

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

Illinois' 2023 Annual Comprehensive Housing Plan Annual Progress Report

Plan Effective:
Calendar Year, 2023

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

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Introduction: Housing Planning Activities in Illinois

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

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

The Housing Task Force stands for housing as a human right. Formed under this principle, 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.

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

This **Annual Progress Report** tracks the calendar year (“CY”) 2023 progress towards serving Illinois’ eight designated priority populations and reports on activities by the programs highlighted in the **2023 ACHP**.

Illinois’ Eight Priority Populations

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 service funding options (described in this report) and in other planning efforts throughout Illinois. Please note, the Priority Populations are not ranked in 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.

The Priority Populations are as follows:

1. **Low-income households** (at or below 50% of area median income (“AMI”), with particular emphasis on households earning below 30% of AMI);
2. **Low-income seniors**;
3. **Low-income persons with disabilities** (Permanent Supportive Housing, or “PSH”);
4. **Homeless persons** and persons at-risk of homelessness (“PSH”);
5. Low- and moderate-income persons unable to afford **housing near work or transportation** (“Live Near Work”);
6. Low-income **persons residing in existing affordable housing that is in danger of being lost** or becoming unaffordable (“Preservation”);
7. Low-income people residing in communities with **ongoing community revitalization efforts**; and
8. Other **special needs populations**, including people with criminal records and veterans experiencing or at-risk of homelessness.

2023 Summary Chart: Meeting the Needs of Illinois' Priority Populations

2023 Funding Commitments Summary and Populations Served

Please note: As many programs serve multiple priority populations, these **2023 Highlight** totals do not account for program overlap and are included irrespective of other populations served. For more details, please see the Housing Production Plan Tables in the back of this report.

Priority Population	2023 Highlight	Detail/Program	Reporting Agency
Low-Income Households	4,766 family rental units funded	3,372 units board approved for the first time in 2023, 1,394 additional units approved with multi-year funding	IHDA
	10,043 homes purchased by low-income households	\$67.8 million in Homebuyer programs including Mortgages and Down-payment Assistance was provided	IHDA
	10,052 units of rental assistance	\$74.9 million in Emergency Rental Assistance provided to residents as part of Illinois Rental Payment Program, IL Court-Based Rental Assistance Program, and the Asylum Seekers Emergency Rental Assistance Program	IHDA
	12,691 units of mortgage assistance	\$229.3 million in mortgage assistance provided to residents as part of the Illinois Homeowner Assistance Fund	IHDA
Low-Income Seniors	1,855 senior rental units funded	1,387 units board approved for the first time in 2023, 468 additional units approved with multi-year funding.	IHDA
	409,860 assisted	Community Care Program /LIHEAP/IHWAP	DOA, DCEO
	147 senior households assisted	USDA-Rural Section 504 Program	USDA Rural Development
Low-Income Persons with Disabilities	725 rental units funded	409 units board approved for the first time; 316 additional units approved with multi-year funding	IHDA
	359,082 individuals assisted	Supportive Living Program; Supportive Housing Program, Supportive Housing Program (Bridge Rental Subsidy - Williams), Colbert Bridge Rental Subsidy Initiative, HOPWA, Prince Home Program for Veterans, LIHEAP, HAP	IDHFS, IDPH, IDHS, DCEO
	417 units of rental assistance	RSHP, RHSP-LTOS, HUD Section 811	IHDA
Homeless/ At-risk of homelessness	76,973 individuals assisted	Norman Housing Advocacy, Norman Cash Assistance, Youth Housing Advocacy, Youth Cash Assistance, Supportive Living Program, Emergency and Transitional Housing, Homeless Prevention Program, Supportive Housing Program, Domestic Violence Program, Assistance to the Homeless Fund, Homeless Youth Services Program, Emergency Solutions Grant, HOPWA	DCFS, DHFS, DHS, DPH
Other special needs populations (Justice involved; at risk veterans)	156 rental units funded / 16 at risk veterans assisted	Re-entry Demonstration Program, Low Income Housing Tax Credit, Prince Home Veterans Program, Adaptive Housing for Veterans	IHDA, IDVA, IDOC
Live Near Work or Transportation	627 rental units near work / transportation	Units funded in IHDA-identified Opportunity Areas	IHDA
Preservation	Funding to preserve 2,190 rental units	2,190 preservation units board approved for the first time in 2023	IHDA
Community Revitalization	2,080 rental units in revitalization areas	Units funded in IHDA-identified areas in need of Community Revitalization	IHDA
	456 unique properties assisted	Strong Communities Program	
	35 unique properties assisted	Land Bank Capacity Building Program	
	144 households assisted	Single Family Rehabilitation Program, Home Accessibility Program, Home Repair and Accessibility Program	
	5,815 clients assisted	Housing Stability Counseling Program, Housing Counseling Resource Program, Cook County Mortgage Foreclosure Mediation Program	

ACHP 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, the 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.

2024 Policy Priorities

Currently, the Housing Task Force and the State are operating in service of goals included within the **CY 2024 ACHP**, which is effective from January 1, 2024, until December 31, 2024. Activities occurring in 2024 will in turn be reported on in the CY 2024 ACHP-APR, to be presented to the Governor and General Assembly by April 1, 2025, per requirements of the Comprehensive Housing Planning Act.

Annual Progress Report on the 2023 Policy Priorities

This ACHP-APR reflects on, and recaps progress made toward the goals found in the CY 2023 ACHP, which was effective from January 1, 2023, to December 31, 2023. Listed below are summaries of the four annual policy priorities as presented in the 2023 ACHP:

1. Policy Priority #1: Address Inequities in Housing

The Housing Task Force is committed to directly addressing the effects of systemic racism and working to improve access and equity throughout the affordable housing field. 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, affordable housing. Even with current federal legislation banning discrimination in the housing and financial markets, including through the Fair Housing Act, Community Reinvestment Act, and Equal Credit Opportunity Act Illinois is still grappling with this legacy of discriminatory practices, and faces new economic 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 inequities. The Housing Task Force is committed to directly addressing the effects of systemic racism and working to improve access and equity throughout the affordable housing field.

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

The Housing Task Force affirms housing is a human right, and that all Illinoisians should have access to housing that meets their needs and enables them to live a fulfilling and dignified life in the community of their choice. True inclusion and choice hinges on access. The issue of access impacts all priority populations, but particularly priority populations who encounter significant barriers to housing and therefore are at risk of not being included in the state's affordable housing activities.

Illinoisians continue to experience a challenging economic environment due, in part, to the COVID-19 pandemic and its impact on housing affordability, which has highlighted existing long-standing systemic inequalities and increased housing insecurity. While some short-term pandemic-era resources have begun to expire in 2022, IHDA and partner state agencies are committed to collaborating to utilize significant federal and state resources, such as HOME-ARP funding, for housing and services to meet the housing needs of Illinois residents, and to create much needed access to quality affordable and supportive housing.

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

Resiliency is an urgent and growing focus in the world of affordable housing, as it affects the affordability and livability of individual households, neighborhoods, and communities. A resilient community can withstand, prevent, or quickly recover from major economic or environmental disruptions. In a community that lacks resiliency, however, residents and communities unable to weather environmental or economic hardships can face displacement, job loss, financial ruin, and homelessness. Disaster events create new acute and long-term affordable housing needs in a region. It is vital that affordable housing providers think beyond simply providing living units to individual households and engage in the essential work of ensuring residents can survive and thrive in their communities.

The types of resiliencies being considered in this plan include environmental resiliency and economic resiliency. Environmental resiliency is a communities' 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. Economic resiliency speaks to communities' ability to withstand economic shock from such events as the Housing Mortgage Crisis or the COVID-19 pandemic. Ultimately, the pandemic revealed the financial vulnerability of Illinois households and their communities that rely on low-wage, service-industry jobs. Through affordable housing, policymakers empower families to afford necessities, including their housing costs, and saving for an emergency—in doing so, we create communities and neighborhoods that are less susceptible to these events. Living in a post-COVID world, thinking beyond emergency housing, the resiliency of affordable housing and their communities should be forefront.

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

There is no shortage of strong affordable housing leadership in Illinois. Illinois is rich with organizations and groups with policy levers at their disposal to increase the supply of housing and affordability of Illinois. The interest and the expertise are most welcome in the ongoing discourse of affordable housing, but so is mutual understanding of the competing goals and the targeted areas. 2021 and 2022 saw a robust amount of new and increased funding for affordable housing, funding that the State, through multiple agencies and programs, is still working to distribute. And while Illinois is in better shape entering 2023 in terms of effects from the COVID-19 pandemic than it was in 2021 or 2022, there is still much work to do to stabilize housing for all Illinois residents. As the developing efforts to help newly arriving migrants find housing illustrates, the work to provide quality, stable affordable housing is always changing.

Policy Priority #1: Address Inequities in Housing

The Housing Task Force is committed to directly addressing the effects of systemic racism and working to improve access and equity throughout the affordable housing field. 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, affordable housing. Even with current federal legislation banning discrimination in the housing and financial markets, including through the Fair Housing Act, Community Reinvestment Act, and Equal Credit Opportunity Act Illinois is still grappling with this legacy of discriminatory practices, and faces new economic 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 inequities. The Housing Task Force is committed to directly addressing the effects of systemic racism and working to improve access and equity throughout the affordable housing field.

This priority and its recommendations draw from the findings of the Illinois Housing Blueprint, particularly its Homeownership Racial Equity Impact Assessment, *Home Illinois: Illinois' Plan to Prevent and End Homelessness*, and builds off ongoing Diversity, Equity, and Inclusion (“DEI”) efforts throughout the state, among other topics.

Address Inequities in Housing Recommendations:

1. Increase BIPOC homeownership.
2. Support diverse leadership in the Illinois’ housing economy.
3. Create better access to housing in underserved communities through more equitable planning practices.

A. Homeownership Financing

1. IHDA Access Mortgage

Access Mortgage became the Authority’s flagship down payment assistance program on February 1, 2018. The program is available statewide to both first-time and non-first-time homebuyers.

Access Mortgage consists of three sub-programs, Access 4%, Access 5%, and Access 10%, which are listed below:

IHDA Access Forgivable (“Access 4%”)

This program is designed to increase home purchase accessibility by offering a forgivable 2nd mortgage of 4% of the purchase price (up to \$6,000) in down payment and/or closing cost assistance with a 30-year fixed-rate 1st mortgage to qualified households across Illinois. The 2nd mortgage is forgiven monthly over ten years. IHDA provided \$14.96 million of assistance through Access 4% to assist 2,741 households to obtain 1st mortgages totaling \$485.33 million in CY 2023.

