

Illinois' Annual Comprehensive Housing Plan

Calendar Year 2024

Submitted By:

The Illinois Affordable Housing Task Force

To:

J.B. Pritzker, Governor

And

The Illinois General Assembly

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The Housing Task Force stands for housing as a human right. Formed under this principal, the Task Force was designed specifically to pursue the idea that all Illinoisans should have access to safe housing options that meet their needs and enable them to live fulfilling and dignified lives in the communities of their choice. Housing is an essential community asset, economic engine, and access to affordable housing by all persons is integral to the creation and preservation of robust communities.

These ideals are embodied by the Housing Task Force's Annual Comprehensive Housing Plan, as it sets forth affordable housing priorities to guide emerging and ongoing statewide housing needs in service of finding solutions and allocating funding/resources to target to the priority populations. The end goal being to meet all of Illinois' housing and residential service needs.

Comprehensive Affordable Housing Planning for Illinois

Established by a Governor's Executive Order in 2003, subsequently enacted in 2006, and operationally extended to 2026 via P.A. 99-056), the **Comprehensive Housing Planning Act**:

- Provides a structural framework from which Illinois can coordinate affordable housing funding and residential services across public and private activities and partnerships;
- Establishes a statewide housing initiative by identifying underserved Priority Populations;
- Presents opportunities to guide policy, funding, and planning to meet the housing needs of some of the most vulnerable Illinoisans through the creation of a Housing Task Force charged with improving the planning and coordination of housing and service dollars.

Please see Appendix C of this plan for the entire Comprehensive Housing Planning Act.

Instituted by the Act, **the State Housing Task Force** (Housing Task Force), is coordinated by the Illinois Housing Development Authority (IHDA), of which IHDA's Executive Director serves as the body's Chair.

Since the Housing Task Force began its work in 2003, it has fostered opportunities for the state to coordinate across public and private platforms to guide policy and funding towards meeting the housing needs of some of the most vulnerable Illinoisans.

A core requirement of the Comprehensive Housing Planning Act is creation of the **Annual Comprehensive Housing Plan** (ACHP), which has provided a yearly summary of planned funding for affordable housing infrastructure and related services across Illinois for the past 20 years.

In 2020, IHDA, along with the Housing Task Force, began a statewide housing needs assessment known as **the Illinois Housing Blueprint (the Blueprint)**. While not required by the Comprehensive Housing Planning Act, the Blueprint functionally links the funding planned by the ACHP to actual housing needs throughout Illinois.

Illinois' Affordable Housing Task Force Membership

As intended by the Act, the Housing Task Force is a statewide consortium of appointed “housing experts” from a variety of entities, designated state and federal agency representatives, and invited guests, that meets throughout the year to inform and guide housing policy in Illinois. When fully appointed, the Housing Task Force is comprised of forty-three representatives, who are variously appointed by the Governor, General Assembly, and the designated state and federal agencies. Housing Task Force membership in 2024 is as follows:

Housing Task Force Chair:

Executive Director, Illinois Housing Development Authority
IHDA staff provide administrative assistance and serve as ad hoc experts on the Housing Task Force

Designated State Agency Members:

Illinois Governor’s Office	Illinois Department of Human Rights
Illinois Lieutenant Governor	Illinois Department of Human Services*
Illinois Governor’s Office of Management and Budget	Illinois Department of Juvenile Justice
Illinois Department on Aging	Illinois Department of Natural Resources
Illinois Department of Children and Family Services	Illinois Department of Public Health
Illinois Department of Commerce and Economic Opportunity	Illinois Department of Transportation
Illinois Department of Corrections	Illinois Department of Veterans’ Affairs
Illinois Department of Financial and Professional Regulation	Illinois Emergency Management Agency
Illinois Department of Healthcare and Family Services	Illinois Environmental Protection Agency
	Illinois Housing Development Authority
	<i>*In addition to the designated IDHS representative, the State Homelessness Chief at IDHS is an invited guest.</i>

Governor-appointed Housing Expert Members*

Syed Abedi, Plainfield Park District Board of Commissioners, Village of Plainfield
Diane Baker, Worn Jerabek Wiltse Architects, PC
Kate Brown, Elevate Energy
Allison Clements, Illinois Housing Council
George Dinges, Development Services Group
David Esposito, Supportive Housing Providers Association
Nancy Firfer, Metropolitan Planning Council
Jennifer Hill, Alliance to End Homelessness in Suburban Cook County
David Hirsch, Colliers Mortgage, LLC
Brian Hollenbeck, Rock Island Economic Growth Corporation
Peter Holsten, Holsten Developments
Mary Keating, DuPage County
Raymond Lai, McLean County Regional Planning Commission
Lynnette McRae, Chicago Community Trust
Mike Neihaus, Windsor Homes
Sylvia Puente, Latino Policy Forum
Robin Snyderman, BRick Partners, LLC
Lily Walton, Housing Authority of Champaign County

Governor-appointed Agency Members:

U.S. Department of Housing and Urban Development
U.S. Department of Agriculture

Illinois General Assembly Members:

The President of the Illinois Senate or designee (Senator Ann Gillespie)
The Minority Leader of the Illinois Senate or designee
The Speaker of the Housing of Representatives or designee
The Minority Leaders of the Illinois House of Representatives or designee

Illinois' Priority Populations

The Comprehensive Housing Planning Act established eight statewide **Priority Populations** to center and guide the Housing Task Force's work on behalf of Illinois. These Priority Populations were specifically designated in the Act because as historically underserved groups which have faced barriers to housing and access to resources, they represent the core and ongoing affordable housing and residential supportive service needs of the state. Not only are they the focus of the ACHP, but they also provide a framework that guides the use of major affordable housing and supportive services funding options (described in this plan), and in other planning efforts throughout Illinois.

The Priority Populations are as follows:

- **Low-income households** (at or below 50% of area median income (AMI), with particular emphasis on households earning below 30% of AMI);
- **Low-income seniors;**
- **Low-income persons with disabilities;**
- **Persons experiencing homelessness** and persons at-risk of homelessness;
- Low- and moderate-income persons unable to afford **housing near work or transportation** (Live Near Work);
- 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 efforts;** and
- Other **special needs populations**, including justice-involved persons and veterans experiencing, or at risk of, homelessness.

The Priority Populations are not ranked by any form of preferential order. Addressing and meeting the needs of each population is crucial to advancing equitable affordable housing and residential service planning in Illinois.

Summary of the 2024 ACHP

The 2024 Annual Comprehensive Housing Plan sets forth the funding, resources, and programming to advance the State's policy priorities and increase access to affordable housing for thousands of Illinois' residents. Through the Housing Task Force's leadership and ongoing engagement from State agencies, State legislators, and community stakeholders, the coordination of Illinois' planning efforts will come to fruition.

With around \$4 billion in total estimated funding for all housing production and residential services in 2024, the State can make a real impact in addressing the housing needs of its priority populations and others. By focusing on inclusion, diversity, and equity, particularly in homeownership and education programs, the state can impact the racial and ethnic disparities noted throughout this document by building wealth in Black and Latinx households and communities. New and preserved affordable housing that is decent, safe, and modern can contribute to economic resilience in a community. By increasing the number of rental units constructed or preserved by tax credit financing, the state can reduce the growing gap in available units for both extremely low-income households as well as households at or above 120% AMI, which in turn will begin to slow the present rapid growth of housing costs statewide and enable vulnerable populations to remain in their communities for the long-term.

The following chart provides a summary of funding anticipated to be available in 2024. Details of these funding levels are provided in the Housing Production and Residential Services Plans later in this document.

MULTI-FAMILY PROGRAMS	TOTAL ESTIMATED FUNDING AMOUNT FOR 2024	\$1,696,925,071
	TOTAL NUMBER OF UNITS PRODUCED at \$400,000/UNIT	4,242
SINGLE-FAMILY PROGRAMS	TOTAL ESTIMATED FUNDING AMOUNT FOR 2024	\$129,772,423
	ESTIMATED TOTAL NUMBER OF HOUSEHOLDS ASSISTED	10,493
RESIDENTIAL SERVICES PROGRAMS	TOTAL ESTIMATED FUNDING AMOUNT FOR 2024	\$2,324,308,229
TOTAL ESTIMATED FUNDING FOR ALL HOUSING PRODUCTION IN CY 2024:		\$4,151,005,723

Building the Annual Comprehensive Housing Plan

Required by the Comprehensive Housing Planning Act, the Annual Comprehensive Housing Plan (ACHP) is submitted by the Housing Task Force to the Illinois General Assembly in January of each year. The document is a demonstration of interdepartmental coordination and ongoing partnership with public and private funders, service providers, advocates, and affordable housing developers. *The main function of the ACHP is to coordinate priorities for funding sources administered by the State for affordable housing construction, rehabilitation, preservation, down payment assistance, operating or rental housing subsidies, and supportive services.* These priorities, which are discussed in detail below, have profound impact on the **Housing Production Plan** and the **Residential Services Plan** located towards the back of this document, prior to the appendices.

As designed, and beginning in 2004, the ACHP is a collaborative effort between the Housing Task Force and the participating state agencies (see the list of Housing Task Force membership). Via quarterly meetings throughout the year and through select working group efforts, the Housing Task Force has functioned for 20 years to identify and address the most pressing housing issues facing Illinois by including them in the ACHP.

Gainful, results oriented planning should not happen in a vacuum. The Housing Task Force overcomes this concern and in turn provides value to the state, because it is a committee incorporating a wide array of perspectives and experiences which must be considered to effectively plan for affordable housing and supportive services in Illinois. The process of consensus building and reconciling across different platforms and evolving agendas is an ongoing one, and the ACHP is an annual statement of the fruit of this labor. In this way, the ACHP is a centralized document needed to move the state toward meeting its housing needs.

In recent years, shifting gubernatorial and legislative focus, along with a global pandemic have birthed a new approach to affordable housing planning in Illinois. More than ever, housing experts and state agencies that make up the Housing Task Force are working together to systematically address the affordable housing needs of Illinois. Together, the Housing Task Force is:

- Focused on **inclusion, diversity**, and realizing **equity** throughout Illinois' many geographies and demographics.
- Seeking to expand and **enhance services provided to our priority populations** with recommendations from new statewide plans and the strong work of other housing-related task forces.
- Interested in both **providing access** to affordable housing opportunities in new areas that do not traditionally consider affordability, and in working to improve existing affordable living opportunities in areas of high investment.
- Examining **individualized, ongoing, and emerging housing needs** in our markets and preparing future resources to serve these needs.
- Working to efficiently and effectively utilize existing resources to **stretch the value of what we have**.
- Researching the state and national **affordable housing landscape** and mining for ideas.
- Engaging with our legislators to **identify future resources** that will shape the way we serve Illinois moving forward.

