

2024-25 SUPPLEMENTING QUALITY OF LIFE INDEX WITH COMMUNITY REVITALIZATION STRATEGIES REQUIREMENTS



Definitions

- **Community Revitalization Strategy (CRS)** shall mean a deliberate, concerted, and locally approved plan or documented interconnected series of local efforts with local stakeholder support intended to improve and enhance specific aspects of a Community. Please note: A locally approved plan is but one method of documentation, but and because formalized plans are beyond the capabilities of all municipalities in the state, well-documented efforts taking place outside of formalized plans are equally acceptable for this purpose.
- **Affordable Housing** – For the purposes of Community Revitalization Strategy Section IX C. ii) b. only, the term “Affordable Housing” is defined by one of the following criteria:
 - Rent restricted rental units (legally restricted via use of programs such as Low-Income Housing Tax Credits, HOME, Illinois Affordable Housing Trust Funds, etc.) where rent is restricted to levels affordable to households earning under 30%, 50%, 60%, or 80% of the Area Median Income;
 - Rent subsidized rental units (examples of rental subsidies are Project Based Rental Assistance, Project Based Vouchers, Housing Choice Vouchers, Section 811, and Rental Housing Support Program);
 - Affordable homeownership programs, including the use of subsidized mortgage credit certificates, mortgage revenue bonds, or down payment assistance that are limited to households earning less than 120% of Area Median Income.
- **Subject Property(ies)** shall mean the property or properties where Affordable Housing activity proposed by the LIHTC application will be located.

IHDA provides technical assistance to project sponsors and communities that require or are interested in submitting a Community Revitalization Strategy or in supplementing the existing Quality of Life Index score with Community Revitalization Strategies. For more information, or to request technical assistance, please contact Revitalization@IHDA.org.

Additional information and resources can be found on IHDA's [Community Revitalization Website](#).

Narrative

A brief narrative defining the Community Revitalization Strategy Area, citing the locations (document title and page numbers) within the submitted materials where criteria fitting with Quality of Life Index scoring categories can be found, and describing how the submitted documentation fulfills the QOLI score category.

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If Project Sponsor elects to supplement existing Quality of Life Index (QOLI) score with Community Revitalization (CR) documentation, eligible criteria are indicated below along with the relevant QOLI category. Please note, if Project is located in a Qualified Census Tract (QCT), it will be required to meet the Mandatory Threshold Requirements for Community Revitalization Strategies at application regardless of Community Targeting path chosen. See the Community Revitalization Strategy Section IX C. ii) b.

To be eligible for these points, **all materials, plans, and supporting documentation must be dated within five (5) years of application submission**; IHDA Community Revitalization staff may approve the submission of materials, plans, or supporting documentation that are up to ten (10) years old from the time of application submission, but sponsor must receive technical assistance from IHDA Community Revitalization staff in advance of application, must submit the verification memo emailed to you by IHDA CR planners confirming acceptability of documentation older than five (5) years from IHDA Community Revitalization staff upon application, and must demonstrate a clear connection to the present conditions and goals of the community through a detailed narrative and evidence from the community.

Note: Successful Community Revitalization Strategies frequently consist of multiple documents from a variety of sources that provide evidence of interconnected deliberate, concerted, and locally approved planning efforts and activities. Where possible and relevant, please include complete documents, rather than excerpts, to provide reviewer with necessary context.

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BUILDING OPPORTUNITY	
Capacity-building and partnerships 1 point per category satisfied, up to 2 points per category depending on existing QOLI score	
Acceptable types of documentation for this area include executed Memoranda of Understanding (MOUs), internship agreements with colleges/universities, curricula of accessible training programs, grant applications, applications for technical assistance, letters of intent from anchor institutions, etc.	May supplement existing Quality of Life point deficits in:
A) Documentation of at least one (1) formal partnership or official collaboration between the local government and/or established community-based organizations working towards a public agenda in the Strategy Area (neighborhood boards, local nonprofits, etc.) with organizations that offer technical assistance, capacity-building, or shared services. Documentation must also demonstrate that these partnerships have measurably improved community or resident outcomes.	Connectivity
B) Evidence that the community has or is developing programming to actively place interns and/or students in public-service positions (<i>municipal government, social services, healthcare, education, etc.</i>).	Education Prosperity
C) Evidence of community services available to increase job training and access (<i>skills-based trainings offered at free or reduced costs, transportation services for job access, seeking job-creation entities, etc.</i>).	Education Prosperity
D) Documentation of a formal agreement between the subject property and an entity listed on the State Economic Development Resource Directory or a HUD Section 3 plan.	Prosperity
E) Evidence of financial support allocated from major community stakeholders such as universities, hospitals, or other anchor institutions to the Community Revitalization Strategy and/or the subject property(ies) (<i>this may include allocations from an approved Opportunity Fund</i>).	Health¹ Connectivity
F) Evidence that the community is actively seeking assistance for capacity-building activities (<i>applying for grants, participating in training or technical assistance programs including those offered by IHDA, etc.</i>).	Prosperity
G) Documentation of at least one (1) formal partnership between sponsor/developer and a certified MBE/WBE providing services and/or programming to the subject property and accessible to the larger community.	Connectivity

¹ If financial support is allocated by a hospital or other healthcare provider

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ACCESSIBILITY AND LIVABILITY	
Improvements in amenities and services 1 point per category satisfied, up to 2 points per category depending on existing QOLI score	
Document local efforts to <u>improve and/or preserve</u> access to the following elements within or available specifically to the Community Revitalization Strategy Area defined in the required narrative. Documentation must indicate how the CRS and/or subject property will improve or preserve access to existing amenities and/or provide new or innovative amenities within the CRSA.	May supplement existing Quality of Life point deficits in:
A) Banking and financial services	Prosperity
B) Business development or incubation	Prosperity
C) Childcare availability	Education Prosperity
D) Civic services and engagement opportunities	Connectivity
E) Community engagement via developer- or sponsor-hosted community meetings Click here to utilize IHDA's Community Meeting Toolkit (optional)	Connectivity
F) Educational opportunities (<i>K-12, adult/vocational</i>)	Education
G) Food access	Health
H) Healthcare and social services	Health
I) Homelessness services/supportive housing initiatives	Housing
J) Municipal/community-wide broadband internet access	Connectivity
K) Recreational opportunities	Health
L) Retail opportunities	Prosperity
M) Senior center and/or senior social/recreational programming ²	Education Health
N) Streetscaping, public art, river walks, garden walks, farmers/art markets, tourism, other activities that attract visitors and business	Connectivity
O) Transportation access	Connectivity
P) Other: Provide documentation illustrating how innovative activities not defined above are being used to meet the needs of the CRSA	Education Prosperity Health Housing Connectivity

² Sponsor must provide documentation that programming is providing educational and/or wellness activities.

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