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Adams	8	1,063,688
Bond	2	233,082
Boone	17	2,798,064
Brown	1	130,951
Bureau	10	923,361
Calhoun	1	67,663
Cass	1	136,434
Champaign	31	5,305,717
Christian	10	1,037,879
Clark	1	72,588
Clay	1	118,275
Clinton	6	1,025,468
Coles	4	355,321
Cook	877	189,450,166
DeKalb	25	4,290,228
Douglas	6	1,033,552
DuPage	106	25,459,674
Edgar	1	47,500
Effingham	2	316,351
Fayette	6	761,935
Ford	2	179,956
Franklin	8	893,778
Fulton	16	1,374,654
Gallatin	1	65,646
Greene	5	523,235
Grundy	9	1,832,702
Hamilton	3	220,210
Hancock	2	204,770
Henderson	1	45,509
Henry	8	983,125
Iroquois	3	376,644
Jackson	7	784,676
Jefferson	26	3,052,657
Jersey	8	1,001,497
Johnson	1	138,150
Kane	101	23,278,820
Kankakee	23	3,720,025
Kendall	28	6,173,161
Knox	7	769,219
La Salle	29	3,854,059
Lake	111	22,427,527
Lee	12	1,487,596
Livingston	14	1,840,363
Logan	11	1,390,246

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Macon	38	5,079,573
Macoupin	14	1,833,188
Madison	99	13,232,893
Marion	12	1,151,417
Marshall	2	146,290
Mason	3	336,440
Massac	1	163,919
McDonough	4	315,597
McHenry	82	18,336,294
McLean	93	14,599,108
Menard	1	132,801
Mercer	5	679,933
Monroe	3	594,386
Montgomery	2	158,289
Morgan	5	516,928
Moultrie	1	124,848
Ogle	17	2,412,993
Peoria	127	15,782,725
Perry	2	195,888
Piatt	4	412,386
Putnam	1	167,233
Randolph	3	358,927
Rock Island	68	8,345,483
Saline	5	402,530
Sangamon	27	3,590,140
Shelby	2	291,462
St. Clair	65	9,067,567
Stark	1	91,829
Stephenson	25	3,024,451
Tazewell	119	15,519,244
Union	2	175,078
Vermilion	7	779,521
Washington	3	337,058
Wayne	1	80,514
White	6	528,885
Whiteside	9	893,053
Will	120	26,210,572
Williamson	18	2,339,563
Winnebago	184	24,679,495
Woodford	8	991,644
Total	2,741	\$485,326,261

IHDA projects committing \$23.73 million of down payment assistance (“DPA”) through Access 4% to assist approximately 4,000 households totaling approximately \$707.38 million in 1st mortgage volume in CY 2024.

IHDA Access Deferred (“Access 5%”)

This program is designed to increase home purchase accessibility by offering a repayable 2nd mortgage of 5% of the purchase price (up to \$7,500) in down payment and/or closing cost assistance with a 30-year fixed-rate 1st mortgage to qualified households across Illinois. Repayment will be deferred for 30 years, unless repaid sooner, or in the event of a refinance or sale of the property, at which time the 2nd mortgage will become due. IHDA provided \$3.11 million of assistance through the Access 5% program to assist 437 households to obtain 1st mortgages totaling \$85.18 million in CY 2023.

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Boone	2	544,268
Champaign	6	891,009

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Cook	225	46,998,325
DeKalb	6	1,036,928
DuPage	12	2,642,708
Ford	1	134,518
Grundy	6	1,080,869
Henry	4	456,958
Iroquois	1	195,714
Jefferson	1	93,575
Kane	17	3,953,313
Kankakee	4	667,961
Kendall	5	1,116,544
Knox	2	204,313
La Salle	4	636,777
Lake	18	4,075,553
Lee	1	121,890
Livingston	2	243,675
Macon	1	103,479
Macoupin	1	84,336
Madison	2	299,941
Marion	1	81,005
Mason	1	104,954
McHenry	15	3,085,286
McLean	7	1,050,788
Mercer	1	64,440
Montgomery	2	247,152
Moultrie	1	89,351
Peoria	3	297,681
Piatt	1	248,024
Rock Island	8	1,003,434
Sangamon	3	384,248
St. Clair	3	397,585
Tazewell	7	954,326
Vermilion	1	176,027
White	1	57,000
Will	42	8,872,672
Williamson	1	61,275
Winnebago	18	2,418,108
Total	437	\$85,176,011

IHDA projects committing \$4.00 million of DPA through Access 5% to assist approximately 500 households totaling approximately \$100.35 million in 1st mortgage volume in CY 2024.

IHDA Access Repayable (“Access 10%”)

This program is designed to increase home purchase accessibility by offering a repayable 2nd mortgage of 10% of the purchase price (up to \$10,000) in down payment and/or closing cost assistance with a 30-year fixed-rate 1st mortgage to qualified households across Illinois. Repayment of the 2nd is monthly amortizing over a 10-year period at 0% interest rate. IHDA provided \$9.31 million of assistance through the Access 10% program to assist 956 households to obtain 1st mortgages totaling \$194.30 million in CY 2023.

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Boone	12	2,169,161
Bureau	2	180,798
Champaign	6	1,214,514
Christian	4	374,307
Clinton	2	174,701
Coles	1	117,826
Cook	399	96,225,687

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Crawford	1	123,117
De Witt	2	276,163
DeKalb	15	3,053,323
Douglas	1	121,590
DuPage	37	8,713,111
Ford	2	111,850
Franklin	1	95,034
Fulton	4	357,303
Grundy	7	1,715,015
Henry	1	64,102
Iroquois	4	464,605
Jackson	3	462,758
Jefferson	1	47,500
Jo Daviess	1	135,000
Kane	32	7,040,589
Kankakee	16	2,561,731
Kendall	19	4,770,060
Knox	3	200,906
La Salle	4	680,363
Lake	47	10,484,079
Lee	1	128,250
Livingston	5	691,991
Logan	1	133,458
Macon	3	273,943
Macoupin	3	264,922
Madison	14	1,809,268
Marshall	1	56,800
Mason	1	110,016
McHenry	32	7,545,170
McLean	7	1,192,842
Menard	1	184,653
Morgan	1	148,720
Ogle	10	1,366,568
Peoria	22	2,695,060
Perry	1	78,200
Piatt	1	212,087
Pike	1	105,973
Randolph	3	330,160
Rock Island	2	228,847
Sangamon	13	1,680,722
St. Clair	10	1,335,387
Stephenson	12	1,141,001
Tazewell	27	3,272,384
Vermilion	3	311,016
Warren	1	93,050
Washington	1	61,750
Whiteside	4	385,384
Will	63	15,045,998
Williamson	2	171,377
Winnebago	76	10,352,260
Woodford	7	958,596
Total	956	\$194,301,045

IHDA projects committing \$11.59 million of DPA through Access 10% to assist approximately 1,150 households totaling approximately \$231.82 million in 1st mortgage volume in CY 2024.

2. SmartBuy

Launched in December 2020, SmartBuy is designed to increase home purchase accessibility and help build a new generation of wealth, grow the middle class, and increase homeownership opportunity for low to moderate

borrowers across Illinois affected by increasing student loan debt. IHDA will provide a safe, affordable 30-year fixed rate first mortgage with \$5,000 for down payment and/or closing cost assistance. The funds will be provided in the form of a recorded second mortgage, 0% deferred (due upon sale, payoff, transfer, or refinance of the first mortgage). In addition, IHDA will provide 15% of the purchase price (up to \$40,000) in assistance for student loan debt to borrowers looking to buy a home. Potential borrowers must have at least \$1,000 in student loan debt and must pay off their full remaining student loan balance at loan close. In CY 2023 IHDA provided no assistance under SmartBuy, as the program was suspended in May 2021 due to lack of funding.

However, in CY 2024, IHDA projects committing approximately \$19.22 million of DPA through SmartBuy to assist approximately 427 households totaling approximately \$90.78 in 1st mortgage volume.

3. Opening Doors

The Opening Doors program, launched by IHDA in December 2020 is designed to increase home purchase accessibility for low and moderate-income homebuyers across Illinois. IHDA will provide a 30-year first mortgage with a fixed interest rate with down payment and/or closing cost assistance. The assistance comes as a forgivable 2nd mortgage in the amount of a flat \$6,000 that is forgiven monthly over five years. IHDA provided \$27.42 million of assistance through the Opening Doors program to assist 4,571 households to obtain 1st mortgages totaling \$838.16 million in CY 2023.

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Adams	14	1,754,130
Bond	4	526,188
Boone	34	5,798,762
Bureau	4	417,378
Carroll	2	239,015
Champaign	42	6,020,262
Christian	16	1,650,015
Clay	1	162,011
Clinton	12	1,599,203
Coles	9	892,749
Cook	1493	334,109,670
De Witt	17	1,808,693
DeKalb	49	10,257,627
Douglas	4	372,372
DuPage	189	45,540,900
Edgar	3	339,487
Effingham	1	239,898
Ford	4	519,680
Franklin	28	2,536,910
Fulton	32	2,842,553
Gallatin	1	139,949
Greene	4	287,810
Grundy	26	5,435,548
Hamilton	8	912,590
Hancock	2	173,329
Hardin	2	250,442
Henderson	1	68,681
Henry	12	1,300,960
Iroquois	7	781,162
Jackson	13	1,255,529
Jefferson	26	2,754,141
Jersey	13	1,563,384
Jo Daviess	1	29,332
Johnson	1	74,623
Kane	181	43,481,281
Kankakee	36	5,941,712
Kendall	59	14,183,878
Knox	8	851,744
La Salle	23	3,242,305

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Lake	194	41,632,031
Lawrence	1	134,160
Lee	10	1,204,915
Livingston	20	2,573,386
Logan	20	2,377,198
Macon	56	5,500,585
Macoupin	23	2,299,532
Madison	176	23,477,189
Marion	22	2,500,103
Marshall	17	2,038,518
Mason	8	834,879
Massac	1	71,275
McDonough	7	461,579
McHenry	143	33,237,785
McLean	119	19,771,888
Menard	3	265,036
Mercer	3	264,703
Monroe	6	1,056,180
Montgomery	4	349,043
Morgan	4	470,039
Moultrie	1	39,424
Ogle	27	3,585,685
Peoria	173	21,559,118
Perry	2	187,771
Piatt	3	474,476
Pike	2	180,014
Randolph	5	610,275
Richland	1	59,731
Rock Island	73	9,046,772
Saline	11	967,162
Sangamon	49	6,534,798
Schuyler	1	142,373
Shelby	2	171,010
St. Clair	120	16,926,387
Stark	1	72,015
Stephenson	40	4,213,125
Tazewell	155	18,795,541
Union	2	292,893
Vermilion	16	1,349,428
Wabash	4	337,685
Warren	1	54,405
Washington	4	552,932
Wayne	4	380,350
White	10	1,295,280
Whiteside	18	2,049,818
Will	271	60,334,742
Williamson	30	3,178,185
Winnebago	302	40,831,775
Woodford	24	3,062,911
Total	4,571	\$838,162,007

The Opening Doors program closed November 2023 and at this time IHDA does not plan to reopen the program in CY 2024.