Influences on the ACHP

Over time, the nature of the Housing Task Force has evolved. With ever more multi-layered demands impacting the state's housing and services provisions, the Housing Task Force must continue to incorporate a wide variety of information and recommendations, while remaining capable of systematically planning for results.

Similarly, the ACHP is also evolving. Now occupying a critical role in Illinois, it is a key component to unlocking awareness of the multitude of housing priorities existing throughout the state. While the affordable housing world is rapidly changing, the role of the ACHP is to maintain practical consistency from year to year to facilitate a springboard for meaningful and achievable planning.

A main influence on the ACHP is the **Illinois Housing Blueprint** ("the Blueprint"). Begun in 2020, the Blueprint is a statewide planning initiative that aims to identify emerging housing needs and to create a vision for the future of equitable affordable housing in Illinois. Its development involves extensive multi-party stakeholder and resident outreach, data driven research, and coordination among state agency representatives, a variety of affordable housing and resident supportive services industry members, and input from the public, to produce insights and action-oriented recommendations. The Housing Task Force serves as a main advisor in the development of the Blueprint.

In 2023, efforts begun in calendar year 2022 were continued, to further link the Housing Task Force to the Blueprint. The Housing Task Force formed and staffed the three **Blueprint Working Groups** that included additional subject matter experts to share current knowledge and provide recommendations moving forward. The three working groups focused on the priority areas identified in the Blueprint, including:

- Addressing Racial Equity;
- Promoting Economic and Environmental Resilience through Improved Affordable Housing Planning; and
- Utilizing Affordable Housing Infrastructure to Promote Access.

Key findings from the Housing Blueprint and recommendations from the working groups are integrated into the 2024 ACHP's recommendations and action items. Moving forward, the Blueprint will continue to help guide and inform creation of the ACHP. Access to the working group's complete recommendations and the 2022 IL Housing Blueprint (the most recent version) is available at the [Illinois Housing Blueprint website](https://ilhousingblueprint.org) (ilhousingblueprint.org).

While integral to the ACHP's creation, the Blueprint is not its only influence. The Housing Task Force's work and the ACHP in turn are informed by a multitude of other contributors. For instance, many of this year's recommendations and action items, especially those geared to the Priority Populations, are directly influenced by other related task forces, projects, planning endeavors, research, and interagency collaboration occurring throughout the state:

- **Home Illinois: Illinois' Plan to Prevent and End Homelessness** (published in June 2022) – A 2021 Executive Order created two new planning commissions, an advisory council, as well as the position of State Homelessness Chief with the intention of revisiting ongoing and new discourse about unhoused populations and to establish new statewide policy. Furthermore, the Illinois Department of Human Services (IDHS) created and houses the Illinois Office to Prevent and End Homelessness (IOPEH) which provides administrative support and coordinates the efforts. In June 2022, the Home Illinois: Illinois' Plan to Prevent and End Homelessness was published. This plan establishes a vision to end homelessness in the state. The plan identifies major themes (or pillars) of the effort to end homelessness including: a focus on Racial Equity; Building Affordable & Permanent Supportive Housing; Bolster the Safety Net; Secure Financial Stability; and Close the Mortality Gap.

Key activities that require interagency collaboration and coordination were also identified. These include development of permanent supportive housing, particularly coordination of capital and service/operational funding; supporting college students experiencing homelessness; improve discharge planning for young adults leaving state systems of care particularly youth aging out of foster care and transitioning back to the community from the juvenile justice system; and expansion of medical respite model.

- **Illinois' efforts to serve migrants** – Beginning in August 2022, individuals and families from Central and South America seeking asylum in the United States began arriving in Illinois via bus from Texas with little to no notice. State agencies, the City of Chicago, and other local governments began coordinating to ensure that the arriving individuals and families received and continue to receive necessary immediate housing, food, and other support. A Disaster Proclamation was issued in October 2022, directing state agencies, with IDHS as the lead, to continue to cooperate to meet the needs of asylum seekers. To provide further support for these individuals and families as they establish themselves in Illinois and transition from temporary hotel stays into rental housing, IDHS and IHDA have agreed to use a portion of available emergency rental assistance from the American Rescue Plan Act (ARPA) funds to provide temporary rental assistance specifically for asylum seekers.
- **The Qualified Allocation Plan** (QAP)– The Low-Income Housing Tax Credit (LIHTC) was created by Congress in 1986 to promote the development of affordable housing for low-income individuals and families. The Internal Revenue Service (IRS) regulations for LIHTC are found under Section 42 of the Code of 1986, as amended. As a tax credit allocating agency, IHDA is required to publish a QAP that details the rules and scoring procedures on how IHDA awards its tax credits. The QAP is updated every two years with extensive internal and external stakeholder input and informed by various planning and research methods. The QAP is submitted to the IHDA Board and the Governor for their review and final approval.

For the 2024-25 QAP, a new policy priority chart was created to align policy priorities for the most vulnerable populations, sustainability/energy efficiency, and statewide equity with requirements and

incentives in the QAP itself, to ground the priorities in actionable steps with tangible measurements. In alignment with Home Illinois, a Permanent Supportive Housing (PSH) scoring track was created to incentivize LIHTC developers to create housing units for extremely low-income populations. The mandatory green building incentives were modified for clarity and to provide additional on ramps to transition developers toward following green building and energy efficiency practices. Additionally, scoring incentives for BIPOC participation were updated to prioritize BIPOC for profit developers and incentivize greater participation of MBE/WBE/DBE entities across all development teams. These changes to the QAP will lead to more environmentally resilient affordable housing development and greater BIPOC participation in the development process.

- **The Governor's Rural Affairs Council (GRAC)** – GRAC brings together staff from each Illinois state agency on a quarterly basis, under the chairmanship of the Lieutenant Governor to examine issues impacting rural communities across the state. The council is staffed by faculty from the Western Illinois University Illinois Institute for Rural Affairs (IIRA). In 2022, GRAC made the decision to become more community-focused, spotlighting local issues and successes. In this way, the GRAC has reflected the importance of local housing needs and has aligned with the research and directions taken by the Housing Task Force.
- **The Quality-of-Life Index (QOLI)** – QOLI is a market analysis tool, designed by IHDA's Strategic Planning and Reporting (SPAR) department, intended to measure the quality and quantity of resources within a census tract. QOLI collects a variety of different indicators from publicly available American Community Survey (ACS) data and pools them into five different categories: connectivity, education, health, housing quality, and prosperity. Each of those categories contains on average five variables. Incorporation of an abundance of data enables the QOLI to be more statistically powerful and to identify specific categories of success and deficiency. Breaking down all of Illinois' census tracts by category, the QOLI paints a detailed picture of community level needs throughout the state providing building blocks for future investment. QOLI can be combined with other data overlays to demonstrate and examine connections between demographic trends and needs.
- **Community Revitalization Strategies Technical Assistance** – IHDA's Community Revitalization team works free of charge throughout the state by linking communities with existing endeavors and providing direct technical assistance to smaller and rural communities across Illinois. These activities assist communities in determining their housing, community development, and planning needs, as well as providing tools and incentives to help them meet these needs. These efforts are done to increase local planning capacity and integrate planning for affordable housing into larger community revitalization strategies. Information gleaned from these planning endeavors informs the global planning that IHDA and the Housing Task Force do to meet these needs throughout the state.
- **State Designated Cultural Districts** – Illinois is also working towards cultural preservation as a manor of honoring and preserving cultural histories throughout the state. Designated by the Illinois General Assembly, the State Designated Cultural Districts is a grant program that allows municipalities in Illinois to partner with local 501©(3) organizations to promote a distinct cultural area within the municipality. The grant is set to last for ten years with a renewal period of every five years. To be considered for funding, applicants must be able to demonstrate community need by proving there is a loss in cultural identity, a history of disinvestment, and evidence of robust community involvement. IHDA – along with other state agencies – serves on the State Designated Cultural Districts Committee and will speak to the role that housing plays (and has historically played) in district planning. This is an exciting endeavor intended to heighten and enhance the State's approach towards recognizing and celebrating diversity as a heritage and as a planning mechanism.
- **Healthy Housing, Healthy Communities Partnership Grant (H3C)** – In 2022, IHDA was awarded a Healthy Housing, Healthy Communities Partnership Grant (H3C) from the National Council of State Housing Agencies (NCSHA). This endeavor is intended to integrate the funding and services of hospitals, Managed Care Organizations (MCOs), federal and community health centers and other supporting healthcare industries into affordable housing for the benefit of affordable housing tenants and to reduce community health disparities. IHDA is committed to strengthening the linkage between affordable housing and healthcare to improve health outcomes for affordable housing residents. H3C provides an opportunity to leverage an array of existing affordable housing programming with a targeted approach to better meet the specialized needs of some of our most difficult-to-house households. For IHDA, strengthening the link between health care and affordable housing is intended to not only reduce

healthcare costs and stabilize the health of tenants with chronic conditions, but also generate important new sources of capital for affordable housing. To support this initiative, IHDA earmarked \$15 million in state capital bill resources as a seed fund for affordable housing projects that result from this planning grant. In 2023, IHDA paired this funding with \$60 million in Permanent Supportive Housing Development Program (PSH) funds to release a combined application for PSH development projects. Under this RFA applicants with investment from a Healthcare Partner were eligible for H3C funding. IHDA's long-term goal is to use lessons learned through this grant process to develop a sustainable partnership model with healthcare industry players that can be integrated into future funding rounds.

