific geographical site conditions.



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As applicable, all factory-built housing must comply with the requirements of Title 24, Part 3280 Manufactured Home Construction and Safety Standards, Housing and Urban Development, the Authority Standards including the following modifications. Factory built housing must also comply with the Illinois Department of Public Health requirements including: [Approved Manufacturers, Regulations for Factory Built Structures in Illinois](#), and [Guidelines for Installing Manufactured Homes in Illinois](#). The last link, "Guidelines for Installing," is only intended to be used for installations where the manufacturer's installation instructions are not available.

- 16.0** The minimum ceiling height in all habitable rooms shall be 7-feet 6-inches.
- 16.1** All exterior doors shall have a 32-inch clear width measured from the face of the door to the opposing stop when the door is open at 90-degrees and a minimum height of 80-inches.
- 16.2** All interior doors shall have a nominal 32-inch clear width measured from the face of the door to the opposing stop when the door is open at 90-degrees and a minimum height of 80-inches.
- 16.3** Living rooms shall contain a minimum of 150 SF and a minimum dimension of 10-feet in any horizontal dimension. All other habitable rooms shall have a minimum size of 100 SF not including closets and a minimum dimension of 9-feet in any horizontal dimension.
- 16.4** Hallways shall have a minimum horizontal dimension of 36 inches measured from the interior finished surface to the interior finished surface of the opposite wall. *If hallway is restricted by a continuous apparatus, installed or future application, such as a handrail, the measurement shall be from the face of the apparatus.*
- 16.5** Carbon monoxide detectors shall comply with the State of Illinois Carbon Monoxide Detector Act and shall be hardwired. Smoke detectors shall be hardwired with battery back-up.
- 16.6** All manufactured housing must comply with the energy conservation requirements of the International Energy Conservation Code, latest edition, and the energy conservation measures outlined in these standards.
- 16.7** Water distribution piping from the water meter throughout the building shall be "Type K" for below ground piping, and "Types L or M" copper or PEX for above ground piping. CPVC and Polybutylene water distribution pipe shall not be permitted. PEX piping shall be allowed to be installed below floor slabs as allowed by code and industry best practices.
- 16.8** All plumbing shall comply with the State of Illinois Plumbing Code and the HUD regulations. If there is a conflict, the more stringent requirement will prevail.
- Copper wiring is required in all branch circuits and within all units. Aluminum and aluminum clad copper wiring is ONLY allowed in feeders 60 amps or larger terminating in disconnects and electrical panels with lugs that are rated and suitable for aluminum wiring. The line from the transformer to the meter is regulated by the National Electrical Code and/or the local utility company whichever is most stringent.
- 16.9** The minimum electric service to the dwelling unit shall be 60-amperes.

Construction Phase



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17. Pre-Closing and Preconstruction Meetings

The Authority will convene two meetings prior to the construction start. It is expected the sponsor and general contractor will be present in the Pre-closing meeting. The Sponsor, their Architect, the General Contractor must attend the Preconstruction meeting. In addition, the Sponsor's, and GC's representative responsible for completing and forwarding the various documents should be present at the preconstruction meeting as well.

The following items will be reviewed at these meetings:

17.0 Payout Procedures for both sponsor and GC.

17.1 Retail stores and other commercial space shall not be included as part of the Authority financing and must be tracked on a separate contractor's sworn statement provided as part of each draw request

17.2 The Authority will allow advanced payments for on-site stored materials custom fabricated solely for installation for the funded project. The GC must identify these materials they expect to make early payment requests for prior to Initial Closing for Authority review. Each item shall be included as a special endorsement on the GC's Builder's Risk Insurance policy. Common materials such as gypsum board, plumbing piping, lumber, steel studs, hardware, off-the-shelf items, etc. are not considered custom materials and will only be approved for payment after installation. Proper invoices indicating the quantity of the material stored on site must be provided at the time of the payment request in order to allow the field representative to verify the quantity matches the request.

17.3 The Authority will not allow for early payment of materials stored off-site without approval from the Construction Services Staff prior to Initial Closing. Any material granted advanced payment are subject to the following additional requirements

- a. Evidence that the Stored Materials are in the care, custody and control of the Owner, or the Owner's General Contractor on behalf of and under the direction of the Owner.
- b. Allow the Authority's field representative to confirm the Stored Materials are stored and cared for in a safe and secure location.
- c. Endorsement or other applicable amendment to the builder's risk insurance policy for the Development insuring for the theft and damage to materials on site, installed, at a temporary location and/or transit.
- d. The Guarantors shall guaranty to the Authority payment for replacement of stored materials in the event of theft or damage

17.4 The Authority will deny any request where the owner and general contractor does not agree to these terms at the time of the request. All fees associated with these requirements must be included in the development cost of the project, and if a change order is received to pay for expenses related to them will be deemed as an error and omission once the CO is reviewed. Proper invoices indicating the quantity of the material stored must be provided at the time of the payment request in order to allow the field representative to verify the quantity matches the request.



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- 17.5** Furniture, fixtures and equipment (FF&E) will not be paid for until installed and observed to be in place by the Authority's Construction Field Representative and does not qualify for the advance deposit payment policy listed above.
- 17.6** Retention: 10% retention must be retained up to 95% completion, then may be reduced to 5% if the building is occupiable, has a C of O, a completed AIA form G704, Authority's Permission to Occupy, Authority's Completion Certificate and the Authority's Field Representative approval. Retention shall apply to all trade labor and material costs, General Conditions, Overhead and Profit and all change orders, but does not apply to insurance, bonds and permits. For single family and scattered site projects only. The Authority will consider retention reduction based upon individual site completion as identified on an individual Contractors Sworn Statement for each individual site. Retention shall be reduced from 10% to 5% for the individual site after it has achieved an individual C of O, and completed the Authority's Permission to Occupy, and the Authority's Field Representative's approval for that particular property/site.
- 17.7** The GC will submit a Contractors Sworn Statement (as approved by the Authority). In addition, the GC and all subcontractors must submit G702's and G703's. All documents must be submitted to the Authority's Field Representative at least five days prior to the draw inspection.
- 17.8** Wage Guidelines (Davis Bacon or Illinois Prevailing Wage whichever is applicable).
- 17.9** Section 3 Hiring Guidelines, if applicable.
- 17.10** Change Order Process
- 17.11** Lead Based Paint and Asbestos Containing Material Regulations, if applicable.

Contract Exclusions and Value Engineering

- 17.12** Any Exclusion, Clarifications and Qualifications introduced into a GC's or subcontractor's contract shall be reviewed and coordinated with the Architect of Record prior to execution of the Contract. All items shall be discussed, acknowledged, and coordinated with the Contract documents prior to Initial Closing.
- 17.13** The project team must address the potential for additional General Contractor exclusions or value engineering on the project during the plan review process and prior to the pre-closing meeting.
- 17.14** The Authority shall receive a list of all such items including stated values for each item.
- 17.15** Exclusions or value engineering items deemed acceptable to the Authority must be fully coordinated with the final set of construction documents received by the Authority prior to issuance of the plan review approval.
- 17.16** The final contract lump sum value, at Initial Closing of the project, must reflect inclusion of these items. Excluded items may return to the project scope after construction has started as project betterments, but only for the value equal to the credit received at the time of removal from the project prior to Initial Closing.

Payout Procedures



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17.17 All parties must comply with the Authority's current policies and procedures for processing draw requests.

18.Change Orders and Contingency Funds

A Change Order (CO) can originate from the project Sponsor, Architect or General Contractor. When a Sponsor receives or creates a request for a CO, they shall direct their Architect and GC to certify the requested items are not already included in the approved plans, specifications, or various contract documents. The Authority will review the CO following the procedure outlined below.

18.0 The Sponsor will submit the following complete Change Order Packet (CO Packet) to the Field Representative:

- a. An unexecuted copy of the AIA G701 Change Order form
- b. A letter from the Architect clearly explaining the reasons for the CO
- c. Any other documents to justify the change, including the GC's documentation of before and after conditions, with photos, if applicable
- d. Any other documents to support the value of the change

18.1 The Construction Field Representative will:

- a. Verify the pre-existing condition
- b. Review the proposed change to the scope of work
- c. Review the CO Packet to make a Change Order Determination (CO Determination) as to whether the change is either:
 - d. an unforeseen condition, or
 - e. a project betterment, or
 - f. miscoordination, or
 - g. credit
- h. The Construction Field Representative will make the determination and then notify the Sponsor and Contractor.
- i. It is estimated the determination will be levied within 15 days from when a completed CO Packet is received by the Construction Field Representative.

18.2 After receiving the CO Determination, the Sponsor will:

- a. Follow the General CO and Construction Contingency Provisions below.
- b. Submit a CO Packet including the fully executed version of the AIA G701 and all required pricing back up included to achieve the CO Determination with the next draw package
- c. Allocate funds as necessary, including the use of construction Contingency, to fund the CO on the next draw.



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- d. Properly show the CO value on the on the OSS and CSS.

General Change Order and Construction Contingency Provisions

Sponsors must comply with the following CO and Construction Contingency usage provisions:

- a. COs must be submitted 30 days prior to inclusion within a construction draw package.
- 18.3** Contingency exists solely to support the trade costs incurred with the construction of the project, and only to fund project related construction, rehabilitation or related site work after receiving the CO Determination.
 - 18.4** Contingency does not exist to fund items including, but not limited to, off-site improvements, soft costs, vehicles, developer fees, resident services, management and operations, items not related to the project, or other non-construction items.
 - 18.5** The Sponsor assumes all risk (both monetary and construction rework) in completing CO work without prior CO Determination.
 - 18.6** The Sponsor is responsible to pay for any CO submitted after exhausting all Contingency funds.
 - 18.7** The Authority will not provide any additional project funding after expending all Contingency funds.
 - 18.8** Contingency funds are available only to the Sponsor and shall be reflected accordingly on the OSS.
 - 18.9** Contractors shall not include any Contingency amount in their bid whatsoever.
 - 18.10** Contractors and Sponsors shall not enter into any agreement accessing or splitting Sponsor Contingency or trade line savings. There shall be no utilization of cost savings without Authority approval.
 - 18.11** The Authority will maintain a log of CO Determinations for every project and will evaluate future funding awards based on the criteria listed below.
 - 18.12** The Authority retains the right to deny funding for any CO *not consistent with construction best practices*, not in alignment with the rules listed above or *any Sections outlined in The Standards*.

The following criteria will be used for a CO Determination of an unforeseen condition:

- a. **Concealed Condition** – Unforeseen items revealed as a part of normal construction activity either underground, within walls or hidden from view prior to removal of existing items not anticipated as part of the original design and are not shown within the approved construction documents. The Authority expects the design team to have completed an adequate amount of selective demolition for renovation projects to properly anticipate concealed conditions prior to the completion of the construction documents.
- 18.13 Construction Cost Increases** – If the cost increases are proven to be caused by market uncertainty and the rapid rise in construction material costs, the funds from the construction Contingency may be used to pay for the cost increases.



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The following criteria will be used for a CO Determination of a project's Upgrade (Betterments):

- a. Improvement made in the design material quality, quantity or performance to provide a better environment for the residents than what is represented in the approved construction documents

18.14 Additional scope items to improve the project not shown on the approved construction documents

The following criteria will be used for a CO Determination of a Miscoordination:

- a. Contractor Negligence – Any damage or neglect by the Contractor occurring as part of the general construction of the project, or during delivery of materials.

18.15 Building Code Related Issues – are foreseeable costs, which should have been included within the project's original design to meet local code restrictions.

18.16 Architects, Engineers and Contractors Errors and Omissions and Additional Architectural and Engineering Fees – design items which are not coordinated within the approved construction documents, or missing materials which would be necessary to complete proper construction or maintain a product warranty.

18.17 Building Inspector or any Municipal Official Requirements – if not required by the Building Code but are required for building occupancy by a field inspector. These are items the Sponsor would normally be responsible to pay for regardless of the timing of the requirements, but should have been investigated prior to construction commencing by either the architect or contractor.

18.18 Separate contracts outside of the General Contract: When a separate contract is let by the Sponsor for work to be performed outside of the General Contractor's Scope of work resulting in additional incurred costs. A separate Contingency is required for separate contracts and a separate contingency for Commercial uses shall be denoted where this work is completed in conjunction with a Residential project.

18.19 Damage or theft: The Developer and/or GC are primarily responsible for having sufficient insurance coverage to fund any losses due to damage, theft or other occurrences covered in their policy. This includes cost to cover insurance deductibles, as the responsible party is responsible to cover their own insurance deductibles as their cost of doing business.

18.20 Seasonal Constraints- such as Winter conditions, water extraction from recent rains or other costs that could result in scheduling delays. These items should be anticipated and included in the original construction budget or paid through available General Conditions costs.

18.21 Other: Any additional architectural, engineering, or other services outside of the scope of work that may be required. This includes construction related delays or time extensions resulting from additional scope, extended warranties, contractor incentives, or overtime or premium time.



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- 18.22** If an item classified as a miscoordination, it is the Authority's position the Sponsor should review the CO and reconsider if it is worthy of an increase in the contract value. We encourage the project Sponsor to review their contract as well as the General Conditions to the Contract and take proper action under these documents prior to agreeing to funding the CO through Contingency funds.
- 18.23** The Authority retains the right to penalize the project team under the participant scoring Section of the QAP for all future applications if any project allocates a total equal to or greater than 20% of the Contingency for items deemed as errors and omissions.

19. Construction Close Out

Prior to final project close out, several criteria must be met for the Authority's construction and architectural staff to give their final approval.

- 19.0** When the project is 95% complete, prior to final project close out, several criteria must be met in order for Construction Services to give their approval to reduce retention to 5%.
- 19.1** The building must be occupiable.
- 19.2** Certificate of Occupancy or Final Inspection from the governing jurisdiction (if applicable).
- 19.3** Signed PDF copy of the A.I.A. G704 must be submitted to the Construction Field Representative and any punch list items (Punch list cost multiplied by 150% to be held in escrow).
- 19.4** Digital Signed PDF copy of the Authority's Permission to Occupy must be submitted to the Construction Field Representative. This form can be found in the Architectural, Environmental, and Construction Review tab under the developer section.
- 19.5** Digital Signed PDF copy of the Authority's Construction Completion Form with the Authority's Construction Field Representative approval.
- 19.6** All Prevailing Wage, Davis Bacon, Certified Payroll & Section 3, Compliance requirements are met and satisfied.
- 19.7** Environmental clearance required by Demolition – i.e. Asbestos and Lead Base Paint clearance report & O&M manual – are received by the Authority.
- 19.8** Environmental No Further Remediation Letter recorded by all jurisdictions
- 19.9** Blower Door and Duct Leakage tests, if applicable.
- 19.10** For projects receiving tax credits for Universal Design and/or Green Initiatives, the Authority's Architectural Services final inspection approval of the items identified for scoring.
- 19.11** At final project closeout: Projects awarded funding based on scoring in any green category must submit the applicable 3rd party certification, green maintenance, tenant manual, Operations and Maintenance manual, and videos (if applicable).
- 19.12** When the project is 100% complete, including punch list items, the Authority's Construction Field Representative will verify and inform the Authority Manager of Construction. The Authority Manager of Construction will review validity of the final 5% retention release.

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ADDENDUMS

Addendum 1 General Contractor Certification

The General Contractor (GC) needs to comply with the following minimum requirements and provide a written response as indicated below:

Resume of the GC's experience that demonstrates a history of having performed similar work and type required for this development (number of projects, number of units, location of projects, contract value and capacity of the involvement).

The developments proposed project manager and site superintendent each has at least 5-years' experience with multifamily residential construction/rehabilitation.

A statement identifying all identities of interest with the project and subcontractors/vendors for this development. Provide the names of any other construction companies in which the GC had an affiliation.

A statement indicating the GC has not failed to construct or rehabilitate a project. That the GC has never started a project which was completed by another GC. That the GC was not a party to any project where a bonding, insurance or surety company claim was instituted against the GC due to lack of performance.

A statement that the GC has no legal or creditor related concerns. Specifically indicating that the GC entity, in addition to the individual members (owners, partners, officer, etc.) do not have any pending lawsuits, pending unresolved claims and has not declared bankruptcy within the past three years.

A statement that the controlling persons (owners, partners, officer, etc.) have not been convicted, are not in custody, are not under parole or under any other non-custodial supervision resulting from conviction in a court of any jurisdiction for the commission of a felony or criminal offense of whatever degree.

A statement that the controlling person (owners, partners, officer, etc.) is not currently under indictment or has not been charged under any State or Federal laws with the crime of bribery.

A statement that the GC is not debarred from working with the Federal government.

A statement that the GC has no past projects which were cited by HUD, the local or state agency for any wage/labor compliance issues.

If applicable, evidence of the firm's status as a Minority Business Enterprise (MBE) /Women Business Enterprise (WBE).

The GC is capable of obtaining either: (a) Payment and performance bond by a company approved by the Authority equal to one hundred (100%) percent of the cost of construction of the development or (b) Unconditional, irrevocable commercial letter of credit, issued by a financial institution approved by the Authority, in an amount equal to twenty-five (25%) of the cost of construction of the development.

The GC must be able to provide evidence of the following insurance coverage amounts: Commercial General Liability Insurance in the minimum amounts of \$1,000,000 for each occurrence and \$2,000,000 in the aggregate. Evidence of Automobile Liability Insurance, Statutory Worker's Compensation and Excess/Umbrella Liability Insurance in the amount of \$5,000,000. The Owner and Illinois Housing Development Authority must be listed as Additional Insured on the Liability Insurance.

I, _____ am duly authorized to execute this document and as the General Contractor certify that the statements in this certification are true, correct and complete. I understand that any misrepresentation, false information, or omission may result in disqualification of this and future projects.

Name _____ Position _____ Date _____



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Addendum 2 HOME Provisions

In addition to the Standards noted above, for all projects having Authority provided HOME funding the following provisions will be applicable as per The Department of Housing and Urban Development, 24 CFR Parts 91 and 92, HOME Investment Partnerships Program; Improving Performance and Accountability; Updating Property Standards, Effective August 23, 2013.

Article 1.592.251 Property standards.

(A) New construction projects.

- 1) State and local codes, ordinances, and zoning requirements. Housing that is newly constructed with HOME funds must meet all applicable State and local codes, ordinances, and zoning requirements. HOME-assisted new construction projects must meet State or local residential and building codes, as applicable or, in the absence of a State or local building code, the International Residential Code or International Building Code (as applicable to the type of housing) of the International Code Council. The housing must meet the applicable requirements upon project completion.
- (2) HUD requirements. All new construction projects must also meet the requirements described in paragraphs (a)(2)(i) through (v) of this Section:
 - a. Accessibility. The housing must meet the accessibility requirements of 24 CFR part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable. Covered multifamily dwellings, as defined at 24 CFR 100.201, must also meet the design and construction requirements at 24 CFR 100.205, which implements the Fair Housing Act (42 U.S.C. 3601-3619).
 - b. [Reserved]
 - c. Disaster mitigation. Where relevant, the housing must be constructed to mitigate the impact of potential disasters (e.g., earthquakes, hurricanes, flooding, and wildfires), in accordance with State and local codes, ordinances, or other State and local requirements, or such other requirements as HUD may establish.
 - d. Written cost estimates, construction contracts and construction documents. The Authority (or its sub recipient) will ensure the construction contract(s) and construction documents describe the work to be undertaken in adequate detail so that inspections can be conducted. The Authority (or its sub recipient) will review and approve written cost estimates for construction and determine that costs are reasonable.
 - e. Construction progress inspections. The Authority (or its sub recipient) will conduct progress and final inspections of construction to ensure that work is done in accordance with the applicable codes, the construction contract, and construction documents.
 - f. Broadband infrastructure. For new commitments made after January 19, 2017, for a new construction housing project of a building with more than 4 rental units, the construction must include installation of broadband infrastructure, as this term is defined in 24 CFR 5.100, except where the participating jurisdiction determines and, in accordance with § 92.508(a)(3)(iv), documents the determination that:
 - 1) The location of the new construction makes installation of broadband infrastructure infeasible; or
 - 2) The cost of installing the infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden.

(B) Rehabilitation projects. All rehabilitation that is performed using HOME funds must meet the requirements of this paragraph (B)



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- (1) Rehabilitation standards. The Authority has established rehabilitation standards for all HOME-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion (Addendum #3). The Authority's (or its sub recipient) description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The rehabilitation standards must address each of the following:
 - i) Health and safety. life-threatening deficiencies must be identified as per the UPCS inspection and if present must be addressed immediately if the housing is occupied.
 - ii) Major systems. Major systems are: structural support; roofing; cladding and weatherproofing (e.g., windows, doors, siding, gutters); plumbing; electrical; and heating, ventilation, and air conditioning. For multifamily housing projects, a capital needs assessment shall be used to determine the remaining useful life of major systems. For rental housing, if the remaining useful life of one or more major system is less than the applicable period of affordability, the Authority will ensure that a replacement reserve is established either through capitalization from an eligible fund source, and/or that monthly payments are made to the reserves that are adequate to repair or replace the systems as needed. For homeownership housing, upon project completion, each of the major systems shall have a remaining useful life for a minimum of 5 years or for such longer period specified by the Authority, or the major systems must be rehabilitated or replaced as part of the rehabilitation work.
 - iii) Lead-based paint. All applicable housing will meet the lead-based paint requirements at 24 CFR part 35.
 - iv) Accessibility. All applicable housing will meet the accessibility requirements in 24 CFR part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable. Covered multifamily dwellings, as defined at 24 CFR 100.201, must also meet the design and construction requirements at 24 CFR 100.205, which implements the Fair Housing Act (42 U.S.C. 3601-3619). Rehabilitation may include improvements that are not required by regulation or statute that permit use by a person with disabilities.
 - v) [Reserved]
 - vi) Disaster mitigation. Where relevant, the housing to be improved will mitigate the impact of potential disasters (e.g., earthquake, hurricanes, flooding, and wildfires) in accordance with State and local codes, ordinances, and requirements.
 - vii) State and local codes, ordinances, and zoning requirements. The rehabilitated portion of the housing shall meet all applicable State and local codes, ordinances, and requirements or, in the absence of a State or local building code, the International Existing Building Code of the International Code Council.
 - viii) Uniform Physical Condition Standards. Upon completion, the HOME-assisted project and units will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. HUD will establish the minimum deficiencies that must be corrected based on inspectable items and inspected areas from HUD-prescribed physical inspection procedures (Uniform Physical Conditions Standards) pursuant to 24 CFR 5.705.
 - ix) Capital Needs Assessments. For multifamily rental housing projects of 26 or more total units, the Authority will determine all work that will be performed in the rehabilitation of the housing and the long-term physical needs of the project through a capital needs assessment (a.k.a. physical needs assessment) of the project.



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- x) Broadband infrastructure. For new commitments made after January 19, 2017 for a substantial rehabilitation project of a building with more than 4 rental units, any substantial rehabilitation, as defined in 24 CFR 5.100, must provide for installation of broadband infrastructure, as this term is also defined in 24 CFR 5.100, except where the participating jurisdiction determines and, in accordance with § 92.508(a)(3)(iv), documents the determination that:
 - a. The location of the substantial rehabilitation makes installation of broadband infrastructure infeasible;
 - b. cost of installing broadband infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden; or
 - c. The structure of the housing to be substantially rehabilitated makes installation of broadband infrastructure infeasible.
- (2) Construction documents and cost estimates. The Authority (or its sub recipient) will ensure that the work to be undertaken will meet the rehabilitation standards. The construction documents (i.e., written scope of work to be performed) must be in sufficient detail to establish the basis for a uniform inspection of the housing to determine compliance with the standards. The Authority (or its sub recipient) will review and approve a written cost estimate for rehabilitation after determining that costs are reasonable.
- (3) Frequency of inspections. The Authority (its sub recipients or third parties) will conduct an initial property inspection to identify the deficiencies that must be addressed including progress and final inspections to determine that work was done in accordance with work write-ups.
- (4) Acquisition of standard housing.
 - a. Existing housing that is acquired with HOME assistance for rental housing, and that was newly constructed or rehabilitated less than 12 months before the date of commitment of HOME funds, must meet the property standards of paragraph (a) or paragraph (b) of this Section, as applicable, of this Section for new construction and rehabilitation projects. The Authority (or its sub recipient) must document this compliance based upon a review of approved building plans and Certificates of Occupancy, and an inspection that is conducted no earlier than 90 days before the commitment of HOME assistance.
 - b. All other existing housing that is acquired with HOME assistance for rental housing must meet the rehabilitation property standards requirements of paragraph (b) of this Section. The participating jurisdiction (or its sub recipient) must document this compliance based upon an inspection that is conducted no earlier than 90 days before the commitment of HOME assistance. If the property does not meet these standards, HOME funds cannot be used to acquire the property unless it is rehabilitated to meet the standards of paragraph (b) of this Section.
 - c. Existing housing that is acquired for homeownership (e.g., down payment assistance) must be decent, safe, sanitary, and in good repair. The participating jurisdiction (or its sub recipient) must establish standards to determine that the housing is decent, safe, sanitary, and in good repair. At minimum, the standards must provide that the housing meets all applicable State and local housing quality standards and code requirements and the housing does not contain the specific deficiencies proscribed by HUD based on the applicable inspectable items and inspected areas in HUD-prescribed physical inspection procedures (Uniform Physical Condition Standards) issued pursuant to 24 CFR 5.705. The participating jurisdiction (or its sub recipient) must inspect the housing and document this compliance based upon an inspection that is conducted no earlier than 90 days before the commitment of HOME assistance. If the housing does not meet these standards, the housing must be rehabilitated to meet the standards of this paragraph (4) (c) or it cannot be acquired with HOME funds.
 - d. Occupied housing by tenants receiving HOME tenant-based rental assistance. All housing occupied by tenants receiving HOME tenant-based rental assistance must meet the standards in 24 CFR 982.401, or the successor requirements as established by HUD.



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- e. Manufactured housing. Construction of all manufactured housing including manufactured housing that replaces an existing substandard unit under the definition of "reconstruction" must meet the Manufactured Home Construction and Safety Standards codified at 24 CFR part 3280. These standards preempt State and local codes which are not identical to the federal standards for the new construction of manufactured housing. Participating jurisdictions providing HOME funds to assist manufactured housing units must comply with applicable State and local laws or codes. In the absence of such laws or codes, the installation must comply with the manufacturer's written instructions for installation of manufactured housing units. All new manufactured housing and all manufactured housing that replaces an existing substandard unit under the definition of "reconstruction" must be on a permanent foundation that meets the requirements for foundation systems as set forth in 24 CFR 203.43f(c)(i). All new manufactured housing and all manufactured housing that replaces an existing substandard unit under the definition of "reconstruction" must, at the time of project completion, be connected to permanent utility hook-ups and be located on land that is owned by the manufactured housing unit owner or land for which the manufactured housing owner has a lease for a period at least equal to the applicable period of affordability. In HOME-funded rehabilitation of existing manufactured housing the foundation and anchoring must meet all applicable State and local codes, ordinances, and requirements or in the absence of local or state codes, the Model Manufactured Home Installation Standards at 24 CFR part 3285. Manufactured housing that is rehabilitated using HOME funds must meet the property standards requirements in paragraph (b) of this Section, as applicable. The Authority (or its sub recipient) will document this compliance in accordance with inspection procedures that the participating jurisdiction has established pursuant to §92.251, as applicable.

[78 FR 44670, July 24, 2013, as amended at 81 FR 92635, Dec. 20, 2016]

Article II §92.352 Environmental review.

(A) General. The environmental effects of each activity carried out with HOME funds must be assessed in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA) (42 U.S.C. 4321) and the related authorities listed in HUD's implementing regulations at 24 CFR parts 50 and 58. The applicability of the provisions of 24 CFR part 50 or part 58 is based on the HOME project (new construction, rehabilitation, acquisition) or activity (tenant-based rental assistance) as a whole, not on the type of the cost paid with HOME funds.