4. Illinois HFA1

Launched on June 1, 2023, Illinois HFA1 is designed to increase home purchase accessibility by offering a flat \$10,000 repayable 2nd mortgage in down payment and/or closing cost assistance with a 30-year fixed rate mortgage to qualified households across Illinois. Repayment will be deferred for 30 years, unless repaid sooner, or in the event

of a refinance or sale of the property, at which time funds will become due.

In CY 2023, IHDA provided \$12.80 million of assistance through the Illinois HFA1 program to assist 1,280 households to obtain 1st mortgages totaling \$250.74 million.

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Adams	2	182,619
Boone	8	1,383,290
Bureau	2	323,285
Carroll	1	289,224
Champaign	18	2,547,312
Clinton	2	197,229
Coles	2	288,404
Cook	520	117,374,321
Crawford	1	61,558
De Witt	2	242,769
DeKalb	15	3,193,311
Douglas	3	235,751
DuPage	57	13,379,804
Effingham	1	121,800
Fayette	2	266,120
Ford	2	273,039
Franklin	4	326,663
Fulton	13	1,116,723
Grundy	13	3,312,005
Hancock	1	122,521
Henry	3	351,023
Iroquois	3	223,233
Jefferson	3	373,363
Jo Daviess	1	143,569
Kane	51	12,094,310
Kankakee	16	2,915,038
Kendall	21	5,204,483
Knox	1	56,500
La Salle	14	2,084,130
Lake	57	12,537,070
Lee	4	525,967
Livingston	3	280,531
Logan	4	339,677
Macon	5	562,262
Macoupin	5	646,065
Madison	18	2,211,109
Marion	6	621,035
Marshall	1	140,768
Mason	1	92,000
McHenry	35	7,940,717
McLean	24	4,517,841
Menard	1	116,145
Mercer	1	193,243
Monroe	2	477,284
Montgomery	1	120,820
Morgan	1	92,312
Ogle	12	1,812,178
Peoria	38	4,179,622
Perry	1	187,220
Piatt	2	400,668
Randolph	2	244,686
Rock Island	14	1,892,741
Sangamon	12	1,650,783
Shelby	1	86,996

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
St. Clair	13	2,073,402
Stephenson	10	854,949
Tazewell	22	2,626,595
Vermilion	6	595,977
Warren	1	73,537
Whiteside	2	315,922
Will	81	18,096,539
Williamson	1	121,438
Winnebago	110	15,278,344
Woodford	1	154,013
Total	1,280	\$250,743,851

IHDA projects committing approximately \$8.30 million of DPA through Illinois HFA1 to assist approximately 830 households totaling approximately \$157.78 million in 1st mortgage volume in CY 2024.

5. Habitat for Humanity – Community Impact Loan Fund

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

Funding Round	Time Period	Funds Awarded	Number of Awards	Homeowners Assisted	Total Funds Disbursed
Round 4	February 2020 – February 2024	\$2,000,000	1	54 to date	\$982,105.26 to date

In November 2022, the IHDA Board approved select changes to the program’s operations which included a new Delegated Grant Administrator. Currently, the program is set to end in February 2026.

In CY 2023, \$205,000 was disbursed under Round 4 to assist 12 income-qualified homebuyers.

6. USDA Rural Development Section 502 Loan Program

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

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

In 2023, the USDA Rural Development committed \$14.90 million towards its rural homeownership direct loans, which provided 177 direct loans to very low- and low-income rural families. USDA Rural Development committed \$128.70 million towards guaranteed rural housing loans which assisted 1,140 low- and moderate-income rural families.

B. Housing Counseling Programs

1. Housing Counseling Resource Program

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

homebuyers.

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

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

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

Agencies report quarterly on their activities in increasing their reach to minority and low- and moderate-income homebuyers. In CY 2023, \$1,002,765 was disbursed to housing counseling agencies who have assisted 2,882 potential homebuyers in one-to-one counseling and 4,559 potential homebuyers in group homebuyer education.

2. Housing Stability Counseling Program

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

Following a RFA process, IHDA was granted \$2,858,550 by NeighborWorks. To facilitate administration of the program, IHDA held an application round which received 22 applications totaling \$3.80 million in funding requests. Ultimately 21 grantees were approved for a combined \$2.70 million in funding.

Presently, IHDA administers HSCP via a network of HUD-approved housing counseling agencies with demonstrated experience in providing housing stability counseling services to clients. HSCP eligible activities fall into three categories: counseling, program support, operational oversight. The housing counseling agencies are paid based on approved files for clients they counsel, and they are eligible to receive program related support for their administrative costs.

In late 2022, NeighborWorks announced an extension of the program for an additional twelve months to February 28, 2024, and a program performance extension to March 31, 2024. IHDA applied for an extension and additional reallocation of funds. IHDA was at 100% percent of the original award amount and 65% of the reallocated award amount as of December 31, 2023. IHDA assisted 3,478 unique households and submitted 6,105 individual counseling units as of December 31, 2023.

3. Cook County Mortgage Foreclosure Mediation Program

Funded by the Circuit Court of Cook County, the program was first established in 2010 in response to the economic recession and related mortgage crisis which began in 2008. The program was designed to provide Cook County homeowners in foreclosure with critical support and to help them explore their options to either stay in their homes or negotiate a respectable exit as early as possible once the foreclosure process begins. The program has three components: community outreach, helpline and housing counseling, and legal aid and mediation. IHDA manages the helpline and housing counseling agency components of the grant. The initial iteration of the program, which ceased activity in 2017, ran for five rounds and assisted 27,119 homeowners. Since its reactivation in 2021 as a response to the risk of rising foreclosures due to the COVID-19 pandemic, the program has assisted 1,279 additional households.

Following reactivation in CY 2021, IHDA held an application funding round with 5 awards made). Program activity under Round 6 began in October 2021. An extension of Round 6 was offered to all five grantees, which extended the program round to November 30, 2023. All five Round 6 grantees successfully closed on the extension agreement in September 2022. An additional extension of Round 6 was offered to the five grantees, which further extended the program round to November 30, 2024. All five Round 6 grantees successfully closed on the extension agreement

in September 2023.

C. Multifamily Financing

1. Low Income Housing Tax Credit (“LIHTC”) Program

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

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

IHDA’s LIHTC program is governed by its Qualified Allocation Plan (“QAP”), which sets forth the application requirements, selection criteria, and rules under which IHDA provides LIHTC funding for affordable housing development. The 2022-2023 QAP which was effective in CY 2023 includes a Community Revitalization Strategies scoring criteria, aiming at preserving existing affordable housing in distressed community areas where there is an active redevelopment effort ongoing, allowing for the greatest amount of choice for low-income households to access quality housing.

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

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

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

In June of 2023, the IHDA Board announced conditional awards totaling more than 26,313,498 in federal 9% Low Income Housing Tax Credits. These tax credits awarded under the 2022-2023 QAP, are estimated to generate over \$234.70 million in equity, in addition to an estimated \$71,151,887 million in private capital. These investments will finance the creation and/or preservation of 956 affordable units for low- to moderate-income families, seniors, veterans, and persons with special needs across 18 affordable housing developments in 12 counties in Illinois. For more details on the CY 2023 LIHTC program, please see the Housing Production Plan Tables in the back of this report. Below are 2023 and 2024 LIHTC Program application deadlines.

Also in 2023, IHDA published its 2024-2025 QAP in October, following approval by the IHDA’s Board of Directors and the Governor. Several changes were made to this QAP including clearly delineated and trackable policy priorities tied to individual QAP requirements, the inclusion of a Permanent Supportive Housing Scoring Track to encourage LIHTC developers to enter the PSH production space, adjustments to the existing BIPOC scoring incentives to prioritize BIPOC for profit developers and greater participation of MBE/WBE/DBE entities across all development teams, a mandatory third party cost estimate to independently verify construction costs and limit post award cost increases, an increase to the developer fee from \$2 million to \$2.50 million, and modifications to the sustainability and energy efficiency requirements to offer an on ramp to developers who are interested in green building but do not presently develop housing products which meet green building standards.

2023 LIHTC Program Application Deadlines	
2023 9% LIHTC Program Timeline	
2023 PPAs Due	10/20/2022
PPA Notification to Sponsors	12/13/2022
2023 Applications Due	02/16/2023
9% Recommendations to IHDA Board	06/16/2023
2023 4% LIHTC Program Timeline	
PPAs Due	On a rolling basis, 45 days prior to 4% determination request
Applications Due	Accepted on a quarterly basis with approved PPA through December 31, 2023
2024 LIHTC Program Application Deadlines	
2024 9% LIHTC Program Timeline	
2024 PPAs Due	12/8/2023
PPA Notification to Sponsors	2/2/2024
2024 Applications Due	3/29/2024
9% Recommendations to IHDA Board	7/19/2024

2. Illinois Affordable Housing Tax Credit (“State Donation Tax Credit”)

The Illinois Affordable Housing Tax Credit, also known as the State Donation Tax Credit, encourages private investment in affordable housing by providing donors of qualified donations with a one-time tax credit on their Illinois state income tax equal to 50 percent of the donation’s value. The donor can opt to transfer the credits to a development, which creates additional financing through syndication.

In CY 2023, IHDA approved \$16,305,956 in State Donation Tax Credit funding for 10 developments comprising 157 affordable units. This activity also generated \$22,345,960 in equity which contributed to the state economy.

3. HOME Investment Partnerships Program/Illinois Affordable Housing Trust Fund

For multifamily housing developments seeking IHDA resources, developers may apply to use a variety of Authority controlled soft funds as gap financing, including both HOME and the Illinois Affordable Housing Trust Fund (“IAHTF”).

The HOME Investment Partnerships Program (“HOME”) provides formula grants to states and localities that communities use 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 funds are awarded annually as formula grants to participating jurisdictions (“PJs”). The program’s flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancements, or rental assistance or security deposits. As a PJ under HOME, IHDA directs this resource toward funding affordable rental housing.

The IAHTF offers financing for the acquisition, rehabilitation, and new construction of affordable rental housing. Multifamily developments proposing to use Trust Fund dollars will be prioritized on those developments receiving funding from other sources, as well as those developments which are ready to proceed. As such, IHDA has established the following maximum request for multifamily applications requesting HOME and IAHTF resources:

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

In CY 2023, IHDA’s Board approved \$9,067,401 in HOME allocations to help preserve 161 affordable units in three multifamily developments through multi-year financing.

In CY 2023, IHDA committed IAHTF funds to 16 multifamily development awards totaling \$41,708,394 in financing for 957 affordable units. Of that amount \$20,505,866 was first year financing for 695 units, and \$21,202,528 was multi-year financing to preserve 262 units.