- **Next Generation BIPOC Developer Capacity Program (Next Gen)** – As part of IHDA's continuing diversity, equity, and inclusion efforts, IHDA has been exploring opportunities to support BIPOC for profit and nonprofit leaders to enter and succeed within the LIHTC. This work began with the belief that greater diversity among LIHTC developers could lead to more inclusive outcomes, including greater community engagement in the development process, greater diversity in the type of LIHTC projects received, and a more equitable distribution of the wealth generated by the developer fees. IHDA researched several DEI initiatives that serve as models from across the country and facilitated conversations with stakeholders within the development community to understand the needs and goals of BIPOC-led firms and nonprofits in the tax credit space. As a result of this work, in August 2022, IHDA released an RFA for Next Gen, with funding available to CDFIs to provide pre-development loans, technical assistance, and training to BIPOC developers to enter and succeed within LIHTC. Following application review, IHDA awarded funds to the Local Initiatives Support Corporation of Chicago (LISC Chicago) to develop a curriculum and application process for interested developers to participate. Program participant selection and cohort training are slated to begin in early 2024.
- **Inflation Reduction Act (IRA)** – The IRA, a federal act signed into law in summer of 2022, will create a new loan program to upgrade, repurpose, or replace energy infrastructure. The Act directs \$60 billion in clean energy investments to low-income communities and people of color, for projects like improving energy efficiency in affordable housing, among others.
- **Housing for Justice-Involved Individuals (HJIIP)** – Reentering the community from the criminal justice system is a difficult process made even more difficult for those who become homeless and unemployed due to lack of a network, or a support system. Additionally, it is well-documented that housing instability and unemployment are risk factors that can have a profound impact on a person's ability to succeed. It is common for Justice-Involved Individuals to not have access to safe or stable housing. To better address the housing needs of justice-involved individuals, in January 2022, IHDA released an RFA for the Housing for Justice-Involved Individuals (HJIIP) program. Funding was made available to subsidize the acquisition, new construction, and/or rehabilitation of non-traditional housing models that serve justice-involved individuals.
- **Money Follows the Person (MFP)** – This demonstration program, known as Pathways to Community Living in Illinois, supports strategies to rebalance the state's long-term services and supports systems from institutional to community-based care under the Medicaid program. The Department of Healthcare and Family Services serves as the lead agency and partners with the Department on Aging, the Department of Human Services' Division of Mental Health, Division of Rehabilitation Services, and Division of Developmental Disabilities, along with the IHDA on the formation of policy and implementation issues related to MFP. Goals include increase the use of Home and Community Based Services (HCBS) and reduce the use of institutionally based services, eliminate barriers and mechanisms in State law, State Medicaid plans, or State budgets that prevent or restrict the flexible use of Medicaid funds to enable Medicaid-eligible individuals to receive long-term care in settings of their choice, strengthen the ability of Medicaid programs to assure continued provision of HCBS to those who chose to transition from institutions, and ensure that procedures are in place to provide quality assurance and continuous quality improvement in HCBS.

Throughout 2023, the Housing Task Force opened itself to these and other discussions on affordable housing. In creating the 2024 plan, all inputs were deeply considered and weighed by the Housing Task Force to produce a measured listing of annual policy priorities combined with ongoing multi-year planning and funding goals for Illinois' many housing and services programs.

Housing Task Force Annual Policy Priorities

Each year, the Housing Task Force includes within the ACHP, a set of forward-looking policy priorities that target the most prevalent affordable housing challenges facing Illinois. These **Annual Policy Priorities** are formed from input provided by the housing experts residing on the Housing Task Force, as well as a variety of related housing planning efforts such as the Illinois Housing Blueprint, Housing Task Force and Blueprint Working Groups, Home-Illinois, and cross-coordination with other planning and research ongoing throughout the state. The policy priorities are intended to help guide the work of the Task Force across the calendar year, and further the goals of the ACHP.

For 2024 the four annual policy priority areas are as follows:

- **Policy Priority #1:** Address Inequities in Housing
- **Policy Priority #2:** Advance Access for Priority Populations
- **Policy Priority #3:** Support Economic Resiliency and Energy Efficiency in Affordable Housing
- **Policy Priority #4:** Maximize Impact of New Resources and Programming by Building Partnerships and Leadership Capacity

These policy priorities are not ranked in preferential order. Their respective numbers are merely for reference purposes. The individual priorities are all crucial to the success of addressing affordable housing challenges in Illinois and they should be seen as equally valid and mutually reinforcing.

ACHP Policy Strategies

The ACHP benefits enormously from the wide variety of influences that factor into its creation. Fusing expertise and findings from the Housing Task Force, the Blueprint, and the many statewide reports and ongoing planning endeavors, the ACHP provides a unified voice offering comprehensive and actionable strategies that can be used to advance affordable housing and service planning. Using the below general policy strategies as a basis, the Housing Task Force was able to craft specific recommendations, action items, potential partners, and anticipated timelines for the 2024 policy priorities, which are detailed later in this section.

- Use a **Diversity, Equity, and Inclusion (DEI)** lens to assess program impacts to guide improvements and new efforts aimed at more equitable outcomes for Illinois residents.
- Implement robust and **equitable planning practices** to improve access to safe, decent, and affordable rental housing and homeownership opportunities in underserved communities.
- Explore innovative opportunities to **reduce barriers to affordable housing** in Illinois.
- Focus on the integration of market analysis and **data driven tools** in planning processes to highlight disparities and identify areas where future investment can have a significant positive impact.
- Target capacity building initiatives and partnerships at **diversifying leadership and participants in the housing development field**.
- Maximize the use of existing resources and interagency collaboration to connect priority populations to **housing and supportive services funding opportunities**.
- Continue **interagency partnerships** by IHDA and other State agencies and the Illinois Office to Prevent and End Homelessness.
- Utilize affordable housing construction and preservation as a form of **economic development in underserved lower-income and rural communities**.
- Provide robust **technical assistance** to help communities build their capacity to engage in community revitalization and affordable housing development.
- Coordinate across State agencies and disciplines to connect affordable housing programs with resources for **environmental sustainability, energy efficiency, and renewable energy**.

Achieving the ACHP Annual Policy Priorities

Each ACHP policy priority includes a list of recommendations from the Housing Task Force. Nested beneath the recommendations, are lists of specific action items and corresponding information including, lists of potential partners who may substantially contribute to their completion, along with timelines. Partners include various Illinois state agencies, and other entities whose work contributes to, or aligns with the Housing Task Force's mission of providing affordable housing and supportive services in Illinois.

Timelines for each action item are grouped as short, medium, and long-term. These assume short-term action items will take one to three years to complete, medium-term items will take three to five years, and long-term items will take five to seven years. These timeline estimates highlight the multi-year periods necessary for the development and implementation of many of this year's recommendations.

Documenting and Incorporating Progress towards ACHP Annual Policy Priorities

Progress towards each successive ACHP's annual policy priorities is documented in the corresponding Annual Comprehensive Housing Plan - Annual Progress Report (ACHP-APR), which is also required by the Comprehensive Housing Planning Act. Progress reporting for the prior year's ACHP is due every year on April 1st. Information compiled in the yearly ACHP-APR is shared with the Housing Task Force members with the intent of sparking conversations during regular meetings, and when developing the Annual Policy Priority Areas for the ACHP, since developments and successes in the prior year must directly inform the individual priorities and their associated recommendations and action items for the following year.

Policy Priority #1: Address Inequities in Housing

Despite their intention, federal, state, and local policies have often kept non-white, lower-income, and rural populations from fully reaping the social and financial benefits linked to secure and affordable housing. Even with federal legislation banning discrimination in the housing and financial markets, including through the [Fair Housing Act](#), [Community Reinvestment Act](#), and [Equal Credit Opportunity Act](#), our state is still grappling with an entrenched legacy of discriminatory practices. This is as we continue to face challenges in the housing field including rising housing costs and interest rates, which without effective policy interventions, will further widen the racial wealth gap and exacerbate existing inequalities.

The State of Illinois, its agencies, and the Housing Task Force, are committed to directly addressing the effects of systemic racism and past government sponsored discriminatory policies by improving access and equity throughout the affordable housing field. Furthermore, the Housing Task Force has been a source of unified conversation around addressing housing inequities since its inception. In recent years, as efforts to address inequities have picked up speed, the housing task force has provided a safe place to share innovations and new ideas across agencies and with housing experts.

Influences

The Recommendations included under this policy priority are in alignment with several statewide planning efforts including the 2022 Illinois Housing Blueprint, particularly its “Homeownership Racial Equity Impact Assessment”, the Home Illinois: Illinois’ Plan to Prevent and End Homelessness, and other ongoing Diversity Equity and Inclusion efforts throughout the State. For example, as demonstrated by the “Homeownership Racial Equity Impact Assessment”, statewide rates of Black and Latinx homeownership are well below their respective share of the state population. This highlights that targeted efforts are needed to ensure more BIPOC households have equitable access to the long-term financial benefits of homeownership. Additionally, as shown in the Home Illinois Plan, Black residents also experience poverty and homelessness at rates disproportionate to their share of the population, further highlighting the need for assessment of current programming and planning for future programs to incorporate a racial equity lens.

Applicable ACHP Policy Strategies

- Diversity, Equity, and Inclusion (DEI)
- Equitable planning practices
- Reduce barriers to affordable housing
- Diversifying leadership and participants in the housing development field.
- Technical assistance

Recommendations	Action Items	Partners	Timeline
Increase BIPOC homeownership via long-term and sustainable changes to the homebuying process	Identify specific barriers to homeownership faced by BIPOC and underrepresented populations throughout the state.	IHDA (Homeownership Dept.), Mortgage/lenders State agencies, Housing Task Force, etc.	Short / Medium-Term
	Launch direct outreach and marketing campaigns focusing on homeownership’s long-term benefits for BIPOC and other populations underrepresented by homeownership in Illinois.		Medium Term
	Add flexibility to the state’s approaches to addressing regional and socioeconomic differences in home purchasing (small dollar home loans in lower cost areas, layered financing options, use of CDBG funding).	IHDA, IDFP, Banks & Lending institutions, Foundations, LISC, CIC, FHLB, IFF, NHS, Local government entities, (assessor’s offices, recorders of deeds, and county clerks), Housing Counseling Agencies, Community Action Agencies, Regional Planning entities, Not-for-Profit Developers, Land Banks, Local Redevelopment Authorities, ILGA	Short/Medium-Term
	Increase access to safe mortgage products in underserved areas throughout Illinois and establish measurable indicators of success for these areas.		Medium-Term
	Expand financial counseling resources and partnerships to include an emphasis on clear and clean transfer of property title, easing the passing of intergenerational wealth for BIPOC homeowners.		Medium-Term
	Explore property tax reduction and/or exemption programs for low-income, senior, disabled, veteran, etc. homeowners, as well as education efforts targeted towards eligible population’s awareness of these programs.		Long-Term
	Identify causes of racial disparity in the valuation of residential real estate, and promote recommendations for statutory, regulatory, and practitioner level changes.	Statewide Real Estate Valuation Task Force	Medium-Term
	Expand use of M/WBE requirements by IHDA/State partners and develop better tracking and publication of current participation of M/WBE practitioners/firms.	IHDA, DCEO, IHC, Banks & Financial institutions, LISC, IFF, CSH, CDFIs, Housing Focused Non-Profits, Industry Trade Groups, Trade Unions, Educational Institutions, Municipalities, ILGA	Short-Term
	Continue the roll out of IHDA’s Next Gen Program in support of development and implementation of additional capacity and early career training, education, and development opportunities for BIPOC industry professionals and BIPOC-led firms as well as increasing access to equity capital, pre-development funds, and low-cost equity/forgivable loans for emerging developers to acquire and rehab properties.		Short/Medium-Term