(B) Responsibility for review.

- (1) The jurisdiction (e.g., the participating jurisdiction or State recipient) or insular area must assume responsibility for environmental review, decision making, and action for each activity that it carries out with HOME funds, in accordance with the requirements imposed on a recipient under 24 CFR part 58. No funds may be committed to a HOME activity or project before the completion of the environmental review and approval of the request for release of funds and related certification, except as authorized by 24 CFR part 58.
- (2) A State participating jurisdiction must also assume responsibility for approval of requests for release of HOME funds submitted by State recipients.
- (3) HUD will perform the environmental review, in accordance with 24 CFR part 50, for a competitively awarded application for HOME funds submitted to HUD by an entity that is not a jurisdiction.

[61 FR 48750, Sept. 16, 1996, as amended at 78 FR 44678, July 24, 2013]

Article III §92.354 Labor



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- (1) Every contract for the construction (rehabilitation or new construction) of housing that includes 12 or more units assisted with HOME funds must contain a provision requiring the payment of not less than the wages prevailing in the locality, as predetermined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141), to all laborers and mechanics employed in the development of any part of the housing. Such contracts must also be subject to the overtime provisions, as applicable, of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3701).
- (2) The contract for construction must contain these wage provisions if HOME funds are used for any project costs in §92.206, including construction or non-construction costs, of housing with 12 or more HOME-assisted units. When HOME funds are only used to assist homebuyers to acquire single-family housing, and not for any other project costs, the wage provisions apply to the construction of the housing if there is a written agreement with the owner or developer of the housing that HOME funds will be used to assist homebuyers to buy the housing and the construction contract covers 12 or more housing units to be purchased with HOME assistance. The wage provisions apply to any construction contract that includes a total of 12 or more HOME-assisted units, whether one or more than one project is covered by the construction contract. Once they are determined to be applicable, the wage provisions must be contained in the construction contract so as to cover all laborers and mechanics employed in the development of the entire project, including portions other than the assisted units. Arranging multiple construction contracts within a single project for the purpose of avoiding the wage provisions is not permitted.
- (3) Participating jurisdictions (or their sub recipients), contractors, subcontractors, and other participants must comply with regulations issued under these acts and with other Federal laws and regulations pertaining to labor standards, as applicable. Participating jurisdictions (or their sub recipients) shall be responsible for ensuring compliance by contractors and subcontractors with labor standards described in this Section. In accordance with procedures specified by HUD, participating jurisdictions shall
 - i) Ensure that bid and contract documents contain required labor standards provisions and the appropriate Department of Labor wage determinations;
 - ii) Conduct on-site inspections and employee interviews;
 - iii) Collect and review certified weekly payroll reports;
 - iv) Correct all labor standards violations promptly;
 - v) Maintain documentation of administrative and enforcement activities, and
 - vi) Require certification as to compliance with the provisions of this Section before making any payment under such contracts.
 - a. Volunteers. The prevailing wage provisions of paragraph (a) of this Section do not apply to an individual who receives no compensation or is paid expenses, reasonable benefits, or a nominal fee to perform the services for which the individual volunteered and who is not otherwise employed at any time in the construction work. See 24 CFR part 70.
 - b. Sweat equity. The prevailing wage provisions of paragraph (a) of this Section do not apply to members of an eligible family who provide labor in exchange for acquisition of a property for homeownership or provide labor in lieu of, or as a supplement to, rent payments.

[61 FR 48750, Sept. 16, 1996, as amended at 78 FR 44678, July 24, 2013]

Article IV §92.355 Lead-based paint.

Housing assisted with HOME funds is subject to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at part 35, subparts A, B, J, K, M and R of this title.

[64 FR 50224, Sept. 15, 1999]



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Addendum 3 HOME Rehabilitation Standards

In addition to the current Authority's "Standards for Architectural Planning and Construction" and the "HOME Rehabilitation and Construction Guidelines" the following Rehabilitation Standards (Standards) shall be included when financed with Authority provided HOME funds. These Standards shall include the "Property Standards" as noted above to be part of the Rehabilitation Standards, additional clarification is provided below:

These Standards are hereby incorporated into the scope of work, the sub-recipient, owner, general contractor and Architect shall ensure compliance with the applicable HOME provisions as noted. The Standards represent the minimum acceptable levels for construction completed through the rehabilitation and is the basis for a uniform inspection of the rehabilitated housing.

The project shall obtain a HUD Uniform Physical Condition Standards (UPCS) inspection (using the most current format) which shall identify all Observable Deficiencies and Health and Safety Concerns. The scope of work shall address all noted deficiencies and life threatening concerns so that at the completion of the rehabilitation the noted deficiencies and concerns have been cured.

Please visit the HUD Real Estate Assessment Center for information and documents to complete the UPCS inspections. HUD can be accessed at the following underlined hyperlinks: [HUD Physical Inspection Training Materials and Documents](#) and [Physical Inspection Training Materials the UPCS Comprehensive Listing Inspectable Area](#) form is available in Excel. In addition, the HOME Project Checklist (Addendum #4) is recommended to insure all applicable items are addressed.

If any Health and Safety Concern is identified as a Life Threatening Concern it needs to be addressed immediately. Life threatening deficiencies such as the potential for electrical shock, structural failure, carbon monoxide poisoning or noxious fumes, fire safety concerns, etc. needs to be addressed immediately if housing is occupied.

Major Systems (as noted above) must be inspected to determine the condition and if it warrants replacement or repair. The Life Expectancy of Housing Components (Addendum #5) provides estimates of the effective life of the various building components. In the event where a Major System component is in satisfactory condition but has a remaining contributory life of less than the affordability period for multifamily/rental projects, or 5 years or less for single family units

In this instance these items need to be completed in the scope of work or if for rental housing an appropriately determined replacement reserve needs to be funded so as to address the repair or replacement of the component when it becomes due. The determination of the reserve amounts will be ascertained on a case by case basis and by using the following formula.

Cost of repair at time of replacement ÷ Remaining useful life estimate (years) of component = Annual reserve amount.

In the event the project does not include approved building plans and specifications, the scope shall provide adequate description of the materials including quantity and cost. All materials shall be new and free from defect. They shall be at a minimum "construction" or "builder" grade quality. The materials shall be installed as per the manufacturer, applicable code or trade standard. Specific methods, techniques or sequential procedures shall be included when required. Descriptions should also contain manufacturer cut sheets when available. Materials and methods should be in adequate detail so there is no confusion between owner and general contractor, that the Authority or sub recipient inspector know exactly what is being constructed and to eliminate the need for change orders due to lack of specification.



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Addendum 4 HOME Project Checklist

New Construction

- ☐ Project meets State and local codes, ordinances, and zoning requirements
- ☐ Accessibility
- ☐ Disaster mitigation
- ☐ Broadband Infrastructure
- ☐ Written cost estimates, construction contracts and construction documents
- ☐ Construction progress inspections

Rehabilitation

- ☐ Rehabilitation standards
- ☐ Health and safety
- ☐ Major systems
- ☐ Lead-based paint
- ☐ Inspections
- ☐ Accessibility
- ☐ Disaster mitigation
- ☐ Broadband Infrastructure
- ☐ State and local codes, ordinances, and zoning requirements
- ☐ Uniform Physical Condition Standards
- ☐ Construction documents and cost estimates
- ☐ Frequency of inspections
- ☐ Acquisition of standard housing

Miscellaneous

- ☐ Occupiers housing by tenants receiving HOME tenant-based assistance
- ☐ Manufactured Housing
- ☐ 90-days inspection before HOME commitment or no less than 30 days for newly constructed/rehabilitated

Environmental Review

- ☐ General
- ☐ Responsibility for review

Labor

- ☐ General- Davis Bacon for 12 or more HOME assisted units in contract (IHDA Construction Rider)
- ☐ Volunteers
- ☐ Sweat equity

Lead-Based Paint

- ☐ Compliance with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992.



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Addendum 5 Life Expectancy of Housing Component

Life Expectancy in Years

| APPLIANCES | | | | | | | | | |
|-------------------------|----|--------------------------|----|---------------------------------|----|--------------|----|--------------------|----|
| Compactors | 10 | Dishwashers | 10 | Dryers | 14 | Disposal | 10 | Freezers - compact | 12 |
| Freezers - standard | 16 | Microwave ovens | 11 | Electric ranges | 17 | Gas ranges | 19 | Gas ovens | 14 |
| Refrigerators - compact | 14 | Refrigerators - standard | 17 | Washers - automatic and compact | 13 | Exhaust fans | 20 | | |

| BATHROOMS | | | | | |
|--------------------|----|--------------------------------|-------|--------------------------------|----|
| Cast iron bathtubs | 50 | Fiberglass bathtub and showers | 10-15 | Shower doors - average quality | 25 |
| | | | | Toilets | 50 |

| CABINETS | | | | | |
|------------------|-------|-------------------------------------|----|---------------------------------|----------|
| Kitchen cabinets | 15-20 | Medicine cabinets and bath vanities | 20 | Closet Systems - Closet shelves | Lifetime |

| COUNTERTOPS | | | | | |
|--------------------|-------|--|----------|---------------|----------|
| Laminate | 10-15 | Ceramic tile - high-grade installation | Lifetime | Quartz | Lifetime |
| Wood/butcher block | 20+ | Granite | 20+ | Solid Surface | 20+ |

| DOORS | | | | | | | |
|-----------------------------------|-------|---------------------------------|----|----------------------|--------------|------------------------------|--------|
| Screen | 25-50 | Interior, hollow core Less than | 30 | Interior, solid core | 30+ lifetime | Exterior, protected overhang | 80-100 |
| Exterior, unprotected and exposed | 25-30 | Folding | 5 | Garage doors | 20-50 | Garage door opener | 10 |

| ELECTRICAL | | | | | | | |
|---|------|--------------------|----------|---------|----------|--|--|
| Copper wiring, copper plated, copper clad aluminum, and bare copper | 100+ | Armored cable (BX) | Lifetime | Conduit | Lifetime | | |

| Finishes Used for Waterproofing | | | |
|---------------------------------|-----|-----------------------------|-----|
| Paint, plaster, and stucco | 3-5 | Sealer, silicone, and waxes | 1-5 |

| INSULATION | |
|---|----------|
| For foundations, roofs, ceilings, walls, and floors | Lifetime |

| FLOORS | | | | | |
|-------------|----------|-----------------|--|---------------------|--|
| Oak or pine | Lifetime | State flagstone | Lifetime | Vinyl sheet or tile | 20-30 |
| Terrazzo | Lifetime | Carpeting | 11 (depends on installation, amount of traffic, and quality of carpet) | Marble | Lifetime (depends on installation, thickness of marble, and amount of traffic) |

| FOOTINGS AND FOUNDATION | | | |
|-----------------------------------|-----|------------------|--|
| Poured footings and foundations | 200 | Concrete block | 100 |
| Waterproofing, bituminous coating | 10 | Termite cropping | (may have shorter life in damp climates) |

| HOME SECURITY |
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|---|--|----------|--|---|--|-----------------------------------|--|---------------------------------------|--|-------------|-----------------|---|--|---|--|--------------------------------|--|----------|--|---------------------------|----|------------------------------|--|--------------------------------|--|----------|--|-------|--|--|--|-------------------------------------|--|--|--|----|--|--|--|
| Intrusion systems | | | | | | | | | | 14 | Smoke detectors | | | | | | | | | | 12 | Smoke/fire/intrusion systems | | | | | | | | | | 10 | | | | | | | |
| HEATING VENTILATION AND AIR CONDITIONING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Central air conditioning unit | | | | 15 (newer units should last longer) | | | | Window unit | | | | 10 | | | | Air conditioner compressor | | | | 15 | | | | Humidifier | | | | 8 | | | | Electric water heater | | | | 14 | | | |
| Rooftop air conditioners | | | | 15 | | | | Gas water heater | | | | depends on type 11–13 of water heater lining and quality of water | | | | Ventilating roof-mounted fans | | | | 20 | | | | Forced air furnaces, heat pump | | | | 15 | | | | Radiant heaters, hot water or steam | | | | 35 | | | |
| Radiant heaters, electric | | | | 10 | | | | Boilers, hot water or steam | | | | 30 (depends on quality of water) | | | | Furnaces, gas- or oil-fired | | | | 18 | | | | Unit heaters, gas or electric | | | | 13 | | | | Baseboard systems | | | | 20 | | | |
| Induction and fan-coil units | | | | 20 | | | | Dampers | | | | 20 | | | | Centrifugal fans | | | | 25 | | | | Axial fans | | | | 20 | | | | Diffusers, grilles, and registers | | | | 27 | | | |
| LANDSCAPING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wooden decks | | | | 15 | | | | Brick and concrete patios | | | | 24 | | | | Tennis courts | | | | 10 | | | | | | | | | | | | | | | | | | | |
| Concrete walks | | | | 24 | | | | Gravel walks | | | | 4 | | | | Asphalt driveways | | | | 10 | | | | | | | | | | | | | | | | | | | |
| Swimming pools | | | | 18 | | | | Sprinkler systems | | | | 12 | | | | Fences | | | | 17 | | | | | | | | | | | | | | | | | | | |
| MASONRY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Chimney, fireplace, and brick veneer | | | | | | | | | | Lifetime | | | | Brick and stone walls | | | | 100+ | | | | Stucco | | | | Lifetime | | | | | | | | | | | | | |
| PAINTS AND STAINS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exterior paint on wood, brick, and aluminum | | | | | | | | | | 7–10 | | | | Interior wall paint (depends on 5–10 the acrylic content) | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior trim and door paint | | | | | | | | | | 5–10 | | | | Wallpaper | | | | | | | | | | 7 | | | | | | | | | | | | | | | |
| ROOFING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Asphalt, wood shingles and shakes | | | | 30–50 | | | | Tile | | | | 50 (depends on quality of tile and climate) | | | | Slate | | | | 50–100 (depends on grade) | | | | | | | | | | | | | | | | | | | |
| Sheet metal | | | | (depends on gauge of 20–50+ metal and quality of fastening and application) | | | | Built-up roofing, asphalt | | | | 12–25 | | | | Built-up roofing, coal and tar | | | | 12–30 | | | | | | | | | | | | | | | | | | | |
| Asphalt composition shingle | | | | 15–30 | | | | Asphalt overlay | | | | 25–35 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLUMBING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waste piping, cast iron | | | | 75–100 | | | | Sinks, enamel steel | | | | 5–10 | | | | Sinks, enamel cast iron | | | | 25–30 | | | | | | | | | | | | | | | | | | | |
| Sinks, china | | | | 25–30 | | | | Faucets, low quality | | | | 13–15 | | | | Faucets, high quality | | | | 15–20 | | | | | | | | | | | | | | | | | | | |
| ROUGH STRUCTURE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Basement floor systems | | | | | | | | | | Lifetime | | | | Framing, exterior and interior walls | | | | | | | | | | Lifetime | | | | | | | | | | | | | | | |
| SHUTTERS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wood, interior | | Lifetime | | Wood, exterior | | 5 (depends on weather conditions) | | Vinyl plastic, exterior | | 7–8 | | Aluminum, interior | | 35–50 | | Aluminum, exterior | | 3–5 | | | | | | | | | | | | | | | | | | | | | |
| SIDING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gutters and downspouts | | 30 | | Siding, wood | | 10–100 (depends on maintenance) | | Steel | | 50–Lifetime | | Siding, aluminum | | 20–50 | | Siding, vinyl | | 50 | | | | | | | | | | | | | | | | | | | | | |
| WINDOWS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Window glazing | | | | 20 | | | | Wood casement | | | | 20–50 | | | | Aluminum and vinyl casement | | | | 20–30 | | | | Screen | | | | 25–50 | | | | | | | | | | | |
| WALLS AND WALL TREATMENTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Drywall and plaster | | | | 30–70 | | | | Ceramic tile, high grade installation | | | | | | | | | | Lifetime | | | | | | | | | | | | | | | | | | | | | |



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Addendum 6 Housing Trust Fund (HTF) Provisions

In addition to the Standards noted above, for all projects having Authority provided HTF funding the following provisions will be applicable as per The Department of Housing and Urban Development, 24 CFR Part 93, Housing Trust Fund, Subpart G: Project Requirements; Effective September 1, 2016. In addition, it shall be required of all General Contractors for HTF funded projects, submit the certification form provided in Addendum #1 of the Authority's Standards for Planning and Construction.

Article I §93.301 Property standards.

A. New construction projects.

- a. State and local codes, ordinances, and zoning requirements. Housing that is newly constructed with HTF funds must meet all applicable State and local codes, ordinances, and zoning requirements. HTF-assisted new construction projects must meet State or local residential and building codes, as applicable or, in the absence of a State or local building code, the International Residential Code or International Building Code (as applicable to the type of housing) of the International Code Council. The housing must meet the applicable requirements upon project completion.
- b. HUD requirements. All new construction projects must also meet the requirements described in paragraphs (A)(b)(i) through (vi) of this Section:
 - i. Accessibility. The housing must meet the accessibility requirements of 24 CFR part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable. "Covered multifamily dwellings," as defined at 24 CFR 100.201, must also meet the design and construction requirements at 24 CFR 100.205, which implements the Fair Housing Act (42 U.S.C. 3601-3619).
 - ii. Energy efficiency. The housing must meet the energy efficiency standards established pursuant to Section 109 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12709).
 - iii. Disaster mitigation. Where relevant, the housing must be constructed to mitigate the impact of potential disasters (e.g., earthquakes, hurricanes, flooding, and wildfires), in accordance with State and local codes, ordinances, or other State and local requirements, or such other requirements as HUD may establish.
 - iv. Written cost estimates, construction contracts and construction documents. The Authority (or its sub recipient) will ensure the construction contract(s) and construction documents describe the work to be undertaken in adequate detail so that inspections can be conducted. The Authority (or its sub recipient) will review and approve written cost estimates for construction and determine that costs are reasonable.
 - v. Construction progress inspections. The Authority (or its sub recipient) will conduct progress and final inspections of construction to ensure that work is done in accordance with the applicable codes, the construction contract, and construction documents.
 - vi. Broadband infrastructure. For new commitments made after January 19, 2017 for a new construction housing project of a building with more than 4 rental units, the construction must include installation of broadband infrastructure, as this term is defined in 24 CFR 5.100, except where the grantee determines and, in accordance with § 93.407(a)(2)(iv), documents the determination that:
 - 1) The location of the new construction makes installation of broadband infrastructure infeasible; or
 - 2) The cost of installing broadband infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden.



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B. Rehabilitation projects.

- a. All rehabilitation that is performed using HTF funds must meet the requirements of this paragraph (B).
 - i. The Authority has established rehabilitation standards for all HTF- assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion (Addendum #7). The Authority's (or its sub recipient) description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The rehabilitation standards must address each of the following:
 - Health and safety. life-threatening deficiencies must be identified as per the UPCS inspection and if present must be addressed immediately if the housing is occupied.
 - ii. Major systems. Major systems are: structural support; roofing; cladding and weatherproofing (e.g., windows, doors, siding, gutters); plumbing; electrical; and heating, ventilation, and air conditioning. For rental housing, an estimate (based on age and condition) of the remaining useful life of these systems, upon project completion of each major system must be provided. For multifamily housing projects of 26 units or more, a capital needs assessment of the project must be completed to determine the useful life of major systems. For rental housing, if the remaining useful life of one or more major system is less than the applicable period of affordability, a replacement reserve must be established and monthly payments must be made to the reserve that are adequate to repair or replace the systems as needed. For homeownership housing, upon project completion, each of the major systems to have a remaining useful life for a minimum of 5 years or for such longer period specified in the CNA, or the major systems must be rehabilitated or replaced as part of the rehabilitation work.
 - iii. Lead-based paint. All applicable housing will meet the lead-based paint requirements at 24 CFR part 35.
 - iv. Accessibility. All applicable housing will meet the accessibility requirements in 24 CFR part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable. Covered multifamily dwellings, as defined at 24 CFR 100.201, must also meet the design and construction requirements at 24 CFR 100.205, which implements the Fair Housing Act (42 U.S.C. 3601-3619). Rehabilitation may include improvements that are not required by regulation or statute that permit use by a person with disabilities.
 - v. [Reserved]
 - vi. Disaster mitigation. Where relevant, the housing to be improved must mitigate the impact of potential disasters (e.g., earthquake, hurricanes, flooding, and wildfires) in accordance with State and local codes, ordinances, and requirements, or such other requirements as HUD may establish.
 - vii. State and local codes, ordinances, and zoning requirements. The rehabilitated portion of the housing shall meet all applicable State and local codes, ordinances, and requirements or, in the absence of a State or local building code, the International Existing Building Code of the International Code Council.
 - viii. Uniform Physical Condition Standards. Upon completion, the HTF-assisted project and units will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. HUD will establish the minimum deficiencies that must be corrected based on inspectable items and inspected areas from HUD-prescribed physical inspection procedures (Uniform Physical Conditions Standards) pursuant to 24 CFR 5.705.



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- x. Capital Needs Assessments. For multifamily rental housing projects of 26 or more total units, the Authority will determine all work that will be performed in the rehabilitation of the housing and the long-term physical needs of the project through a capital needs assessment (a.k.a. physical needs assessment) of the project.
- xi. Broadband infrastructure. For new commitments made after January 19, 2017 for a substantial rehabilitation project of a building with more than 4 rental units, any substantial rehabilitation, as defined in 24 CFR 5.100, must provide for installation of broadband infrastructure, as this term is also defined in 24 CFR 5.100, except where the grantee determines and, in accordance with § 93.407(a)(2)(iv), documents the determination that:
 - (1) the location of the substantial rehabilitation makes installation of broadband infrastructure infeasible;
 - (2) The cost of installing broadband infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden; or
 - (3) The structure of the housing to be substantially rehabilitated makes installation of broadband infrastructure infeasible.
- b. Construction documents and cost estimates. The Authority (or its sub recipient) will ensure that the work to be undertaken will meet the rehabilitation standards. The construction documents (i.e., written scope of work to be performed) must be in sufficient detail to establish the basis for a uniform inspection of the housing to determine compliance with the standards. The Authority (or its sub recipient) will review and approve a written cost estimate for rehabilitation after determining that costs are reasonable.
- c. Frequency of inspections. The Authority (its sub recipients or third parties) will conduct an initial property inspection to identify the deficiencies that must be addressed including progress and final inspections to determine that work was done in accordance with work write-ups.
- d. Acquisition of standard housing.
 - i. Existing housing that is acquired with HTF assistance for rental housing, and that was newly constructed or rehabilitated less than 12 months before the date of commitment of HTF funds, must meet the property standards of paragraph (a) or paragraph (b) of this Section, as applicable, of this Section for new construction and rehabilitation projects. The Authority (or its sub recipient) must document this compliance based upon a review of approved building plans and Certificates of Occupancy, and an inspection that is conducted no earlier than 90 days before the commitment of HTF assistance.
 - ii. All other existing housing that is acquired with HTF assistance for rental housing must meet the rehabilitation property standards requirements of paragraph (b) of this Section. The Authority (or its sub recipient) must document this compliance based upon an inspection that is conducted no earlier than 90 days before the commitment of HTF assistance. If the property does not meet these standards, HTF funds cannot be used to acquire the property unless it is rehabilitated to meet the standards of paragraph (a) of this Section.

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- d. Lead-based paint. The grantee's standards must require the housing to meet the lead-based paint requirements in 24 CFR part 35.
 - (1) Inspections. The grantee must undertake ongoing property inspections, in accordance with § 93.404.
 - (2) Corrective and remedial actions. The grantee must have procedures for ensuring that timely corrective and remedial actions are taken by the project owner to address identified deficiencies.
 - (3) Inspection procedures. The grantee must establish written inspection procedures. The procedures must include detailed inspection checklists, description of how and by whom inspections will be carried out, and procedures for training and certifying qualified inspectors. The procedures must also describe how frequently the property will be inspected, consistent with Section § 93.404(d).

E. Environmental provisions

- a. New construction projects environmental requirements:
 - i. Historic preservation
 - ii. Standards. The project activities (including demolition) must not be performed on properties that are either listed in or determined eligible for listing in the National Register of Historic Places, unless the project activities meet the Secretary of the Interior's Standards for Rehabilitation, either as certified through the Federal and/or State historic rehabilitation tax credit programs or as verified by someone that meets the relevant Secretary of the Interior's Professional Qualification Standards.
 - iii. Archaeological resources. If archaeological resources or human remains are discovered on the project site during construction, the grantee must consult with affected tribes and/or descendant communities and comply with the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001-3013), State law and/or local ordinance (e.g., State unmarked burial law).
 - iv. Farmland. Project activities must not result in the conversion of unique, prime, or statewide or locally significant agricultural properties to urban uses.
 - v. Airport zones. Projects are not permitted within the runway protection zones of civilian airports, or the clear zones or accident potential zones of military airfields.
- b. Coastal Barrier Resource System. No projects may be assisted in Coastal Barrier Resource System (CBRS) units. CBRS units are mapped and available from the U.S. Fish and Wildlife Service.
- c. Coastal zone management. Development must be consistent with the appropriate State coastal zone management plan. Plans are available from the local coastal zone management agency.
- d. Floodplains. Except as modified below, definitions for terms used below can be found at 24 CFR part 55.
- e. Construction and other activities in the 100-year floodplain are to be avoided when practicable. If there are no practicable alternatives to new construction or substantial improvement in the 100-year floodplain, the structure must be elevated at least the base flood elevation (BFE) or floodproofed to one foot above the BFE. Elevated and floodproofed buildings must adhere to National Flood Insurance Program standards. The primary sources of floodplain data are Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). When FEMA provides interim flood hazard data, such as Advisory Base Flood Elevations (ABFE) or preliminary maps or studies, the latest of these sources shall be used.
- f. No HTF assistance may be approved with respect to:
 - a. Any action, other than a functionally dependent use, located in a floodway;
 - b. Any new construction critical action located in a coastal high hazard area, 100- or 500-year floodplain; or



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- c. Any non-critical new construction action in a coastal high hazard area, unless the action is reconstruction following destruction caused by a disaster and is designed for location in a coastal high hazard area consistent with the FEMA National Flood Insurance Program requirements for V-Zones.
- d. Wetlands.
 - (1) No draining, dredging, channelizing, filling, diking, impounding, or related grading activities are to be performed in wetlands. No activities, structures, or facilities funded under this program are to adversely impact a wetland.
 - (2) A wetland means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances, does or would support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. This definition includes those wetland areas separated from their natural supply of water as a result of activities, such as the construction of structural flood protection methods or solid-fill road beds, or mineral extraction and navigation improvements. This definition is independent of the definition of jurisdictional wetland used by the U. S. Army Corps of Engineers under Section 404 of the Clean Water Act (33 U.S.C. 1251 et seq.).
- e. Explosives and hazards. Projects must be in compliance with the standards for acceptable separation distance, as set forth at 24 CFR part 51, subpart C.
- iv. Contamination. All properties assisted with HTF funds must be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended use of the property.
- iv. All proposed multifamily (more than four housing units) HTF projects require a Phase I Environmental Site Assessment (ESA-ASTM). If the Phase I ESA identifies recognized environmental concerns (RECs), a Phase II (ESA-ASTM) will be required. ASTM reports shall be prepared in accordance with the most current ASTM standard. Single family housing does not require a Phase I ESA.
- v. HTF projects must avoid sites located within 0.25 miles of a Superfund or CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) site or other contaminated site reported to Federal, State, or local authorities without a statement in writing from the U.S. Environmental Protection Agency (EPA) or the appropriate State agency that there is no hazard that could affect the health and safety of the occupants or conflict with the intended use of the property.
- vi. Noise.
 - a. Internal noise levels: All activities will be developed to ensure an interior noise level of no more than 45 decibels (dB).
 - b. External noise levels:
 - (1) Project sites exposed to less than or equal to 65 dB of environmental noise are acceptable.
 - (2) Sites between 65 dB and less than 75 dB are acceptable with mitigation (e.g., noise walls, careful site planning) that result in an interior standard of 45 dB.
 - (3) Locations with environmental noise levels of 75 dB or greater may not have noise sensitive outdoor uses (e.g., picnic areas, lot lots, balconies, or patios) and require sound attenuation in the building shell to achieve the 45 dB interior standard.