4. IHDA Bond Financing

As an issuer of taxable and tax-exempt bonds, IHDA uses the proceeds to finance the creation and preservation of affordable housing. In CY 2023, IHDA's Board approved \$477,204,760 in tax-exempt bonds to support 13 multifamily developments representing 1,183 affordable units. For taxable bonds, IHDA's Board approved \$203,835,000 in bond proceeds to support two multifamily developments representing 159 affordable units.

5. Credit Advantage Mortgage Loan

Through its Credit Advantage Mortgage Loan, IHDA offers multifamily developers two first mortgage loan products to bring capital to support creation and preservation of affordable housing units in underserved markets: the Construction to Permanent Loan, and the Permanent Loan.

In CY 2023, under Credit Advantage Mortgage Loan, IHDA's Board approved \$35,738,000 for three multifamily developments, representing 381 units.

6. IHDA/HUD Federal Financing Bank/US Treasury Mortgage (FFB)

FFB is provided by HUD as a 1st mortgage product, with below market interest rates. This source is traditionally layered into both 9% and 4% LIHTC developments.

In CY 2023 IHDA's Board approved \$27,507,000 in funding for 11 multifamily projects representing 659 affordable units.

D. Legislation and Policy Initiatives

1. Affirmatively Furthering Fair Housing

On July 16, 2015, HUD published the final rule on "Affirmatively Furthering Fair Housing" ("AFFH"). The rule encouraged a more engaged, data-driven approach to assessing fair housing and related planning actions. This rule also established a standardized fair housing assessment and planning process to give jurisdictions and PHAs a more effective means to affirmatively further fair housing for the purposes of complying with the Fair Housing Act, a certification signed annually by all HUD grantees, including PHAs. To date, this rule has not gone into full effect due to a variety of factors. However, recently on February 9, 2023, HUD published in the Federal Register a notice of proposed rulemaking which intends to revive this effort by reinstating much of the structure of the 2015 rule, but with modifications and improvements to reduce data analysis and challenges around setting contextually appropriate goals for participants, issues which contributed to the lack of full implementation for the 2015 rule. In March 2023, IHDA provided comments on the proposed AFFH rule to the National Council of State Housing Agencies ("NCHSA") for inclusion in NCSHA's formal response to HUD's request for public comment. Additionally, IHDA is tracking research and developments tied to AFFH.

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

- Concentration and Preservation Metrics – IHDA has incorporated a variety of market metrics into its review of Preliminary Project Assessments and LIHTC applications since 2012. The Affordable Rental Unit Survey ("ARUS") serves as an estimator of rental affordability (independent of rent restrictions) for each census tract throughout the state. Additionally, IHDA publishes and maintains an Affordability Risk Index ("ARI"), a tool designed to determine the need to preserve affordability by measuring change over time in key market metrics. Proposed developments located in census tracts identified by the ARI as being at risk of affordability loss are incentivized with up to 5 points in the QAP. Lastly, the Quality of Life Index ("QOLI") is a statewide planning tool intended to determine areas of high livability within Illinois. The QOLI is a cumulative score across five measures: education, prosperity, health, housing, and connectivity. Each category is worth two points and development teams can earn up to ten points for developments in areas with high cumulative QOLI scores.

- Rental Housing Support (“RHS”) program/Re-entry Special Demonstration Program – IHDA administers this program with housing and services providers serving the re-entry population to assist individuals who are exiting the State prison system. It is a rental assistance program targeted to extremely and severely low-income (15-30% AMI or below) individuals who are elderly and/or disabled who are being released from incarceration, as well as individuals enrolled in a graduated reintegration program with a post-release plan that includes employment.

2. BIPOC Developer Capacity Building Initiative (“Next Gen”)

As part of IHDA’s continuing diversity, equity, and inclusion efforts, IHDA has been exploring opportunities to support BIPOC 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 developments received, and a more equitable distribution of the wealth generated by the developer fees. IHDA researched several DEI initiatives that serve as models from across the country and facilitated conversations with stakeholders within the development community to understand the needs and goals of BIPOC-led firms and nonprofits in the tax credit space. As a result of this work, in August 2022, IHDA released an RFA for Next Gen. The funding is available to Community Development Financial Institutions (“CDFIs”) to provide predevelopment loans, curated technical assistance, and LIHTC training to BIPOC developers. Applications were due in December 2022, for which IHDA received 5 CDFI applications requesting a cumulative \$21.60 million.

Following application review and scoring, Local Initiatives Support Corporation (“LISC”) was awarded a combined \$4.80 million on May 19, 2023. As the designated technical assistance partner, for which it was granted \$1.4 million, LISC will be responsible for developing a training curriculum to arm emerging developers with the knowledge needed to enter and succeed in the LIHTC industry. LISC is also responsible for the developer participant process and ongoing individualized technical assistance. Under the Predevelopment Loan Fund component of Next Gen, LISC was awarded \$3.48 million to in turn provide predevelopment loans, not to exceed \$250,000, to BIPOC developers engaged in Next Gen.

3. BIPOC Developer Capacity Building QAP Inclusions

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

In CY 2023, for the 2024-2025 QAP, IHDA adjusted the existing BIPOC scoring incentives to prioritize BIPOC for profit developers and greater participation of MBE/WBE/DBE entities across all development teams. This change was in recognition of the need to directly involve BIPOC developers and BIPOC led organizations in the LIHTC development process, for both greater participation and representation, but also greater ability of those individuals and organizations to experience the economic benefits of developing housing products within the LIHTC space.

Policy Priority #2: Advance Access for Priority Populations

The Housing Task Force affirms that housing is a human right, and that all Illinoisians should have access to housing that meets their needs and enables them to live a fulfilling and dignified life in the community of their choice. True inclusion and choice hinges on access. The issue of access impacts all priority populations, but particularly priority populations who encounter significant barriers to housing and therefore are at risk of not being included in the state's affordable housing activities.

Illinoisians continue to experience a challenging economic environment due, in part, to the COVID-19 pandemic and its impact on housing affordability, which has highlighted existing long-standing systemic inequalities and increased housing insecurity. While some short-term pandemic-era resources have begun to expire in 2022, IHDA and partner state agencies are committed to collaborating to utilize significant federal and state resources, such as HOME-ARP funding, for housing and services to meet the housing needs of Illinois residents, and to create much needed access to quality affordable and supportive housing.

This priority and its recommendations draw from the findings of the Illinois Housing Blueprint, the Housing Task Force's previously convened Supportive Housing Working Group, and an analysis conducted by the Illinois Office to Prevent and End Homelessness, among other topics.

Advance Access for Priority Populations Recommendations

1. Explore and create new funding and capacity building opportunities.
2. Utilize partnerships and interagency collaborations to better connect housing and service resources.
3. Promote Illinois' housing and service resources via education, outreach, and targeted communication.

A. Homeowner Assistance Programs

1. Specially Adapted Housing Grant for Veterans

The Illinois Department of Veterans' Affairs ("IDVA") operates the Specially Adapted Housing Grant, which is a benefit available to veterans or service members who are entitled to disability compensation for permanent and total service-connected disability. To be eligible for this grant, the veteran must be certified eligible by the Veterans Administration for assistance under Chapter 21 of Title 38, United States Code. The veteran must also have been a resident of the State of Illinois at the time they entered the armed forces.

Funded through the Illinois Affordable Housing Trust Fund, eligible veterans or service members may receive an IDVA grant for no more than 25% of the outstanding mortgage of a specially adapted house or \$15,000; whichever is less. IDVA committed \$40,509 to the program in 2023, assisting a total of 3 households.

B. Multifamily Financing

1. Housing for Justice Involved Individuals Program ("HJIIP")

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

In total, IHDA received 35 applications requesting more than \$16.60 million in funding, spanning nine counties across northeastern and central Illinois. After evaluating the applications based on several key metrics, including development team capacity and strength of social services, IHDA's Board approved 28 developments totaling \$13.30 million in funding, which are shown in the corresponding reference table below. Please note, the three funded Henry's Sober Living projects (called out with an asterisk in the below table), opted to leave the program.

The HJIIP projects approved in 2022 will preserve or create 349 beds. Of the 25 developments, there will be 129 existing HJIIP beds and 216 new beds totaling 349 beds. As of March 2024, IHDA has closed on 15 HJIIP deals. One development was closed in Fiscal Year 2022 and the other fourteen were closed in Fiscal Year 2023. In 2023, while IHDA did not award new funding under HJIIP, the Authority closed 14 deals corresponding to awards made in 2022, totaling \$6,650,000 providing funding for 73 existing beds, 128 new beds, and 201 total beds. A new HJIIP RFA will be released in spring 2024.

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

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

Development Name	Sponsor	HJIIP Beds	2022 Board Approved Funding
City of Chicago			
St. Leonard's House	St. Leonard's Ministries	15	\$475,000
St. Leonard's Grace	St. Leonard's Ministries	16	\$475,000
St. Leonard's House	St. Leonard's Ministries	25	\$475,000
Supportive Housing PUSH Michigan	Safer Foundation	12	\$475,000
Supportive Housing PUSH Paxton	Safer Foundation	7	\$475,000
Henry's Sober Living House Project 1*	Henry's Sober Living House	66	\$475,000
Henry's Sober Living House Project 2*	Henry's Sober Living House	30	\$475,000

Development Name	Sponsor	HJIIP Beds	2022 Board Approved Funding
Henry's Sober Living House Acquisition*	Henry's Sober Living House	40	\$475,000
Hardin House Expansion Project	Hardin House	48	\$475,000
Prentice Place Improvement Project	Prentice Place	37	\$475,000
Phoenix Recovery Women	Phoenix Recovery Support Services, LLC	15	\$475,000
LCLC K-Town Workforce Housing	Lawndale Christian Legal Center	20	\$475,000
The HR (Hope Revitalized) Project	Sip & Savor Cares NFP	8	\$475,000
GRO Community Reintegration Housing (Single Family)	GRO Community	8	\$475,000
GRO Community Reintegration Housing (Multifamily)	GRO Community	12	\$475,000
Total		359	\$7,125,000

Development Name	Sponsor	Location	HJIIP Beds	2022 Board Approved Funding
Chicago Metro				
Southwest Reentry	Beds, Plus Care, Inc.	Alsip, Midlothian, Worth	5	\$475,000
HAS Housing Program	Healthcare Alternative Systems, Inc.	Aurora	16	\$475,000
WIN Recovery Reentry Safe Home Network 1	Women in Need (WIN) Recovery	Berwyn	8	\$475,000
WIN Recovery Reentry Safe Home Network 2	Women in Need (WIN) Recovery	Berwyn	8	\$475,000
WIN Recovery Reentry Safe Home Network 3	Women in Need (WIN) Recovery	Berwyn	8	\$475,000
Kane County Dunham Duplex – Serenity House	Serenity House Counseling Services, Inc.	Aurora	12	\$475,000
Challenge II Change Transition Center	Challenge II Change	Aurora	8	\$475,000
Total			65	\$3,325,000
Other/Non-Metro				
HACC Re-entry Transitional Housing Project	Housing Authority of Champaign County	Champaign	18	\$475,000
YWCA Justice Project 1	Young Women's Christian Association of Quincy	Quincy	8	\$475,000
YWCA Justice Project 2	Young Women's Christian Association of Quincy	Quincy	10	\$475,000

Development Name	Sponsor	Location	HJIIP Beds	2022 Board Approved Funding
North Grand Quadrangle and Square One Project	Windspring Transitional Services, Inc.	Springfield	31	\$475,000
Maitri Path to Wellness Project 1	Wellness and Recovery with Maitri	Peru	8	\$475,000
Maitri Path to Wellness Project 2	Wellness and Recovery with Maitri	Peru	8	\$475,000
Total			83	\$2,850,000
Grand Total All Set-Asides			507	\$13,300,000

2. Rental Housing Support Program

The Rental Housing Support Program (“RHSP”) was created in July 2005 to promote permanent housing through the funding of rent subsidies for extremely- and severely low-income households. It is a unit-based program for households earning at or below 30% AMI, with 50% of the available resources set-aside for extremely low-income households at or below 15 percent area median income. RHSP receives its funding from a \$20 charge on real estate document recording fees collected per transaction at the county level, with one dollar of the fee retained by the applicable county.