Recommendations	Action Items	Partners	Timeline
<p><u>Continued from prior page:</u></p> <p>Increase BIPOC homeownership via long-term and sustainable changes to the homebuying process</p>	<p>Spur single-family housing development by emerging BIPOC developers in underserved areas.</p>	<p>IHDA, DCEO, IHC, Banks & Financial institutions, LISC, IFF, CSH, CDFIs, Housing Focused Non-Profits, Industry Trade Groups, Trade Unions, Educational Institutions, Municipalities, ILGA</p>	<p>Long-term</p>
<p>Create better access to housing in underserved communities through equitable planning practices</p>	<p>Support efforts that reduce racial and socio-economic segregation and increased access to homeownership opportunities.</p>	<p>Local Municipalities and Governments, Community Organizations, Regional Planning entities, IHDA, Other State agencies, HUD, Educational institutions, Housing Task Force, etc.</p>	<p>Medium/Long-Term</p>

Policy Priority #2: Advance Access for Priority Populations

All Illinoisians should have access to safe housing options that meet their needs and enable them to live a fulfilling and dignified life in the communities of their choice. While access matters because it facilitates choice and in turn true inclusion, it is unfortunately not guaranteed for all individuals. Moving forward, IHDA and partner agencies are committed to meeting the housing and service needs of Illinois residents by addressing longstanding and systemic inequities that challenge housing access through utilizing remaining federal and state COVID-19 funding resources such as HOME-ARP, along with new funding options.

Influences

As demonstrated by the IL Housing Blueprint, the Home Illinois Plan, Money Follows the Person, and other research and policy-based reports, there remains a great deal of work to be done to ensure equitable access is achieved across the State. Throughout the Illinois, there is a lack of affordable housing available for the lowest income households. Moreover, as demonstrated by the Housing Task Force's previous Supportive Housing Working Group¹, and more recent analysis through the Illinois Office to End and Prevent Homelessness, there remains a significant need for the creation of supportive housing units, funding, and collaboration to ensure services and housing are available to Illinois' most vulnerable populations. The Housing Task Force provides an opportunity to bring together agencies, local units of government, federal funders, as well as other housing providers, service providers, advisory groups, and other partners to develop recommendations to expand housing access for hard-to-house and at-risk populations.

Applicable ACHP Strategies

- Equitable planning strategies
- Reduce barriers to affordable housing
- Data driven tools
- Housing and supportive services funding opportunities
- Interagency partnerships
- Technical assistance

¹ Illinois Housing Task Force, 2017 Supportive Housing Working Group, "Report on Activities and Recommendations", https://www.ihda.org/wp-content/uploads/2015/07/SHWG-Final_1-18-17.pdf

Recommendations	Action Items	Partners	Timeline
Create new funding and capacity building opportunities for construction, rehabilitation, and technical assistance	Explore additional statewide technical assistance, mentoring, and capacity building, including pilot programs for service providers, property management, small, mid-sized, and emerging developers, and construction/building trades	Supportive Housing Institute (SHI), IHDA, DHS, IDHFS, HUD	Short/Medium-Term
	Use existing and secure new HUD Section 811 Project Based Rental Assistance funds to further housing subsidies for persons with disabilities - specifically Williams, Colbert, and Ligas class members.	IHDA, IDHS, IDHFS, IDoA, DCEO, HUD, PHAs, HUD Participating Jurisdictions (PJs). Private investors, Hospitals, Healthcare Centers, Managed Care Centers, Healthy Housing, Healthy Communities Partnerships Initiative (H3C)	Short-Term
	Utilize and track state and federal resources that can be used to increase development of Permanent Supportive Housing.		Short/Medium-Term
	Release a statewide Request for Application (RFA(s)) for HOME-ARP Non-Congregate Shelter Development funding.		Medium-Term
	Integrate housing finance and healthcare/insurance industry partners to expand financing and creation of affordable housing.		Medium/Long-Term
Connect housing and service resources to best serve the priority populations	Consider a reconvening of the Housing Task Force’s Supportive Housing Working Group to better understand the evolving nature and format of supportive housing in Illinois.	Local governments, HUD, IHDA, PHAs, HUD funded PJs, DHS, IOPEH, Supportive Housing Working Group, IEMA, DHS, IEMA, IDPH, DHFS, IL Governor’s Office, ILGA, IDFP, Illinois Office to Prevent and End Homelessness (IOPEH), etc.	Medium-Term
	Explore state resources to supplement housing development programming and improve access to services and supports, (State Medicaid funds, Section 1115 Waiver, Emergency Solutions Grant (ESG), and Emergency Transitional Housing (ETH)).		Medium-Term
	Improve the Statewide Referral Network to target new waitlist procedures and improve people’s ability to live in accessible units.		Medium/Long-Term
	Support efforts to end homelessness in the state through Home Illinois, and via coordination with other statewide efforts and agencies.		Medium/Long-Term
	Utilize purposeful cross-agency coordination to direct immediate housing support for vulnerable populations arriving and already residing in Illinois.		Long-Term
	Build on the successes of the Illinois Supportive Living Program and affordable memory care facilities to plan to serve Illinois’ diverse aging populations.		Long-Term

Policy Priority #3: Support Economic Resiliency and Energy Efficiency in Affordable Housing

It is vital that the affordable housing ecosystem operate beyond simply providing dwelling units to individual households, and instead actively engage in the essential work of ensuring resiliency for residents.

Resilient communities and households can better withstand and quickly recover from major economic and environmental disruptions. Communities lacking in resiliency, place their residents at greater risk of natural disasters and profound economic hardships which could lead to job loss, financial stress, and potentially homelessness.

Within this plan, two resilience subtypes are considered:

- 1) Environmental resiliency which is a community's ability to withstand extreme weather events like heat waves or flooding, the effects of which impact residents of low-income neighborhoods and communities of color at higher rates than residents who live in wealthier areas.
- 2) Economic resiliency which speaks to a community's ability to withstand economic shock from such events as the Housing Mortgage Crisis or the COVID-19 pandemic.

Illinois households and communities that rely on low-wage, service-industry jobs for their livelihoods are acutely vulnerable financially. Considering this, policymakers should empower communities and families through affordable housing investments that thoughtfully consider economic development potential. Possibilities of new and better paying jobs could allow families to afford necessities, including housing costs, and ideally provide them ability to save for an emergency, a key resilience strategy. In building economically vibrant communities that offer pathways to both safe, stable, affordable housing, and gainful work, we reduce susceptibility to economic and environmental shocks. As Illinois moves forward post-COVID-19, affordable housing practitioners must proactively consider how affordable housing investments and robust capacity building should be paired with increased community access to both information and market potential provided by high-speed broadband internet access. Resident and community leader's ready access to information and market potential offered by Broadband Internet is fundamental for resiliency in the modern world.

Influences

Because the Housing Task Force believes affordable housing is a key ingredient in both economic and environmental resiliency for Illinois communities, a wide range of current factors and policy approaches informed recommendations under this priority. Statewide, an estimated 2.6 percent of Illinois' housing stock is considered substandard, which exaggerates existing housing vulnerability faced by thousands of state residents. Also, the state's efforts to serve newly arriving migrant families, and the October 2022 disaster proclamation directing state agencies to cooperate to meet the needs of these asylum seekers points to the importance of economic resiliency being necessary to successfully respond to unexpected community challenges.

At a policy level, the IL Housing Blueprint Working Groups identified a need to better connect available economic development and energy infrastructure resources to affordable housing residents and their communities, as a mechanism for strengthening social, civic, and physical infrastructure. New and ongoing programs at the state and federal level to address economic and environmental resiliency show the growing focus on these vital topics. IHDA's Community Revitalization Strategies Technical Assistance program addresses community housing needs through the lens of community development and revitalization, with a goal to attract investment and development. Federally, the [Inflation Reduction Act](#) is directly addressing environmental resiliency with new loan programs to upgrade, repurpose, or replace energy infrastructure, including a directive to target clean energy investments in low-income at risk communities.

Applicable ACHP Policy Strategies

- Equitable planning strategies
- Data driven tools
- Housing and supportive services funding opportunities
- Housing as economic development in underserved lower-income and rural communities.
- Technical assistance
- Environmental sustainability, energy efficiency, and renewable energy.

Recommendations	Action Items	Partners	Timeline
Position affordable housing as a tool to support economic development in underserved lower-income and rural communities across Illinois	Encourage the development of a mix affordable housing choices to meet the needs of the diverse geographies across Illinois.	IHDA, Land Banks, DCEO, Community Banks, CDFIs/Community Trusts, Educational institutions, SBDCs, Procurement Technical Assistance (PTAC), Advantage Illinois USDA, Partner HFAs, Educational institutions, Hospital systems, Other regional employers	Medium-Term
	Target state resources for construction of affordable homes and rental units in smaller/infill developments that are part of larger economic development and corridor revitalization programs.		Medium/Long-Term
	Engage anchor employers across Illinois to assess the demand and appetite to participate in Employer Assisted Housing partnerships.		Medium/Long-Term
	Address substandard owner occupied and rental housing units.		Long-Term
Better connect housing, economic development, and business development entities.	Study impact of IHDA's Community Revitalization Technical Assistance program and adjust to reach more communities within Illinois	IHDA, Housing Task Force	Short / Medium-Term
	Develop new technical assistance programs through leveraging State and local resources to expand affordable housing and community revitalization planning for underserved and at-risk communities.	IHDA, Illinois Innovation Network, DCEO, Regional economic development entities, SBDCs Procurement Technical Assistance Centers (PTAC), Advancing the Development of Minority Entrepreneurship (ADME), Program, Advantage Illinois, Housing developers, Hospital systems, Municipal officials, USDA, Illinois International Port Authority, Illinois Port Districts	Medium-Term
	Analyze public and State agency data sources to better understand regional demand for existing/new technical assistance and capacity building opportunities to spur economic development facilitated by affordable housing investments.		Long-Term

Recommendations	Action Items	Partners	Timeline
Connect housing, economic development and energy efficiency/renewable energy resources and programs.	Expand statewide access to high-speed broadband internet with an emphasis on investments in underserved low-income and rural areas.	IHDA, DCEO, Other state agencies, etc.	Medium-Term
	Build connections between affordable housing funding, federal and State agency programs/funding sources for energy efficiency, renewable energy, weatherization, and clean water. Research funding availability and modifications of existing program requirements to cover additional soft costs of green/environmentally conscious buildings.	IHDA, IEPA, IDOT, IDNR, DCEO, HUD, Affordable Housing Developer Teams, Green Building experts, Utilities, Regional energy companies and co-ops, IFA, Regional Economic Development agencies, Municipalities/Counties, Housing Authorities, Illinois Solar For All, Environmental justice community organizations, etc.	Medium-Term
	Research partnerships that can help effectively administer the Inflation Reduction Act, Climate and Equitable Jobs Act, and Future Energy Jobs Act related energy efficiency/sustainability incentives.		Long-Term

Policy Priority #4: Maximize Impact of New Resources and Programming by Building Partnerships and Leadership Capacity

Illinois is rich with organizations and groups with knowledge and policy levers at their disposal to increase housing supply and affordability. Due to the COVID-19 pandemic, the state saw a robust one-time federal injection of funds for affordable housing, which State agencies and programs are still working to distribute. While the state is on a stronger footing entering 2024 than it was at the onset of the pandemic, Illinois' housing leadership network must work together to create the mutual understanding necessary to productively balance the state's myriad competing goals and shifting target areas/populations to continue making progress.