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- vii. Endangered species. The grantee must avoid all actions which could jeopardize the continued existence of any endangered or threatened species, as designated by the U.S. Fish and Wildlife Service or National Marine Fisheries Service, or would result in the destruction or adversely modify the designated critical habitat of such species.
- viii. Wild and scenic rivers. The grantee must avoid activities that are inconsistent with conservation easements, land-use protections, and restrictions adjacent to wild and scenic rivers, as designated/listed by the Departments of Agriculture or Interior. Maps for the National Wild and Scenic Rivers System are available at the governing departments.
- ix. Safe drinking water. Projects with a potable water system must use only lead-free pipes, solder, and flux.
- x. Sole-source aquifers. Project activities should avoid sites and activities that have the potential to contaminate sole source aquifer areas (SSAs). EPA defines a sole or principal source aquifer as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. If the project overlies an SSA, EPA must review the project. EPA review is designed to reduce the risk of ground water contamination that could pose a health hazard to those who use it.
- ix. Rehabilitation projects environmental requirements
 - i. Historic preservation.
 - a. The project activities (including demolition) must not be performed on properties that are either listed in or determined eligible for listing in the National Register of Historic Places, unless the project activities meet the Secretary of the Interior's Standards for Rehabilitation, either as certified through the Federal and/or State historic rehabilitation tax credit programs or as verified by someone that meets the relevant Secretary of the Interior's Professional Qualification Standards.
 - ii. Archaeological resources. If archaeological resources or human remains are discovered on the project site during construction or rehabilitation, the grantee must consult with affected tribes and/or descendant communities and comply with the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001-3013), State law, and/or local ordinance (e.g., State unmarked burial law).
 - iii. Farmland. Project activities must not result in the conversion of unique, prime, or locally significant agricultural properties to urban uses.
 - iv. Airport zones. Projects are not permitted within the runway protection zones of civilian airports, or the clear zones or accident potential zones of military airfields.
 - v. Coastal Barrier Resource System. No projects may be assisted in Coastal Barrier Resource System (CBRS) units. CBRS units are mapped and available from the U.S. Fish and Wildlife Service.
 - vi. Coastal zone management. Development must be consistent with the appropriate State coastal zone management plan. Plans are available from the local coastal zone management agency.
 - vii. Floodplains. Except as modified below, definitions for terms used below can be found at 24 CFR part 55.
 - a. Construction and other activities in the 100-year floodplain are to be avoided when practicable. If there are no practicable alternatives to new construction or substantial improvement in the 100-year floodplain, the structure must be elevated at least to the base flood elevation (BFE) or floodproofed to one foot above the BFE. Elevated and floodproofed buildings must adhere to National Flood Insurance Program standards. The primary sources of floodplain data are Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMS). When FEMA provides interim flood hazard data, such as Advisory Base Flood Elevations (ABFE) or preliminary maps or studies, the latest of these sources shall be used.
 - viii. No HTF assistance may be approved with respect to:



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- a. Any action, other than functionally dependent uses, located in a floodway;
- b. Any critical action located in a coastal high hazard area, 100- or 500-year floodplain; or
- c. Any non-critical action located in a coastal high hazard area, unless the action is designed for location in a coastal high hazard area consistent with the FEMA National Flood Insurance Program requirements for V-Zones. "Any non-critical action in a coastal high hazard area, unless the action is reconstruction following destruction caused by a disaster and is designed for location in a coastal high hazard area consistent with the FEMA National Flood Insurance Program requirements for V-Zones."
- d. Wetlands. No rehabilitation of existing properties that expands the footprint into a wetland is allowed. A wetland means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. This definition includes those wetland areas separated from their natural supply of water as a result of activities such as the construction of structural flood protection methods or solid-fill road beds and activities such as mineral extraction and navigation improvements. This definition is independent of the definition of jurisdictional wetland used by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act (33 U.S.C. 1251 et seq.).
- e. Explosives and hazards. If the rehabilitation of the building increases the number of dwelling units, then the project must be in compliance with the standards for acceptable separation distance as set forth at 24 CFR part 51, subpart C.
- f. Contamination. All properties assisted with HTF funds must be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended use of the property:
 - (1) All proposed multifamily (more than four housing units) HTF project activities require a Phase I Environmental Site Assessment (ESA - ASTM). If the Phase I ESA identifies recognized environmental concerns (RECs), a Phase II (ESA-ASTM) will be required. ASTM reports shall be prepared in accordance with the most current ASTM standard. Single family housing does not require a Phase I ESA.
 - (2) HTF projects must avoid sites located within 0.25 miles of a Superfund or CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) site or other contaminated site reported to Federal, State, or local authorities without a statement in writing from EPA or the appropriate State agency that there is no hazard that could affect the health and safety of the occupants or conflict with the intended utilization of the property.
- ix. Noise
 - a. Internal noise levels. All activities will be developed to ensure an interior noise level of no more than 45 decibels (dB).
- x. Endangered species.
 - (1) The grantee must avoid all actions that could jeopardize the continued existence of any species designated by the U.S. Fish and Wildlife Service or National Marine Fisheries Service as endangered or threatened.
 - (2) The grantee must avoid all actions that adversely modify the critical habitat of such species.



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- xj. Wild and scenic rivers. The grantee must avoid activities that are inconsistent with conservation easements, land-use protections, and restrictions adjacent to wild and scenic rivers, as designated/listed by the Departments of Agriculture and Interior. Maps for the National Wild and Scenic Rivers System are available at the governing departments.
- xii. Safe drinking water. Projects with a potable water system must use only lead-free pipes, solder, and flux.
- xiii. Sole-source aquifers. Project activities should avoid sites and activities that have the potential to contaminate sole source aquifer areas (SSAs). The EPA defines a sole or principal source aquifer as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. If the project overlies an SSA, the EPA must review the project. The EPA review is designed to reduce the risk of ground water contamination, which could pose a health hazard to those who use it.
- c. Acquisition projects environmental requirements.
 - a. Existing housing that is acquired with HTF funds and has been newly constructed or rehabilitated less than 12 months before the commitment of HTF funds must meet the property standards at paragraph (f)(1) of this Section.
 - b. All other existing housing that is acquired with HTF assistance must meet the property standards requirements of paragraph (f)(2) of this Section.
 - c. If under paragraph (f)(3)(i)(A) or paragraph (B) of this Section, the property does not meet these standards, with the exception of the noise standards in paragraph (f)(2) of this Section, HTF funds cannot be used to acquire the property.
 - d. Manufactured housing environmental requirements.
 - (1) Manufactured housing is subject to the environmental standards in paragraph (f)(1) of this Section for new construction or paragraph (f)(2) of this Section for rehabilitation, as applicable. If an existing property does not meet these standards, HTF funds cannot be used to acquire the property unless it is rehabilitated to meet the standards in paragraph (f)(2), as applicable, with the exception of noise standards in paragraph (f)(2)(x).

[80 FR 5220, Jan. 30, 2015, as amended at 81 FR 92636, Dec. 20, 2016]

Article II, §92.354 Labor.

A. Every contract for the construction (rehabilitation or new construction) of housing that includes 12 or more units assisted with HTF funds must contain a provision requiring the payment of not less than the wages prevailing in the locality, as predetermined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141), to all laborers and mechanics employed in the development of any part of the housing. Such contracts must also be subject to the overtime provisions, as applicable, of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3701).

B. The contract for construction must contain these wage provisions if HTF funds are used for any project costs in §92.206, including construction or non-construction costs, of housing with 12 or more HTF-assisted units. When HTF funds are only used to assist HTF buyers to acquire single-family housing, and not for any other project costs, the wage provisions apply to the construction of the housing if there is a written agreement with the owner or developer of the housing that HTF funds will be used to assist HTF buyers to buy the housing and the construction contract covers 12 or more housing units to be purchased with HTF assistance. The wage provisions apply to any construction contract that includes a total of 12 or more HTF-assisted units, whether one or more than one project is covered by the construction contract. Once they are determined to be applicable, the wage provisions must be contained in the construction contract to cover all laborers and mechanics employed in the development of the entire project, including portions other than the assisted units. Arranging multiple construction contracts within a single project for the purpose of avoiding the wage provisions is not permitted.



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C. Participating jurisdictions (or their sub recipients), contractors, subcontractors, and other participants must comply with regulations issued under these acts and with other Federal laws and regulations pertaining to labor standards, as applicable. Participating jurisdictions (or their sub recipients) shall be responsible for ensuring compliance by contractors and subcontractors with labor standards described in this Section. In accordance with procedures specified by HUD, participating jurisdictions shall:

- a. Ensure that bid and contract documents contain required labor standards provisions and the appropriate Department of Labor wage determinations;
- b. Conduct on-site inspections and employee interviews;
- c. Collect and review certified weekly payroll reports;
- d. Correct all labor standards violations promptly;
- e. Maintain documentation of administrative and enforcement activities; and
- f. Require certification as to compliance with the provisions of this Section before making any payment under such contracts.
- g. Volunteers. The prevailing wage provisions of paragraph (a) of this Section do not apply to an individual who receives no compensation or is paid expenses, reasonable benefits, or a nominal fee to perform the services for which the individual volunteered and who is not otherwise employed at any time in the construction work. See 24 CFR part 70.
- h. Sweat equity. The prevailing wage provisions of paragraph (a) of this Section do not apply to members of an eligible family who provide labor in exchange for acquisition of a property for HTF ownership or provide labor in lieu of, or as a supplement to, rent payments.

[61 FR 48750, Sept. 16, 1996, as amended at 78 FR 44678, July 24, 2013]



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Addendum 7 NHTF Rehabilitation Standards

In addition to the current Authority's "Standards for Architectural Planning and Construction" and the "HTF Rehabilitation and Construction Guidelines" the following Rehabilitation Standards (Standards) shall be included when financed with Authority provided HTF funds. These Standards shall include the "Property Standards" as noted above to be part of the Rehabilitation Standards, additional clarification is provided below:

These Standards are hereby incorporated into the scope of work, the sub-recipient, owner, general contractor and Architect shall ensure compliance with the applicable HTF provisions as noted. The Standards represent the minimum acceptable levels for construction completed through the rehabilitation and is the basis for a uniform inspection of the rehabilitated housing.

The project shall obtain a HUD Uniform Physical Condition Standards (UPCS) inspection (using the most current format) which shall identify all Observable Deficiencies and Health and Safety Concerns. The scope of work shall address all noted deficiencies and life threatening concerns so that at the completion of the rehabilitation the noted deficiencies and concerns have been cured.

Please visit the HUD Real Estate Assessment Center for information and documents to complete the UPCS inspections. HUD can be accessed at the following underlined hyperlinks: [HUD Physical Inspection Training Materials and Documents](#) and [Physical Inspection Training Materials](#) the UPCS [Comprehensive Listing Inspectable Area](#) form is available in Excel. In addition, the HTF Project Checklist (Addendum #4) is recommended to insure all applicable items are addressed.

If any Health and Safety Concern is identified as a Life Threatening Concern it needs to be addressed immediately. Life threatening deficiencies such as the potential for electrical shock, structural failure, carbon monoxide poisoning or noxious fumes, fire safety concerns, etc. needs to be addressed immediately if housing is occupied.

Major Systems (as noted above) must be inspected to determine the condition and if it warrants replacement or repair. The Life Expectancy of Housing Components (Addendum #5) provides estimates of the effective life of the various building components. In the event where a Major System component is in satisfactory condition but has a remaining contributory life of less than the affordability period for multifamily/rental projects, or 5 years or less for single family units

In this instance these items need to be completed in the scope of work or if for rental housing an appropriately determined replacement reserve needs to be funded so as to address the repair or replacement of the component when it becomes due. The determination of the reserve amounts will be ascertained on a case by case basis and by using the following formula:

Cost of repair at time of replacement ÷ Remaining useful life estimate (years) of component = Annual reserve amount.

In the event the project does not include approved building plans and specifications, the scope shall provide adequate description of the materials including quantity and cost. All materials shall be new and free from defect. They shall be at a minimum "construction" or "builder" grade quality. The materials shall be installed as per the manufacturer, applicable code or trade standard. Specific methods, techniques or sequential procedures shall be included when required. Descriptions should also contain manufacturer cut sheets when available. Materials and methods should be in adequate detail so there is no confusion between owner and general contractor, that the Authority or sub recipient inspector know exactly what is being constructed and to eliminate the need for change orders due to lack of specification.



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Addendum 8 NHTF Project Checklist

New Construction

- ☐ Project meets State and local codes, ordinances, and zoning requirements
- ☐ Accessibility
- ☐ Disaster mitigation
- ☐ Broadband Infrastructure
- ☐ Written cost estimates, construction contracts and construction documents
- ☐ Construction progress inspections

Rehabilitation

- ☐ Rehabilitation standards
- ☐ Health and safety
- ☐ Major systems
- ☐ Lead-based paint
- ☐ Inspections
- ☐ Accessibility
- ☐ Disaster mitigation
- ☐ Broadband Infrastructure
- ☐ State and local codes, ordinances, and zoning requirements
- ☐ Uniform Physical Condition Standards
- ☐ Construction documents and cost estimates
- ☐ Frequency of inspections
- ☐ Acquisition of standard housing

Miscellaneous

- ☐ Occupied housing by tenants receiving NHTF tenant-based rental assistance
- ☐ Manufactured housing
- ☐ 90-day inspection before NHTF commitment or no less than 30 days for newly constructed/rehabilitated

Environmental Review

- ☐ General
- ☐ Responsibility for review

Labor

- ☐ General- Davis Bacon for 12 or more NHTF-assisted units in contract (IHDA Construction Rider)
- ☐ Volunteers
- ☐ Sweat equity

Lead-Based Paint

- ☐ Compliance with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992.



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Addendum 9 Property Needs Assessment

The purpose of a Property Needs Assessment is to observe, analyze and document readily visible materials and building system defects, which might significantly affect the value of the property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period. This assessment shall not be used by the developer as his scope of work. It shall be viewed as an addendum to the scope of work prepared by the developer's design architect.

This is only an overview of what is expected in a complete PNA report. The full report standards can be found on IHDA's website in the developer resource center.

Property Needs Assessment:

- ☐ Executive Summary
- ☐ Introduction
 - ☐ Reliance
 - ☐ Evaluation Definitions
 - ☐ Common Abbreviations
- ☐ General
 - ☐ Interviews
 - ☐ Property Information
 - ☐ Building History
- ☐ Project Assessment
 - ☐ Site Development
 - ☐ Building Structure
 - ☐ Building Exterior
 - ☐ Building Interior
 - ☐ Mechanical System
 - ☐ Electrical System
 - ☐ Building Plumbing System
 - ☐ Conveyance System
 - ☐ Life Safety/ Fire Protection
 - ☐ Amenities
 - ☐ Other Structures
- ☐ Wood Boring Pests Considerations
- ☐ Accessibility Code Compliance
 - ☐ Illinois Accessibility Code
 - ☐ Section 504 of the rehabilitation act (1973)
 - ☐ The Americans With Disabilities Act (2010)
 - ☐ FHA
 - ☐ ANSI A117.1
- ☐ Project Energy Audit
- ☐ Exhibits
- ☐ Photographs



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Definitions

Unless otherwise expressly stated, the following terms shall, for the purposes of the Standards, have the meaning shown in this . Where terms are not defined in this Section, they shall have ordinarily accepted meanings such as the context implies.

Accessible Dwelling Unit: A unit that is approached, entered, and used by physically challenged people and designed to meet all applicable code requirements.

Accessible Route: A continuous unobstructed path connecting all accessible elements and spaces of a building or facility. Interior accessible routes may include corridors, doorways, floors, ramps, elevators, lifts, skywalks and tunnels. Exterior accessible routes may include parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts.

Accessibility Standards: Accessibility standards mean the Federal Fair Housing Act, Illinois Accessibility Code, Americans with Disabilities Act, local building codes, and Section 504 of the 1973 Rehabilitation Act.

Adaptability or Adaptable: The ability of certain building spaces and elements, such as: kitchen counters, sinks, and grab bars, to be added or altered so as to accommodate the needs of individuals with or without disabilities or to accommodate the needs of persons with different types or degrees of disability.

Adaptable Dwelling Unit: A dwelling unit constructed and equipped so it can be converted with minimal structural change for use by persons with different types and degrees of environmental limitation.

Adaptive Reuse: The process of converting or adapting structures for purposes or uses other than those initially intended. *(i.e. Office use to Residential use or conversion of a school building to apartments)*

Addition: An expansion, extension, or increase in the gross floor area of a building or facility.

Alteration: Any modification or renovation that affects or could affect the usability of the building or facility or part of the building or facility. Alteration includes*, but is not limited to, remodeling, renovation, rehabilitation, reconstruction, historic preservation, historic reconstruction, historic restoration (as separately required in Section 202.5 of the Illinois Accessibility Code), changes or rearrangement of the structural parts or elements, extraordinary repairs (as defined herein), changes to or replacement of plumbing fixtures or controls, changes or rearrangement in the plan configuration of walls and full-height partitions, and changes or improvements to parking lots (as separately required in *Illinois Accessibility Code Section 202.3.3*)

*The following work is not considered to be an alteration unless it affects the usability of the building or facility: normal maintenance, re-roofing, interior or exterior redecoration, changes to mechanical and electrical systems, replacement of plumbing, piping or valves, asbestos removal, or installation of fire sprinkler systems. (Section 3, Environmental Barriers Act - EBA).

Applicability: The latest version of the Standards shall be used in conjunction with the design and construction of the project. The Owner and General Contractor shall incorporate these Standards into their contract and agree to abide by these Standards. If there is a conflict between these Standards and any provision in the contract these Standards shall prevail.

Architect/Engineer of Record: An architect, professional engineer, or structural engineer as defined by the Illinois Architecture Practice Act, the Illinois Professional Engineering Practice Act, or the Illinois Structural Engineering Licensing Act who has the contract responsibility for the project, who prepares the construction documents from which the building is constructed, and who signs the required documents.



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Architect/Engineer-Consulting: An architect, professional engineer, or structural engineer as defined by the Illinois Architecture Practice Act, the Illinois Professional Engineering Practice Act, or the Illinois Structural Engineering Licensing Act who provides his professional services such as civil, mechanical, electrical and plumbing engineering and design, to the "Architect of Record".

Area, Gross: The total area of a building or part of a building measured from the outside face of the exterior walls, including areas of usable or occupiable basements, but not including areas of basements used for storage or mechanical purposes only, overhangs, and mechanical penthouses on the roof.

Area, Net: The total usable or occupiable area within the enclosing walls or partitions exclusive of shafts, partitions, columns, walls, elevators, stairs, permanent fixtures, toilet rooms, janitor closets, and mechanical, electrical, and telephone rooms.

Area of Rescue Assistance: An area, which has direct access to an exit, where people who are unable to use stairs may remain temporarily in safety to await further instructions or assistance during emergency evacuation.

Broadband infrastructure: Cables, fiber optics, wiring, or other permanent (integral to the structure) infrastructure—including wireless infrastructure—provided the installation results in broadband infrastructure in each dwelling unit meeting the Federal Communications Commission's definition during the schematic design phase of the plans. Currently, the FCC defines broadband speeds as 25 Megabits per second (Mbps) download, 3 Mbps upload.

Building Code, Applicable: The building code and applicable amendments, adopted by the administrative authority under whose jurisdiction the work involved with the construction, addition, alteration, or change of occupancy will be carried out. If no building code has been adopted by the administrative authority, or if the work is not within a municipal or other administrative authority's jurisdiction, the building code shall be deemed to be the 2015 International Building Code package.

Change Order (CO): A written request prepared on AIA Form G701 that changes the scope of work from the Authority approved drawings and specifications. The change order must be signed by the owner/developer, Architect of Record, and the contractor and presented to the Authority's field representative at least one month before requesting the payment on a draw.

Clear Floor Space: The minimum unobstructed floor or ground space required to accommodate a single, stationary wheelchair and occupant.

Common Use or Common Areas: Areas (including interior and exterior rooms, spaces, or elements) which are held out for use by all tenants, their guests, and owners in public facilities and multi-story housing units.

Construction Contingency or Contingency: Amount of money allocated to the project in the Authority awarded funds available to the project sponsor to pay for construction related items not in the approved construction documents. Value should be equal to 5% of new construction hard costs, and 10% of rehabilitation hard costs. Allocation of these funds shall be in compliance with Section 18.

Cross Slope: The slope that is perpendicular to the direction of travel (see Running Slope).

Curb Ramp: A short ramp cutting through a curb or built up to it.

Detectable Warning: A standardized surface feature built in or applied to a walking surfaces or other element to warn people with visual impairments of hazards on the circulation path. The State of Illinois has adopted the truncated dome standard with a contrasting color to the base surface.

Dwelling Unit: A single residential unit which provides a kitchen or food preparation area, in addition to rooms and spaces for living, bathing, sleeping, and the like.



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Efficiency or Studio Unit: A unit used or intended to be used as a residential housekeeping unit by not more than one occupant for living, sleeping, and cooking facilities. The unit shall contain not less than the area indicated in Section 6 of these standards.

Emergency Warning System: A fire alarm, carbon monoxide, smoke or heat detector system used to activate emergency audible and visual alarms.

Entrance: Any access point to a building or portion of a building used for the purpose of entering. An entrance includes the approach walk, the vertical access leading to the entrance platform itself, vestibules, if provided, and the entry door or doors or gate or gates.

Environmental Barrier: An element or space of the built environment which limits accessibility to or use of the built environment by environmentally limited persons.

Exit: That portion of a means of egress which is separated from all other spaces of a building or structure by construction or equipment as required by the applicable building code to provide a protected way of travel to the exit discharge. The walls, ceiling, and openings therein, of the protected way of travel shall provide a fire resistance rating required by the applicable building code.

Exit Access: That portion of a means of egress that leads to an exit.

Exit Discharge: That portion of a means of egress between the termination of an exit and a public way.

Extraordinary Repair: The replacement or renewal of any element of an existing building or facility for purposes other than normal routine maintenance. It includes but is not limited to: replacement of sidewalk and curb ramp, replacement of a door and frame, complete stair replacement and plumbing fixture replacement (see Alteration).

Facility: All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on a site (see Public Facility).

Floor: Any level within a building that may be occupied by the public. Mezzanines and seating tiers are not included in the definition of "Floor" in the Illinois Accessibility Code.

Functional Spaces: The rooms or spaces in a building or facility that house the primary functions for which the building or facility is intended, and the secondary or supporting functions that relate to the support, maintenance or performance of the primary functions, including connective or ancillary space such as parking and storage. Unfinished or undeveloped space is included as a "Functional Space".

General Contractor: A general contractor (GC) is responsible for providing all of the material, labor, equipment and services necessary for the construction of a project. The GC is responsible for the day-to-day oversight of a construction site, management of vendors and trades and communication of information to involved parties throughout the course of construction.

Governmental Unit: The State or any political subdivision thereof, including but not limited to any county, town, township, city, village, municipality, municipal corporation, school district, park district, sanitary district, local housing Authority, public commission, public authority, the Authority or other special purpose district.

Grade: The elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and an imaginary line five feet (5') from the building.



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Ground Floor: Any occupiable floor less than one story above or below grade with direct access to grade. A building or facility always has at least one ground floor and may have more than one ground floor as where a split-level entrance has been provided or where a building is built into a hillside. A building where the first floor containing dwelling units is above grade that floor will be considered the ground floor. For example, a grade level or slightly below grade floor contains parking, laundry, building office, and storage is not considered a ground floor. The first floor in a building of this type containing dwelling units will be considered the ground floor.

Habitable Room: A room within a residential occupancy and used or intended to be used for living, sleeping, eating or cooking purposes, as well as any room within a residential occupancy but does not include bathrooms, toilet rooms, laundries, pantries, foyers, corridors, storage spaces, stairways or closets.

Historic Building: All buildings, parts of buildings, facilities or sites individually listed in or eligible for listing in the National Register of Historic Places, a "contributing" building or site in a National Register Historic District as determined by the Illinois Department of Natural Resources (IDNR) State Historic Preservation Officer or as determined by a "Certified Local Government" designated by the IDNR, a building or site designated as a historic or architectural landmark by a local Landmarks Commission or local Historic Preservation Commission, and buildings which undergo historic reconstruction.

Historic Preservation: The act or process of accurately preserving and/or recovering the form and details of a historic building and its setting as it appeared at a particular period of time by means of repair, stabilization, or restoration as defined herein. Historic Preservation also includes "Historic Reconstruction and Historic Restoration".

Historic Reconstruction: The act or process of reproducing by new construction the exact form and detail of an original building, structure, object, or part thereof as it appeared at a specific period of time. Historic Reconstruction only applies to reconstruction of buildings which are open to view by the public, are used to demonstrate historic or architectural values, and/or are used for purposes of display of a historic building type, design, and technique of construction or period setting.

Historic Restoration: The act or process of accurately recovering the form and details of a building or facility and its setting as it appeared at a particular period of time by means of the removal of later works or replacement of missing earlier work.

Housing, Financed or Guaranteed by a Government Unit: Any building, facility or portion thereof, excluding in-patient medical care facilities, which contains one or more dwelling units or sleeping accommodations, and which is owned by or on behalf of a governmental unit, or financed, in whole or in part, for either initial construction or subsequent alteration, by a grant or loan made or guaranteed by a governmental unit. Such housing may include, but is not limited to, one family dwellings and multi-family dwellings, including multi-story apartment buildings, group homes, dormitories and housing for the elderly.

Interior Redecoration: Replacement of interior floor, wall, and ceiling decorative finishes (such as carpet, wall coverings, paint, and paneling), window treatments (such as drapery, blinds, and shades), interior space lighting, fixtures, furnishings, and furniture.

Masonry Unit: Brick, tile, stone, glass block or concrete block conforming to the requirements specified in Section 2103 of the 2018 International Building Code.

Means of Egress: A continuous and unobstructed path of travel from any point in a building or structure to a public way, consisting of three separate and distinct parts: the exit access, the exit, and the exit discharge. A means of egress comprises vertical and horizontal means of travel and includes intervening room spaces, doors, hallways, corridors, passageways, balconies, ramps, stairs, enclosures, lobbies, escalators, horizontal exits, courts and yards. (Section 3, IBC).



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Mezzanine: Any intermediate occupiable and usable level placed above any floor of a building and limited to 33% of the net floor area of the floor over which it is placed. The net area of a mezzanine is included in the net area of the floor above which it is placed.

Multi-Story Building: Any building of any type two or more stories above the grade level containing any number of units.

Multi-Story Housing Unit: Any building of four or more stories containing ten or more dwelling units constructed to be held out for sale or lease by any person to the public. This category includes, but is not limited to, the following building types: apartment buildings, condominium apartment buildings, convents, housing for the elderly and monasteries.

Other Alterations (Section 504): If the project involves fewer than 15 units or the cost of alterations is less than 75% of the replacement cost of the completed facility and the recipient has not made 5% of its units in the development accessible to and usable by individuals with disabilities, then the requirements of 24 CFR 8.23(b) apply. Under this Section, alterations to dwelling units shall, to the maximum extent feasible, be made readily accessible to and usable by individuals with disabilities. If alterations to single elements or spaces of a dwelling unit, when considered together, amount to an alteration of a dwelling unit, the entire unit shall be made accessible. Alteration of an entire unit is considered to be when at least all of the following individual elements are replaced:

- renovation of whole kitchens, or at least replacement of kitchen cabinets; and
- renovation of the bathroom, if at least bathtub or shower is replaced or added, or a toilet and flooring is replaced; and
- replacement of entrance door jams.