RHSP is divided into two sub-programs: (i) the Rental Housing Support Program (“RHS”), which allows the Authority to contract with agencies throughout the state called Local Administering Agencies (“LAAs”); and (ii) the Long Term Operating Support Program (“the LTOS Program”), which allows the Authority to directly contract with owners of rental developments. Funding for the two sub-programs is allocated based on a formula in the enabling legislation.

In 2023, IHDA committed a total of \$13,658,830 to the RHSP program for the continued support of 404 units. Activity under the two sub-programs is provided below. Additionally, for CY 2024, IHDA projects committing \$13,000,000 to the RHS program and an additional \$4,000,000 to new LTOS to be made available for approved developments as part of the Permanent Supportive Housing RFA Round.

Rental Housing Support – Local Administering Agencies

IHDA administers the program overall, but contracts with LAAs around the state who manage the program in their respective communities, including finding and screening eligible tenants. LAAs who currently work with RHS are listed in the reference table below, along with their respective coverage area. In CY 2023, IHDA committed \$9,877,052 for 365 units under the RHS – LAAs.

Long Term Operating Support

On an annual basis 10% of RHSP funds are made available to the LTOS Program. LTOS provides up to fifteen years of a long-term, project-based rent subsidy to newly available affordable units. This program works to increase the supply of affordable housing to households earning at or below 30% AMI. The goal being to increase the supply of affordable housing to households earning at or less than 30 percent of area median income by providing a long-term, unit-based rent subsidy.

Starting in 2018, IHDA posted a LTOS RFA to give rental subsidies for 15 years to eligible landlords serving households referred through the SRN. LTOS grants were awarded to the highest scoring applications to bridge the gap between the contract rent and what extremely low-income households can afford to pay. Eligible developments must be located outside the City of Chicago, meet the accessibility requirements listed in the RFA and commit to accepting tenants referred through the SRN to be considered. In CY 2023, IHDA disbursed \$3,781,778 to three LTOS developments to continue assistance to 39 units for a period of 15 years.

Agency Name	Service Area(s)	Units	2023 Funding Award
RHSP Funding: Local Administering Agencies (LAAs)			
CEDA	Suburban Cook County	32	\$1,573,887
DuPage County Housing Authority	DuPage County	18	\$810,458

Agency Name	Service Area(s)	Units	2023 Funding Award
Housing Choice Partners	Suburban Cook County	27	\$1,170,697
Henry County Housing Authority	Henry, Mercer, Bureau, Stark, Knox Counties	6	\$105,070
Illinois Association of Community Action Agencies	Henry, Mercer, Rock Island, Boone, Winnebago, Adams, Brown, Pike, Schuyler, Edwards, Gallatin, Hamilton, Saline, Wabash, Wayne, White, Bond, Clinton, Marion, Washington, Clay, Effingham, Fayette, Shelby, Moultrie, Christian, Montgomery, Franklin, Williams, Jefferson, Clark, Coles, Crawford, Cumberland, Douglas, Edgar, Jasper, Lawrence, Richland, Bureau, Carroll, LaSalle, Lee, Marshall, Ogle	93	\$1,578,210
Kendall Housing Authority (handled by DuPage Housing Authority)	Kendall, Grundy County (excluding Aurora and Joliet)	9	\$568,095
Lazarus House	Kane County	17	\$615,858
McHenry County	McHenry County	24	\$477,342
Springfield Housing	City of Springfield & Sangamon County	9	\$165,681
St. Clair County, Intergovernmental Grants Department	St. Clair & Monroe Counties	40	\$934,861
Winnebago County Housing Authority	Winnebago, Boone & Stephenson	98	\$1,876,894
Total		365	\$9,877,052
Long Term Operating Support (LTOS)			
Columbia Apartments	Waterloo	16	\$1,283,850
Courtyard Square Apartments	Charleston/Mattoon	16	\$1,119,366
Wildwood Apartments	Elgin	7	\$1,378,562
Total		39	\$3,781,778

3. The Re-entry Demonstration Rental Housing Support Program

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

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

At the conclusion of CY 2023 there were 31 tenants placed in re-entry units, and a total of \$522,528 was paid in subsidy for the year.

C. Resources for Most Vulnerable Populations

1. Illinois Housing Search Website

ILHousingSearch.org is an online affordable housing locator that lists available affordable housing throughout the state. Users can search for housing by geographical location, size, price, accessibility features, amenities, and other eligibility criteria. As of December 31, 2023, about 8,100 landlords had registered over 149,000 units throughout the state, with about 1,225 units available and 2,753 wait-listed listings on the site. The site is well utilized, with nearly 500,000 searches in the year 2023 alone.

2. HUD Section 811 Project Rental Assistance

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

Through this program, IHDA works with affordable housing development owners to set aside units for eligible 811 populations through a Rental Assistance Contract (“RAC”). Section 811 rental assistance is provided to properties financed by several funding sources. This allows the 811 subsidies to help state and local governments strategically and systematically create integrated supportive housing units in regulated, affordable rental housing developments. Service providers working with eligible applicants can then access the Section 811 units by placing Class Members and other eligible applicants onto the PAIR module’s 811 Waiting List. A Section 811 Interagency Panel that includes IHDA, DHS, and HFS, meets to review the program and discuss interagency initiatives to improve access to 811 units.

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

Since the start of the program, 381 units have been Board approved and 357 are listed in the PAIR system. Funding and unit information to date is shown below. Payments under these RACs, and utilizing the existing funding allocated to IHDA under the above mentioned federal fiscal years, are still being processed as of CY 2023.

In CY 2023, \$1,099,800 in subsidy was provided for 13 units administered by one provider.

CY 2023 Board Approved Section 811 Project	811 units	Grant (RAC Subsidy Amount)
Villa Guadalupe	13	\$1,099,800

3. Statewide Referral Network

Created in 2007 originally within IHDA’s LIHTC Program, the Statewide Referral Network (“SRN”) works to link populations already connected to services to affordable, supportive housing. SRN units are affordable for persons with extremely low incomes (at or below 30% AMI). Eligible populations include persons living with disabilities, persons experiencing homelessness, persons at risk of homelessness and, as of 2020, persons at risk of institutionalization. LIHTC incentives were included in QAPs from 2015-2019. In the 2020-2021 QAP, all non-elderly developments were required to set-aside a minimum of 10% of their units for the SRN and could score additional points for SRN units above 10%. In the 2022-2023 QAP, all developments were required to include 5% - 10% SRN in their affordable units depending on geography. The current 2024-2025 QAP maintains the requirement that all developments include 5% - 10% SRN in their affordable units depending on geography and provides additional scoring incentives for additional SRN units above these required minimums.

Embedded within the State of Illinois’ housing locator website (ILHousingSearch.org) is a password-protected login through the Pre-Screening, Assessment, Intake and Referral (“PAIR”) module for SRN and Section 811 units. Launched in June 2015, the PAIR module is a waitlist management system managed by the Illinois Department of Human Services (“DHS”) and IHDA, supported by the Department of Healthcare and Family Services and the

Department on Aging. There are over 2,800 units available within the SRN. As IHDA continues to create additional developments with SRN units, this number is expected to grow.

4. Permanent Supportive Housing Development Program

IHDA’s Permanent Supportive Housing Development (“PSH”) Program funds developments that serve extremely low-income persons with disabilities, persons experiencing homelessness and other vulnerable populations. These developments are also encouraged to set aside units for referrals through the Statewide Referral Network. This program leverages funds from a variety of State and federal sources, including but not limited to the National Housing Trust Fund, Illinois Affordable Housing Trust Fund, and federal HOME dollars.

In CY 2023, IHDA’s Board approved \$37,878,825 in funding for five awarded developments under the ninth round of the PSH program as is shown in the below table:

CY 2023 Board Approved PSH Project	Units	Award Amount
Vivian's Village	16	\$ 4,950,000
Garden Apartments	16	\$ 7,847,919
Be Neighbors Veterans Community	18	\$ 4,800,000
The Commons of Mattoon	25	\$ 8,419,036
Hamlin Avenue Apartments	25	\$ 11,861,870
Total	100	\$37,878,825

Also in CY 2023, IHDA released an RFA for funding under a tenth round of the PSH program. Applications were due January 16, 2024. Under this PSH round, additional funding was available for developments that had healthcare and housing partnerships through the Health Housing, Healthy Communities (H3C) Initiative, which is discussed under *Policy Priority #4 Maximize Impact of New Resources and Programming by Building Partnerships and Leaderships and Leadership Capacity*.

5. National Housing Trust Fund

The National Housing Trust Fund (“NHTF”) was authorized under the Housing and Economic Recovery Act of 2008, with its major purpose being to increase and preserve rental housing and homeownership opportunities for extremely low (30% AMI or below) and very low-income (50% AMI or below) households. NHTF was established as a permanent federal program, with dedicated sources of funding coming from a percentage of after-tax profits from two Government-sponsored enterprises (“GSEs”), Fannie Mae and Freddie Mac, which are not subject to the federal appropriations process.

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

In CY 2023, IHDA’s Board awarded \$27,211,342 to create 114 units of Permanent Supportive Housing through use of NHTF funds.