Influences

Demonstrated by the many plans, reports, and other housing-related activity across the state, Illinois agencies and groups are dedicated to serving resident's housing needs. Home Illinois: Illinois' Plan to Prevent and End Homelessness identified several key activities requiring interagency collaboration and coordination, including development of permanent supportive housing, particularly coordination of capital and service/operational funding, and improvement of discharge planning for young adults leaving State systems of care, particularly youth aging out of foster care and transitioning back to the community from the juvenile justice system. The Governor's Rural Affairs Council in 2022 made the decision to become more community-focused, reflecting the importance of local housing needs. The Healthy Housing, Healthy Communities Partnership Grant (H3C), a grant awarded to IHDA in 2022, is intended to integrate the funding and services of hospitals, Managed Care Organizations (MCOs), federal and community health centers and other supporting healthcare industries into affordable housing for the benefit of affordable housing tenants and to reduce community health disparities. These are only a few examples of the many interlinking, cross-disciplinary efforts focused on housing in Illinois. To coordinate these efforts and achieve success, there is an opportunity for the Housing Task Force to step up and into a leadership role in 2024.

Applicable ACHP Policy Strategies

- Equitable planning strategies
- Reduce barriers to affordable housing
- Data driven tools
- Housing and supportive services funding opportunities.
- Interagency partnerships
- Housing as economic development in underserved lower-income and rural communities.
- Technical assistance

Recommendations	Action Items	Partners	Timeline
Coordinate policies that target inequities and promote equal access to affordable housing.	Explore tools for creating affordability and retaining residents (including Community Land Trusts, Employer Assisted Housing, housing cooperatives, resident owned communities (ROCs))	IHDA, IDHR, IDOC, IDPH, Other State agencies, PHAs, HUD, Municipalities, Non-Profits, IL Governor's Office, ILGA, IDFPR, DHS, HUD Participating Jurisdictions (PJs)	Short-Term
	Track current federal rules and expectations related to Affirmatively Furthering Fair Housing, Disparate Impact rules, Community Reinvestment Act (CRA) reform, Housing Opportunity Through Modernization Act (HOTMA) rules.		Medium Term
	Enhance the State's actions to address fair housing impediments in the Consolidated Plan Annual Performance Reports.		Medium-Term
	Develop an Illinois Federal Housing Agenda across various State agencies to ensure preservation, reform and expansion of federal resources and legislation for affordable housing.		Long-Term
Expand interagency coordination to collaboratively assist Priority Populations.	State agencies must coordinate to share information and data across programs that serve similar populations, to develop strategies for collective access and a more streamlined application process.		Medium-Term
Promote Illinois' housing and service resources via education, outreach, and targeted communication.	Educate State agencies and legislators on IHDA processes and funding flows to lead to more realistic and coordinated targeting and expectations.	IHDA, IDHFS, IDHS, IDoA, DCEO, PHAs, Other HUD PJs, Local governments, ILGA	Short-Term
	Engage regional entities and city/county planning departments for asset mapping and cross sector plans in support of affordable housing needs.		Long-Term
Embrace innovation and resourcefulness while exploring and rethinking the reduction of barriers to affordable housing opportunities in Illinois.	Build a catalog of locally grown/tested zoning innovations and best practices that support equitable land use and encourages the inclusion of all Illinoisans in our communities.	IHDA, Housing Task Force, State agencies, Local governments, Universities	Short-Term
	Continue to identify and support use of new or repurposed lines of funding that benefit affordable housing development throughout the entire state and allow production to continue at current levels.		Medium-Term
	Explore potential intergovernmental partnerships to better understand housing needs throughout the state, to increase the impact of statewide funding efforts, and to reduce duplicative efforts.		Medium-Term
	Consider the creation of a zoning by right handbook that would be developed by the Housing Task Force for use by Illinois communities wishing to engage in inclusive zoning practices.		Medium/Long-Term

Recommendations	Action Items	Partners	Timeline
<p><u>Continued from prior page:</u></p> <p>Embrace innovation and resourcefulness while exploring and rethinking the reduction of barriers to affordable housing opportunities in Illinois.</p>	<p>Research effectiveness and reach of recent and long-standing Property Tax Abatement programs in Illinois.</p>	<p>IHDA, Housing Task Force, State agencies, Municipalities</p>	<p>Long-Term</p>
	<p>Track progress and impact of statewide endeavors in other states – potentially bringing actionable advancements to Illinois.</p>		<p>Long-Term</p>

2024 Housing Production Plans and Agency Reports

While the annual policy priorities provide details on the evolving statewide dialog about serving the Priority Populations, the Housing Production and Residential Services Plans provided in this section offer specific goals for how the State will invest its resources in Calendar Year 2024. A direct requirement of the Comprehensive Housing Planning Act, the Housing Production and Residential Services Plans layout how the State intends to create additional housing opportunities for residents including the Priority Populations and other targeted groups.

As the operations of the Housing Task Force have shifted, and the importance of the ACHP has grown over time, it has become difficult to present wholly precise funding estimates information in the ACHP's Housing Production and Residential Services Plans for a variety of reasons:

- Affordable housing financing requires flexibility, and many of the resources the State commonly uses are subject to changes, delays, annual fluctuation in amounts, and in some cases, absorption, or re-appropriation. Such fluidity can make it difficult to capture all the potential or planned funding and programs slated for a given year.
- The statutory requirement that the ACHP report on expected activities and funding within a **calendar year** timeframe poses challenges in data collection efforts, as many State-led housing programs are often administered on the **fiscal year**.
- Funds frequently become available mid-year or are too undefined at the time of the ACHP's development to be included in the Housing Production and Residential Services Plan tables.

The Priority Populations are as follows:

- **Low-income households** (at or below 50% area median income (AMI), with particular emphasis on households earning below 30% AMI);
- **Low-income seniors;**
- **Low-income persons with disabilities;**
- **Persons experiencing homelessness** and persons at-risk of homelessness;
- **Low- and moderate-income persons unable to afford housing near work or transportation** (Live Near Work);
- **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 efforts;** and
- **Other special needs populations,** including justice-involved persons and veterans experiencing, or at risk of, homelessness.

Even so, it must be emphasized that every effort is made to collect information and then present a complete and reliable list of the current State resources and their expected availability. Should changes be made to the funding and programs listed in the Plans, or any new or unanticipated resources become available in 2024, details on these programs will be included in future reporting.

Shown below is a summary table of expected housing production and residential services funding for 2024. Following this summary are the multi-family and single-family Housing Production Plans, then the Residential Services Plan.

2024 Housing Production & Residential Services Plans – Summary of Funding

Multi-family Programs – 2024 Housing Production Plan	
TOTAL ESTIMATED FUNDING AMOUNT FOR 2024	\$1,696,925,071
TOTAL NUMBER OF UNITS PRODUCED at \$400,000/UNIT	4,242
Single-Family Programs – 2024 Housing Production Plan	
TOTAL ESTIMATED FUNDING AMOUNT FOR 2024	\$129,772,423
ESTIMATED TOTAL NUMBER OF HOUSEHOLDS ASSISTED	10,493
Residential Services Programs – 2024 Residential Services Plan	
TOTAL ESTIMATED FUNDING AMOUNT FOR 2024	\$2,324,308,229
TOTAL ESTIMATED FUNDING FOR ALL HOUSING PRODUCTION IN CY 2024	\$4,151,005,723

2024 Housing Production Plans

The following tables provide estimates for multi- and single-family housing production funding for 2024. For multi-family unit production, the expected funding sources are provided along with an estimated total number of units produced. This estimate was calculated using an average statewide per unit subsidy cost, using the most recent data available in IHDA's unit inventory database. The analysis used to generate the per unit subsidy considers the varying range of costs associated with geographic region, unit type and development type (rehab vs. new construction).

In the multi-family table, please note LIHTC and Illinois State Donation Tax Credits do not represent an actual monetary amount or capital investment for an individual housing development until the tax credits are sold (syndicated) to a willing buyer. The syndication process generates cash equity, which is then generally used to help fund the development. When associated with either of the tax credit programs, monetary amounts are currently estimated at 89 cents on the dollar. As this amount does influence calculations on affordable housing rental unit production, it must be emphasized this amount is only an estimate based on information gathered from IHDA's Multifamily Finance Department.

Looking at average distribution of multi-family units for each priority population, figures were determined using historical data from previous ACHP Annual Progress Reports. When considering funding for Permanent Supportive Housing (PSH) units, do note that a portion of PSH production is financed through a requirement that 5-10% of units funded with LIHTC be set-aside for the Statewide Referral Network. These units are traditionally part of larger multi-family or senior housing developments.

Lastly, concerning the 2024 single-family production table and its estimated total households assisted, the total was produced with households assisted estimates provided by each program's administering agency.