When the entire unit is not being altered, 100% of the single elements being altered must be made accessible until 5% of the units in the development are accessible. However, HUD strongly encourages a recipient to make 5% of the units in a development readily accessible to and usable by individuals with mobility impairments, since that will avoid the necessity of making every element altered accessible, which often may result in having partially accessible units which may be of little or no value for persons with mobility impairments. It is also more likely that the cost of making 5% of the units accessible up front will be less than making each and every element altered accessible. Alterations must meet the applicable Sections of the UFAS which govern alterations.

Point of Arrival: A location within the site where an accessible route must be provided. Acceptable locations shall include an accessible parking space, accessible passenger unloading/loading zone, public street or sidewalk, or each public transportation stop.

Power-Assisted Door: A door used for human passage, with a mechanism that helps to open the door, or relieves the opening resistance of the door, upon the activation of a switch or a continued force applied to the door itself.

Principal or Primary Entrance: An entrance intended to be used by the residents or users to enter or leave a building or facility. This shall include, but is not limited to, the main entrance.

Privately Owned Building: Any building which is not publicly owned as defined herein.

Project: Any building, structure or site including the related improvements owned or financed in whole or in part by the Authority, or one in which the Authority has or will have an interest.

Public: Any group of people who are users of the building and employees of the building, excluding those people who are employed by the owner of a building for construction or alteration of a building.



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Public Facility: Any building, structure, or site improvement which is: (i) owned by or on behalf of a governmental unit; leased, rented or used, in whole or in part, by a governmental unit; financed, in whole or in part, by a grant or a loan made or guaranteed by a governmental unit. (ii) used or held out for use or intended for use by the public or by employees for one or more of, but not limited to, the following: the purpose of gathering, recreation, transient lodging, education, employment, institutional care, or the purchase, rental, sale or acquisition of any goods, personal property or services, places of public display or collection; social service establishments; and stations used for specified public transportation.

Public Use: Interior and exterior rooms or spaces that are made available to the general public at a building or facility that is privately or publicly owned.

Ramp: A walking surface which has a running slope greater than 1:20 (5%) and a cross slope no greater than 1:50 (2%).

Reproduction Cost: The estimated cost of constructing a new building, structure, or site improvement of like size, design and materials at the site of the original building, structure, or site improvement, assuming such site is clear. The reproduction cost shall be determined by using the recognized standards of an authoritative technical organization (see Authoritative Technical Organization for examples of estimating guides).

Residential SF: New Construction: Measurement calculated from a continuous end to end delineation from the outside of the exterior assembly. Rehabilitation: Measurement calculated from a continuous end to end delineation from the inside of the exterior assembly.

Residential Unit Area SF: Measurement calculated from a continuous end to end delineation comprised from the following strike criteria: 1) interior side of an exterior assembly, 2) tenant side of a shaft, utility, common area partition 3) midline of the tenant demising partition.

Running Slope: The slope that is parallel to the direction of travel (see Cross Slope).

Service Entrance: An entrance intended primarily for delivery of goods or services. A service entrance may not be the principal entrance unless it is the only entrance to the building/facility.

Single Room Occupancy Unit or SRO: A unit used or intended to be used as a residential housekeeping unit by not more than one occupant for living, sleeping, with or without cooking facilities. See Section 6a for area requirements.

Storage, Bulk: A clear volume space provided for storage of personal items such as luggage, boxes of seasonal items or any bulk items. The space may be located in the dwelling unit, in a separate room in the building, or in a separate building on the same site.

Structural Change: Changes to or rearrangement of the structural elements, plumbing fixture changes, or changes to or rearrangement of the plan configuration of walls and full height partitions.

Structurally Impracticable: Those rare circumstances when the unique characteristics of terrain prevent the incorporation of accessibility features in new construction.

Substantial Alteration (Section 504): Alterations are substantial if they are undertaken to a project that has 15 or more units and the cost of the alterations is 75% or more of the replacement cost of the completed facility. [See HUD Title 24 CFR 8.23(a)]. The new construction provisions of HUD Title 24 CFR 8.22 shall apply. Subsection 8.22 (b) requires that a minimum of 5% of the dwelling units, or at least one unit, whichever is greater, shall be made accessible to persons with mobility disabilities and an additional 2% of the dwelling units, or at least one unit, whichever is greater, shall be made accessible to persons with hearing or visual disabilities.

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Technically Infeasible: With respect to an alteration of a building or a facility, a change that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member, which is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility. (ADA Accessibility Guidelines 4.1.6)

Toilet or Powder Rooms: At a minimum, a room consisting of one water closet and one lavatory.

Type A Unit: Reference ICC/ANSI 117.1 2009

Type B Unit: Reference ICC/ANSI 117.1 2009

Vehicular Way: A route intended for vehicular traffic, such as a street, driveway or parking lot.

Visitability: The requirement that all single-family homes, townhouses, multi-story housing units, and multi-family apartment units provide accessible features that permit people with mobility impairments to visit (enter and stay, but not live in) a residence. See Section 10

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter “N/A”.

N/A

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter “N/A”.

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

Under IHDA’s LIHTC Program, developers/owners are incentivized to set aside 10-15% of their housing units for supportive housing populations under the Statewide Referral Network (SRN). These are defined as persons with disabilities or homeless/at risk of homelessness AND @ 30% of AMI or below. This set-aside may be triggered if an NHTF project is also allocated LIHTCs as part of its project financing

12. Refinancing of Existing Debt. Enter or attach the grantee’s refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter “N/A.”

Not Applicable: IHDA anticipates funding primarily new affordable housing development, and it will not give priority to such preservation projects which are primarily refinancing existing debt. If refinancing will only be permitted when:

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- New investment is being made to create additional affordable units:
- refinancing is necessary to reduce the overall housing cost and to make the housing more affordable, and is proportional to the number of HTF-assisted units in the rental project; and
- the development cost attributable to the HTF units is greater than the amount of debt to be refinanced that is attributable to the HTF units.

The review of the management practices of the applicant must demonstrate that any proposed rehabilitation is not a result of disinvestment in the property

Discussion:

For forms and documents relevant to HOME and the national Housing Trust Fund, refer to the IHDA website's "Developer Resource Center" at:

<https://www.ihda.org/developers/dev-resource-center/>

Program Specific Requirements - HOPWA

HOPWA

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

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The Department requires the HIV Care Connect Lead Agents to develop annual work plans prior to receiving funds. The work plans must identify specific service and estimated number of person's that will be served by service category. The work plan will include descriptions of populations to be served, the care and service needs of the population and ways in which the HIV Care Connect Regions will ensure that the most in need will receive housing assistance. The State ultimately has the responsibility to ensure that grantees and project sponsors are caring out their programs in accordance with all applicable laws and relations.

The Department of Public Health works closely with each HIV Care Connect program and fiscal staff on a daily basis to ensure all obligations of the HOPWA program is met. IDPH monitors all programmatic and administrative expenditures through Provide which is a data management system. Activities and expenditures are entered in this data management system before reimbursements for services are approved.

The Department will consider faith-based or non-profit organization. Every three years the Department opens grant opportunities for grassroots faith-based and other community organizations. All grantees must submit 501C nonprofit status and prove that agencies are in good standing with the State of Illinois. All grantees must describe a statement of its capacity and performance history in providing services for people living with HIV/AIDS

Attachments

Citizen Participation Comments

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

STATE OF ILLINOIS PUBLIC NOTICE

STATE OF ILLINOIS PUBLIC NOTICE Notification of the Substantial Amendment to the 2022 Action Plan for the Federal Housing Trust Fund (HTF)

In compliance with the United States Department of Housing and Urban Development (HUD) rules, which require the State to develop a Consolidated Plan, the Illinois Housing Development Authority (IHDA) announces the availability of the draft of the Substantial Amendment to the 2022 Annual Action Plan of the Consolidated Plan, amending the federal Housing Trust Fund Program (HTF). This draft document will be available to the public by Friday, November 3, 2023.

The public comment period will begin Friday, November 3, 2023, and end Monday, December 4, 2023.

The HTF Amendment, in addition to the full language below, can also be reviewed at the Illinois Housing Development Authority website at: www.ihda.org

The Substantial Amendment covers how the State will distribute HTF Funds in circumstances where IHDA is unable to fully expend its Housing Trust Fund allocation under its PSH funding round(s) and/or its Housing Trust Fund allocation is nearing or at risk of expiration. The entire amendment to the "Methods of Distribution" (found in Section AP-30 of the 2022 Action Plan) for the **Housing Trust Fund** reads:

"...In circumstances where both (1) IHDA is unable to fully expend its Housing Trust Fund allocation under its PSH funding round(s) and (2) its Housing Trust Fund allocation is nearing or at risk of expiration, IHDA may also disburse the remainder of its Housing Trust Fund allocation to projects seeking funding outside its PSH funding round(s) to support ELI units (serving 30% AMI or below) that also meet Housing Trust Fund standards, with a priority for projects that contain ELI units that also meet IHDA's definition of Supportive Housing Units above required minimums identified in the QAP. In cases where the source of funding is the national Housing Trust Fund, eligible applicants must meet all Authority Standards including standards set out in 24 CFR 93.2 for the national Housing Trust Fund."

The State will be holding one public hearing on Wednesday, November 29, 2023, at 10:30 a.m. It will be a hybrid meeting, presented in person and via WebEx virtual conferencing. Call-in participants are encouraged to leave their name and organization in the chat box. In person participants are encouraged to sign the attendance sheet which will be available on-site at the location.

The in-person location of the hybrid public hearing will be at the following:

**Illinois Housing Development Authority (offices)
Wednesday, November 29, 2023, at 10:30 a.m.
111 E. Wacker Drive, Suite 1000
Chicago, Illinois 60601**

The WebEx virtual conferencing of the hybrid public hearing:

Join by meeting link:

<https://illinois2.webex.com/illinois2/j.php?MTID=m96ffbd9a94fc1db5de2a714c513e896>

Join by meeting number:

Meeting ID: 2630 367 7585

Meeting Code: whQutx88e58

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

STATE OF ILLINOIS PUBLIC NOTICE

Join by phone:

+1-312-535-8110 United States Toll (Chicago)

+1-240-454-0879 USA Toll

Access code: 2630 367 7585

Persons are welcome to provide public comments prior to, at, or after the public hearing. Written comments are also welcomed by email to bhughes@ihda.org or cschaw@ihda.org or mailed directly to IHDA to ensure that comments receive a written response. The site is fully accessible to persons with physical disabilities. Hearing-impaired and sight-impaired individuals in need of services such as an interpreter or documents in large-print/Braille are asked to make requests directly to IHDA at the telephone numbers below at least four (4) business days before the public hearing. IHDA will make reasonable efforts to accommodate such requests. To obtain additional information concerning the public hearing, please call (312) 836-7410 or TDD/TTY (312) 836-5222.

The State's public comments period begins on Friday, November 3, 2023, and all written public comments must be received at IHDA by the close of business on Monday, December 4, 2023, the end of the public comment period. The State anticipates submitting the final 2022 Action Plan HTF Substantial Amendment to HUD by Friday, December 8, 2023.

For further information, contact:

Illinois Housing Development Authority
Strategic Planning and Reporting/Compliance and Reporting (SPAR/C&R)
Attention: Consolidated Plan
111 E. Wacker Drive, Suite 1000
Chicago, Illinois 60601
(312) 836-5217

Dated Tuesday, October 24, 2023

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

STATE OF ILLINOIS PUBLIC NOTICE

AVISO PÚBLICO DEL ESTADO DE ILLINOIS Notificación de la Enmienda Sustancial al Plan de Acción 2022 para la Fondo Fiduciario Federal de Vivienda (HTF)

En cumplimiento de las normas del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD), que requieren que el Estado desarrolle un Plan Consolidado, la Autoridad de Desarrollo de Vivienda de Illinois (IHDA) anuncia la disponibilidad del borrador de la Enmienda Sustancial a la Acción Anual 2022 Plan del Plan Consolidado, que modifica el Programa de Fondo Fiduciario de Vivienda (HTF) federal. Este borrador del documento estará disponible al público el viernes 3 de noviembre de 2023.

El período de comentarios públicos comenzará el viernes 3 de noviembre de 2023 y finalizará el lunes 4 de diciembre de 2023.

La Enmienda HTF, además del texto completo a continuación, también se puede revisar en el sitio web de la Autoridad de Desarrollo de Vivienda de Illinois en: www.ihda.org

La Enmienda Sustancial cubre cómo el Estado distribuirá los Fondos HTF en circunstancias en las que IHDA no puede gastar completamente su asignación del Fondo Fiduciario de Vivienda bajo su(s) ronda(s) de financiamiento PSH y/o su asignación del Fondo Fiduciario de Vivienda está a punto de expirar o está en riesgo de expirar. La enmienda completa a los "Métodos de Distribución" (que se encuentran en la Sección AP-30 del Plan de Acción 2022) para el Fondo Fiduciario de Vivienda dice:

"...En circunstancias en las que (1) IHDA no puede gastar completamente su asignación del Fondo Fiduciario de Vivienda bajo su(s) ronda(s) de financiamiento PSH y (2) su asignación del Fondo Fiduciario de Vivienda está a punto de expirar o corre el riesgo de expirar, IHDA también puede desembolsar el resto de su asignación del Fondo Fiduciario de Vivienda a proyectos que buscan financiamiento fuera de su(s) ronda(s) de financiamiento de PSH para apoyar unidades ELI (que atienden al 30% del AMI o menos) que también cumplen con los estándares del Fondo Fiduciario de Vivienda, con prioridad para proyectos que contienen unidades ELI que también cumplir con la definición de IHDA de Unidades de Vivienda de Apoyo por encima de los mínimos requeridos identificados en el QAP. En los casos en que la fuente de financiamiento sea el Fondo Fiduciario de Vivienda nacional, los solicitantes elegibles deben cumplir con todos los Estándares de la Autoridad, incluidos los estándares establecidos en 24 CFR 93.2 para el Fondo Fiduciario de Vivienda nacional".

El Estado llevará a cabo una audiencia pública el miércoles 29 de noviembre de 2023 a las 10:30am. Será una reunión híbrida, presentada en persona y mediante conferencia virtual WebEx. Se anima a los participantes que llamen, deberán dejar su nombre y organización en el cuadro de chat. Se anima a los participantes en persona a firmar la hoja de asistencia que estará disponible en el lugar.

El lugar en persona de la audiencia pública híbrida será el siguiente:

Illinois Housing Development Authority (oficinas)
Miércoles 29 de noviembre de 2023, a las 10:30am.
111 E. Wacker Drive, Suite 1000
Chicago, Illinois 60601

La conferencia virtual WebEx de la audiencia pública híbrida:

Únase mediante el enlace de la reunión:

<https://illinois2.webex.com/illinois2/j.php?MTID=m96ffbd9a94fc1db5de2a714c513e896>

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

STATE OF ILLINOIS PUBLIC NOTICE

Únase por número de reunión:

ID de reunión: 2630 367 7585 Código de reunión: whQuhx88e58

Únete por teléfono:

+1-312-535-8110 Estados Unidos (Chicago)

+1-240-454-0879 EE. UU.

Código de acceso: 2630 367 7585

Las personas pueden proporcionar comentarios públicos antes, durante o después de la audiencia pública. Los comentarios escritos también son bienvenidos por correo electrónico a bhughes@ihda.org o cshaw@ihda.org o enviados por correo directamente a IHDA para garantizar que los comentarios reciban una respuesta por escrito. El sitio es totalmente accesible para personas con discapacidad física. Las personas con discapacidad auditiva y visual que necesiten servicios como un intérprete o documentos en letra grande/Braille deben realizar solicitudes directamente a IHDA a los números de teléfono que aparecen a continuación al menos cuatro (4) días hábiles antes de la audiencia pública. IHDA hará esfuerzos razonables para atender dichas solicitudes. Para obtener información adicional sobre la audiencia pública, llámé al (312) 836-5250 o TDD/TTY (312) 836-5222.

El período de comentarios públicos del Estado comienza el lunes 3 de noviembre de 2023, y todos los comentarios públicos escritos deben recibirse en IHDA antes del cierre de operaciones del lunes 4 de diciembre de 2023, el final del período de comentarios públicos. El Estado anticipa presentar la Enmienda Sustancial HTF del Plan de Acción 2022 final al HUD antes del viernes 8 de diciembre de 2023.

Para más información, póngase en contacto con:

Illinois Housing Development Authority
Strategic Planning and Reporting/Compliance and Reporting (SPAR/C&R)
Atención: Plan Consolidado
111 E. Wacker Drive, Suite 1000 Chicago, Illinois 60601
(312) 836-5250

fecha: 24 de octubre de 2023

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

**Public Hearing Call Agenda
For the State of Illinois
Federal Housing Trust Fund Substantial Amendment to the 2022 Action Plan**

Wednesday, November 29, 2023 @ 10:30 A.M.

HTF Amendment - Public Hearing Agenda

- Welcome and Introductions/Overview of Agenda – Reporting and Compliance, Strategic Planning and Reporting (CR-SPAR) and Multifamily Department, Illinois Housing Development Authority (IHDA)
- Context of the HTF Substantial Amendment to the State 2022 Action Plan and the Citizen Participation Process (CR-SPAR)
- State's Substantial Amendment for the federal Housing Trust Fund (HTF) to the 2022 Action Plan
- Review of HTF Substantial Amendment Draft Document
- Schedule/Submission (CR-SPAR)
- Public Comments and Testimony/Question and Answer Period
- Adjournment (CR-SPAR)

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

HTF Substantial Amendment to the 2022 Annual Action Plan PUBLIC HEARING Public Hearing Minutes

Hybrid Public Hearing at the Illinois Housing Development Authority (offices)
111 E. Wacker Drive, Suite 1000
Chicago, Illinois 60601
and via Web-Ex
Wednesday, November 29, 2023, 10:30 am

There were twenty-two callers (22) who joined via web-ex, in addition to 5 IHDA staff, for a total of 27 on the call. In addition to IHDA Staff presenting (Mr. Hughes and Ms. Shaw), IHDA staff on the call included the following:

Mr. Burton Hughes – Consolidated Planning Manager, Compliance and Reporting/SPAR
Ms. Deirdre Kenny – Asst. Director, Compliance and Reporting/SPAR
Ms. Daisy Marchan – Compliance Officer/Compliance and Reporting/SPAR
Ms. Tracy Sanchez – Deputy Director, Multifamily Financing
Ms. Conora Shaw – Consolidated Planning Manager/SPAR

Mr. Hughes and Ms. Shaw conducted the meeting. No additional IHDA Staff addressed the audience.

Welcome/ Introduction of Staff/Overview of Agenda

- Attendees to mute phones until end of IHDA presentation
- Attendees to put names and organization in the chat to provide attendance
- Site location of draft public notice, HTF Substantial Amendment, and agenda on the IHDA website
- 2022 Action Plan HTF Substantial Amendment – Attendees listen as staff cover HTF Substantial Amendment item under AP-30 (Method of Distribution)

“...In circumstances where both (1) IHDA is unable to fully expend its Housing Trust Fund allocation under its PSH funding round(s) and (2) its Housing Trust Fund allocation is nearing or at risk of expiration, IHDA may also disburse the remainder of its Housing Trust Fund allocation to projects seeking funding outside its PSH funding round(s) to support ELI units (serving 30% AMI or below) that also meet Housing Trust Fund standards, with a priority for projects that contain ELI units that also meet IHDA's definition of Supportive Housing Units above required minimums identified in the QAP. In cases where the source of funding is the national Housing Trust Fund, eligible applicants must meet all Authority Standards including standards set out in 24 CFR 93.2 for the national Housing Trust Fund.”

- This amendatory language has already been included in the HUD-Approved 2023 Action Plan and will be included in all subsequent Five-Year and Annual Action Plans
- Meeting opened for public comments.

Bob Palmer – Housing Action Illinois:

“...wanted to express general support for this proposed change regarding the use of the National Housing Trust Fund dollars. We appreciate that IHDA has committed funds in the past for Permanent Supportive Housing and want IHDA to continue. We also support creating Rental Housing for extremely low-income households who need affordable rental housing but don't need supportive housing. Illinois has a shortage of about 300 thousand affordable and available units overall for households who are extremely low-income. We support this change as well as continued use of the funds to create more permanent supportive housing.”

Robert Mapes – AgeOptions asked:

“How does one apply for these funds once they are allocated? As one of our number one complaint of low-income older adults we talk to is affordable housing.”

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Mr. Hughes responded by giving the email address and specific location on the IHDA website.

1. www.ihda.org
2. Select the "Developers" tab.
3. Scroll down to "Applying For Tax Credits Or Other Multifamily Housing Programs".
(<https://www.ihda.org/developers/applying-for-tax-credits-for-multifamily-housing/#toggle-id-6-closed>)

Following public comments, IHDA staff reminded call participants that all public comments must be received at IHDA by the close of business on Monday, December 4, 2023, the end of the public comment period. The State anticipates submitting the final 2022 Action Plan HTF Substantial Amendment to HUD by Friday, December 8, 2023, pending the completion of the public comments period, and the response to any public comments. IHDA staff also noted that not until the proposed substantial amendment is approved by HUD, will the amended language be included in the 2022 Action Plan, and posted on the IHDA website. The hearing was then adjourned.

No additional public comments were received by IHDA before the end of the Public Comments period.

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

Public Comments Letters, Public Hearing, and Corresponding State Response

STATE OF ILLINOIS PUBLIC NOTICE Public Hearing on the Draft State of Illinois 2022 Annual Action Plan-Consolidated Plan

To obtain public input from Illinois residents and to comply with the United States Department of Housing and Urban Development (HUD) rules, which require the State to develop a Consolidated Plan, the Illinois Housing Development Authority (IHDA), in coordination with the Illinois Department of Commerce and Economic Opportunity (DCEO), the Illinois Department of Human Services (IDHS), the Illinois Department of Public Health (IDPH), and other State agencies, announces the availability of the draft 2022 Action Plan. This draft document will be available to the public electronically by Wednesday, June 15, 2022, and will also be available on request in limited hard copies by mail.

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

The State will be holding one public hearing on Monday, July 11, 2022 at 10:30 A.M. It will be presented via WebEx virtual conferencing. No in-person attendance will take place on Monday July 11, 2022.

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

<https://meet226.webex.com/join?MTID=me6ee295bfc183f5f375dee9a0fe804ee>

This link will also be posted on the IHDA website. The Meeting ID is: 2558 460 6919; the meeting code is 3Wc4TYbqZJ8

Persons are welcome to provide public comments prior to, at, or after the public hearing. Written comments are also welcomed by email to bhughes@ihda.org or cshaw@ihda.org or mailed directly to IHDA to ensure that comments receive a written response. Hearing-impaired and sight-impaired individuals in need of services such as an interpreter or documents in large-print/Braille are asked to make requests directly to IHDA at the telephone numbers below at least four (4) days before the public hearing. IHDA will make reasonable efforts to accommodate such requests. To obtain additional information concerning the public hearing, please call (312) 836-5383 or TDD/TTY (312) 836-5222.

The State's public comments period begins on June 15, 2022, and all written public comments must be received at IHDA or the other relevant agencies by close of business on Thursday, July 14, 2022. The State anticipates submitting the final Five-Year Plan and Action Plan to HUD by Friday, July 15, 2022.

For further information, contact:

Illinois Housing Development Authority
Strategic Planning and Reporting/Compliance and Reporting (SPAR/C&R)
Attention: Consolidated Plan
111 E. Wacker Drive, Suite 1000
Chicago, Illinois 60601
312/836-5364

Dated: June 8, 2022

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

Public Comments Letters, Public Hearing, and Corresponding State Response

Notificación Pública del Estado de Illinois Audiencia Pública sobre el Plan de Acción Anual, Borrador- Plan Consolidado

Para obtener comentarios públicos de los residentes de Illinois y cumplir con las reglas del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD), que requieren que el Estado desarrolle un Plan Consolidado, la Autoridad de Desarrollo de Vivienda de Illinois (IHDA), en coordinación con el Departamento de Illinois de Comercio y Oportunidades Económicas (DCEO), el Departamento de Servicios Humanos de Illinois (IDHS), el Departamento de Salud Pública de Illinois (IDPH) y otras agencias estatales, anuncia la disponibilidad del borrador del Plan de Acción 2022. Este borrador del documento estará disponible para el público electrónicamente el miércoles 15 de junio de 2022 y también estará disponible a pedido en copias impresas limitadas por correo.

IHDA fue designada el 16 de junio de 1994 como la entidad estatal principal para desarrollar el Plan Consolidado y los documentos relacionados. Este borrador del plan cubre aquellas áreas del Estado que no están bajo la jurisdicción de un Plan Consolidado local. Incluye resúmenes de la financiación para los siguientes programas de subvenciones de fórmula: Community Development Block Grant (CDBG); HOME Investment Partnerships; Emergency Solutions Grants (ESG); el Housing Opportunities for Persons with AIDS (HOPWA); y el (federal) Housing Trust Fund (HTF). Una versión electrónica estará disponible en el sitio web de IHDA, www.ihda.org. Las copias electrónicas también estarán disponibles a través de la red de bibliotecas estatales, así como de otras bibliotecas locales ubicadas en todo el estado.

El Estado llevará a cabo una audiencia pública el lunes 11 de julio de 2022 a las 10:30 am. Se presentará a través de conferencias virtuales WebEx. No habrá reunión en persona el lunes 11 de julio de 2022.

El día de la audiencia, acceda a la información de la audiencia siguiendo el enlace:

<https://meet226.webex.com/j.php?MTID=mefec295bfc183f5f375dee9a00e804ec>

Este enlace también se publicará en el sitio web de IHDA. El ID de la reunión es: 2558 460 6919; el código de reunión es 3Wc4TVbqZJ8.

Las personas son bienvenidas a proporcionar comentarios públicos antes, durante o después de la audiencia pública. Los comentarios escritos también son bienvenidos por correo electrónico a dmarchan@ihda.org o enviados por correo directamente a IHDA para garantizar que los comentarios reciban una respuesta por escrito. Las personas con discapacidades auditivas o visuales que necesiten servicios como un intérprete o documentos en letra grande/Braille, por favor comuníquese con IHDA a los números de teléfono que se indican a continuación al menos cuatro (4) días antes de la audiencia pública. IHDA hará todos los esfuerzos razonables para acomodar dichas solicitudes. Para obtener información adicional sobre la audiencia pública, llame al (312) 836-5250 o TDD/TTY (312) 836-5222.

El período de comentarios públicos del Estado comienza el 15 de junio de 2022, y todos los comentarios públicos por escrito deben recibirse en IHDA o en las otras agencias relevantes antes del cierre de operaciones el jueves 14 de julio de 2022. El Estado anticipa presentar el Plan Consolidado final y el Plan de Acción Anual a HUD antes del viernes 15 de julio de 2022.

Para más información, póngase en contacto con:

Illinois Housing Development Authority
Strategic Planning and Reporting/Compliance and Reporting (SPAR/C&R)
Attention: Consolidated Plan
111 E. Wacker Drive, Suite 1000
Chicago, Illinois 60611 312/836-5250

Fecha: 8 de junio, 2022

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

Public Comments Letters, Public Hearing, and Corresponding State Response

Public Hearing Call in and Agenda For the State of Illinois State of Illinois Consolidated Plan-Draft 2022 Action Plan

Monday, July 11, 2022 @ 10:30 A.M.