6. Illinois Supportive Housing Institute and Project Initiation Loan Fund

In May 2021, the Corporation for Supportive Housing (“CSH”) provided IHDA with a proposal for the implementation of a Supportive Housing Institute (“the Institute”) in Illinois. Founded in 1991, CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. IHDA’s goals for the SHI are to build the capacity of emerging supportive housing developers, expand PSH across Illinois, increase participation of developers outside of the Chicago Metro Area, and solicit development proposals for PSH targeting resident populations outside the Chicago Metro Area.

IHDA approved a two-year SHI contract with an optional one-year extension in August 2021. The first Institute was held from June-September 2022 with six participating development teams, and a second Institute was held from March – June 2023 with 11 participating development teams. IHDA and CSH plan to enter into a new agreement to continue the SHI for 2024-2025.

CSH also requested \$1 million to capitalize a revolving Illinois Project Initiation Loan (“PIL”) Pool. This PIL Pool will be used to support the early pre-development costs associated with projects developed in the Illinois Supportive Housing Institute. PILs would be sized to ensure that groups have enough funds available to pay for pre-development expenses required to submit an IHDA PSH application. The final PIL structure was approved by IHDA’s Board in April 2022 and the PIL is active as of August 2022. As of the end of 2023, CSH has closed on one PIL loan.

7. Illinois Supportive Living Program

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

By providing personal care and other services, residents can still live independently and choose what services to receive. HFS currently operates this program through a Medicaid waiver, which allows payment for services that are not routinely covered by Medicaid. These include intermittent nursing, personal care, homemaking, laundry, maintenance, medication supervision, meals, social activities, recreation, arranging or providing transportation, health promotion and exercise and 24-hour staff to meet residents scheduled and unscheduled needs. The resident is responsible for paying the cost of room and board at the SLP community. In 2023, there were 157 providers with a capacity of 13,151 apartments. Of the 157 communities, 11 serve people ages 22 to 64 with physical disabilities. 52 sites have been approved for the SLP and are in various stages development, including one that will serve people with physical disabilities. Also included are 43 SLP dementia care settings. In all, there are SLP communities in 74 counties in Illinois. The Centers for Medicare and Medicaid Services (“CMS”) has defined the Illinois SLP program as meeting the requirements of a “community-based setting.” Supportive Living Program providers are among the State’s nine current Medicaid waivers.

In 2023, HFS committed \$314,732,293 towards its Supportive Living Program, assisting 12,606 individuals.

D. Homelessness and Interagency Collaboration

1. Illinois Interagency Council on Homelessness

In September 2021, Governor Pritzker signed an executive order to create an Illinois Interagency Task Force on Homelessness and an Illinois Advisory Council on Homelessness. With leadership provided by the State Homelessness Chief, these bodies collaborated to develop and present a State Plan ‘*Home Illinois: Illinois Plan to Prevent and End Homelessness*’ to the Governor and the General Assembly in June 2022. The Plan’s goal is to build the systemic foundation to reach functional zero in Illinois, and its mission is to coordinate state of Illinois agency strategies and investments and partnering with community to build a strong safety net and permanent housing for Illinoisans facing homelessness and housing insecurity.

In 2022, The Illinois Office to Prevent and End Homelessness (“IOPEH”) requested technical assistance from the U.S. Department of Housing and Urban Development to complete an analysis of the amount of housing that would need to be created to meet the functional zero goal. Homebase worked with IOPEH, Continuums of Care (“CoCs”), and community leaders to develop a working model for reaching functional zero.

This model utilizes the Homeless Management Information System (“HMIS”), Homeless Inventory Count (“HIC”) data, and the HUD Stella Modeling tool (“Stella M”). These data sources and tools were used to calculate the annual inflow, outflow, and unmet need. Based on these data points and assuming current trends continue, the Stella M system helped quantify the number of additional beds needed across the State of Illinois to meet functional zero. The model estimates the need for a total of 19,607 additional temporary and permanent housing units to reach functional zero if implemented by the end of 2024, of which, 6,292 would be classed as permanent supportive housing and other supportive housing (“PSH/OPH”).

In June 2023, Governor Pritzker, IDHS, and the Office to Prevent and End Homelessness hosted the first Home Illinois Summit to launch the next major steps under the *Home Illinois* plan to reach functional zero in Illinois.

In July 2023, Governor Pritzker signed **HB2831** which codifies the Illinois Interagency Task Force on Homelessness, the Community Advisory Council on Homelessness, and IOPEH as permanent parts of Illinois' government structure.

In December 2023 '*Home Illinois: Illinois Plan to Prevent and End Homelessness Annual Report*' was presented to the Governor and General Assembly reporting on the progress made to date on the state plan.

2. Interagency Working Group on Poverty and Economic Security

The Illinois General Assembly passed the Intergenerational Poverty Act (**Public Act 101-636**) in the Summer of 2020 establishing an interagency working group ("IWGP") with main goals of:

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

The full group meets on a quarterly basis. The statutory membership includes Illinois agency heads covering Human Services, Labor, Aging, Agriculture, Education, Public Health, Commerce and Economic Opportunity, Corrections, and Governor's Office of Management and Budget.

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

Since passage of the Strategic Plan in 2022, the IWGP has worked to support implementation. The IWGP has developed status updates on State actions being taken to advance each of the strategic pillars and conveyed those updates to the full Commission. In addition, the IWGP has begun to participate in subcommittees, of which there are five (one for each strategic pillar). Across 2023, the subcommittees met and have begun to develop recommended action steps that can be taken toward achieving the Commission's strategic goals during Fiscal Year 2024. Completing and carrying out these actions will be the work of the subcommittees and the IWGP looking forward.

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

Resiliency is an urgent and growing focus in the world of affordable housing, as it affects the affordability and livability of individual households, neighborhoods, and communities. A resilient community can withstand, prevent, or quickly recover from major economic or environmental disruptions. In a community that lacks resiliency, however, residents and communities unable to weather environmental or economic hardships can face displacement, job loss, financial ruin, and homelessness. Disaster events create new acute and long-term affordable housing needs in a region. It is vital that affordable housing providers think beyond simply providing living units to individual households and engage in the essential work of ensuring residents can survive and thrive in their communities.

The types of resiliencies being considered in this plan include environmental resiliency and economic resiliency. Environmental resiliency is a communities' 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. Economic resiliency speaks to communities' ability to withstand economic shock from such events as the Housing Mortgage Crisis or the COVID-19 pandemic. Ultimately, the pandemic revealed the financial vulnerability of Illinois households and their communities that rely on low-wage, service-industry jobs. Through affordable housing, policymakers empower families to afford necessities, including their housing costs, and saving for an emergency—in doing so, we create communities and neighborhoods that are less susceptible to these events. Living in a post-COVID world, thinking beyond emergency housing, the resiliency of affordable housing and their communities should be forefront.

This priority and its recommendations draw from the findings of the Illinois Housing Blueprint Working Groups, an analysis of statewide housing challenges, the work of IHDA's Community Revitalization Technical Assistance Program, and the Inflation Reduction Act, among other topics.

Support Economic Resiliency and Energy Efficiency in Affordable Housing Recommendations

1. Utilize affordable housing to support economic development in Illinois.
2. Leverage regional and statewide technical assistance programming to better connect housing, economic development, and business development entities.
3. Enhance engagement between State agency partners to connect housing, economic development and energy or efficiency resources and programs.
4. Continue work to incorporate green building technology, funding, and policies in affordable housing programs.

A. Community Revitalization Programs

1. Land Bank Capacity Program and Technical Assistance Network

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

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

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

In CY 2023, \$183,555 was disbursed for program activity under the City of Peoria Additional Funding component.

CY 2023 Funding	Time Period	Funds Awarded	Number of Awards	Units of Local Government Assisted	Land Banks Assisted	Properties Assisted
City of Peoria Additional Funding	July 2021 – October 2023	\$215,665	1	1	1	55

2. Land Bank Technical Assistance Program

Under the Technical Assistance Network component of the LBCP noted above, IHDA entered into grant agreements of \$75,000 each, with two technical assistance providers. These TA grants expired in September 2020, despite the corresponding LBCP continuing to operate until its grantee terms end in CY 2022. To enable the existing TA Providers to continue providing critical support for the creation and operation of Land Banks in Illinois until the LBCP grants expired, IHDA established the Land Bank Technical Assistance Program (“Land Bank TA Program”). This program was expressly created to fund the two existing LBCP TA Network Providers with \$400,000 (\$200,000 each), until CY 2022 when the Land Bank Capacity Program grantee agreements expired. Funding is sourced from the Illinois Affordable Housing Trust Fund.

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

TA Program Eligible Grant Activities include the following:

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

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

Under a second round of the program, two awards totaling \$500,000 have been approved for the existing TA Providers. This round is expected to run from December 2022 through December 2024. Across CY 2023, \$126,598.84 was disbursed for program activity, and a combined 8 entities have been assisted by the TA providers under the program's second round, this includes 4 land banks and 4 local government units.

3. Strong Communities Program

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

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

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

SCP Funding Round	Time Period	Funds Awarded	Number of Awards	Unique Properties Receiving Services
Round 1	March 2021 - March 2023	\$10M	68	554
Round 1.5	April 2022 – April 2024 (expected)	\$4,309,403.92 (not to exceed)	48	9 to date
Round 2	March 2023 – March 2025 (expected)	\$19,021,000.00	68	TBD

In CY 2023, a total of \$3,877,636 was disbursed to assist 456 unique properties under Round 1 and Round 1.5 of the program. Additionally, in September, IHDA’s Board approved 68 awards under Round 2 for a total of \$19,021,000. Grantee information for Round 2 is available below.