2024 Housing Production Plan – Multi-family Programs

Multi-family Programs - 2024 Housing Production Plan		
Agency and Program	Source	2024 Estimated Funds Budgeted
IHDA Administered		
Low Income Housing Tax Credit (9%)	Federal Credits	33,000,000
	Equity Raised	\$ 293,700,000
Low Income Housing Tax Credit (4%)	Federal Credits	<i>Not Applicable</i>
	Equity Raised	\$ 331,462,569
Illinois State Donation Tax Credit (IAHTC)	Donation Amount	\$ 52,084,234
	Tax Credit Allocation	\$ 26,042,117
American Resue Plan (ARP) – Covid-19 Affordable Housing Grant Program	Federal	\$ 201,000,000
Illinois Affordable Housing Trust Fund (AHTF)	State	\$ 100,000,000
National Housing Trust Fund (NHTF)	FHFA/HUD	\$ 14,524,244
Build Illinois Capital Plan	State	\$ 78,089,090
Tax Exempt Bonds	Federal	\$ 400,000,000
Taxable Bonds	Private	\$ 50,000,000
HOME	Federal	\$ 19,095,801
HOME-ARP*	Federal	\$ 52,771,250
IHDA Construction to Permanent 1st Mortgage and IHDA Permanent 1st Mortgage	Federal	\$ 100,000,000
IHDA/HUD Federal Financing Bank/US Treasury Mortgage	Federal	\$ 30,000,000
IDVA Administered		
Adaptive Housing Program for Veterans	State/(AHTF)	\$ 240,000
TOTAL ESTIMATED FUNDING AMOUNT FOR 2024		\$ 1,696,925,071
TOTAL NUMBER OF UNITS PRODUCED at \$400,000/UNIT		4,242
*Estimate excludes funds allocated to administration and planning.		

Average Distribution of Multi-family Units by Priority Population, 2024		
Priority Populations	Estimated Unit Distribution	Estimated Number of Units
Low Income Families	50%	2,121
Senior	40%	1,697
Supportive Housing	10%	424
TOTAL	100%	4,242

2024 Housing Production Plan – Single-Family Programs

Single-Family Programs - 2024 Housing Production Plan		
Agency and Program	Source	2024 Estimated Funds Budgeted
IHDA Administered		
SmartBuy	State (Capital Funds)	\$ 19,224,000
Opening Doors*	State (Capital Funds) /Federal	\$ 8,556,275
Illinois HFA1	State	\$ 1,068,750
Access 4%	State	\$ 23,725,065
Access 5%	State	\$ 4,004,933
Access 10%	State	\$ 11,593,400
DCEO Administered		
CDBG Housing Rehabilitation	Federal	\$ 8,400,000
Illinois Home Weatherization Assistance Program (IHWAP)	Federal/ State	\$53,200,000
TOTAL ESTIMATED FUNDING AMOUNT FOR 2024		\$ 129,772,423
ESTIMATED TOTAL NUMBER OF HOUSEHOLDS ASSISTED**		10,493
<small>*IHDA's Opening Doors Program is funded in part through Build Illinois Capital Plan funds, along with federal American Rescue Plan Act (ARPA) and Coronavirus State and Local Fiscal Recovery Funds (SLFRF) funds. **Estimates were directly reported by each administering agency.</small>		

2024 Residential Services Programs

In addition to developing and rehabilitating affordable housing, the State of Illinois provides housing-related assistance and services to the Priority Populations and other targeted groups, through a variety of programs administered by the State agencies. The following Residential Services Program tables identify many of the State's efforts to provide services in 2024. The funds identified in this table do not include all service resources but focus on those that relate directly to housing. It is important to note that the programs listed in these tables are not necessarily tied to units assisted via multi- and single-family production efforts. Therefore, in progress reporting, the population and number of persons or households served through each funding source will be considered individually and reported as accurately as possible, but the total households or individuals assisted will not represent all new clients.

2024 Residential Services Plan – Residential Services Programs

Residential Services Programs - 2024 Residential Services Plan				
Agency and Program	Source	Estimated Funds Budgeted	Priority Population	Estimated Number Assisted
DCEO Administered				
Low Income Home Energy Assistance Program (LIHEAP)	Federal/State	\$ 280,000,000	Low Income Families with Children under 5, Seniors, Special Needs	Households to be served (LIHEAP/PIPP) 340,000
DCFS Administered				
Norman Housing Advocacy	GRF/Federal	\$ 3,100,000	Low Income Families; Homeless Persons	1,900 families for housing advocacy; 4,300 families for cash assistance
Norman Cash Assistance Program	GRF/Federal	\$ 6,000,000		
Youth Housing Advocacy	Federal	\$ 1,500,000	Low Income, Homeless Persons, Youth Aging Out of DCFS care	600 Youth for housing advocacy; 220 Youth for cash assistance
Youth Cash Assistance	Federal	\$ 700,000		
IDHFS Administered*				
Supportive Living Program	Medicaid/State	\$ 446,309,191	Low Income Seniors, Persons with Disabilities	15,360 Individuals
IDHS Administered*				
Colbert Bridge Rental Subsidy Initiative	State	\$ 18,454,929	Colbert Consent Decree Class Members Only	1,340 Individuals
Emergency and Transitional Housing	GRF/AHTF	\$ 52,362,132	Homeless Persons	25,000 Households
Homeless Prevention Program	GRF/AHTF	\$ 21,800,000	Homeless Persons	5,000 Households
Supportive Housing Program	GRF/Medicaid Trust Fund	\$ 23,569,841	Homeless Persons, Special Needs	10,500 Households
Supportive Housing Program (Bridge Rental Subsidy)	State	\$ 19,705,935	Williams Consent Decree Populations	1,485 Individuals
Domestic Violence Program	GRF/Federal (ARPA)/Donated Funds Initiative	\$ 69,077,955	Homeless Persons	50,505 Individuals (adults and children)
Assistance to the Homeless Fund	GRF/AHTF	\$ 1,000,000	Homeless Persons	Providers TBD
Homeless Youth Services Program	GRF/AHTF	\$ 8,403,100	Homeless Persons	27 Agencies serving 2,000 Youth
Homeless Youth Services YES (Youth Employment Services)	Federal (HOME-ARP)	\$ 700,000	Homeless Persons	5 Agencies serving 270 Youth
Emergency Solutions Grant	Federal	\$ 5,427,961	Homeless Persons	17,000 Individuals
Asylum Seekers Emergency Rental Assistance Program	Federal	\$ 15,000,000	Low-Income, Homeless Persons	1,500 Households

Residential Services Programs – 2024 Residential Services Plan, Continued				
Agency and Program	Source	Estimated Funds Budgeted	Priority Population	Estimated Number Assisted
IDoA Administered*				
Community Care Program	GRF/State	\$ 1,259,012,500	Low Income Seniors	66,230 individuals
IDPH Administered				
Housing for Persons with HIV/AIDS	Federal	\$ 2,303,383	Low Income, Homeless Persons, Special Needs	700 Individuals
IDVA Administered				
Prince Home Program for Veterans	GRF	\$ 759,300	Homeless Persons, Special Needs	15 individuals
MVH Homeless Program 0980 Home Fund - 1900 Line	GRF	\$ 59,800	Homeless Persons, Special Needs	15 individuals
IHDA Administered				
Strong Communities Program	State (Capital Funds)	\$ 2,250,000	Low-Income, Moderate-Income	IHDA will administer funds to an expected 114 communities and up to 185 unique properties assisted
Land Bank Technical Assistance Program	AHTF	\$ 196,801.88	Low-Income, Moderate-Income	About 1,198 hours of technical assistance on land bank feasibility and structure are expected to be provided.
Habitat for Humanity of Illinois: Community Impact loan Fund Program	AHTF	\$ 400,000	Low-Income	25 Completed loans expected.
Home Repair and Accessibility Program (HRAP)	AHTF	\$ 6,502,500	Low-Income, Persons with Disabilities	153 completed loans expected
Illinois Homeowner Assistance Fund Home Repair Program (HAFHR)	Federal	\$ 28,750,000	Low-Income, Moderate-Income	200 properties to be impacted
Housing Counseling Resource Program (HCRP)	Federal Home Loan Bank of Chicago	\$ 1,000,000	Low-income	6,460 households are expected to be assisted, both in group and/or one-to-one counseling
Housing Stability Counseling Program (HSCP)	Federal	\$ 320,000	Low Income	400 households expected to be assisted

Residential Services Programs – 2024 Residential Services Plan, Continued				
Agency and Program	Source	Estimated Funds Budgeted	Priority Population	Estimated Number Assisted
IHDA Administered, Continued				
Next Generation BIPOC Developer Capacity Program	State	\$ 1,702,900	Low Income, Homeless Persons, Special Needs, Seniors	Pre-development loans and technical assistance in support of BIPOC developers interested in LIHTC.
Rental Housing Support Program	State	\$ 11,000,000	Low Income, Homeless Persons, Special Needs, Seniors	350 Renters assisted
Long Term Operating Support Program (LTOS)	State	\$ 3,000,000	Low Income, Homeless Persons, Special Needs, Seniors	30 Renters assisted
HUD Section 811 Project Rental Assistance	Federal	\$ 6,440,000	Low Income, Special Needs	81 Renters assisted
Court Based Rental Assistance Program	Federal	\$ 26,000,000	Low-Income, Homeless Persons	3,700 Households
Illinois Emergency Homeowner Assistance Fund	Federal	\$ 1,500,000	Low-Income	75 Households
Residential Services Programs Totals:		\$2,324,308,229		
* IDHS, IHFS, and IDoA provide additional funding for services to low-income people with disabilities and seniors living in institutions, in small community settings, and in their homes.				
Please note: Residential services programs are not necessarily tied to units assisted via multifamily and single-family production efforts.				

Appendices

Appendix A: Glossary of Terms, Acronyms, and Agencies

State Agencies and Departments

CDB

Illinois Capital Development Board

CFPB

Consumer Financial Protection Bureau

CMS

Illinois Department of Central Management Services

DCEO

Illinois Department of Commerce and Economic Opportunity

DCFS

Illinois Department of Children and Family Services

DJJ

Illinois Department of Juvenile Justice

DMH

IDHS Division of Mental Health

GOMB

Governor's Office of Management and Budget

IDFPR

Illinois Department of Financial and Professional Regulation

IDHFS

Illinois Department of Healthcare and Family Services

IDHR

Illinois Department of Human Rights

IDHS

Illinois Department of Human Services

IDNR

Illinois Department of Natural Resources

IDoA

Illinois Department on Aging

IDOC

Illinois Department of Corrections

IDOR

Illinois Department of Revenue

IDOT

Illinois Department of Transportation

IDPH

Illinois Department of Public Health

IDVA

Illinois Department of Veterans Affairs

IEMA

Illinois Emergency Management Agency

IEPA

Illinois Environmental Protection Agency

IHDA

Illinois Housing Development Authority

ISTHA

Illinois State Toll Highway Authority

Federal, State, Local, and Other Partners

AAAs

Area Agency on Aging – Public or private non-profit agency designated by a state to address the needs and concerns of all older persons at the regional and local levels. AAAs are responsible for program and service planning in designated areas.