Public Hearing Agenda

- Welcome and Introductions/Overview of Agenda – Reporting and Compliance, Strategic Planning and Reporting (CR-SPAR) Illinois Housing Development Authority (IHDA)
- Historical Overview of the State Consolidated Plan; Citizen Participation Process; State Priorities – IHDA
 - The Comprehensive Housing Plan Act (P.A. 94-965) and the Annual Comprehensive Housing Plan
- State's Draft 2022 Action Plan and the Major HUD Formula Funding Programs:
 - Community Development Block Grant (CDBG) and the Non-Housing Community Development Plan - Illinois Department of Commerce and Economic Opportunity (DCEO)
 - HOME Investment Partnerships Program – Illinois Housing Development Authority (IHDA)
 - National Housing Trust Fund (NHTF)-Illinois Housing Development Authority (IHDA)
 - Emergency Solutions Grant (ESG) – Illinois Department of Human Services (IDHS)
 - Housing Opportunities for Persons With AIDS (HOPWA) – Illinois Department of Public Health
- Other Funding and Other Actions– IHDA
- Public Comments and Testimony/Question and Answer Period
- Adjournment

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

Public Comments Letters, Public Hearing, and Corresponding State Response

Convocatoria de Audiencia Pública y Agenda Para el Estado de Illinois Plan Consolidado del Estado de Illinois- Borrador del plan de Acción 2022

Lunes, Julio 11, 2022 @ 10:30 A.M.

Convocatoria de Audiencia Pública

- Bienvenida y Presentaciones/Resumen de la agenda – SPAR, IHDA
- Reseña Histórica del Plan Estatal Consolidado; Proceso de Participación Ciudadana; Prioridades estatales- IHDA
 - La Ley del Plan Integral de Vivienda (P.A. 94-965) y el Plan Anual Integral de Vivienda
- Borrador del Plan de Acción 2022 del Estado y los Principales Programas de Financiamiento de Fórmula de HUD:
 - Subvención en bloque para el desarrollo comunitario (CDBG) y el Plan de Desarrollo Comunitario No Habitacional – Departamento de Comercio y Oportunidades Económicas de Illinois (DCEO)
 - Programa de Asociaciones de Inversión HOME- Autoridad de Desarrollo de Vivienda de Illinois (IHDA)
 - Fondo Fiduciario Nacional de Vivienda (NHFF) -Autoridad de Desarrollo de Vivienda de Illinois (IHDA)
 - Subvención de Soluciones de Emergencia (ESG) - Departamento de Servicios Humanos de Illinois (IDHS)
 - Oportunidades de Vivienda para Personas con SIDA (HOPWA)- Departamento de Salud Pública de Illinois
- Otros Fondos y Otras Acciones – IHDA
- Comentarios Públicos y Testimonio/Período de Preguntas y Respuestas
- Aplazamiento

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

Public Comments Letters, Public Hearing, and Corresponding State Response

Public Hearing Call For the State of Illinois State of Illinois Consolidated Plan-Draft 2022 Action Plan

Monday, July 11, 2022 @ 10:30 A.M.

Notes of Public Hearing Call-in

At the time of the meeting, a full roster of State Formula Grant Program administrator staff representing the Illinois Department of Commerce and Economic Opportunity (CDBG); the Illinois Housing Development Authority (HOME and federal Housing Trust Fund [HTF]); the Illinois Department of Human Services (ESG); and the Illinois Department of Public Health (HOPWA) was available to present and discuss the 2022 draft Action Plan. IHDA Staff with Spanish Language proficiency also attended the call.

There was one call-in for the entirety of the hearing, but no public comments were offered during or following the Public Hearing for the Draft 2022 Consolidated Plan-Annual Action Plan

Attendees:

| | |
|-----------------|--|
| Wendy Bell | Illinois Department of Commerce and Economic Opportunity |
| Kara Cozadd | Illinois Department of Commerce and Economic Opportunity |
| Burton Hughes | Illinois Housing Development Authority |
| Jeffrey Maras | Illinois Department of Public Health |
| Daisy Marchan | Illinois Housing Development Authority |
| Diana Brant | Illinois Housing Development Authority |
| Conora Shaw | Illinois Housing Development Authority |
| Robert Whitmore | Illinois Department of Public Health |
| Nixon Camilien | Illinois Department of Human Services |

Additional Guest Attendee

Ms. Conora Shaw began the meeting, welcoming attendees and giving a brief history of the State's role in developing the HUD-required Consolidated Plan. All Consolidated Plan documents are available for review and download on the IHDA website. She also gave a brief description of the Citizen Participation Plan, and the State's housing priorities addressed in the plan.

Ms. Shaw then provided attendees a briefing on the public consultation component and approval process of the State of Illinois 2022 Action Plan. Today's teleconference hearing provides the public with the opportunity to provide commentary on the affordable housing goals outlined under the proposed State of Illinois 2022 Annual Action Plan. The Consolidated Plan annual public participation component, which prior to 2014 began in October, has been delayed annually since 2014, when HUD informed Community Planning and Development Formula Grant grantees that they could no longer submit annual Action Plans until after HUD has published the formula grant allocations for each program. These actual amounts needed to be included in the draft 2022 Action Plan. Due to this, the submission of the 2022 Action Plan was delayed until after the President signed the full year 2022 budget, and HUD released the actual allocation amount for 2022 in May, giving the State 60 days to submit the plan. The 30-day Public Comments period for the 2022 Action Plan began on Wednesday June 15, 2022. The State held one public hearing for the Action Plan, on Monday, July 11, 2022 at 10:30 A.M. It was a call-in via WebEx conferencing. There was one call-in to the public hearing. The State will accept all comments up to COB on July 14, 2022.

Mr. Burton Hughes then indicated that the 2022 Allocations for the Formula Grant Programs are as follows:

CDBG 2022 Allocation of \$29,798,562
HOME 2022 Allocation of \$18,586,872
HTF 2022 Allocation of **\$33,710,562**
ESG 2022 Allocation of \$5,436,206
HOPWA 2022 Allocation of \$2,303,383

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These amounts were augmented by an additional formula allocation to CDBG of \$800,539, amounting to \$90,636,124 in total Formula Grant funding to the State of Illinois for PY 2022 funding. The additional CDBG funds were designated as the Rescue Housing Program.

Individual representatives from each Department then spoke on the program/programs their Department administered.

HOPWA Program 2022

The Illinois Department of Public Health (IDPH) has expanded its Tenant Based Rental Assistance (TBRA) and HOPWA Permanent Housing Placement Services (PHP) statewide throughout the Ryan White Part B (RWPB) Lead Agent grant agreement. In addition, the IDPH continues to utilize a portion of its HOPWA funds to support Mortgage Assistance statewide as means to prevent loss of stable housing for HIV individuals. It should be noted that Short Term Rent Mortgage and Utility Assistance (STRMU) is primarily covered through other Department dollars that are rewarded through the Ryan White Part B Lead Agent grant agreements, and HOPWA STRMU assistance serves as a secondary or emergency support for the Regions per prior approval by IDPH Program Staff. Stable housing provides a foundation for individuals with chronic illness such as HIV/AIDS, to improve their health outcomes.

- \$2,303,383 In total 2022 HOPWA allocation for Non-Homeless Special Needs Housing
- HIV/AIDS Housing Operations: 100 Household Housing Units provided
- Tenant-based rental assistance / Rapid Rehousing: 200 Household assisted

HOME Program 2022

- Under HOME, the State allocation is augmented with program income, to be committed before the year's allocation
- Under the 2022 Action Plan, the HOME Program will restrict funding to multi-family new construction and rehab
- Increase in funding from 2022 funding to: \$18,586,872 (from \$16,742,680)
- IHDA will be use up to 10% of the 2022 allocation for program administration
- Estimated 2022 production of 87 HOME units: 52/35 to be split bet NC and Rehab, made possible by prior year program income of \$16,728,185
- HOME Program Income available of \$16,728,185 (\$35,315,057 available for funding)

National HTE Program 2022

- Funded by proceeds from GSEs, not congressional allocation
- **\$33,710,562** for the 2022 allocation, compared to -\$30,702,615 for the 2021 allocation, with ten % set-aside for Program administration.
- Estimated 86 units for ELI households
- 51/35 projection (split between NC & Rehab)

CDBG Program 2022

The CDBG 2022 Allocation is \$29,798,562. The 2022 allocation for Illinois' CDBG program is more than \$1.2 million less than 2021, primarily as a result of Congressional Earmarks being funded through CDBG.

- Singlefamily Owner Occupied Housing Rehabilitation - \$7,000,000; Homeowner Housing Rehabilitated: 108 Households
- Community and Economic Development- \$3,000,000; Jobs created/retained:120 Jobs; Businesses assisted: 3
- Public Infrastructure Activities - \$17,500,000: 5,833 Persons Assisted
- Disaster Response Program; \$1,304,606

ESG Program 2022

- ESG will provide funding for street outreach activities and services to reduce the number of unsheltered homeless persons. Street Outreach to Homeless estimated to be 1,500
- The State of Illinois Emergency and Transitional Housing Program funds will provide funding in the Homeless Prevention Category. ESG will not be funding this program for Fiscal Year 2022
- Tenant-based rental assistance / Rapid Rehousing: 2000 Households Assisted
- Homeless Person Overnight Shelter: 17,500 Persons Assisted

IHDA Staff then briefly reviewed for attendees all relevant sections and information from the 2022 Action Plan, including the Executive Summary, Citizen Participation, Public Consultation, Expected Resources, Annual Goals, Allocation Priorities,

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Method of Distribution, Public Housing, Homeless/Other Special Needs, Affirmatively Furthering Fair Housing update, Barriers, and Other Actions sections of the document.

After the presentations, staff made a request for any questions or comments the call in guest would like to make. The guest indicated there were no questions they had, and the meeting adjourned.

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Grantee Unique Appendices

With the opening of the plan for the Illinois Department of Health (IDPH), administrator of the HOPWA program, to add an additional project to section AP-35, the Illinois Housing Development Authority (IHDA) is also adding an additional HOME project to AP-35.

IHDA has also updated the PSH-RFA, to clarify language in the attached PSH-RFA meant to incentivize BIPOC developer participation. This clarification does not change any scoring criteria used in determining projects under the PSH RFA.



ILLINOIS HOUSING DEVELOPMENT AUTHORITY

REQUEST FOR APPLICATIONS

Permanent Supportive Housing (PSH) Development Program

Round IX

Deadline:

5:00 P.M. on December 16, 2022

Kristin Faust

EXECUTIVE DIRECTOR

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

111 EAST WACKER DRIVE, SUITE 1000, CHICAGO, ILLINOIS 60601

(312) 836-5200 TDD (312) 836-5222

www.ihda.org

Request for Applications

Permanent Supportive Housing Development Program

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Section 1: Definitions

Applicant – shall mean the Sponsor that has applied for funds pursuant to this Request for Applications (RFA). The Applicant includes all individuals and entities of which the Owner is comprised.

Application – shall mean an entire set of required and requested documents, in electronic form, as prescribed in this Request for Applications and submitted by an Applicant to the Authority.

Area Median Income (AMI) – shall mean the median income of the county or the metropolitan statistical area in which the project is located, adjusted for family size, as such adjusted income and median income for the area are determined from time to time for purposes of Section 8 of the United States Housing Act of 1937.

Authority – shall mean the Illinois Housing Development Authority (IHDA).

Board – shall mean the Members of the Authority's governing body, appointed by the Governor of Illinois.

Funding Agreement – shall mean the document that outlines the terms and conditions of a funding award.

Geographic Set-Aside – shall mean Projects will be categorized by Set-Asides defined below:

a) **City of Chicago Set-Aside** consists of the City of Chicago.

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b) Chicago Metro Set-Aside consists of the areas within the counties of DuPage, Kane, Lake, McHenry, Will, and Cook excluding the City of Chicago.

c) Other Metro Set-Aside consists of areas identified as Other Metro. For a list of the areas identified as Other Metro, see “Other Metro Set-Aside Places” on the Website.

d) Non-Metro Set-Aside consists of all other areas of the state not included in the City of Chicago, Chicago Metro, or Other Metro set-asides.

Members – shall mean the duly appointed Board members of the Authority.

Owner – shall mean the duly formed, validly existing, single purpose entity, organized under the laws of the State of Illinois, or any other state, that is awarded funds for a Project pursuant to this Request for Applications and which owns or will own the Project. The Owner shall be owned or controlled by the Sponsor.

Participant – shall mean a member of the Project’s development team, including Sponsor, general contractor, architect, and/or property manager.

Permanent Supportive Housing – shall mean a Project with a preference or restriction for people who need supportive services to access and maintain affordable housing, including households who are experiencing or at risk of homelessness, are living with chronic disabilities, and/or are experiencing or at risk of institutionalization. Supportive services must be appropriate to the needs and preferences of residents and be available either on-site or closely integrated with the housing. The housing should be permanent (not time-limited, not transitional), affordable (typically rent-subsidized or otherwise targeted to extremely-low-income tenants who make $\leq 30\%$ of the area median income), and independent (tenant holds the lease with normal rights and responsibilities). Services should be flexible

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(responsive to tenants' needs and desires), voluntary (participation is not a condition of tenancy), and sustainable (focus of services is on maintaining housing stability and good health).

Pre-Screening, Assessment, Intake, and Referral (PAIR) Module – shall mean the online waiting list system that has the SRN and Section 811 unit waiting lists.

Project – shall mean an existing or proposed qualified project which satisfies, or will satisfy, all of the requirements of this Request for Applications and the Authority.

Project Concept Meeting – shall mean a mandatory meeting (virtual or in-person) between an Applicant and the Authority to occur prior to Application submission where the Applicant outlines their Project concept including: intended population served, project size, project type, proposed financing structure, and proposed partnerships, if any. The Authority will also provide insight into the market characteristics for PSH in the area as well as any site or amenity concerns based on the project's location.

Regulatory Agreement – shall mean a document that outlines the terms of the up to thirty (30) year period during which a Project must comply with the occupancy restrictions (both income and rent) and amenities represented in the Project's Application.

Site – shall mean a parcel of land on which the Project will be developed, described by a unique legal description which will be encumbered by the Regulatory Agreement. A Project may consist of multiple Sites.

Sponsor – shall mean a duly formed, validly existing entity, organized under the laws of the State of Illinois, or any other state, that is applying for funds for a Project pursuant to this Request for Applications. The Sponsor shall own or control the Owner of the Project. Project consultants and other like professionals shall not be considered as Sponsors.

Website – shall mean <http://www.ihda.org>.

Permanent Supportive Housing Development Program Overview

The Illinois Housing Development Authority (the Authority) has created the Permanent Supportive Housing (PSH) Development Program to increase housing options for Illinoisans who either are in need of Permanent Supportive Housing or need reduced barriers to housing.

The Authority expects most Projects will be 25 or fewer units; however, Projects larger than 25 units may be proposed based on location, demand, sponsor capacity, and financial feasibility. Regardless of the number of units, the Authority expects most Projects will be 100% PSH.

Eligible Activities

Eligible activities under the Permanent Supportive Housing Development Program include but are not limited to:

- Acquisition
- New Construction
- Rehabilitation of Existing Occupied Units
- Rehabilitation of Vacant Units, and/or
- Adaptive Reuse of Non-Residential Properties

The Authority welcomes creative models that will help meet a diverse array of needs. Projects may offer PSH units in a range of settings, including single and scattered-site projects.

Funding under this RFA may be used to create office space that is specifically used for social services or building management; additional office space must be paid for by a non-Authority source.

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Transitional housing is an ineligible activity under this RFA.

Eligible Applicants

Non-profit, for-profit, and joint-venture developers are eligible to apply for funds under the PSH Development Program. PSH development and operation requires knowledge and skill sets that may not currently exist in full at any one organization. Projects that build on the strengths of several organizations, including development partners, will be accepted. The roles, responsibilities, and capacity (including financial capacity) of each entity will be analyzed. In cases where the source of funding is the national Housing Trust Fund, eligible applicants must meet all Authority Standards including standards set out in 24 CFR 93.2 for the national Housing Trust Fund.

Amount and Types of Funding

Up to \$9,000,000 or 90% of the total Project cost at Application, whichever is less, may be requested per Project. However, the Authority reserves the right to waive this limitation in its sole discretion.

The Authority will evaluate the feasibility of each Project and then determine which Authority administered funding source(s) are eligible and most appropriate. The amount of funding to be awarded will not exceed the amount necessary to make the Project financially feasible, as determined by the Authority. The Authority may add or remove costs as deemed necessary to support the development and operation of the Project. Awards may be in the form of loans, forgivable loans, or grants.

Potential Authority administered programs that will be evaluated for award by the Authority include, but are not limited to, Illinois Affordable Housing Trust Fund, HOME Investment Partnerships Program (including American Rescue Plan), national Housing Trust Fund, Build Illinois Bond Program (BIBP) funds, Illinois Affordable Housing Tax Credit, and Financing Adjustment Factor Program. In addition, Projects will be evaluated for Authority administered rental assistance in the form of Long-Term Operating Support (LTOS), depending on availability.

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Projects receiving Build Illinois Bond Program (BIBP) funds will be subject to the Illinois Works Jobs Program Act (30 ILCS 559/20-1 *et seq.*): For grants with an estimated total project cost of \$500,000 or more, the grantee will be required to comply with the Illinois Works Apprenticeship Initiative (30 ILCS 559/20-20 to 20-25) and all applicable administrative rules. The “estimated total project cost” is a good faith approximation at the time an applicant submits to the Authority a grant application of the costs of an entire project being paid for in whole or in part by appropriated capital funds to construct a public work. The goal of the Illinois Apprenticeship Initiative is that apprentices will perform either 10% of the total labor hours actually worked in each prevailing wage classification or 10% of the estimated labor hours in each prevailing wage classification, whichever is less. Grantees will be permitted to seek a waiver or reduction of this goal in certain circumstances pursuant to 30 ILCS 559/20-20(b). The grantee must ensure compliance for the life of the entire project and will be required to report on and certify its compliance.

For purposes of compliance with the Comprehensive Planning Act (310 ILCS 110) this RFA may also be referred to as a “notice of funding availability.” In addition, it will also be considered a “special initiative” as such term is used in the Annual Comprehensive Housing Plan required by the above statute.

The Authority reserves the right to select the funding source(s) for all Projects. **One or more of the aforementioned funding sources may not be available or appropriate. All funding awards, including the amount of the award and the funding source, remain subject to the final approval of the Authority’s Board.**

Applicants should consult with an accountant to explore any potential tax consequences for an award of funds. Applicants should be aware that each funding source has its own set of rules and regulations and should become familiar with those rules and regulations. While the Authority reserves the right to select the funding source, Sponsors may, in their project narrative, outline reasons why they believe certain funding sources may be more appropriate to their Project than others.

Income Restrictions

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One hundred percent (100%) of the units in the Project must be affordable to those $\leq 30\%$ of the Area Median Income (AMI) and shall be restricted as such for up to thirty (30) years. $\leq 30\%$ AMI units, if assisted by project based rental assistance, may receive higher rents through their rental assistance contract. Sponsors may propose Projects with fewer than 100% of the units restricted at $\leq 30\%$ AMI at the mandatory Project concept meetings stage of the application process, and the Authority may at its sole discretion waive this requirement. If the requirement is waived the Authority will issue a waiver letter documenting the reasons for the waiver being granted.

Each Project funded under this RFA will be required to execute at initial closing a Regulatory Agreement which outlines the terms of the up to thirty (30) year compliance period during which a Project must comply with the occupancy restrictions (both income and rent) and amenities represented in the Project's Application. Further, each Project funded through the PSH Development Program must comply with the requirements imposed by its most restrictive funding source. To the extent that specific funding sources are already committed or requested, Applicants must demonstrate the ability to comply with the most restrictive requirements.

Target Populations

All Projects must be disability-neutral unless a committed or anticipated capital or operating subsidy source requires disability-specific targeting. Examples of this include but are not limited to: Housing Opportunities for Persons with HIV/AIDS (HOPWA) and Illinois Department of Human Services Bridge Subsidy. Unless otherwise dictated by another committed capital or operating subsidy source, units must be open to households headed by persons with any type(s) of chronic disability who otherwise meet Project-specific screening criteria.

Priority Activities

As reflected in Section 4: Application Scoring Criteria, priority will be given to Projects that:

- Leverage other capital funding sources;
- Offer operating assistance or project-based rental assistance;

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- Incorporate universal design, green design, and/or energy efficiencies;
- Provide units for individuals exiting the criminal justice system, youth aging out of Illinois Department of Children and Family Services' care and/or persons living with an intellectual or developmental disability;
- Offer access to public transit and/or be sited in proximity to neighborhood amenities and community services; and
- Assemble a diverse and inclusive development team.

Project Concept Meeting

The Authority will establish a timeframe between release of this RFA and the Mandatory Application Workshops during which all potential applicants will be required to schedule a Project Concept Meeting. This meeting can be viewed as a “pitch” meeting to Authority staff, and Applicants will need to complete a Project Concept Meeting Form at least five (5) business days before the scheduled meeting. Applicants should be ready to outline their Project concept including: intended population served, Project size, Project type, Project site/location, community amenities, proposed financing structure, and proposed partnerships, if any. The discussion with the Authority will also include a basic review from the Authority about the market and its need for PSH based on the Project’s location. Project concept meetings may be virtual meetings.

Mandatory Application Workshops

Applicants who have had at least one Project Concept Meeting and intend to submit an Application will be required to attend an Application workshop. Workshops may be offered in-person and/or via an online platform.

Section 2: Application Submission and Evaluation Process

A. Application Submission

Applications are accepted online. Applications will not be accepted in paper form. Please direct any questions to pshrfa@ihda.org. Specific instructions for submitting application materials will be posted online on the Website.

All Application materials will be available on the Website at least 60 days prior to the Application deadline.

B. Public Notice by the Authority

The Authority will send public notice letters to public officials and agencies as notification that an Application for funding has been received by the Authority, and to request comments. The notices will be sent to the following public officials of the area in which the Project is to be located: (1) the County Board Chair, Mayor, or chief local elected official; (2) the Illinois General Assembly members; and (3) the U.S. Congressional Representative and U.S. Senators.

The Authority's public notice requires that any written comments be sent to the Authority and the Applicant within 30 days. The Applicant is required to respond in writing to all comments received and to submit copies of all correspondence to the Authority.

C. Evaluation of Applications

Applications will be evaluated in the following manner:

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1. **Completeness of Application** – The Application must be received by the designated Application deadline and will be reviewed for completeness. This includes the following:
 - Completed Application forms and supporting documentation;
 - Appropriate signatures on all necessary documents; and
 - Payment of non-refundable Application fee.

If the Authority finds that the Application is not complete it reserves the right to reject the Application and notify the Applicant with stated reason(s) for denial.

2. **Mandatory Criteria** – If the Authority determines that the Application is complete it will be reviewed to determine if the Project meets the mandatory requirements set forth in the Mandatory Requirements section below.
3. **Scoring Criteria** – If an Application has met all of the Mandatory Requirements it will be reviewed and assigned a score based on the categories set forth in the Scoring Criteria section below.

Section 3: Mandatory Application Criteria

The Permanent Supportive Housing Development Program Application Checklist that corresponds with the outline below is available on the Website and must be completed and submitted with the Application. All Application materials will be available on the Website at least 60 days prior to the Application deadline.

Only Projects that demonstrate readiness to proceed with financing and development will be considered, as evidenced by meeting Mandatory application criteria described in this Section. The Authority reserves the right to rescind any award of funds that is unable to close within ten months from the date of award.

A. Permanent Supportive Housing Development Application Certification

All Applications must include a signed Permanent Supportive Housing Development Program Application Certification, Organizational Chart, and an Identity of Interest form, found on the Website, which provide a written certification that the Project will:

- Take actions to affirmatively further fair housing;
- Give preferential treatment to persons on the Public Housing Authority (PHA) waiting list(s) and make on-going efforts to request that the PHA make referrals to the Project, or request that the PHA include relevant information about the Project on any listing the PHA makes available to persons on its waiting list(s);
- Have a tenant selection plan preference for veterans;
- Minimize involuntary displacement of low-income households;
- Restrict 100% of the units to households $\leq 30\%$ AMI;
- Be willing to accept current or future State-administered operating subsidy or project based rental assistance, should it become available, on units that are not already subject to a rental assistance contract. Certification of this willingness will not be required of those with already-committed rental or operating assistance for 100% of units. This assistance would likely be limited to a maximum of 30% of units within a given Project, would likely be reserved for

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households referred through a statewide referral network, and may be targeted to Projects located in specific areas of the State based on need.

The Authority intends to seek all sources of operating subsidy or rental assistance that are currently available or may become available in the future and may wish to target any assistance identified to Projects that serve priority populations. Such assistance may include but is not limited to the Long-Term Operating Support Program (LTOS) or the Illinois Division of Mental Health Bridge Subsidy Program.

Such assistance may be limited and cannot be assumed to be available to support the Project's operating budget at the time of application through the Permanent Supportive Housing Development Program.

B. Multifamily Fee Payment Form and Non-Refundable Application Fee

All Applications must include a completed Multifamily Fee Payment Form and a copy of the check for payment of the non-refundable Application fee. The Multifamily Fee Payment Form may be found on the Website; the Application fee is listed on the form. All fees must be sent to:

Illinois Housing Development Authority Receipts and Fees

26411 Network Place

Chicago, IL 60673-1264

C. The Authority's Common Application

All Applications must include a completed Common Application. This form can be found on the Website.

D. Project Narrative

All Applications must include a Project narrative that includes:

- Amount of funding requested;
- Number of total units in the Project;
- Number of PSH units proposed;
- If the Application is for an existing Project, applicant must describe all existing use restrictions, restrictive funding sources, and submit a current rent roll that includes the unit size, household size, household income, and current rent.

Applicants are encouraged to provide as much detail and background information about the Project as possible. Detailed information will assist the Authority in determining whether there is adequate market demand for the Project in terms of unit mix and rental structure; the Project is located in an area with a shortage of PSH units; and the Project is sited in a community that will meet the needs of the tenants.

E. Neighborhood Assets Map

All Applications must include a neighborhood assets map that clearly delineates the location of the Project along with neighborhood assets within the applicable proximity radius, which varies based on the Geographic Set-Aside. Proximity thresholds are based on Geographic Set-Aside (see Section 1: Definitions). In addition, the Application must include a table referencing each neighborhood asset identified on the map and stating the asset category and address. Please see Application Scoring Criteria Section H for neighborhood asset categories.

The Authority reserves the right to mandatorily fail Project Applications that include fewer than two (2) neighborhood assets within the proximity radius for the applicable Geographic Set-Aside. See table below:

Proximity Radius by Set-Aside

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| | |
|------------------------|-----------|
| City of Chicago | .5 miles |
| Chicago Metro | .5 miles |
| Other Metro | .75 miles |
| Non-Metro | 1 mile |

Please note that the documentation provided for this Mandatory criteria can also be used for the Application Scoring Criteria Section H to demonstrate additional neighborhood assets. Please see that section for further details.

F. Site Control

All Project Sites must be identified in the Application. Projects consisting of multiple Sites must satisfy site control requirements for all Sites.

The Application must include all of the following:

- A map showing the location(s) of the Site(s). If Site control is for property larger than the Site(s), the Site(s) must be delineated on the map.
- Aerial photograph(s) of the Site(s) with the boundaries of the Site(s) clearly delineated, and surrounding uses clearly visible; and
- Evidence of Site control, which can only be demonstrated with Site control documentation for each Site consisting of one of the following:
 - A fee simple interest in the Site in the name of the Sponsor or Owner; or
 - A fully executed, binding agreement with a term ending no sooner than six (6) months after the Application deadline, signed by both the Sponsor or Owner and the seller for the purchase of the Site; or

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- A fully executed, binding agreement with a term ending no sooner than six (6) months after the Application deadline, signed by both the Sponsor or Owner and the seller for the long-term lease of the Site with a lease term of at least ninety-nine (99) years; or
- A fully executed, binding agreement with a term ending no sooner than six (6) months after the Application deadline, signed by both the Sponsor or Owner and the seller of the Site evidencing land and/or building donation; or
- When the Site is owned by a governmental entity, a letter of intent to the Sponsor or Owner from the governmental entity to sell, donate, or enter into a long-term lease of the Site with a term ending no sooner than six (6) months after the Application deadline.