Round 2 SCP Grantee Name	CY 2023 Board Approved Grant Amount
Adams County	\$162,000
Champaign County Regional Planning Council	\$337,000
City of Alton	\$399,000
City of Aurora	\$487,000
City of Benton	\$45,000
City of Bloomington	\$103,000
City of Blue Island	\$374,000
City of Cahokia Heights	\$225,000
City of Carbondale	\$484,000
City of Carmi	\$120,000
City of Carthage	\$552,000
City of Centralia	\$357,000
City of Champaign	\$135,000
City of Charleston	\$111,000
City of Chicago Heights	\$712,000
City of Danville	\$399,000
City of Decatur	\$337,000
City of Dekalb	\$109,000
City of Flora	\$185,000

Round 2 SCP Grantee Name	CY 2023 Board Approved Grant Amount
City of Freeport	\$300,000
City of Galesburg	\$562,000
City of Henry	\$461,000
City of Jacksonville	\$562,000
City of Kewanee	\$163,000
City of LaSalle	\$100,000
City of Litchfield	\$258,000
City of Macomb	\$487,000
City of Moline	\$417,000
City of Monmouth	\$212,000
City of Oakland	\$95,000
City of Oglesby	\$210,000
City of Peoria	\$712,000
City of Pittsfield	\$41,000
City of Quincy	\$330,000
City of Rock Falls	\$103,000
City of Rock Island	\$268,000
City of Rockford	\$125,000
City of Salem	\$190,000
City of Savanna	\$562,000
City of Sesser	\$50,000
City of Springfield	\$337,000
City of Sterling	\$257,000
City of Streator	\$73,000
City of Vienna	\$75,000
City of Virden	\$131,000
Cook County Land Bank Authority	\$562,000
DuPage County Building and Zoning Department	\$299,000
Kankakee County	\$487,000
Lee County	\$154,000
Macon County	\$337,000
NILBA – Region 1 Planning Council	\$337,000
Peoria County	\$239,000
Putnam County	\$57,000
South Suburban Land Bank and Development Authority	\$562,000
Village of Brownstown	\$51,000
Village of Buda	\$158,000
Village of Carrier Mills	\$75,000
Village of Coal City	\$84,000
Village of Dongola	\$120,000
Village of East Cape Girardeau	\$60,000
Village of Hopkins Park	\$195,000
Village of Maywood	\$464,000
Village of Park Forest	\$712,000
Village of Pulaski	\$75,000
Village of Rutland	\$324,000
Village of Sauk Village	\$337,000
Village of Worden	\$131,000
Winnebago County Health Department	\$487,000
Total: 68	\$19,021,000

4. Chicago Neighborhood Rebuild 2.0

In September 2023, the IHDA Board passed a resolution authorizing the allocation of \$20,000,000 in Capital Bill funds to IHDA pursuant to enabling legislation, which names IHDA as the administrator of the funds on behalf of the City of Chicago. The “Chicago Neighborhood Rebuild 2.0” will address vacant, abandoned, and deteriorated 1- to 4-unit residential properties in need of rehabilitation. This initiative will expand on the existing work of the Chicago Neighborhood Rebuild program where the City of Chicago Department of Housing engages with Community

Development Financial Institutions (“CDFIs”). CDFIs will be selected by DOH pursuant to a Request for Applications process and funding is provided to offer grants to enable the purchase and rehabilitation of vacant and abandoned residential housing and return them to productive use.

B. Homeowner Assistance Programs

1. Single Family Rehabilitation Program

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

In 2023, IHDA merged the SFR and Home Accessibility Programs into a new program called the Home Repair and Accessibility Program (“HRAP”), which launched in March 2023. This new program replaced SFR, and no new funding is expected to be issued under SFR.

In CY 2023, a total of \$1,550,098 was disbursed to assist 55 unique properties under Round 2 and Round 3.

2. Home Accessibility Program

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

In CY 2023, Round 3 continued operations until its close in August 2023. In 2023, IHDA merged the SFR and HAP programs into a new program called the Home Repair and Accessibility Program (“HRAP”), which launched in March 2023. This new program replaced HAP, and no new funding is expected to be issued under HAP.

In CY 2023, \$1,037,565 was disbursed to assist 46 households under Round 3 of the program.

3. Home Repair and Accessibility Program

Funded by the Illinois Affordable Housing Trust Fund, IHDA’s Home Repair and Accessibility Program (“HRAP”) assists low-income and very low-income homeowners with health, safety, and energy efficiency repairs to their homes, as well as accessibility improvements. Through these activities, the program aims to: preserve existing affordable housing stock, provide investment in disadvantaged communities, improve the health and well-being of occupants, and help low-income and disabled or mobility impaired persons remain in their homes. This program merged SFR and HAP into one simplified program. Eligible homeowners may receive up to \$45,000 in assistance for eligible repairs and/or accessibility improvements. A Roof Only option will allow grantees to address roof related repairs up to \$21,500 for construction costs for homes that do not have significant interior health and safety issues or accessibility needs.

Round 1 of HRAP includes \$16 million in funding for 38 grantees and is expected to run for a two-year program term from March 2023 to March 2025. In CY 2023, \$522,301 was disbursed to assist 43 households.

4. Illinois Homeowner Assistance Fund Home Repair Program

Funded with \$28,750,000 in American Rescue Plan Act (“ARPA”) dollars, the Illinois Homeowner Assistance Fund Home Repair Program (“HAFHR”) provides grants ranging from one to five million dollars to eligible nonprofits and/or units of government with demonstrated experience in owner occupied home repair. Under the program, the grantee organizations will in turn make home repair grants up to \$60,000 per eligible homeowner to address critical home maintenance needs that were delayed and exacerbated due to the COVID-19 pandemic. Eligible repairs will

maintain the habitability of the home and prevent homeowner displacement, including safety repairs, code violation repairs, roofing, electrical/plumbing systems, and modifications or improvements to allow elderly or disabled persons to age in place.

To participate, homes must be owner occupied, household income must be at or below 150% AMI based on household size. Additionally, households must certify a financial hardship after January 21, 2020, related to the COVID-19 pandemic. Those who received housing assistance under the Illinois Homeowner Assistance Fund (“ILHAF”) are eligible to apply. Home repair grants will carry a 3-year forgivable recapture agreement.

In CY 2023, IHDA issued an RFA in June with a submission deadline in July, for which 50 applications were received, requesting a total of \$126,727,240 dollars. Following application review, 16 grantees were approved by the IHDA Board in October, for a combined \$28,750,000 in funding. HAFHR program activity is set to begin in January 2024.

5. Community Development Block Grant Housing Rehabilitation Program

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

In 2023, the Community Development Block Grant Housing Rehabilitation Program committed \$8.40 million to assist 135 households throughout Illinois.

6. USDA Rural Development Home Repair Loan and Grant Programs – Section 504

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

In 2023, the USDA Rural Development committed \$1.90 million towards its rural Section 504 program, which assisted 147 very low- and low-income rural households across Illinois.

7. USDA Rural Development 504 Rural Disaster Home Repair Grant Program

The U.S. Department of Agriculture - Rural Development office offers grants to help people repair their homes that were damaged by severe weather or natural disasters that occurred in 2022 and 2023. Through this program, people may apply to receive grants of up to \$40,675 directly from USDA to repair their homes. These grants pay for home repair expenses that were a result of a Presidentially declared disaster in 2022 for St. Clair County and in 2023 for Calhoun, Christian, Clark, Coles, Cumberland, De Witt, Douglas, Edgar, Hancock, Logan, Macon, McDonough, Monroe, Morgan, Moultrie, Pike, Sangamon, Scott, Vermillion, Warren, Washington. The funds can also be used to prepare a site for a manufactured home or relocate a manufactured home. Applicants must be in a low-limit income category, own their home, fall within USDA Rural Development’s asset limitations, and in an eligible rural area.

8. Illinois Low Income Home Energy Assistance Program

The Illinois Low Income Home Energy Assistance Program (“LIHEAP”) is designed to assist eligible low-income households pay for winter energy services. LIHEAP will provide a one-time benefit to eligible households to be used for energy bills. The amount of payment is determined by income, household size, fuel type and geographic location. LIHEAP is funded by the U.S. Department of Health and Human Services and the State of Illinois and administered by DCEO. Energy assistance is provided through local community action agencies or not-for-profit agencies throughout the state.

In CY 2023, \$356 million in LIHEAP funds were utilized to assist 341,100 households throughout Illinois.

9. Home Weatherization Assistance Program

The Illinois Home Weatherization Assistance Program (“IHWAP”) helps low-income residents save on heating and curb costs while increasing the comfort of their homes to conserve needed energy and to aid those persons least able to afford higher utility costs. Its mission is to insulate the dwellings of low-income persons with high energy burden, specifically, the elderly, persons with disabilities, and families with children.

In CY 2023, \$47.25 million in IHWAP funds were distributed to assist 3,154 Illinois households.

C. Technical Assistance and Capacity Building Programs

1. Community Revitalization Technical Assistance Network

IHDA is committed to expanding the capacity of underserved communities in Illinois to identify local housing needs and to empower those communities to take steps to meet those needs. Since 2016, IHDA has offered free planning services to communities and organizations statewide through its Community Revitalization (“CR”) Technical Assistance Network. IHDA partners with residents, leaders, and organizations to undertake planning activities, develop strategies for future revitalization and investment, and produce official documentation for communities to utilize in their pursuit of future development.

Currently, IHDA offers long-term comprehensive planning partnerships to communities and organizations located outside of the Chicago Metropolitan Area. These partnerships include a wide variety of planning activities including market review, community outreach, housing stock surveying, and funding strategy development. These activities and partnerships result in a formal Housing Needs Assessment plan that communities can utilize to pursue their future development goals and investments, and that satisfies the 10-point Community Revitalization category in IHDA’s 9% Low Income Housing Tax Credit program.

Long-term comprehensive planning partnerships are not available within the Chicago Metropolitan Area (Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will Counties), however, communities and organizations located in this area may partner with IHDA’s Community Revitalization Program to undertake select planning activities and components.

To date, IHDA’s CR Technical Assistance has been provided to developers and city officials/local champions in more than 150 communities throughout the state. The below table provides information on the types of technical assistance being provided to individual projects/communities.

Community Revitalization Technical Assistance Type	CY 2023
Traditional Community Revitalization Partnerships	14
Low Income Housing Tax Credit Applications with Community Revitalization (9% and 4%)	26
Community Revitalization: Discussion Phase/Inactive	5

2. 9% LIHTC Community Revitalization Plans

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

In CY 2023, 55 full developer applications were submitted for LIHTC funding, of which 20 developments intended to score under the Community Revitalization scoring category. Ultimately, 18 developments were awarded credits with six of those having scored under the Community Revitalization category.

9% LIHTC Round	Full Applications Submitted	Full Applications with Community Revitalization	LIHTC Allocations Awarded	Awardees with Community Revitalization	Awardees that received CR TA
2023	55	20	18	6	4

3. IHDA Market Tools

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

IHDA publishes the following tools on the **Market Research** portion of its website:

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

4. Homes for a Changing Region

Funded through the Illinois Affordable Housing Trust Fund, IHDA partners with the Metropolitan Mayor’s Caucus (“MMC”) for the Homes for a Changing Region grant, that aims to increase the capacity of participating communities across the Chicago Metro Area, to implement policies at the local level that could increase the supply of and access to a healthy range of housing options, including affordable housing. In 2023, Phase 2, Round 2’s ended following a 2-year grant term that saw \$305,000 in disbursements for activity, with \$152,500 in CY 2023 alone. Communities included under this iteration of the grant are Cicero, Fox Lake, Lockport, Park Ridge, Richton Park, Summit, Woodridge.

Given Phase 2, Round 2’s closure, a proposal for the next round was approved by the IHDA Board in November 2023, with a grant of \$335,500 for MMC to work on Action Plans for 5 to 8 communities, most of which will be Affordable Housing Planning and Appeal Act (“AHPAA”) Non-Exempt Local Governments.