CAAs

Community Action Agencies – Local private and non-profit organizations created by the federal government in 1964 under the Economic Opportunity Act, to alleviate poverty and empower low-income families.

CDFIs

Community Development Finance Institution – Private financial institution whose mission is to provide financial products and services, along with training and technical assistance, to underserved communities, including low-moderate-income consumers, communities of color, women, or minority groups who can experience challenges accessing credit. CDFIs deliver financial community assets in disinvested places, whether they are rural, urban, suburban, or otherwise.

CHDOs

Community Housing Development Organizations – Private non-profit, community-based organizations that develop affordable housing for their communities. CHDOs are eligible for certain set-aside funding from HUD under the HOME Program.

CIC

Community Investment Corporation – A non-profit corporate whose mission is to be a leading force in affordable housing and neighborhood revitalization through financing, program, and policy leadership. CIC is a source of financing for the acquisition, rehabilitation, and preservation of affordable rental housing in Chicago neighborhoods and suburban communities.

CIL

Centers for Independent Living – A private, non-residential, community-based, non-profit organization mandated to provide services and programs for people with disabilities to help them live more independently, including advocacy, peer support, independent living skills development, information and referral, and transition.

CMS

Centers for Medicare and Medicaid Services – A division of the United States Department of Health and Human Services

COC

Continuum of Care – A local planning body that coordinates housing and services planning and funding for homeless families and individuals. The CoC tracks and manages homeless needs and services in its area.

CSH

Corporation for Supportive Housing – A non-profit technical assistance provider for homeless and special needs housing and services.

FHA

Federal Housing Administration – A division of HUD which provides insurance on mortgages for single family homes, multifamily properties, residential care facilities, and hospitals throughout the United States.

FHLBC

Federal Home Loan Bank of Chicago – Serving Illinois and Wisconsin FHLBC is one of 11 district FHL Banks chartered by the U.S. Congress to support mortgage lending and community investment.

GRAC

Governor's Rural Affairs Council – The council serves as a link between state and local agencies to help improve the delivery of State of Illinois services to rural areas.

GSE

Government Sponsored Enterprise (Most commonly referring to FHLB, Fannie Mae, Ginnie Mae, & Freddie Mac)

HUD

U.S. Department of Housing and Urban Development

HFA

Housing Finance Authority – A state-chartered entity established to meet the diverse affordable housing needs of residents. Most HFAs are independent but operate under the direction of a board of directors appointed by each state's governor. They administer a wide range of affordable housing and community development programs.

IFF

Formerly Illinois Facilities Fund – A Midwest-based CDFI providing lending and real estate consulting services to help non-profits finance, plan, and build facilities critical to their mission and success. IFF focuses on organizations that serve low- and moderate-income communities and special needs populations.

IIRA

Illinois Institute for Rural Affairs – Builds the capacity of community leaders and policymakers by providing technical support, applied research, policy evaluation, and training across the state. IIRA is a clearinghouse for information on rural issues in Illinois, coordinates rural research, and works with state agencies on important issues for rural communities.

ILGA

Illinois General Assembly

IMHPAC

Illinois Mental Health Planning and Advisory Council – A requirement of each state receiving funds under the Federal Mental Health Block Grant, the council exists to exchange information, recommendations, advise on proposed plans affecting mental health services by state agencies and their implementation, along with monitor, review, and evaluate the allocation and adequacy of mental health services, and develop and take advocacy positions concerning legislation and regulations affecting mental health.

Illinois Office to Prevent and End Homelessness (IOPEH)

Provides administrative support and coordinates the efforts outlined in Executive Order 2021-21 which mandates the creation of the Illinois Interagency Task Force on Homelessness, Community Advisory Council on Homelessness and the position of State Homelessness Chief.

LAAs

Local Administering Agencies under the Rental Housing Support Program

LISC

Local Initiatives Support Corporation – A national non-profit with local offices that provide financing and technical assistance to local partners and developers to make investments in housing, business, jobs and financial stability, education, safety, and health.

LSHAC

Lead Safe Housing Advisory Council

LSHSTF

Lead Safe Housing State Task Force – Exists to advise on lead poisoning prevention activities, including development of handbooks, and training for property owners and tenants, explaining standards and State and federal requirements for lead-safe housing.

NCSHA

National Council of State Housing Agencies – The national membership group for Housing Finance Authorities, that advances through advocacy and education, the efforts of HFAs and their partners to provide affordable housing.

NGA

National Governors Association – A national resource for governors of states, territories, and commonwealths, dedicated to bipartisan solutions to priority issues in public policy and governance at the state, national, and global levels.

NHS

Neighborhood Housing Services of Chicago, Inc. – Works to stabilize and revitalize low and moderate-income communities throughout Chicagoland by helping families purchase and maintain their own homes.

OAG

Illinois Office of the Attorney General

OASAC

Older Adults Services Advisory Committee – Created to advise the directors of the Illinois Departments of Aging, Healthcare and Family Services, and Public Health on the Older Adults Services Act, and the delivery of services to older adults in general.

OMB

U.S. Office of Management and Budget

PHA

Public Housing Authority

Re-entry Working Group

Governor’s Statewide Community Safety & Reentry Commission

SBDCs

Small Business Development Center – Provides counseling and training to small businesses including working with the Small Business Administration (SBA) to develop and provide information tools to support business start-ups and existing business expansion.

SHPA

Supportive Housing Providers Association – An Illinois statewide membership association of non-profit providers of supportive housing

SHWG

Supportive Housing Working Group

TA Providers

Technical Assistance Providers

USDA-RD

U.S. Department of Agriculture-Rural Development Office - Committed to helping improve the economy and quality of life in rural areas through programs such as loans, grants, and loan guarantees to support economic development and essential services such as housing, health care, first responder services and equipment, and water, electric, and communications infrastructure. Funds are available to help rural residents purchase or rent affordable housing and make health and safety repairs to their homes.

Funding Programs and Projects

Build Illinois Bond Fund / Capital Fund

In 2019, \$200 million was allocated for statewide affordable housing initiatives as part of the Rebuild Illinois state capital bill.

CCRS

Comprehensive Care in Residential Settings (IDoA) – A demonstration project that offers a social model of affordable assisted living. Facilities combine affordable rent with state-assisted care services provided through IDoA’s Aging Community Care Program (CCP). Services are tailored to each individual resident through assessment completed by a care coordination Unit (CCU).

CDAP

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

CDBG

Community Development Block Grant – Annual federal grants available on a formula basis to states, cities, and counties through HUD. Certain housing activities for low- and moderate-income persons constitute eligible uses, such as housing rehabilitation, land acquisition, and homebuyer assistance.

CDBG Disaster Recovery Program

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

Emergency Solutions Grant (ESG)

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

GRF

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

Healthy Housing, Healthy Communities Partnership Grant (H3C)

Funded by the Robert Wood Johnson Foundation in Partnership with NCSHA, the goal of this grant is to build strategic partnerships with hospitals, managed care organizations (MCOs), and insurers to build affordable housing that also addresses inequities in community health.

HERA

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

HOME

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

HOME-ARP

A separate supplement to the HOME Investment Partnerships Program authorized under the American Rescue Plan Act of 2021 (ARP). HOME-ARP is a homelessness assistance and supportive services program, to help create housing and services for people experiencing or at risk of homelessness and other qualifying populations.

Homes for a Changing Region

Grant funded by IHDA through the Illinois Affordable Housing Trust Fund designed to provide housing needs analysis and foster local meetings aimed at helping communities understand how a balanced housing stock can address their needs.

HOPWA

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

Housing for Justice Involved Individuals Program (HJIIP)

IHDA provides financing for the acquisition, rehabilitation, and/or new construction of HJIIP projects that serve the most vulnerable populations and that offer flexible, voluntary supportive services designed to increase housing stability.

Housing Trust Fund (HTF)

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

IHWAP

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

Illinois Affordable Housing Tax Credit (IAHTC)

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

Illinois Affordable Housing Trust Fund (IAHTF)

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

Illinois Rental Payment Program (ILRPP)

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

LIHEAP

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

LIHTC

Low-Income Housing Tax Credit – Created in 1986, the federal LIHTC program promotes the development of affordable housing for low-income households. LIHTC is administered at a state level and is the primary vehicle for affordable housing construction in the United States. As a LIHTC administrator, IHDA is required to publish a Qualified Allocation Plan (QAP) that details how it intends to award tax credits.

MRB

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

Next Gen Capacity Building for BIPOC Developers (Next Gen)

Funding is available for Community Development Financial Institutions (CDFIs) to originate and manage a pre-development loan fund, provide Low-Income Housing Tax Credit (LIHTC) specific training, and provide curated project specific technical assistance. The loans, training and technical assistance will be provided to for-profit and not-for profit developers of affordable housing that are BIPOC owned or led, as defined within the current approved LIHTC Qualified Allocation Plan and have an interest in developing LIHTC projects.

RHSP

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

Section 811 Project Rental Assistance (Section 811)

The Section 811 program was authorized by the Frank Melville Supportive Housing Investment Act of 2010 and seeks to expand the supply of supportive housing that promotes community integration for low-income people with disabilities.

State and Local Fiscal Recovery Funds (SLFRF)

The Coronavirus State and Local Fiscal Recovery Funds program authorized by the American Rescue Plan Act (ARPA), which delivered \$350 billion to state, territorial, local, and Tribal governments across the country to support their response to and recovery from the COVID-19 public health emergency.

State Designated Cultural Districts

Grant program that sees municipalities in Illinois partner with local 501©(3) organizations to promote a distinct cultural area within the municipality.

Other Relevant Terms**AHPAA**

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

Area Median Income (AMI)

The median income of the county or metropolitan statistical area, adjusted for household size, as determined from time to time by HUD for purposes of Section 8 of the United States Housing Act of 1937.

Blueprint Working Groups

Comprised of members of the Illinois State Housing Task Force, IHDA staff, and other housing experts. to develop recommendations for creating and enhancing partnerships and investment opportunities with local governments, philanthropy, and other key partners, along with real estate, economic development, and design professionals to increase housing affordability and support economically and environmentally sustainable communities.

Calendar Year

12 consecutive months beginning January 1 and ending December 31.

Care Coordination Plan

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

Choice Neighborhoods Initiative

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

Colbert v. Pritzker Case

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

Community Advisory Council on Homelessness

Consists of diverse stakeholders representing the goals and populations outlined in Executive Order 2021-21, and includes representatives from rural, urban, and suburban communities. The Advisory Council provides guidance and recommendations to the Task Force on strategy and implementation.