Site control documentation must include all of the following clearly marked/highlighted:

1. Expiration date for purchase option(s), purchase agreement(s), or letter(s) of intent;
2. Legal description pursuant to the site control document;
3. The sale or lease price of the Site(s). The Project budget in the Common Application for the Project may only include the acquisition costs attributable to the Site. If site control documentation is for property larger than the Site, a detailed narrative and calculation of the Site sale or lease price on a per square footage basis must be submitted.
4. Language that complies with the environmental review and voluntary acquisition guideline language outlined in the Site Control Compliance Language example on the Website.

If language is not included in the Site control documentation, evidence of compliance with this section can only be demonstrated by submitting a copy of language notification receipt by seller (e.g., certified mail, return receipt requested) and the date of delivery with countersignature by seller. Without language regarding compliance with environmental review and voluntary acquisition, Sponsors may be precluded from applying to the Authority for federal resources.

G. Zoning

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The Application must include evidence that all Sites are either currently zoned for the proposed use or will be addressed through an already initiated zoning change or Planned Development or Planned Unit Development (“PUD”) process.

1. Zoned Project Sites

Evidence that Sites are currently zoned for the proposed use can only be demonstrated through:

- A valid building permit; or
- A letter from the local zoning administrator (or chief elected official in localities without a zoning administrator) identifying the Project and containing all of the following:
 - 1) The location of the Site (s) (i.e., address or street crossings); and
 - 2) The current zoning and any special use designations; and
 - 3) A description of the Project (including number of units, proposed use, and whether it is new construction, rehabilitation, or both); and
 - 4) A statement that the current zoning will permit the proposed Project.

2. Sites with Pending Re-Zoning, Variance, or Special Use Applications

The Authority recognizes that a sponsor may need a re-zoning, a variance to existing zoning that does not require a full re-zoning, or a special use permit and will allow for the above as follows. As evidence of the pending re-zoning, variance, or special use permit application, the application must include a letter from the local zoning administrator (or chief elected official in localities without a zoning administrator) identifying the Project and containing all of the following:

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- 1) The location of the Site(s) (i.e., address or street crossings); and
- 2) A description of the Project (including number of units, proposed use, and whether it is new construction, rehabilitation, or both); and
- 3) A written explanation of the re-zoning, variance, or special use permit approval process; and
- 4) Evidence the re-zoning, variance, or special use permit process has been initiated; and
- 5) Evidence of which stage in the re-zoning, variance, or special use permit approval process the Project has reached; and
- 6) Evidence that the re-zoning, variance, or special use permitting will be reviewed in a timely manner, including any available dates.

3. PUD Project Sites

In cases where zoning will be addressed through a Planned Unit Development (“PUD”) process, sponsors must indicate whether the PUD already exists or whether it is yet to be established.

If the PUD already exists the application should indicate what, if any, amendments are required.

If the PUD is yet to be established the application should indicate where the PUD stands in the approval process, the additional steps required to complete the approval process, and an estimated timeline for completion.

As evidence of the PUD status, the application must include a letter from the local zoning administrator (or chief elected official in localities without a zoning administrator) identifying the Project and containing all of the following:

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- 1) The location of the Site(s) (i.e., address or street crossings); and
- 2) A description of the Project (including number of units, proposed use, and whether it is new construction, rehabilitation, or both); and
- 3) A written explanation of the PUD approval process; and
- 4) Evidence the PUD process has been initiated; and
- 5) Evidence of which stage in the PUD approval process the Project has reached; and
- 6) Evidence that the PUD will be reviewed in a timely manner, including any available dates.

H. PSH Environmental Checklist

The Application must include a completed PSH Environmental Checklist which may be found on the Website. If funded, the Authority will require as a condition of closing a Phase I environmental site assessment covering all Sites completed within one (1) year prior to the Application deadline according to the Authority's Standards for Environmental Reviews and Professionals available on the Website, including all appendices. If a Phase II is available, it may be submitted along with the Phase I. In addition, a narrative explanation of any identified Recognized Environmental Condition (REC) should be submitted. The explanation must include how these conditions will be addressed and a breakdown of any associated costs. Any associated costs must be included in development budget. The Authority reserves the right to require an environmental contingency as well as modify the construction scope based on a review of the explanation.

I. Site Physical Information

1. 1% Floodplain or Floodway

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The Application must include a Federal Emergency Management Agency (“FEMA”) floodplain map covering the Project area with the boundary of all Sites clearly delineated. FEMA floodplain maps can be obtained from the FEMA website at <https://msc.fema.gov/portal/home>.

If any portion of a Site is located within the 1% floodplain or floodway, the Application must include one or both of the following as applicable:

a. Rehabilitation

Projects proposing the rehabilitation of existing buildings on Sites within the 1% floodplain or floodway must submit a site plan that clearly indicates all of the following:

- Historic frequency of flooding and flood-related repairs;
- The FEMA determined elevation of the floodplain or floodway; and
- The elevation of the lowest floor level in the existing buildings; and
- The location of the existing buildings; and
- Evidence that the Site is enrolled or is eligible to enroll in the National Flood Insurance Program.

Note: Projects involving the rehabilitation of existing buildings on Sites located in the 1% floodplain or floodway will only be permitted if the lowest existing floor elevation of each building in the floodplain is at least six (6) inches above the FEMA designated floodplain elevation.

b. New Construction

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Projects proposing new construction on Sites within the 1% floodplain or floodway must submit a site plan that clearly indicates all of the following:

- The FEMA determined elevation of the floodplain or floodway; and
- The elevation of the lowest floor level in the proposed buildings; and
- The location of the proposed buildings.

Buildings must be situated outside the floodplain and any Project contemplating additional federal resources will be required to subdivide the Project Site from the affected land or obtain a Conditional Letter of Map Amendment or Revision from FEMA demonstrating the Site is eligible for reclassification out of the floodplain.

2. Wetlands

The Application must include a U.S. Fish and Wildlife Service (“USFWS”) National Wetlands Inventory map for the Project area with the boundary of all Sites clearly delineated.

USFWS wetlands inventory maps can be obtained from the USFWS website at <https://www.fws.gov/wetlands/data/mapper.html>.

If any portion of a Site contains wetlands, or if the Project may impact wetlands, the Application must include one of the following:

- A Letter of No Objection from the U.S. Army Corps of Engineers, or
- A wetlands permit from the U.S. Army Corps of Engineers

3. Mining

The Application must include an Illinois State Geological Survey (“ISGS”) mining map for the Project area with the boundaries of all Sites clearly delineated.

ISGS mining maps can be obtained from the ISGS website at <https://prairie-research.maps.arcgis.com/apps/webappviewer/index.html?id=e38e9769e1c04ec29e41dd5ba1c59bd7>.

If any Site is in or near an area the ISGS identifies as affected by mining, the Application must include the following:

- The quadrangle study (if available) or the county mine map completed by the ISGS for the area in which the Site is located with the boundary of the Site clearly delineated; and
- Information indicating the depth of the mine, the type of mining that was performed, and the year that mining ceased; and
- An opinion from a qualified geotechnical engineer as to whether or not the Site will be impacted by the mining; and
- If the Site will be impacted by mining, evidence of the Project's ability to obtain mine subsidence insurance.

4. Seismic

The Application must include a seismic zone map for the Project area with the boundaries of all Sites clearly delineated.

Seismic zone maps may be obtained from the U.S. Geological Survey ("USGS") website at <https://earthquake.usgs.gov/earthquakes/map>

The map must identify any natural hazards located on, adjacent to, or nearby the site such as steep slopes, geological faults, or hazardous terrain features.

J. Architectural Requirements

All Projects must meet the requirements contained in the Authority's Standards for Architectural Planning and Construction. The Standards for Architectural Planning and Construction are available on the Website.

1. Architectural Standards, Universal Design, and Amenities Certification

The Application must include the Architectural Standards, Universal Design, and Amenities Certification signed by a licensed architect acting as the Project's Architect of Record. The Certification provides written confirmation of accessibility codes and Fair Housing Act requirements (if any) applicable to the Project. The Certification also provides written confirmation and identification of specific Project features which meet minimum code requirements.

a. Architectural Standards

All Projects must comply with the Authority's Standards for Architectural Planning and Construction (available on the Website).

b. Universal Design

Universal Design, as defined by the Center of Universal Design, is "the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialization." The Authority recognizes the need to create housing including Universal Design features while maintaining aesthetics and affordability.

The Authority views Universal Design not as a building code or standard, but rather as a set of features that should integrate seamlessly into the design of a dwelling unit, providing market appeal and possibility for residents to age in place. Whether applied to standard units or units designed under an accessibility code, the challenge of Universal Design is to produce as normal and appealing an outcome as possible.

Universal Design is not a safe harbor for other required accessibility codes but it should be utilized as a supplement to any code requirements. To truly award Projects willing to provide

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Universal Design elements above the code, the Authority requires each Application to first identify all code required elements and provide ten additional items not required by code in 100% of the units. As such, the Application must identify any and all Universal Design principles to be integrated into the unit design. Any Applications seeking an exception to this requirement must provide a detailed narrative discussing why Universal Design features cannot be provided. The Authority will review the submitted narrative and approve or deny it at its sole discretion.

c. Amenities

The Application must include Project amenities as specified in the Standards for Architectural Planning and Construction Section 7.00 – Design and Planning. In addition, a minimum of five (5) additional amenities selected from the list below must be incorporated in the Project and identified on Architectural Standards, Universal Design, and Amenities Certification; a minimum of three (3) of the five (5) shall be from First Priority categories.

The Authority encourages creativity and dual function design and, therefore, it is possible for a single amenity to qualify as more than one option in the following list.

| Health and Safety | Community Spaces | Sustainability |
|--|--|--|
| <i>First Priority</i> | <i>First Priority</i> | <i>First Priority</i> |
| Free internet access per unit | Computer room equipped with one (1) computer for every three (3) units | All appliances in the unit meet the Energy Star rating |
| Residential studio units are 15% larger than the minimum requirement | Exercise / fitness center with at least one (1) machine per five (5) units | Dedicated recycling area within the Project |
| The project meets HUD's definition of smoke free housing | Garden plots / designated community garden area with a combined minimum of 200 square feet | Green Roof with available seating or other community activity area available on the roof |

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| Health and Safety | Community Spaces | Sustainability |
|--|---|--|
| Washer and dryer in every unit | Secured bicycle parking (minimum of eight (8) slots per twenty-five (25) units) | Upgraded landscaping, including one tree planted on-site for every ten units. 100% native and adaptive plantings / landscaping |
| <i>Second Priority</i> | <i>Second Priority</i> | <i>Second Priority</i> |
| Facility wide security camera system | An equipped sports court (e.g., volleyball, tennis, basketball, etc.) | On-site car sharing |
| Looped walking paths or connected sidewalks through the entire Project | At least one common room (e.g., community room, community kitchen, library, hair salon, billiards room, arts & crafts room, game room, dining room, etc.) | Screen doors on all exterior unit doors |
| Microwave oven in every unit | Outdoor entertainment space such as an outdoor theater and gazebo with available seating | Trash and / or recycling disposal chutes or other refuse collection system |
| Porch, patio, or balcony for each unit | | |

2. Preliminary Architectural Plans and Specifications

The Application must include preliminary architectural plans and specifications that include all of the following:

- Cover sheet with Project title, development team, drawing index, building areas and code information; and
- Dimensioned floor plans, including square footage, for all unit and building types, with room designations and proposed finishes; and

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- Typical wall sections; and
- Exterior elevations for all building types with material notations matching those defined within the scoping document discussed below; and
- A Site plan showing the placement and orientation of buildings, parking areas, sidewalks, easements, setbacks, trash dumpsters, buffers, storm water detention, required site amenities, and significant natural features; and
- Preliminary landscape plan; and
- Certification of Project Scope signed by the Architect and Sponsor.

The Certification of Project Scope must include a written description of the full Project scope. Items to be included, but not limited to, in this document are:

- Outline specifications indicating all materials selected and/or defined performance criteria (e.g., windows, doors, hardware, drywall, exterior materials, floor and wall finishes, etc.);
- Definition of structural systems to be modified/installed as part of the Project;
- Programmatic description of the proposed furniture, fixtures, and equipment items;
- Definition of the Project's sustainability strategy in the form of a certification checklist, energy model or detailed description of elements provided and their expected impact consistent with the level of points requested in the Application;
- Written description of HVAC system to be installed; and
- Definition of any/all other unique scoping items included in the Project.

3. Projects Involving Rehabilitation

All Projects involving any rehabilitation of existing structures must comply with the following requirements.

a. Physical Needs Assessment

The Application must include a Physical Needs Assessment (“PNA”) completed according to the Authority’s Standards for PNA and based on the existing conditions of the property.

b. Minimum Rehabilitation Standards

At a minimum, the proposed rehabilitation work must address all items identified as “Critical” or “Immediate” in the PNA.

Items identified in the PNA as five (5) to seven (7) year needs in current rehabilitation work may be completed as part of the current construction scope of work, or adequate reserves may be budgeted to ensure these items will be completed within timeframes identified in the PNA.

The Application must include a detailed explanation of any and all construction cost variances existing between the development budget and PNA. The Authority reserves the right to modify the construction scope based on a review the explanation.

K. Historic Preservation Checklist

All Projects must meet the requirements of the National Historic Preservation Act and the Illinois State Historic Resources Protection Act as determined by the Illinois Historic Preservation Agency (“IHPA”). Note that this requirement is required by State Statute and applies to **ALL** Projects regardless of their Project type, location, or historic nature. The Application must include the Historic Preservation

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Checklist found on the Website and all required attachments OR an IHPA review letter specific to the Project and inclusive of all sites for multisite projects.

L. Construction Cost Breakdown

The Application must include:

- The Construction Cost Breakdown forms completed by a qualified contractor, Architect of Record, or construction cost consultant. Construction Cost Breakdown form is located in the Common Application, available on the Website.
- A detailed explanation of all construction cost variances existing between the Construction Cost Breakdown and Physical Needs Assessment (“PNA”), if applicable.

In cases where there is an Identity of Interest between a Sponsor and Project general contractor; between a Sponsor and the Project architect; or between the Project architect and Project general contractor; the Construction Cost Breakdown must be completed by an independent third-party construction cost estimation firm according to the Authority’s Standards for Construction Cost Estimating available on the Website.

For rehabilitation Projects, Construction Cost Breakdown will be evaluated along with the PNA to ensure that all necessary items are addressed. If the scope of work is deemed insufficient by the Authority, the Application may fail the mandatory review.

M. Market Analysis

Because there are different levels of Site and Market Study / Market Analysis required by the various funding sources that could be used to fund a Permanent Supportive Housing development under this RFA, IHDA recommends that a Market Study that meets all published Site and Market Study Standards (available on the Website) be completed upon application. This method will leave the most funding options open to each applicant. However, in the interest of process simplification, IHDA also will allow

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the submittal of a Market Analysis Form with application. This form is published on the IHDA website and should be filled out by the applicant or a third party only. This form will satisfy the Market Analysis requirements of HOME, national Housing Trust Fund, and Illinois Affordable Housing Trust Fund sources only and Applicants choosing this path would only be eligible for these funding sources.

N. Development Team Capacity

The Authority will evaluate the Development Team's capacity to successfully complete and manage the Project.

Applications must include the following for the Authority to evaluate the experience and capacity of the development team:

1. Development Team Certifications

The Application must include certifications for the proposed owner, general contractor, property manager, and architect, inclusive of all pending, under construction, or completed Projects in any state, including their present status and expected completion date. The Development Experience Certification forms may be found on the Website.

2. Unacceptable Practices

The Authority may deny any Project in which any Participant in the Development Team has failed to demonstrate ongoing proficiency with affordable and supportive housing programs. The Applicant may include in the Application an explanation of the circumstances surrounding the unacceptable practice and the roles of each of the Participants. Examples of unacceptable practices include but are not limited to:

1. A Participant is affiliated with existing Projects which have been cited for material and/or

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continuing, but curable, noncompliance. Material noncompliance exists when a party exhibits a continual pattern of noncompliance, or when a party demonstrates an inability or an unwillingness to resolve noncompliance in a timely manner.

2. A Participant (including any affiliates) has experienced any events of foreclosure or failed to perform under the terms of a workout agreement over the past three (3) years.
3. A Participant (including any affiliates) has declared bankruptcy over the past three (3) years.
4. A Participant (including any affiliates) has a mortgage default or arrearage of three months or more within the last three (3) years.
5. A Participant that has failed to pay any fee or expense due to the Authority, including outstanding compliance monitoring fees.
6. Any liens, judgements, or other claims exist against property owned by Owner (including any affiliates) for which the Owner has failed to resolve a public filing.
7. The Owner (including any affiliates) has been debarred or received a limited denial of participation in the past three (3) years by any federal or state agency from participating in any development program.
8. A Participant that has materially misrepresented facts on any request for Authority resources.

O. Financial Feasibility

All Applications must demonstrate that the Project is financially feasible. The following is a description of the areas, along with expected limits, which will be evaluated in order to determine financial feasibility.

1. Overall Limits

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a. General Contractor Fees

The general conditions, overhead, and profit in a general contractor's budget are limited to a combined fourteen percent (14%) of trade payments and Site work as calculated in the Authority's Common Application.

b. Architect and Civil Engineering Fees

Fees for architectural services and civil engineering are subject to the limits contained in the Authority's Standards for Architectural Planning and Construction, as amended and found on the Website.

c. Development Costs

The Authority will evaluate the acquisition and construction costs for reasonableness taking into consideration the project type, location, and scope of work based on the Authority's past experience with comparable projects and similar locations. All successful Applicants may be required to submit an appraisal prior to funding consideration by the Members of the Authority's Board.

d. Construction Contingency

Development budgets must include hard cost construction contingencies to cover unforeseen construction cost increases. The contingency **must** be sized as a percentage of the construction contract, as calculated in the Authority's Common Application, according to the following:

- New-Construction: 5%
- Rehabilitation (vacant residential, adaptive reuse, or modifications): 10%

e. Total Award

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Up to \$9,000,000 or 90% of the total Project cost, whichever is less may be requested per Project; however, the amount of PSH Development Program funding to be allocated will not exceed the amount necessary to make the project financially feasible, as determined by the Authority.

f. Developer Fee

A Project's developer fee may not exceed the lesser of one million dollars (\$1,000,000) or twelve percent (12%) of the Project's total development cost net of the following: total developer fee, reserves, syndication costs, and interim costs, as calculated in the Common Application.

Developer fee includes all of the following which shall not appear elsewhere in the Project budget:

- Consultant fees
- Construction management fees
- Architectural and civil engineering fees in excess of the Authority's fee limits
- Developer overhead fees
- Any additional fees related to direct assistance provided to the Sponsor or Owner in conjunction with the completion of the Application or construction of the Project.

Developer fees are limited to the amount contemplated at the time of a conditional award. Developer fee will be paid by the Authority on the following schedule:

- 20% at initial closing
- 20% at 50% construction completion

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- 40% at Certificate of Occupancy
- 20% at Final Closing

2. Project Income

a. Unit Rents

The proposed gross residential unit rents for the Project, including any utility allowances, must be reasonable for the market area and must not be in excess of ninety-five percent (95%) of any rent limits imposed by any committed or proposed financing source, program, or other requirement. Rent and income limits for 2022 may be found on the Authority's Website. Units with project based rental assistance may use the full value of the rental assistance for underwriting.

b. Rental Assistance

Any Project that includes residential income generated as a result of a rental or operating assistance contract must clearly identify the portion of the rent paid by the tenant.

All assumptions regarding the funding and renewal of rental assistance contracts must be clearly identified. The Authority will review and determine the suitability of all assumptions regarding the funding and renewal of rental assistance contracts on a case-by-case basis.

In the event a rental assistance contract pays a rent in excess of 95% of the gross unit rent limit, the Application must demonstrate how the Project will remain financially feasible throughout the up to 30-year compliance period in the event the rental assistance contract is terminated.

c. Additional Residential Income

Additional sources of residential rental income are limited to laundry and vending income. Applications reflecting income from these sources must describe all assumptions regarding the calculation of this income.

d. Commercial Income

Applications that include any sources of commercial income must include a detailed description of any assumptions related to the commercial income and copies of any existing leases or letters of intent to occupy commercial space. The Authority will review and determine the suitability of all assumptions regarding commercial income on a case-by-case basis. Commercial income will be underwritten at a fifty percent (50%) vacancy rate. PSH Development Program funds may not be used to pay for construction or operation of commercial space, so these costs must be broken out separately in the development and operating budgets.

3. Utility Allowances

All Projects that include tenant-paid utilities must submit current documentation fully detailing the average per-unit utility expenses incurred by utility type on a monthly basis. The utility allowance must be appropriate for the unit size, utilities covered, and Project location.

Projects that include gas or electric heat must differentiate heating expenses from other gas and electric expenses. Non-essential utilities including telephone, cable television, internet access, etc., are excluded from the utility allowance.

Current utility allowance information **must** be provided by the governing public housing authority for the county where the Project is located or through the submission of a utility survey covering one (1) full year that is representative of each unit type within the Project.

4. Debt Service Coverage Ratio

Applications must demonstrate the Project can maintain a 15 year average minimum debt service coverage ratio (the ratio of a Project's net operating income to its total debt service) of 1.15, excluding cash flow notes.

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Projects whose 15 year average debt service coverage ratio is less than 1.15 must capitalize operating or debt service reserves and detail how payouts from these reserves will maintain the minimum ratio through a cash flow statement reflecting annual payouts from the reserve.

5. Cash Flow

All Applications must demonstrate the Project can maintain a 15 year average annual cash flow (after debt service, if applicable) of at least \$100 per unit per year for a minimum of fifteen years.

6. Third Party Studies

Projects must budget \$20,000 to \$30,000 for third party studies. At the Authority's sole discretion, any or all of the following will be required: a construction cost estimate, environmental studies beyond a Phase I, a cost certification, and such other third-party studies as the Authority may require. All Projects will require a Market Study at application, a Phase 1 Environmental Assessment between award and closing, and an appraisal between award and closing.

7. Environmental Remediation

If it is expected that a Project Site(s) will require remediation, the development budget must include both an environmental remediation line item to cover the scope of the remediation, and an environmental remediation contingency line item in the amount of ten percent (10%) of the remediation costs.

8. Reserves

The Authority will review the Project's reserves to determine its long-term viability. Project reserves must be reflected in the Application and a narrative must be provided to explain assumptions regarding the calculation of the following:

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a. Replacement Reserves

All Applications must capitalize a replacement reserve of \$1,500 per unit in the development budget and fund ongoing annual replacement reserve contributions of \$450 per unit from operations, which shall trend up at three percent (3%) per annum.

b. Real Estate Tax Reserves

All Applications must capitalize a real estate tax reserve to pay real estate taxes during the construction period plus an amount equal to fifty-five percent (55%) of the estimated annual real estate taxes in the first year of Project operations. Additionally, the operating pro forma must include the anticipated annual real estate tax expense.

All Applications must include evidence of how construction period real estate taxes and operations period real estate taxes were determined.

All Applications assuming a real estate tax abatement for any period of time must submit an attorney opinion letter which details any assumptions associated with the abatement including all of the following: the calculation of real estate taxes before, during, and after the abatement; and the anticipated date the abatement becomes effective; and the length of the abatement.

c. Insurance Reserves

All Applications must budget an adequate insurance reserve to pay insurance during the construction period plus an amount equal to one hundred five percent (105%) of the estimated annual insurance expenses in the first year of Project operations. Additionally, the operating pro forma must include the anticipated annual insurance expense.

d. Operating Reserves

All Applications must include an operating reserve sufficient to cover all Project operational costs including administrative, management, payroll, maintenance, utilities, taxes, insurance, and debt service payment for at least six (6) months.

e. Other Reserves

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The Authority will review all other Project reserves including, but not limited to, marketing/leasing, debt service, operating, and furniture, fixtures and equipment to evaluate their sufficiency and reasonableness. Projects including these reserves must also include a description with all of the following:

1. How the Project will benefit from the reserves; =
2. Why the reserves are necessary;
3. Who (if anyone) is requiring them;
4. Who will hold them;
5. What is the process for releasing the reserves;
6. Is there a requirement the reserves be replenished; and
7. If there is a requirement that reserves be replenished, what is the source of funds for replenishment.

The Authority does not allow supportive service reserves to be funded through this RFA. Supportive service reserves may be reflected in the development budget if capitalized by another source.

9. Operating Expenses

Annual per unit operating expenses must be adequate and reasonable for the Project type, location, and population served.

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Per unit annual operating expenses, excluding taxes, reserves, resident services, and debt service, as calculated by the Common Application, are expected to fall within the ranges found on the Website by Project type and Set-Aside.

In order to substantiate a deviation from the expected ranges the Application must include supplemental documentation with additional detail about specific expenses. The Authority will review and determine the suitability of operating expenses outside of expected ranges on a case-by-case basis.

Projects under this RFA shall not request a property management fee above 7% of gross income.

10. Trending Factors

The Project must demonstrate it remains financially feasible for a minimum of fifteen (15) years utilizing the following cash flow trending factors:

- Annual Increase in real estate taxes: 4%
- Annual Increase in operating expenses: 3%
- Annual Increase in income: 2%

In order to substantiate a deviation from the listed trending factors, the Application must include supplemental documentation such as an approved real estate tax abatement. The Authority will review and determine the suitability of trending factors outside the expected ranges on a case-by-case basis.

11. Residential Vacancy Rates

The Project must demonstrate it remains financially feasible for a minimum of fifteen (15) years utilizing an annual economic vacancy rate for the residential portion of the Project of 10%.

In order to substantiate a deviation from the required vacancy rate, the Application must include supplemental documentation. The Authority will review and determine the suitability of any other vacancy rates on a case-by-case basis.

12. Evidence of Project Financing

All Applications must reflect adequate sources of financing in order to complete the Project, including any contemplated grant or loan financing from the Authority. Any Application that does not reflect adequate sources will fail the mandatory review.

All Applications must evidence all Project financing sources including debt, grants, and tax credit equity through executed acknowledgment letter(s) from all lender(s) and/or grantor(s). Each acknowledgment letter must contain evidence that, as of the Application deadline date, the Application is either still under consideration or has been approved.

If, during the Authority's review of the Application, the Applicant is notified that another Project financing source has been denied, the Applicant will be allowed fourteen (14) business days from the date of the denial notice to provide a revised financing plan. If not provided, the Application will be determined to be financially infeasible and will fail the mandatory review.

All Applications must demonstrate that Project underwriting is in compliance with the requirements associated with all Project financing sources.

a. Debt Sources

For any debt source, the executed acknowledgment letter(s) must contain the following terms:

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1. The amount of the loan,
2. The length of the loan term, which must be at least fifteen (15) years,
3. The amortization period of the loan,
4. The interest rate (and any terms and conditions regarding adjustments),
5. The expected monthly or annual debt service payment, and
6. Any financing fees associated with the debt source.

If debt financing is to be obtained through a mortgage broker or banker, the executed acknowledgment letter must be from the actual lender.

b. Grant Sources

For any grant source, the executed acknowledgment letter(s) must contain the amount of the grant, when the grant will be available as a source to the Project, and any outstanding requirements to be met prior to grant availability.

c. Tax Credit Equity Sources

For any tax credit equity source, the executed acknowledgment letter(s) must contain the amount of tax credit equity available to the Project, the proposed net cent rate per tax credit dollar, and the proposed equity pay-in schedule.

Section 4: Application Scoring Criteria

| Category | Points | Category Weight |
|--|--------|-----------------|
| Leveraging Other Sources of Funding | 15 | 15% |
| Firm Commitment of Operating or Rental Assistance | 20 | 20% |
| Universal Design Beyond Code Requirements | 10 | 10% |
| Green Design and Energy Efficiency | 10 | 10% |
| Access to Transportation | 10 | 10% |
| Coordination with DCFS, IDOC, or IDHS DDD | 10 | 10% |
| Coordination of Services (with community-based provider) | 5 | 5% |
| Neighborhood Assets | 10 | 10% |
| Development Team Characteristics | 10 | 10% |
| Totals | 100 | 100% |

Projects that pass all mandatory application requirements will be scored on the following items and ranked according to total score. Points will be awarded based solely on the information submitted in the Application. The Authority reserves the right to verify information submitted in the Application.