Consolidated Plan

A HUD approved 3- to 5-year plan, or Annual Action Plan, describing the jurisdiction’s community development priorities and multi-year goals based on an assessment of housing and community development needs and an analysis of housing and economic market conditions and available resources.

Continuum of Care (CoC)

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

Comprehensive Housing Planning Act

Illinois Public Act 94-965 provides that the State of Illinois shall prepare, and be guided by, an Annual Comprehensive Housing Plan (ACHP) that specifically addresses certain underserved populations. The Act created the Housing Task Force which must prepare the ACHP.

CRP

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

Disadvantaged Business Enterprise (DBE)

An entity owned and controlled by at least 51% of socially and economically disadvantaged individuals.

EAH

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

Fiscal Year

12 consecutive months ending on the last day of any month except December.

Healthcare Partner

A hospital, healthcare organization, insurer, or Managed Care Organization (MCO) with investment and/or partnerships, or intent to invest and/or partner in support of affordable housing and supportive services.

HEARTH Act

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

Home Illinois: Illinois' Plan to Prevent and End Homelessness

In June 2022, The Plan sets the foundational vision to end homelessness in the state, and identifies major themes, strategies, activities and consolidates information on current and pending commitments from state agencies for programs and services. The Plan identifies major themes or pillars of the effort to end homelessness including a focus on Racial Equity as a primary focus; Build Affordable & Permanent Supportive Housing; Bolster the Safety Net; and Secure Financial Stability and Close the Mortality Gap.

Housing Near Work or Transportation

Persons unable to afford housing that has access to work opportunities or transportation options.

Housing Production Plan

Highlights how the State will invest its resources to create additional housing to serve the needs of Priority Populations.

HUD Lead Safe Housing and EPA Remodeling and Repair Rules

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

Illinois Housing Blueprint

Forward-thinking and grassroots planning initiative that amplifies the voices and experiences of those living and working in communities throughout the state to guide future housing policy and investment in Illinois in the coming years.

Illinois Housing Task Force (HTF)

A consortium of state and federal agency representatives, appointed housing experts, invited guests, and coordinated by IHDA. The group meets throughout the year to inform and guide housing policy in Illinois, including through development of the Annual Comprehensive Housing Plan (ACHP).

Illinois Interagency Task Force on Homelessness

Comprised of state agency leadership and is tasked with developing a state plan on homelessness.

ILHousingsearch.org

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

Illinois Supportive Housing Institute

A four-month training institute, sponsored by IHDA and led by the Corporation for Supportive Housing (CSH) to provide targeted training and technical assistance to development teams, with the goal of helping teams navigate the development process and increase the supply of quality supportive housing throughout Illinois.

Ligas Consent Decree

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

Low- Income Households

Households earning below 50% of the area median income, with particular emphasis on households earning below 30% of the area median income (extremely low-income).

Low- Income Seniors

Older adults 65 and over with limited assets and assessed need for resources and services.

Low-Income Persons with Disabilities

Persons with any form of disability, including, but not limited to, physical disability, developmental disability, intellectual disability, mental illness, co-occurring mental illness and substance abuse disorder, and HIV/AIDS.

Minority Business Enterprise (MBE)

An independent business located in the United States that is at least 51% owned and controlled by one or more minority persons.

Money Follows the Person

A federal rebalancing demonstration program enacted by the Deficit Reduction Act (DRA) of 2005. Part of a comprehensive strategy to assist states in collaboration with stakeholders, to make widespread changes to their long-term care support systems by allowing people who need long-term care to live in their own homes and communities or in a setting of their choice. MFP is administered by IDHFS.

NOFA – Notice of Funding Availability

An announcement of the availability of targeted funding to be used for a specific purpose, which can be requested through an application process, frequently used by State and federal agencies.

NOFO – Notice of Funding Opportunity

A publicly available document by which State and federal agencies make known their intentions to award discretionary grants or cooperative agreements, usually because of competition for funds.

Norman Decree

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

Ongoing community revitalization efforts

Implementation of intentional efforts that are likely to lead to measurable increases in access to employment, living wage jobs, healthcare, supportive services, community amenities, transportation, quality, and affordable housing stock.

Participating State Agencies

State of Illinois's Agencies that provide housing related assistance and services i.e. DCEO, DCFS, IDHFS, IDHS, IDoA, IDPH, IDVA.

Permanent Supportive Housing (PSH)

A project that creates units 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 (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).

Persons Experiencing Homelessness

Persons in need of permanent housing with supportive services.

Pre-screening, Assessment, Intake, and Referral Module (PAIR Module)

The online system that has the SRN and Section 811 unit waiting lists.

Priority Population

Vulnerable groups of individuals and families in need of investment for resources and services.

Qualified Allocation Plan (QAP)

Sets forth the criteria under which IHDA offers affordable housing development funding for evaluating all projects that apply for a tax credit allocation in the form of federal Low-Income Housing Tax Credits (LIHTC).

Quality-of-Life Index (QOLI)

Statewide planning tool intended to determine areas of high livability within Illinois. This census tract-based tool is carefully designed to bring awareness to the details that make communities strong and where communities can improve the quality-of-life for its residents.

RFP

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

RFA

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

Section 1115 Waiver

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

Special Needs Populations

Persons with criminal records and veterans experiencing, or at risk of, homelessness.

Supportive Housing Populations

Households headed by persons with chronic disabilities and/or households that are homeless, at-risk of homelessness or unnecessary institutionalization, and other special needs populations who need access to supportive services in order to maintain housing stability, including justice-involved persons and victims of domestic violence, and those that meet the definition of "Qualifying Populations" under the HOME-ARP Program.

Supportive Housing Working Group

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

State Homelessness Chief

Serves as a policymaker and spokesperson on homelessness prevention, including coordinating the multi-agency effort through legislation, rules, and budgets and communicating with the Illinois General Assembly, federal, and local leaders on these critical issues. The Illinois Department of Human Services (IDHS) created and houses the Illinois Office to Prevent and End Homelessness (IOPEH).

Statewide Referral Network

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

Statewide Referral Network Units

30% AMI units set aside for households earning at or below 30% AMI, which are headed by Supportive Housing Populations and referred through a statewide referral network.

Tax Increment Financing (TIF)

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

Williams Consent Decree

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

Women Business Enterprise (WBE)

An independent business located in the United States that is at least 51% owned or controlled by one or more women.

Appendix B: 2024 State Housing Task Force Calendar of Meetings

Provided below is a calendar of scheduled meetings of the State Housing Task Force for calendar year 2024. This information is also accessible on the IHDA website under [Public Meetings and Notices](#).

Unless otherwise noted, all meetings will begin at 1:00pm Central Time, with a targeted conclusion of 3:00pm. Meetings will be hybrid in format, with in-person and virtual attendance options. In-person attendees will assemble at IHDA's office at 111 E Wacker Dr, Suite 1000, Chicago, IL 60601, and virtual attendees will join via Microsoft Teams. Detailed meeting information, including building access instructions and a virtual meeting access link will be provided prior to the meeting. Additionally, notice of change to the expected meeting format and/or meeting cancellation will be provided to members prior to the event.

2024 Calendar Date	Scheduled Housing Task Force Event
Monday, January 16 th	2024 Annual Comprehensive Housing Plan (ACHP) delivered to the Governor and the Illinois General Assembly
Wednesday, January 24 th	Housing Task Force Meeting
Monday, April 1 st	2023 Annual Comprehensive Housing Plan – Annual Progress Report (ACHP-APR) delivered to the Governor and the Illinois General Assembly
Wednesday, April 10 th	Housing Task Force Meeting
Wednesday, July 24 th	Housing Task Force Meeting
Wednesday, October 9 th	Housing Task Force Meeting
Wednesday, November 13 th	<i>Optional Housing Task Force ACHP Writing Meeting</i>

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

(310 ILCS 110/) Comprehensive Housing Planning Act.

(310 ILCS 110/1)

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

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

(310 ILCS 110/5)

Sec. 5. Definitions. In this Act:

"Authority" means the Illinois Housing Development Authority.

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

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

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

(310 ILCS 110/10)

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

- (1) address the need to make available quality housing at a variety of price points in communities throughout the State;
- (2) overcome the shortage of affordable housing, which threatens the viability of many communities and has significant social costs, such as homelessness, concentration of poverty, and unnecessary institutionalization;
- (3) meet the need for safe, sanitary, and accessible affordable and community-based housing and supportive services for elderly persons and people with disabilities and other populations with special needs;
- (4) promote a full range of quality housing choices near job opportunities, transit options, and related amenities;

- (5) meet the needs of constituencies that have been historically underserved and segregated due to barriers and trends in the existing housing market or insufficient resources;
- (6) facilitate the preservation of ownership of existing homes and rental housing in communities;
- (7) create new housing opportunities and, where appropriate, promote mixed-income communities;
- (7.5) maximize federal funding opportunities for affordable housing or the services people need to maintain their housing with required State funding, such as, without limitation, for federal Continuum of Care networks and HOME Investment Partnerships Program project sponsors; and
- (8) encourage development of State incentives for communities to create a mix of housing to meet the needs of current and future residents.

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

(310 ILCS 110/15)

Sec. 15. Annual Comprehensive Housing Plan.

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

- (1) households earning below 50% of the area median income, with particular emphasis on households earning below 30% of the area median income;
- (2) low-income senior citizens;
- (3) low-income persons with any form of disability, including, but not limited to, physical disability, developmental disability, intellectual disability, mental illness, co-occurring mental illness and substance abuse disorder, and HIV/AIDS;
- (4) homeless persons and persons determined to be at risk of homelessness;
- (5) low-income and moderate-income persons unable to afford housing that has access to work opportunities or transportation options;
- (6) low-income persons residing in communities with existing affordable housing that is in danger of becoming unaffordable or being lost;
- (7) low-income people residing in communities with ongoing community revitalization efforts; and
- (8) other special needs populations, including people with criminal records and veterans experiencing or at risk of homelessness.

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

- (1) The identification of all funding sources for which the State has administrative control that are available for housing construction, rehabilitation, preservation, operating or rental subsidies, and supportive services.
- (2) Goals for the number, affordability for different income levels, and types of housing units to be constructed, preserved, or rehabilitated each year for the underserved populations identified in subsection (a) of Section 15, based on available housing resources.

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

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

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

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

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

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

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

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

(310 ILCS 110/20)

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

(1) (Blank).

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

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

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

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

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

(310 ILCS 110/25)

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

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

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

(3) Develop the Annual Comprehensive Housing Plan.

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

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

(310 ILCS 110/30)

Sec. 30. (Repealed).

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

(310 ILCS 110/90)

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

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

(310 ILCS 110/99)

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

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