The Authority may deny points if the correct forms or required information for each scoring category are not submitted, or if information available to the Authority negates a claim for points. The Applicant's commitment to various scoring criteria shall, at the sole discretion of the Authority, be binding and shall be incorporated into a Regulatory Agreement.

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All Applications must include a completed Permanent Supportive Housing Development Program Self Scoring Form which is available on the Website.

Leveraging Other Capital Funding Sources

Projects that leverage Authority resources will be awarded up to fifteen (15) points based on the amount of leveraged resources as a percentage of total funding sources in the Project's development budget.

Leveraged resources under this category are defined as funds provided by a non-Authority source. Leveraged resources do not include deferred developer fees; the equity generated from the sale of Authority-allocated Illinois Affordable Housing Tax Credits (also known as state donation tax credits); equity bridge loans; or any non-market rate Authority-administered sources, such as HOME funds or Affordable Housing Trust Funds.

All leveraged resources must be reflected in the Project budget and be available during the Project's construction period to pay for expenses reflected in the development budget. Only sources allocated to uses that fall within the Project's Site boundaries will be considered for financial leveraging.

In Projects where the leveraged resource is a contribution of direct financial assistance from an area employer that is otherwise not participating in the development of the Project, the assistance must be in the form of an unsecured loan giving no foreclosure rights to the employer or a grant giving no recapture rights to the employer.

In Projects where the acquisition is financed in whole or in part through a seller's note, the amount of the seller's financing will not be considered a leveraged resource under this category. At its sole discretion the Authority may allow seller's notes from health and hospital systems to qualify for points under this category.

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Projects will be awarded points based on the following criteria:

| Leveraged Resources as Percentage of Total Project Costs | Points |
|--|--------|
| 20.1% or more | 15 |
| 15.1-20% | 10 |
| 12-15% | 6 |

Firm Commitment of Operating or Rental Assistance

Projects that provide project-based rental or operating assistance will be awarded up to twenty (20) points based on the number of units assisted and the length of committed assistance. Rental assistance will be considered project-based if it is tied to the units rather than to the tenants. Points will only be awarded if the rental assistance ensures tenants pay no more than thirty (30%) percent of their income toward rent and utility expenses combined.

Sponsors seeking points in this category must submit documentation evidencing a current rental assistance contract or a commitment to provide rental assistance. Projects with a current rental assistance contract must submit a copy of the fully executed contract in the Application.

Projects with a rental assistance commitment must provide a commitment letter in the

Application that includes all of the following: a) the maximum household income; b) the total number of units assisted; and c) the length of the rental assistance contract.

When the U.S. Department of Housing and Urban Development (HUD) is providing the rental assistance, the commitment letter must be from HUD. Illinois Division of Mental Health Bridge Subsidy Program commitment letters must be from the Illinois Department of Human Services or the Illinois Division of Mental Health, and Project Based Housing Choice Voucher Conversion and Public Housing Authority

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Annual Contribution Contracts must be from the executive director of the relevant Public Housing Authority. Developer-funded rental assistance is not eligible for points under this category. However, rental assistance from a Health and Hospital System may at the Authority's sole discretion be eligible under this category, even if the Health and Hospital System is the Sponsor or part of the sponsorship entity.

The Authority understands the Continua of Care (CoC) that are recipients of Health Act funding (formerly known as McKinney Vento) are unable to commit rental assistance for periods of five (5) years or longer. In recognition of this, and the Authority having a desire to work more closely with the CoCs of Illinois, points have been added in this RFA for rental assistance funded by CoCs which may not meet the Authority's traditional requirement that Rental Assistance Contracts be for a minimum of five (5) years.

For Projects with a Rental Assistance Contract points will be awarded as follows:

| Percentage of Units Assisted | Points for 10+ Year Commitment | Points for 5 Year to 9 Year and 11 Month Commitment | Points for CoC funded Rental Assistance |
|------------------------------|--------------------------------|---|---|
| 75.1% or more units | 20 | 10 | 7 |
| 50.1-75% of units | 15 | 7 | 5 |
| 10.1-50% of units | 10 | 5 | 3 |
| 1-10% of units | 5 | 3 | 1 |

Universal Design

Projects identifying Universal Design elements to be provided within the architectural design in excess of code required Universal Design features plus ten additional items defined in the Mandatory Section, as

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evidenced through submission of the Architectural Standards, Universal Design and Amenities Certification available on the Website, may earn up to ten (10) points as follows:

| Universal Design Features Beyond Code Requirements | Points |
|---|--------|
| Projects that select ten (10) additional Universal Design items beyond code requirements and beyond Mandatory requirements (for a total of 20 items) in 100% of units | 10 |

Green Design and Energy Efficiency

Projects whose architectural design and construction certify to one of the standards below may earn up to ten (10) points in the application:

| Five Points (5) | Seven Points (7) | Eight Points (8) | Ten Points (10) |
|--|--|--|--|
| Enterprise 2020 Community Certification | | Enterprise 2020 Community Certification & 5.5b Moving to Zero Carbon: All Electric | Enterprise 2020 Community Certification & 5.5b Moving to Zero Carbon: All Electric & Enterprise Plus |
| LEED BD+C at the Gold level | | LEED BD+C at the Platinum level | LEED BD+C at the Platinum level + LEED Zero |
| National Green Building Standard (NGBS) at the Emerald Level | | | |
| | International Living Future Institute's (ILFI) Core Green Building Certification | Living Building Challenge 4.0 (Petals certification program) | ILFI Zero Energy or Zero Carbon Certification |

| Five Points (5) | Seven Points (7) | Eight Points (8) | Ten Points (10) |
|-----------------|------------------|--|--------------------------|
| | | Passive House Institute United States (PHIUS) CORE certification | PHIUS Zero certification |

Access to Transportation

Projects may earn up to ten (10) points for access to transportation. ***Points in this category are cumulative.***

Projects will be awarded five (5) points for transit-oriented development if the proposed Project is located in close proximity to fixed-route public transportation, excluding inter-city transportation. “Close proximity” is defined as being within a half (.5) mile radius of a fixed route transit stop, defined as: a bus and train stop serving local destinations, with scheduled operations beginning no later than 8:00 a.m. and ending no earlier than 6:00 p.m., Monday through Friday. Transportation routes and distance to the Project Site must be identified on a map submitted with the Application along with a current schedule for the routes being considered.

Projects will be awarded five (5) points if served by publicly available Dial-A-Ride modes of transportation that are at a minimum available between Monday and Friday from 8:00 a.m. to 5:00 p.m. The Applicant must include a letter from the Dial-A-Ride provider stating all of the following:

1. The Project is located within the service area of the Dial-A-Ride; and
2. The Dial-A-Ride service is, at a minimum, available between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

Coordination with DCFS, IDOC, or IDHS DDD

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Projects may earn up to ten (10) points for coordination with either the Illinois Department of Children and Family Services (DCFS), Illinois Department of Corrections (IDOC), or the Illinois Department of Human Services Division of Developmental Disabilities (IDHS DDD). Points in this category **are not cumulative** and are limited to coordination with one of these three state Agencies as detailed below.

- a) Coordination with the Illinois Department of Children and Family Services (DCFS) or a Grantee of the Illinois Department of Children and Family Services to House Youth Aging out of DCFS Care

In Illinois, youth generally age out of DCFS systems at age 21 and many need a range of supportive housing interventions. All persons housed under this RFA must be of legal age to rent an apartment, although having co-signers of leases is acceptable, as is a master lease model, so long as the tenants are all at least 18 years of age. Housing may not be time limited and there can be no age restrictions on the housing but a preference for the intended population must be appropriately referenced in the Tenant Selection Plan. Projects may earn points under this category as follows:

| Points | Scoring Threshold |
|--------|---|
| 7.5 | Letter of support from DCFS funded organization willing to make referrals to the housing |
| 10 | Letter of support from DCFS funded organization willing to make referrals to the housing -AND- a plan for how services will be delivered once the youth has graduated from DCFS funded services |

- b) Coordination with Illinois Department of Corrections (IDOC) Re-Entry program

Projects providing housing which is coordinated with IDOC may earn up to ten (10) points as follows:

| Points | Scoring Threshold |
|--------|------------------------|
| 7.5 | Coordination with IDOC |

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Coordination with IDOC

- 10 –**AND-** commitment of social services to further individual post-release plans
-

Evidenced through submission of all the following:

1. Written confirmation from IDOC:
 - a. How coordination will occur with Project; and
 - b. What services are provided; and
 - c. What funding source is used to pay for these services; and
 - d. The capacity of the organization to provide services to any Project tenants.

A preference for the intended population must be appropriately referenced in the Tenant Selection Plan. Applications for Projects that are unable to obtain written confirmation from IDOC but have made efforts to obtain such written confirmation should include a description of the efforts used to obtain referrals for the Project. The Authority will review the documentation and may award points to Projects that have made best efforts.

c) Coordination with Illinois Department of Human Services, Division of Developmental Disabilities

Projects providing housing which have received confirmation of support from an IDHS funded Independent Service Coordination agency and/or other IDHS funded service provider for adults with Intellectual or Development Disabilities may earn up to 10 points as follows:

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| Points | Scoring Threshold |
|--------|--|
| | At least one letter of support from either: |
| 7.5 | (a) An IDHS-funded Independent Service Coordination agency willing to make referrals to the housing OR (b) One or more IDHS funded service provider(s) willing to make referrals to the housing and/or able to provide services to residents at the property |
| | Letters of support from both: |
| 10 | (a) An IDHS-funded Independent Service Coordination agency willing to make referrals to the housing -AND- (b) One or more IDHS funded service provider(s) willing to make referrals to the housing and/or able to provide services to residents at the property |

A preference for the intended population must be appropriately referenced in the Tenant Selection Plan. Applications for Projects that are unable to obtain written confirmation from Independent Service Coordination agencies or IDHS-funded service providers but have made efforts to obtain such written confirmation should include a description of the efforts used to obtain referrals for the Project. The Authority will review the documentation and may award points to Projects that have made best efforts.

2) Coordination of Services

Projects that establish a Memorandum of Understanding (MOU) or other legally binding agreement with a community-based service provider, which may or may not be the Sponsor organization, to provide support services on-site in a dedicated space may earn five (5) points. Projects must submit the MOU and a service plan that outlines the services offered to residents, number of proposed staff, and the size and location of the service office. Services at minimum must include case management, tenancy support services, and access to behavioral health services (which includes substance use and mental health services).

3) Neighborhood Assets

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Up to ten (10) points may be awarded in this section based on the proximity of neighborhood assets to the Project Site. Proximity thresholds are based on Geographic Set-Aside (see Section 1: Definitions).

Points will be awarded for each asset in excess of the two (2) mandatory neighborhood assets as follows:

| Proximity Radius by Set-Aside | |
|-------------------------------|-----------|
| City of Chicago | .5 miles |
| Chicago Metro | .5 miles |
| Other Metro | .75 miles |
| Non-Metro | 1 mile |

| Category | Points |
|------------------------|--------|
| Health Services | 4 |
| Food Access | 2 |
| Civic/Recreation | 2 |
| Education/Job Training | 2 |

Only one establishment will count for each category. For example, a community college and a job training center are each Education / Job Training establishments. The applicant may only take points for one asset. Conversely, a large grocery store with a pharmacy may score under both Health Services and Food Access.

The two (2) neighborhood assets/establishments used to meet the Mandatory requirement in Section 3 E will be excluded from the scoring under this section. Additional neighborhood assets, above the two (2) utilized to meet the Mandatory requirement, can be considered for scoring under this section.

Assets must meet the following threshold criteria:

Health Services

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- All sites are located within the proximity radius of a county health clinic, urgent care clinic, pharmacy, federally qualified health center, or hospital system.

Food Access

- All sites are located within proximity radius of a supermarket, supercenter, full-service grocery store or other food store with fresh produce.

Civic / Recreation

- All sites are located within the proximity radius of a public library, public park / park district territory that is open to the public.

Job Training

- All sites are located within the proximity radius of a workforce investment center or job training center.
- Please utilize the [Illinois workNet center](#) and/or the [Illinois Employment First website](#) to determine if these employment resources are located near your development site. The following categories on the Illinois workNet Service Finder Tool can be used to locate relevant job training locations:
 - Disability Services;
 - Education and Training;
 - Job & Career Readiness Services;
 - Mentoring;
 - Workshop and Seminars;

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- Recruitment Services;
- Resources; and,
- Training Services

Education

- All sites are located within the proximity radius of a public K-12 school, community college, or continuing education facility offering a full set of classes. Tuition based schools and selective enrollment schools do not qualify. Pre-K or daycare facilities will be considered for family Projects only.

Assets must be evidenced through submission of all of the following:

- 1) Map(s) clearly delineating all Sites and distance to the neighborhood asset(s).
- 2) The applicable proximity radius around the Site.
- 3) A table referencing each neighborhood asset identified on the map(s).

Documents provided to meet this criteria can also be used to meet the Mandatory requirement in Section 3 E.

4) Development Team Characteristics

Projects whose Participants include businesses led by Black, Indigenous, or People of Color (BIPOC) are eligible to earn a maximum of ten (10) points in this category. For example, Sponsors can earn up to ten

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(10) points with teams that include a combination of partnership with BIPOC-led firms or Non-Profits. BIPOC-led firms are defined as follows:

For-profit BIPOC-led firms are defined as those companies who at the time of application can provide documentation of current MBE certification with one of the approved entities below:

- 1) Illinois Department of Central Management Services- Business Enterprise Program for Minorities, Females and Persons with Disabilities; **OR**
- 2) City of Chicago, City of St. Louis, Cook County, Chicago Transit Authority, Illinois Department of Transportation, METRA, PACE, Chicago Minority Supplier Development Council, Mid-States Minority Supplier Development Council or Women's Business Development Center.

BIPOC-led/governed non-profit organizations are defined and certified at time of application one of two ways:

- 1) BIPOC-Led: A minimum of 35 percent of director-level employee leadership is BIPOC, including the Executive Director and a share of those employees reporting directly to the Executive Director. This will be evidenced via self-certification and a completed [Organizational Chart Template](#) at the time of application. **OR**
- 2) BIPOC-Governed: A non-profit whose Board Chair **AND** a minimum 30 percent of all other voting members is BIPOC OR whose overall Board composition is 40 percent BIPOC. This will be evidenced via self-certification at time of application. Applicants must also certify that their board composition met the criteria for BIPOC-Governed at least a year (12 months) prior to the application date.

Additionally, projects teams with Participants that include architects, property managers and general contractors holding current MBE/WBE/DBE certificates with the entities as outlined above are also eligible to earn up to (4) four points in this category.

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| Maximum Points | For-Profit Participant | Non-Profit Participant |
|-----------------------|--|---|
| 10 | BIPOC-led For-Profit Sponsor that have at least a 51% stake in all aspects of development control including but not limited to ownership, cash-flow, and voting rights | BIPOC-led or governed Non-Profit Organization Sponsor that has at least a 51% stake in all aspects of development control including but not limited to ownership, cash-flow, and voting rights |
| OR | | |
| 6 | BIPOC-led for-profit Co-Sponsor that has at least a 49% stake in all aspects of development control including but not limited to ownership, cash-flow, and voting rights AND/OR | BIPOC-led or governed Non-Profit Organization Co-Sponsor that has at least a 49% stake in all aspects of development control including but not limited to ownership, cash-flow, and voting rights AND/OR |
| 4 | BIPOC-led For-Profit Co-Sponsor that has at least a 25% stake in all aspects of the development control including but not limited to ownership, cash-flow, and voting rights AND/OR | BIPOC-led or governed Non-Profit Organization Co-Sponsor that has at least a 25% stake in all aspects of the development control including but not limited to ownership, cash-flow, and voting rights AND/OR |
| 2 | MBE/WBE/DBE General Contractor or MBE/WBE/DBE Architect or MBE/WBE/DBE Property Manager (Limit 2 for 4 possible points) | |

Examples of possible point scenarios are as follows:

- Project Sponsor is a BIPOC-led For-Profit firm or a Non-Profit Organization that is BIPOC-led and/or governed by a BIPOC majority board (10 points) = **10 points**
- Project Sponsor is a BIPOC-led Co-Sponsor or Non-Profit Organization Co-Sponsor that is BIPOC-led and/or governed by a BIPOC majority board that have at least a 49% stake (6

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points) + MBE/WBE/DBE General Contractor (2 points) + MBE/WBE/DBE Architect (2 points) = **10 points**

- Project Sponsor is a BIPOC-led Co-Sponsor or Non-Profit Organization Co-Sponsor that is BIPOC-led and/or governed by a BIPOC majority board that have at least a 25% stake (4 points) + MBE/WBE/DBE General Contractor (2 points) + MBE/WBE/DBE Architect (2 points) = **8 points**
- Project includes MBE/WBE/DBE Architect (2 points) + MBE/WBE/DBE Property Manager (2 points) = **4 points**

Section 5: Post-Award Requirements

If the Members of the Authority approve the Application, a conditional commitment letter (“Commitment”) will be issued to the Applicant specifying the terms and conditions upon which the Authority will award and fund the Project. If the Applicant does not satisfy the terms and conditions of the Commitment in the Authority’s sole and absolute discretion within the time frame specified therein the funds will not be awarded and will be withdrawn. If the Applicant satisfies the terms and conditions of the Commitment in the Authority’s sole and absolute discretion within the time frame specified therein the funds will be awarded as provided in the Commitment.

Among the requirements in the Commitment will be signature and delivery by the Applicant of the following documents to be provided by the Authority, including without limitation:

(i) Funding Agreement, (ii) Regulatory Agreement, (iii) Recapture Agreement, and in cases where national Housing Trust Fund is the source of funds, (iv) a certification that the Sponsor shall comply with all national Housing Trust Fund Regulations.

Aside from certain costs associated with preparing a successful Application (for example, physical needs assessments), no Project costs may be incurred prior to closing of the award and funding of the Project. Closing shall be at such time as the applicant satisfies the terms and conditions of the Commitment as determined by the Authority in its sole and absolute discretion.

Applicants must agree to comply with all applicable federal and State of Illinois requirements. Such requirements may have significant impact on the costs and complexity of the Project.

Applicants are expected to be familiar with the full range of all legal and statutory compliance requirements applicable to the funds awarded and to obtain all necessary information and advice so that they can comply with such requirements. The following is a non-exhaustive summary of certain aspects of the major compliance requirements.

Approval of Final Plans and Specifications

The Authority's Architectural & Construction Services Department must approve the complete final architectural plans and specifications for the Project. The complete plans and specifications must incorporate all mandatory requirements as well as any scoring criteria for which the Project received points. In addition to the Project plans and specifications, the following documents will be required:

- A copy of the Illinois Architectural Registration Certificate for the design firm and/or the sole proprietor; and
- An Architect's Error and Omissions Certificate of Insurance; and
- The ALTA/ACSM Land Title Survey; and
- If determined by the Authority to be applicable, a soils boring report describing the subsurface exploration, analysis relative to mining hazards, and geotechnical recommendations for the Site or a Site-specific certified letter from the architect regarding the suitability of soils.

3) Environmental Assessment

Unless federal funds are present, the Authority will determine in its sole discretion the scope of the environmental studies and, if applicable, the scope of remediation that may be required for one or more of the Projects. If a Project Site(s) will require remediation, the development budget must include both an environmental remediation line item to cover the scope of the remediation and an environmental remediation contingency line item in the amount of ten percent (10%) of the remediation costs.

If federal funds are awarded, a determination will be made as to whether an environmental clearance from HUD will be required. If such clearance is required, the Applicant may not undertake, or commit any funds to, physical or choice-limiting actions, including property acquisition, demolition, tenant relocation, rehabilitation, conversion, repair, or construction prior to receipt of environmental clearance from HUD.

4) Excluded Parties

The Excluded Parties List System (EPLS) includes information regarding entities that have been debarred, suspended, proposed for debarment, excluded, or disqualified under the non-procurement common rule, or otherwise declared ineligible from receiving federal contracts, certain subcontracts, and certain federal assistance and benefits. The Authority will check all names of all Participants against the EPLS found at www.epls.gov. The Authority may rescind a conditional approval of a funding award if a Participant appears on EPLS.

5) Labor Standards

The Authority will implement labor standards on demolition, construction, and rehabilitation Projects. In instances when a Project utilizes only non-federal funds, the Authority must ensure the Project abides by the Illinois Prevailing Wage Act (820 ILCS 130/0/.01). In instances where the Project utilizes federal funds from the Authority, the Authority must ensure the Project complies with Davis Bacon and Related Acts (DBRA). Federal Regulations can be found in part from the Code of Federal Regulations (Title 29 CFR, parts 1,3,5,6 and 7). If a loan or grant from another source requires a Project to comply with the Davis-Bacon Act, 40 USC 276a et seq., the requirements of the other source will prevail.

6) Fair Housing

Fair housing is otherwise known as equal housing opportunity. Federal, state, and various local laws legally define fair housing and identify specific protected classes based on documentation of past patterns of discrimination.

1. Fair Housing Act of 1968 as amended in 1988 (“Fair Housing Act”)

Title VIII of the Civil Rights Act of 1968, also known as the Fair Housing Act, prohibits discrimination based on race, color, religion, national origin, sex, familial status, or disability and requires landlords to make reasonable accommodations and modifications for tenants with disabilities.

The Fair Housing Act requires the Secretary of HUD to administer housing and development programs and activities that “affirmatively further” (actively support and encourage) fair housing. Participants must undertake specific activities to affirmatively further equal opportunity and fair housing and must assure all activities and services are accessible to persons with disabilities.

2. Section 504 of the Rehabilitation Act of 1973 (“Section 504”)

Section 504 prohibits discrimination in federally funded programs. For a federally assisted new construction housing Project, Section 504 requires five percent (5%) of the dwelling units, or at least one unit, whichever is greater, to meet Uniform Federal Accessibility Standards (UFAS) or a standard that is equivalent or stricter, for persons with mobility disabilities. An additional two percent (2%) of the dwelling units, or at least one unit, whichever is greater, must be accessible for persons with hearing or visual disabilities.

For federally financed housing rehabilitation Projects that result in substantial alteration, the new construction provisions of 24 CFR 8.22 (equivalent to that described above) will apply. Alterations are considered substantial if they are undertaken to a property that has fifteen (15) or more units and the cost of the alterations is 75% or more of the replacement cost of the completed facility.

If the subject property has fewer than fifteen (15) units or the cost of alterations is less than 75% of the replacement cost of the completed facility and the recipient has not made 5% of its units in the project accessible to and usable by individuals with disabilities, then the requirements of 24 CFR 8.23(b) - Other Alterations apply.

3. The Americans with Disabilities Act of 1990 (“ADA”)

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The ADA prohibits discrimination on the basis of disability in government-funded programs, including housing programs (Title II), as well as public accommodations (Title III) which means that rental offices, homeless shelters, and other on-site business locations used by the public, including common areas of public/assisted housing, must be accessible to persons with disabilities.

4. *Olmstead v. L.C.*, 527 U.S. 581 (1999)

Olmstead v. L.C. found that persons with disabilities have a right to receive their services in the most integrated setting according to their needs and desires. The following Guidance on Olmstead and how it relates to housing has been released by HUD and the U.S. Department of Justice:

<http://portal.hud.gov/hudportal/documents/huddoc?id=OlmsteadGuidnc060413.pdf>

http://www.ada.gov/olmstead/q&a_olmstead.htm

5. Illinois Human Rights Act

The Illinois Human Rights Act provides equal access to residential housing choices regardless of race, color, religion, national origin, sex, familial status, disability, pregnancy, marital status, age (40 and over), order of protection status, ancestry, military status, unfavorable military discharge, and sexual orientation (including gender-related identity).

7) Section 3 and Minority- and Women-Owned Business Enterprises

Projects will comply with Section 3 of the Housing and Urban Development Act of 1968 if an awarded loan or grant from a funding source triggers such requirement. In addition, hiring practices shall comply

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with any applicable Illinois or Federal requirements, including but not limited to the Business Enterprise for Minorities, Females, and Persons with Disabilities Act (30 ILCS 575).

8) Management Documents

All Projects will prepare management documents which may include a tenant selection plan, management plan, management agreement, affirmative fair housing marketing plan, and sample lease to be reviewed and approved by the Authority. At the Authority's discretion, some Projects may be required to provide a marketing plan and marketing agreement, and, if the Project involves the acquisition of existing condominiums or homes, a plan to engage and gain the support of any existing condominium or homeowner associations.

9) Regulatory Period

Projects will be required to execute a Regulatory Agreement with the Authority whereby the Owner shall agree to maintain unit affordability and serve the targeted populations for a minimum period of up to 30 years.

10) Reporting and Monitoring

The Authority will assess property and unit condition, compliance with affordability and targeting requirements, and financial stability through submission of audits.

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Grantee SF-424's and Certification(s)

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OMB Number: 4040-0004
Expiration Date: 12/31/2022

| Application for Federal Assistance SF-424 | | |
|--|--|--|
| * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application | | * 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision |
| | | * If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/> |
| * 3. Date Received: 09/15/2022 | | * 4. Applicant Identifier: <input type="text"/> |
| 5a. Federal Entity Identifier: <input type="text"/> | | 5b. Federal Award Identifier: <input type="text"/> |
| State Use Only: | | |
| 6. Date Received by State: <input type="text"/> | | 7. State Application Identifier: <input type="text"/> |
| 8. APPLICANT INFORMATION: | | |
| * a. Legal Name: <input type="text" value="State of Illinois"/> | | |
| * b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="37-1380174"/> | | * c. UEI: <input type="text" value="524300N0614"/> |
| d. Address: | | |
| * Street1: <input type="text" value="300 East Monroe Street"/> | | |
| Street2: <input type="text"/> | | |
| * City: <input type="text" value="Springfield"/> | | |
| County/Parish: <input type="text"/> | | |
| * State: <input type="text" value="IL: Illinois"/> | | |
| Province: <input type="text"/> | | |
| * Country: <input type="text" value="USA: UNITED STATES"/> | | |
| * Zip / Postal Code: <input type="text" value="62701-1643"/> | | |
| e. Organizational Unit: | | |
| Department Name: <input type="text" value="IL Commerce & Economic Oppor..."/> | | Division Name: <input type="text" value="Community Development"/> |
| f. Name and contact information of person to be contacted on matters involving this application: | | |
| Prefix: <input type="text" value="Ms."/> | | * First Name: <input type="text" value="Wendy"/> |
| Middle Name: <input type="text"/> | | |
| * Last Name: <input type="text" value="Bell"/> | | |
| Suffix: <input type="text"/> | | |
| Title: <input type="text" value="Deputy Director, Dir of Community Development"/> | | |
| Organizational Affiliation: <input type="text" value="Illinois Department of Commerce and Economic Opportunity"/> | | |
| * Telephone Number: <input type="text" value="217-556-4200"/> | | Fax Number: <input type="text" value="217-556-4167"/> |
| * Email: <input type="text" value="wendy.bell@illinois.gov"/> | | |

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| | | |
|--|--|--|
| Application for Federal Assistance SF-424 | | |
| * 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="A) State Government"/> | | |
| Type of Applicant 2: Select Applicant Type: <input type="text"/> | | |
| Type of Applicant 3: Select Applicant Type: <input type="text"/> | | |
| * Other (specify): <input type="text"/> | | |
| * 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/> | | |
| 11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-123"/> | | |
| CFDA Title: <input type="text" value="The Community Development Block Grant Program"/> | | |
| * 12. Funding Opportunity Number: <input type="text" value="Not applicable"/> | | |
| * Title: <input type="text" value="Not applicable; The CDBG Program is a Formula Grant program"/> | | |
| 13. Competition Identification Number: <input type="text" value="Not applicable"/> | | |
| Title: <input type="text" value="Not applicable; The CDBG Program is a Formula Grant Program"/> | | |
| 14. Areas Affected by Project (Cities, Counties, States, etc.): <div style="display: flex; align-items: center;"> <input style="width: 150px;" type="text"/> <div style="margin-left: 10px;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/> </div> </div> | | |
| * 15. Descriptive Title of Applicant's Project: <input type="text" value="Submittal of Fiscal Statement Related to the Receipt of FFY 2022 Allocation of State of Illinois Community Development Block Grant Funds"/> | | |
| Attach supporting documents as specified in agency instructions: <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div> | | |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

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|---|---|
| Application for Federal Assistance SF-424 | |
| 16. Congressional Districts Of: | |
| * a. Applicant: <input type="text" value="All"/> | * b. Program/Project: <input type="text" value="750"/> |
| Attach an additional list of Program/Project Congressional Districts if needed: | |
| <input type="text"/> | <input type="button" value="Add Attachment"/> <input type="button" value="Cancel Attachment"/> <input type="button" value="Remove Attachment"/> |
| 17. Proposed Project: | |
| * a. Start Date: <input type="text" value="01/01/2022"/> | * b. End Date: <input type="text" value="12/31/2022"/> |
| 18. Estimated Funding (\$): | |
| * a. Federal: | <input type="text" value="25,758,362.00"/> |
| * b. Applicant: | <input type="text" value=""/> |
| * c. State: | <input type="text" value=""/> |
| * d. Local: | <input type="text" value=""/> |
| * e. Other: | <input type="text" value=""/> |
| * f. Program Income: | <input type="text" value=""/> |
| * g. TOTAL: | <input type="text" value="25,758,362.00"/> |
| * 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372. | |
| * 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Cancel Attachment"/> <input type="button" value="Remove Attachment"/> | |
| 21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small> | |
| Authorized Representative: | |
| Prefix: <input type="text" value="Ms."/> | * First Name: <input type="text" value="Kristin"/> |
| Middle Name: <input type="text"/> | |
| * Last Name: <input type="text" value="Baker"/> | |
| Suffix: <input type="text"/> | |
| * Title: <input type="text" value="Executive Director, Ill. Reg. Development Auth."/> | |
| * Telephone Number: <input type="text" value="(312) 216-3310"/> | Fax Number: <input type="text" value="(312) 216-2170"/> |
| * Email: <input type="text" value="Kristin.Baker@IRDA.ORG"/> | |
| * Signature of Authorized Representative:  | * Date Signed: <input type="text" value="01/15/2022"/> |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD


OMB Number: 4040-0004
Expiration Date: 12/31/2022

| Application for Federal Assistance SF-424 | | |
|--|--|--|
| <div> <div> * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application </div> <div> * 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision </div> <div> * If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/> </div> </div> | | |
| * 3. Date Received: 09/15/2022 | | 4. Applicant Identifier: <input type="text"/> |
| 5a. Federal Entity Identifier: <input type="text"/> | | 5b. Federal Award Identifier: <input type="text"/> |
| State Use Only: | | |
| 6. Date Received by State: <input type="text"/> | | 7. State Application Identifier: <input type="text"/> |
| 8. APPLICANT INFORMATION: | | |
| * a. Legal Name: State of Illinois | | |
| * b. Employer/Taxpayer Identification Number (EIN/TIN): 36-2108617 | | * c. UEI: G58C6D88V0L3 |
| d. Address: | | |
| * Street1: 111 E. Wacker Drive Street2: Suite 1000 * City: CHICAGO County/Parish: * State: IL Illinois Province: * Country: USA UNITED STATES * Zip / Postal Code: 60601-4305 | | |
| e. Organizational Unit: | | |
| Department Name: IL Housing Development Auth. | | Division Name: Multi-Family Financing |
| f. Name and contact information of person to be contacted on matters involving this application: | | |
| Prefix: Mr. * First Name: Christine Middle Name: * Last Name: Brown Suffix: Title: Managing Director, Multi-Family Financing Organizational Affiliation: Illinois Housing Development Authority * Telephone Number: 312-636-2733 Fax Number: 312-633-3467 * Email: cbrown@ilhda.org | | |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

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|---|--|--|
| Application for Federal Assistance SF-424 | | |
| * 9. Type of Applicant 1: Select Applicant Type: <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">A) State Government</div> | | |
| Type of Applicant 2: Select Applicant Type: <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> | | |
| Type of Applicant 3: Select Applicant Type: <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> | | |
| * Other (specify): <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> | | |
| * 10. Name of Federal Agency: <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">U.S. Department of Housing and Urban Development</div> | | |
| 11. Catalog of Federal Domestic Assistance Number: <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">14-0000</div> | | |
| CFDA Title: <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">HOME Investments Partnership Program</div> | | |
| * 12. Funding Opportunity Number: <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Not applicable</div> | | |
| * Title: <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Not applicable; The HOME program is a formula grant program.</div> | | |
| 13. Competition Identification Number: <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Not applicable</div> | | |
| Title: <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Not applicable; The HOME program is a formula grant program.</div> | | |
| 14. Areas Affected by Project (Cities, Counties, States, etc.): <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"></div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="border: 1px solid black; padding: 2px 5px;">Add Attachment</div> <div style="border: 1px solid black; padding: 2px 5px;">Delete Attachment</div> <div style="border: 1px solid black; padding: 2px 5px;">View Attachments</div> </div> | | |
| * 15. Descriptive Title of Applicant's Project: <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">The 2022 HOME Program is designed to encourage public agencies, not-for-profit entities to apply for HOME funding through IRDA in order to expand the supply of decent, safe, affordable housing.</div> | | |
| Attach supporting documents as specified in agency instructions. <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="border: 1px solid black; padding: 2px 5px;">Add Attachments</div> <div style="border: 1px solid black; padding: 2px 5px;">Delete Attachment</div> <div style="border: 1px solid black; padding: 2px 5px;">View Attachments</div> </div> | | |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

| | |
|--|---|
| Application for Federal Assistance SF-424 | |
| 16. Congressional Districts Of: | |
| * a. Applicant: <input type="text" value="All"/> | * b. Program/Project: <input type="text" value="ESD"/> |
| Attach an additional list of Program/Project Congressional Districts if needed: | |
| <input type="text"/> | <input type="button" value="Add Attachment"/> <input type="button" value="Cancel Attachment"/> <input type="button" value="Remove Attachment"/> |
| 17. Proposed Project: | |
| * a. Start Date: <input type="text" value="01/01/2022"/> | * b. End Date: <input type="text" value="12/31/2022"/> |
| 18. Estimated Funding (\$): | |
| * a. Federal: | <input type="text" value="12,566,270.00"/> |
| * b. Applicant: | <input type="text" value=""/> |
| * c. State: | <input type="text" value=""/> |
| * d. Local: | <input type="text" value=""/> |
| * e. Other: | <input type="text" value=""/> |
| * f. Program Income: | <input type="text" value="1,712,080.00"/> |
| * g. TOTAL: | <input type="text" value="14,278,350.00"/> |
| * 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372. | |
| * 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Cancel Attachment"/> <input type="button" value="Remove Attachment"/> | |
| 21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small> | |
| Authorized Representative: | |
| Prefix: <input type="text" value="Ms."/> | * First Name: <input type="text" value="Kristin"/> |
| Middle Name: <input type="text"/> | |
| * Last Name: <input type="text" value="Bauer"/> | |
| Suffix: <input type="text"/> | |
| * Title: <input type="text" value="Executive Director, Ill. Reg. Development Auth"/> | |
| * Telephone Number: <input type="text" value="312-216-3310"/> | Fax Number: <input type="text" value="312-216-3310"/> |
| * Email: <input type="text" value="kbaup@ihda.org"/> | |
| * Signature of Authorized Representative:  | * Date Signed: <input type="text" value="01/15/2022"/> |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD


OMB Number: 4040-0004
Expiration Date: 12/31/2022

| Application for Federal Assistance SF-424 | | |
|--|--|--|
| <div> <div> * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application </div> <div> * 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision </div> <div> * If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/> </div> </div> | | |
| * 3. Date Received: 09/15/2022 | | 4. Applicant Identifier: <input type="text"/> |
| 5a. Federal Entity Identifier: <input type="text"/> | | 5b. Federal Award Identifier: <input type="text"/> |
| State Use Only: | | |
| 6. Date Received by State: <input type="text"/> | | 7. State Application Identifier: <input type="text"/> |
| 8. APPLICANT INFORMATION: | | |
| * a. Legal Name: State of Illinois | | |
| * b. Employer/Taxpayer Identification Number (EIN/TIN): 36-2108617 | | * c. UEI: G58C6D8R4V0L3 |
| d. Address: | | |
| * Street1: 111 E. Wacker Drive Street2: Suite 1000 * City: CHICAGO County/Parish: * State: IL Illinois Province: * Country: USA UNITED STATES * Zip / Postal Code: 60601-4305 | | |
| e. Organizational Unit: | | |
| Department Name: IL Housing Development Auth. | | Division Name: Multi-Family Financing |
| f. Name and contact information of person to be contacted on matters involving this application: | | |
| Prefix: Mr. * First Name: Christine Middle Name: * Last Name: Brown Suffix: Title: Managing Director, Multi-Family Financing Organizational Affiliation: Illinois Housing Development Authority * Telephone Number: 312-436-6273 Fax Number: 312-433-3467 * Email: cbrown@ilhda.org | | |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

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| Application for Federal Assistance SF-424 | | |
| * 9. Type of Applicant 1: Select Applicant Type: <input style="width: 90%;" type="text" value="A) State Government"/> | | |
| Type of Applicant 2: Select Applicant Type: <input style="width: 90%;" type="text"/> | | |
| Type of Applicant 3: Select Applicant Type: <input style="width: 90%;" type="text"/> | | |
| * Other (specify): <input style="width: 90%;" type="text"/> | | |
| * 10. Name of Federal Agency: <input style="width: 90%;" type="text" value="U.S. Department of Housing and Urban Development"/> | | |
| 11. Catalog of Federal Domestic Assistance Number: <input style="width: 20%;" type="text" value="14---275"/> | | |
| CFDA Title: <input style="width: 90%;" type="text" value="Housing Trust Fund"/> | | |
| * 12. Funding Opportunity Number: <input style="width: 90%;" type="text" value="Not applicable"/> | | |
| * Title: <input style="width: 90%;" type="text" value="Not applicable; The Housing Trust Fund Program is a formula grant program."/> | | |
| 13. Competition Identification Number: <input style="width: 90%;" type="text" value="Not applicable"/> | | |
| Title: <input style="width: 90%;" type="text" value="Not applicable; The Housing Trust Fund Program is a formula grant program."/> | | |
| 14. Areas Affected by Project (Cities, Counties, States, etc.): <div style="display: flex; align-items: center;"> <input style="width: 40%;" type="text"/> <div style="margin-left: 10px;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/> </div> </div> | | |
| * 15. Descriptive Title of Applicant's Project: <input style="width: 90%;" type="text" value="The 2021 State of Illinois Housing Trust Fund Program expands and preserves the supply of affordable housing, particularly rental housing, for extremely low-income households."/> | | |
| Attach supporting documents as specified in agency instructions. <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div> | | |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

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|--|---|
| Application for Federal Assistance SF-424 | |
| 16. Congressional Districts Of: | |
| * a. Applicant: <input type="text" value="ALL"/> | * b. Program/Project: <input type="text" value="TSD"/> |
| Attach an additional list of Program/Project Congressional Districts if needed: <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Cancel Attachment"/> <input type="button" value="Remove Attachment"/> | |
| 17. Proposed Project: | |
| * a. Start Date: <input type="text" value="01/01/2022"/> | * b. End Date: <input type="text" value="12/31/2022"/> |
| 18. Estimated Funding (\$): | |
| * a. Federal: | <input type="text" value="33,710,362.00"/> |
| * b. Applicant: | <input type="text" value=""/> |
| * c. State: | <input type="text" value=""/> |
| * d. Local: | <input type="text" value=""/> |
| * e. Other: | <input type="text" value=""/> |
| * f. Program Income: | <input type="text" value=""/> |
| * g. TOTAL: | <input type="text" value="33,710,362.00"/> |
| * 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372. | |
| * 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Cancel Attachment"/> <input type="button" value="Remove Attachment"/> | |
| 21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small> | |
| Authorized Representative: | |
| Prefix: <input type="text" value="Ms."/> | * First Name: <input type="text" value="KATHLEEN"/> |
| Middle Name: <input type="text"/> | |
| * Last Name: <input type="text" value="BRADY"/> | |
| Suffix: <input type="text"/> | |
| * Title: <input type="text" value="Executive Director, Ill. Hsg. Development Auth."/> | |
| * Telephone Number: <input type="text" value="(312) 516-5310"/> | Fax Number: <input type="text" value="(312) 516-2170"/> |
| * Email: <input type="text" value="kbrady@IHDA.ORG"/> | |
| * Signature of Authorized Representative: | * Date Signed: <input type="text" value="01/15/2022"/> |
|  | |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

OMB Number: 4040-0004
Expiration Date: 12/31/2022

| Application for Federal Assistance SF-424 | | |
|--|--|---|
| <div> <div> * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application </div> <div> * 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision </div> <div> * If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/> </div> </div> | | |
| * 3. Date Received: 09/15/2022 | | 4. Applicant Identifier: <input type="text"/> |
| 5a. Federal Entity Identifier: <input type="text"/> | | 5b. Federal Award Identifier: <input type="text"/> |
| State Use Only: | | |
| 6. Date Received by State: <input type="text"/> | | 7. State Application Identifier: <input type="text"/> |
| 8. APPLICANT INFORMATION: | | |
| * a. Legal Name: State of Illinois | | |
| * b. Employer/Taxpayer Identification Number (EIN/TIN): 01-0612628 | | * c. UEI: HHH4P3J2X284 |
| d. Address: | | |
| * Street1: 373-523 West Jefferson Street Street2: <input type="text"/> * City: Springfield County/Parish: <input type="text"/> * State: IL Illinois Province: <input type="text"/> * Country: USA UNITED STATES * Zip / Postal Code: 62761-0001 | | |
| e. Organizational Unit: | | |
| Department Name: 62761-0001 | | Division Name: HIV/AIDS Section |
| f. Name and contact information of person to be contacted on matters involving this application: | | |
| Prefix: Mr. * First Name: Travis Middle Name: <input type="text"/> * Last Name: Patterson Suffix: <input type="text"/> Title: Program Grant Coordinator, HIV/AIDS Section Organizational Affiliation: Illinois Department of Public Health * Telephone Number: 217-529-5982 Fax Number: 217-785-8813 * Email: ts1419.patterson@illinois.gov | | |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

| | | |
|---|--|--|
| Application for Federal Assistance SF-424 | | |
| * 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="A) State Government"/> | | |
| Type of Applicant 2: Select Applicant Type: <input type="text"/> | | |
| Type of Applicant 3: Select Applicant Type: <input type="text"/> | | |
| * Other (specify): <input type="text"/> | | |
| * 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/> | | |
| 11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-00000"/> | | |
| CFDA Title: <input type="text" value="The HOPEA Program"/> | | |
| * 12. Funding Opportunity Number: <input type="text" value="Not applicable"/> | | |
| * Title: <input type="text" value="Not applicable; The HOPEA Program is a Formula Grant Program"/> | | |
| 13. Competition Identification Number: <input type="text" value="Not applicable"/> | | |
| Title: <input type="text" value="Not applicable; The HOPEA Program is a Formula Grant Program"/> | | |
| 14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/> </div> | | |
| * 15. Descriptive Title of Applicant's Project: <input type="text" value="The HOPEA Program Federal Program Year 2021 is to provide grants to project sponsors for housing assistance and supportive services for low income persons with HIV/AIDS and their families."/> | | |
| Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/> </div> | | |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

| Application for Federal Assistance SF-424 | |
|---|---|
| 16. Congressional Districts Of: | |
| * a. Applicant: <input type="text" value="All"/> | * b. Program/Project: <input type="text" value="ISD"/> |
| Attach an additional list of Program/Project Congressional Districts if needed: | |
| <input type="text"/> | <input type="button" value="Add Attachment"/> <input type="button" value="Cancel Attachment"/> <input type="button" value="Remove Attachment"/> |
| 17. Proposed Project: | |
| * a. Start Date: <input type="text" value="01/01/2020"/> | * b. End Date: <input type="text" value="12/31/2022"/> |
| 18. Estimated Funding (\$): | |
| * a. Federal: | <input type="text" value="2,303,883.00"/> |
| * b. Applicant: | <input type="text" value=""/> |
| * c. State: | <input type="text" value=""/> |
| * d. Local: | <input type="text" value=""/> |
| * e. Other: | <input type="text" value=""/> |
| * f. Program Income: | <input type="text" value=""/> |
| * g. TOTAL: | <input type="text" value="2,303,883.00"/> |
| * 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372. | |
| * 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Cancel Attachment"/> <input type="button" value="Remove Attachment"/> | |
| 21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small> | |
| Authorized Representative: | |
| Prefix: <input type="text" value="Ms."/> | * First Name: <input type="text" value="Elizabeth"/> |
| Middle Name: <input type="text"/> | |
| * Last Name: <input type="text" value="Baker"/> | |
| Suffix: <input type="text"/> | |
| * Title: <input type="text" value="Executive Director, Ill. Reg. Development Auth."/> | |
| * Telephone Number: <input type="text" value="(312) 216-3310"/> | Fax Number: <input type="text" value="(312) 216-2170"/> |
| * Email: <input type="text" value="Elizbeth.BAKER@IDR.ORG"/> | |
| * Signature of Authorized Representative: | * Date Signed: <input type="text" value="01/15/2022"/> |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

OMB Number: 4040-0004
Expiration Date: 12/31/2022

| Application for Federal Assistance SF-424 | | |
|--|--|---|
| * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application | | * 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision |
| | | * If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/> |
| * 3. Date Received: 09/15/2022 | | 4. Applicant Identifier: <input type="text"/> |
| 5a. Federal Entity Identifier: <input type="text"/> | | 5b. Federal Award Identifier: <input type="text"/> |
| State Use Only: | | |
| 6. Date Received by State: <input type="text"/> | | 7. State Application Identifier: <input type="text"/> |
| 8. APPLICANT INFORMATION: | | |
| * a. Legal Name: State of Illinois | | |
| * b. Employer/Taxpayer Identification Number (EIN/TIN): 36-4183567 | | * c. UEI: E87630D97629 |
| d. Address: | | |
| * Street1: 873 East Monroe Street Street2: <input type="text"/> * City: Springfield County/Parish: <input type="text"/> * State: IL; Illinois Province: <input type="text"/> * Country: USA; UNITED STATES * Zip / Postal Code: 62701-1911 | | |
| e. Organizational Unit: | | |
| Department Name: IL Dept. of Human Services | | Division Name: Division of Community Services |
| f. Name and contact information of person to be contacted on matters involving this application: | | |
| Prefix: Ms. * First Name: Jocelyn Middle Name: <input type="text"/> * Last Name: Smith Suffix: <input type="text"/> Title: Manager, Emergency Solution Grants Program Organizational Affiliation: Illinois Department of Human Services * Telephone Number: 217-524-6610 Fax Number: 217-524-6268 * Email: jcasalyn.smith2@illinois.gov | | |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

| | | |
|--|--|--|
| Application for Federal Assistance SF-424 | | |
| * 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="A) State Government"/> | | |
| Type of Applicant 2: Select Applicant Type: <input type="text"/> | | |
| Type of Applicant 3: Select Applicant Type: <input type="text"/> | | |
| * Other (specify): <input type="text"/> | | |
| * 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/> | | |
| 11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-00000"/> | | |
| CFDA Title: <input type="text" value="The Emergency Solutions Grants Program"/> | | |
| * 12. Funding Opportunity Number: <input type="text" value="Not applicable"/> | | |
| * Title: <input type="text" value="Not applicable; The ESC Program is a formula grant program."/> | | |
| 13. Competition Identification Number: <input type="text" value="Not applicable"/> | | |
| Title: <input type="text" value="Not applicable; The ESC Program is a formula grant program."/> | | |
| 14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/> </div> | | |
| * 15. Descriptive Title of Applicant's Project: <input type="text" value="State of Illinois 2022 Emergency Solutions Grants Application Title 14 Subtitle 3 Emergency Solutions Grants"/> | | |
| Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div> | | |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

| Application for Federal Assistance SF-424 | |
|---|---|
| 16. Congressional Districts Of: | |
| * a. Applicant: <input type="text" value="ALL"/> | * b. Program/Project: <input type="text" value="ISD"/> |
| Attach an additional list of Program/Project Congressional Districts if needed: | |
| <input type="text"/> | <input type="button" value="Add Attachment"/> <input type="button" value="Cancel Attachment"/> <input type="button" value="Remove Attachment"/> |
| 17. Proposed Project: | |
| * a. Start Date: <input type="text" value="01/01/2022"/> | * b. End Date: <input type="text" value="12/31/2022"/> |
| 18. Estimated Funding (\$): | |
| * a. Federal: | <input type="text" value="\$, 156,300.00"/> |
| * b. Applicant: | <input type="text" value=""/> |
| * c. State: | <input type="text" value=""/> |
| * d. Local: | <input type="text" value=""/> |
| * e. Other: | <input type="text" value=""/> |
| * f. Program Income: | <input type="text" value=""/> |
| * g. TOTAL: | <input type="text" value="\$, 156,300.00"/> |
| * 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372. | |
| * 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Cancel Attachment"/> <input type="button" value="Remove Attachment"/> | |
| 21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small> | |
| Authorized Representative: | |
| Prefix: <input type="text" value="Ms."/> | * First Name: <input type="text" value="REBECCA"/> |
| Middle Name: <input type="text"/> | |
| * Last Name: <input type="text" value="BRADY"/> | |
| Suffix: <input type="text"/> | |
| * Title: <input type="text" value="Executive Director, Ill. Reg. Development Auth."/> | |
| * Telephone Number: <input type="text" value="(312) 216-3310"/> | Fax Number: <input type="text" value="(312) 216-3310"/> |
| * Email: <input type="text" value="REBECCA.BRADY@IDRA.ORG"/> | |
| * Signature of Authorized Representative: | * Date Signed: <input type="text" value="01/15/2022"/> |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

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As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards of agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
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9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
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State of Illinois 2022 Action Plan – As Amended and Approved by HUD

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
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14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11730; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955 as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
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| | |
|---|---|
| <p>SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</p> <div style="border: 1px solid black; height: 40px; margin-top: 5px; display: flex; align-items: center; justify-content: center;"> </div> | <p>TITLE</p> <div style="border: 1px solid black; height: 20px; margin-top: 5px; display: flex; align-items: center; justify-content: center;"> Executive Director, IL Reg. Development Auth. </div> |
| <p>APPLICANT ORGANIZATION</p> <div style="border: 1px solid black; height: 20px; margin-top: 5px; display: flex; align-items: center; justify-content: center;"> Illinois Housing Development Authority </div> | <p>DATE SUBMITTED</p> <div style="border: 1px solid black; height: 20px; margin-top: 5px; display: flex; align-items: center; justify-content: center;"> 07/11/2022 </div> |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

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State of Illinois 2022 Action Plan – As Amended and Approved by HUD

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ASSURANCES - CONSTRUCTION PROGRAMS

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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

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13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
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15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-100) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

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|---|----------------|
| SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL | TITLE |
| <i>Sylvia D. Horner</i> | Director |
| APPLICANT ORGANIZATION | DATE SUBMITTED |
| IL Dept. of Commerce & Economic Opportunity | 7-13-2022 |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.


NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management, and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications, and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1688, and 1685-1688), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290-cc-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.) as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
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17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

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|---|----------------|
| SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL | TITLE |
|  | Secretary |
| APPLICANT ORGANIZATION | DATE SUBMITTED |
| Illinois Department of Human Services | JULY 12, 2022 |

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

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ASSURANCES - CONSTRUCTION PROGRAMS

OMS Number: 1040-0008
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards of agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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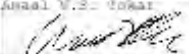
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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
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13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a-276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133 "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

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|--|-----------------------------------|
| SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL Anael V. de la Cruz  | TITLE Acting Director |
| APPLICANT ORGANIZATION Illinois Department of Rehabilitation | DATE SUBMITTED 7/5/2022 |

SF-424D (Rev. 7-97) Back

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

STATE CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the State certifies that:

Affirmatively Further Fair Housing -- The State will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying -- To the best of the State's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraphs 1 and 2 of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of State -- The submission of the consolidated plan is authorized under State law and the State possesses the legal authority to carry out the programs under the consolidated plan for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the State's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official

July 15, 2022
Date

Executive Director, IHDA
Title

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

Specific Community Development Block Grant Certifications

The State certifies that:

Citizen Participation – It is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §91.115 and each unit of general local government that receives assistance from the State is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §570.486.

Consultation with Local Governments --

1. It has consulted with affected units of local government in the nonentitlement area of the State in determining the method of distribution of funding;
2. It engages in or will engage in planning for community development activities;
3. It provides or will provide technical assistance to units of local government in connection with community development programs; and
4. It will not refuse to distribute funds to any unit of general local government on the basis of the particular eligible activity selected by the unit of general local government to meet its community development needs, except that a State is not prevented from establishing priorities in distributing funding on the basis of the activities selected.

Local Needs Identification – It will require each unit of general local government to be funded to identify its community development and housing needs, including the needs of low-income and moderate-income families, and the activities to be undertaken to meet these needs.

Community Development Plan – Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Use of Funds – It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
2. **Overall Benefit.** In the aggregate, not less than 70 percent of the CDBG funds, including Section 108 guaranteed loans, received by the State during the following fiscal year(s) 2021, 2022, and 2023 [a period designated by the State of one, two, or three specific consecutive fiscal year(s)] will be used for activities that benefit persons of low and moderate income.
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG Funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It will require units of general local government that receive CDBG funds to certify that they have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Compliance with Laws -- It will comply with applicable laws.



(Signature of Authorized Official)

July 15, 2022

Date

Executive Director, IHDA

Title

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

Specific HOME Certifications The

State certifies that:

Tenant Based Rental Assistance – If it plans to use HOME funds for tenant-based rental assistance, tenant-based rental assistance is an essential element of the State's consolidated plan.

Eligible Activities and Costs – It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy Layering – Before committing any funds to a project, the State or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.


Signature of Authorized Official

July 15, 2022
Date

Executive Director, IHDA
Title

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

Emergency Solutions Grant Certifications

Each State that seeks funding under the Emergency Solutions Grants Program must provide the following certifications:

Matching Funds – The State will obtain any matching amounts required under 24 CFR 576.201 in a manner so that its subrecipients that are least capable of providing matching amounts receive the benefit of the exception under 24 CFR 576.201(a)(2).

Discharge Policy – The State will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Confidentiality – The State will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

The State will ensure that its subrecipients comply with the following criteria:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – If ESG funds are used for shelter operations or essential services related to street outreach or emergency shelter, the subrecipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the applicant serves the same type of persons (e.g., families with children, unaccompanied youth, veterans, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The subrecipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for such individuals.

Homeless Persons Involvement – To the maximum extent practicable, the subrecipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

providing services assisted under the ESG program, and in providing services for occupants of facilities assisted ESG.

Consolidated Plan – All activities the subrecipient undertakes with assistance under ESG are consistent with the State's current HUD-approved consolidated plan.


Signature of Authorized Official

July 15, 2022
Date

Executive Director, IHDA
Title

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

Housing Opportunities for Persons With AIDS Certifications

The State HOPWA grantee certifies that:

Activities – Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under the program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years, in the case of any building or structure purchased, leased, rehabilitated, renovated, or converted with HOPWA assistance.
2. For a period of not less than 3 years, in the case of assistance involving nonsubstantial rehabilitation or repair of a building or structure.


Signature of Authorized Official

July 15, 2022
Date

Executive Director, IHDA
Title

State of Illinois 2022 Action Plan – As Amended and Approved by HUD

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