5. Chicago Rehabilitation Network Technical Assistance Grant

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

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

In CY 2023, CRN continued hosting its yearly Community Empowerment Series Workshops, despite the ongoing impacts of the COVID-19 pandemic. IHDA disbursed \$185,855 to support eight CRN workshops which totaled 24 individual class sessions, and 69 total attendees representing 40 distinct organizations.

CRN Funding Round	Time Period	Funds Awarded	Number of Awards
Round 4	September 2022 – September 2024 (expected)	\$330,000	1

D. Improving Building Standards and Environmental Justice

1. Qualified Allocation Plan

The Qualified Allocation Plan (“QAP”) is a key policy tool for a Housing Finance Authority to establish and incentivize its priorities for housing development.

While the 2022-2023 QAP was in effect for CY 2023 IHDA published its 2024-2025 QAP in October, following approval by the IHDA’s Board of Directors and the Governor. Several changes were made to this QAP including clearly delineated and trackable policy priorities tied to individual QAP requirements, the inclusion of a Permanent Supportive Housing Scoring Track to encourage LIHTC developers to enter the PSH production space, adjustments to the existing BIPOC scoring incentives to prioritize BIPOC for profit developers and greater participation of MBE/WBE/DBE entities across all development teams, a mandatory third party cost estimate to independently verify construction costs and limit post award cost increases, an increase to the developer fee from \$2 million to \$2.5 million, and modifications to the sustainability and energy efficiency requirements to offer an on ramp to developers who are interested in green building but do not presently develop housing products which meet green building standards.

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

There is no shortage of strong affordable housing leadership in Illinois. Illinois is rich with organizations and groups with policy levers at their disposal to increase the supply of housing and affordability of Illinois. The interest and the expertise are most welcome in the ongoing discourse of affordable housing, but so is mutual understanding of the competing goals and the targeted areas. 2021 and 2022 saw a robust amount of new and increased funding for affordable housing, funding that the State, through multiple agencies and programs, is still working to distribute. And while Illinois is in better shape entering 2023 in terms of effects from the COVID-19 pandemic than it was in 2021 or 2022, there is still much work to do to stabilize housing for all Illinois residents. As the developing efforts to help newly arriving migrants find housing illustrates, the work to provide quality, stable affordable housing is always changing.

This priority and its recommendations draw from the *Home Illinois: Illinois' Plan to Prevent and End Homelessness*, Governor's Rural Affairs Council, Healthy Housing, Healthy Communities Partnership Initiative, and HOME-ARP, among other topics.

Maximize Impact of New Resources and Programming by Building Partnerships and Leadership Capacity Recommendations

1. Align legislation, housing, and research agendas to coordinate policies that target inequities and promote equal access to affordable housing.
2. Coordinate HOME-ARP funds and other new resources to best serve the Priority Populations.
3. Expand interagency coordination to collaboratively assist Priority Populations.

A. COVID-Related Emergency Funding

1. Illinois Rental Payment Program

The Illinois Rental Payment Program (“ILRPP2”) provided financial assistance for rent to income-eligible Illinois renters and their landlords who have been impacted by the COVID-19 pandemic. Renters in Illinois who were behind on rent due to COVID-19, were eligible for up to \$25,000 in emergency rental payments. Assistance covered up to 18 months of emergency rental payments, including up to 15 months of missed rent payments and up to three months of future rent payments.

While the program closed in 2022, some residual payment activity occurred in CY 2023, with \$370,755 disbursed for 58 approved applications.

City	Disbursed Applications, CY 23	Amount Disbursed, CY 23
City of Chicago	26	\$155,215
County	Disbursed Applications, CY 23	Amount Disbursed, CY 23
Champaign	2	\$4,410
Cook	42	\$307,436.69
DuPage	1	\$5,016
Kane	2	\$7,312
Kankakee	1	\$4,800
Kendall	1	\$10,500
Lake	1	\$5,000
Macon	2	\$15,600
St. Clair	3	\$4,845
Sangamon	1	\$1,380
Vermilion	1	\$3,500
Whiteside	1	\$956
Total	58	\$370,755

Counties that are not reflected in the data table above indicate that no activity (disbursed applications or funds) occurred in CY 2023

2. Illinois Homeowners Assistance Fund

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

Initial funding for HAF was provided through the American Rescue Plan Act of 2021, signed into law in March 2021. The program deployed two rounds of funding to Illinois homeowners to prevent foreclosures. Due to limited funds, the HAF program closed November 1, 2023. In CY 2023, a combined \$229,280,705 was disbursed to assist 12,691 households with approved applications under Rounds 1 and 2 of HAF.

Round 1, City	Applications Approved, CY 23	Disbursed Applications, CY 23	Amount Disbursed, CY 23
City of Chicago	34	130	\$ 2,917,873
Round 1, County	Applications Approved, CY 23	Disbursed Applications, CY 23	Amount Disbursed, CY 23
Adams	0	1	\$ 21,074
Boone	0	1	\$ 325
Bureau	1	1	\$ 11,826
Champaign	0	4	\$ 35,847
Cook	69	304	\$ 7,809,759
Cumberland	0	1	\$ 3,857

DeKalb	1	3	\$ 57,372
DuPage	8	27	\$ 639,119
Effingham	1	2	\$ 23,144
Grundy	0	1	\$ 6,540
Jo Daviess	1	2	\$ 6,782
Kane	2	12	\$ 364,000
Kankakee	1	3	\$ 37,911
Kendall	3	12	\$ 342,505
Lake	4	17	\$ 449,434
Macon	0	1	\$ 35,158
Madison	2	5	\$ 103,202
Marion	1	2	\$ 21,213
McHenry	2	10	\$ 371,513
McLean	1	2	\$ 65,799
Montgomery	0	1	\$ 44,458
Peoria	0	7	\$ 71,093
Rock Island	1	3	\$ 43,236
St. Clair	0	9	\$ 158,734
Sangamon	1	7	\$ 117,820
Tazewell	0	2	\$ 20,908
Vermilion	0	1	\$ 19,680
Wabash	0	1	\$ 183
Warren	0	1	\$ 2,565
Will	7	40	\$ 1,032,845
Williamson	0	1	\$ 9,036
Winnebago	2	10	\$ 186,641
Total	108	495	\$ 12,113,581

Counties that are not reflected in the data table above indicate that no activity (approved applications, disbursed applications, or disbursed funds) occurred in CY 2023

Round 2, City	Applications Approved, CY 23	Disbursed Applications, CY 23	Amount Disbursed, CY 23
City of Chicago	2,576	2,503	\$ 43,273,669

Round 2, County	Applications Approved, CY 23	Disbursed Applications, CY 23	Amount Disbursed, CY 23
Adams	64	59	\$ 624,323
Alexander	3	4	\$ 72,424
Bond	6	5	\$ 54,178
Boone	48	44	\$ 712,823
Brown	4	3	\$ 23,672
Bureau	16	16	\$ 287,043
Carroll	1	2	\$ 61,264
Cass	10	10	\$ 138,446
Champaign	129	120	\$ 1,698,537
Christian	10	10	\$ 139,684
Clark	10	8	\$ 73,625
Clay	5	4	\$ 27,146
Clinton	16	15	\$ 174,073
Coles	46	36	\$ 267,889
Cook	6,539	6,377	\$ 115,156,202
Crawford	12	10	\$ 86,186
Cumberland	10	10	\$ 86,564
DeKalb	65	65	\$ 1,242,923
DeWitt	5	5	\$ 69,945
Douglas	4	4	\$ 59,656
DuPage	482	466	\$ 10,550,285
Edgar	7	7	\$ 89,761
Edwards	1	1	\$ 15,025
Effingham	18	16	\$ 199,689

Fayette	8	7	\$	88,271
Ford	11	11	\$	133,464
Franklin	25	21	\$	231,124
Fulton	26	23	\$	226,931
Greene	2	2	\$	25,571
Grundy	54	52	\$	1,244,183
Hamilton	1	1	\$	5,358
Hancock	8	7	\$	43,649
Henderson	3	3	\$	17,468
Henry	26	23	\$	271,716
Iroquois	11	11	\$	114,159
Jackson	25	22	\$	273,905
Jasper	5	3	\$	10,627
Jefferson	20	19	\$	255,860
Jersey	9	9	\$	115,973
Jo Daviess	4	3	\$	21,556
Johnson	4	4	\$	65,502
Kane	449	432	\$	9,316,993
Kankakee	90	86	\$	1,344,002
Kendall	253	237	\$	5,031,560
Knox	40	33	\$	295,354
Lake	674	648	\$	13,841,516
Lawrence	6	6	\$	51,855
Lee	14	14	\$	218,985
Livingston	24	24	\$	405,044
Logan	12	13	\$	130,079
Macon	77	72	\$	877,238
Macoupin	27	23	\$	321,895
Madison	193	184	\$	2,498,970
Marion	28	27	\$	272,248
Marshall	9	6	\$	95,441
Mason	7	7	\$	69,510
Massac	4	4	\$	62,581
McDonough	13	13	\$	97,430
McHenry	284	283	\$	5,873,418
McLean	99	89	\$	1,426,342
Menard	6	6	\$	80,312
Mercer	12	13	\$	236,331
Monroe	12	12	\$	174,758
Montgomery	8	7	\$	100,393
Morgan	9	9	\$	114,810
Moultrie	3	3	\$	16,063
Ogle	29	30	\$	536,478
Peoria	214	182	\$	2,282,070
Perry	9	8	\$	84,901
Piatt	10	9	\$	96,707
Pike	8	6	\$	69,158
Pulaski	1	1	\$	6,042
Putnam	1	1	\$	6,341
Randolph	6	6	\$	94,092
Richland	10	10	\$	62,097
Rock Island	119	117	\$	1,525,850
St. Clair	315	294	\$	4,207,282
Saline	10	9	\$	135,927
Sangamon	140	140	\$	1,615,369
Schuyler	2	2	\$	6,763
Scott	2	1	\$	2,567
Shelby	4	3	\$	29,402
Stark	1	0	\$	-
Stephenson	20	19	\$	256,540
Tazewell	79	72	\$	1,031,953
Union	7	7	\$	30,255

Vermilion	39	37	\$	376,539
Wabash	8	8	\$	74,256
Warren	9	8	\$	64,899
Washington	4	4	\$	57,316
Wayne	4	3	\$	19,598
White	2	2	\$	36,044
Whiteside	40	37	\$	420,070
Will	1,033	1,014	\$	21,515,555
Williamson	42	35	\$	445,170
Winnebago	291	272	\$	3,767,585
Woodford	18	18	\$	300,485
Total	12,583	12,124	\$	217,167,124

Counties that are not reflected in the data table above indicate that no activity (approved applications, disbursed applications, or disbursed funds) occurred in CY 2023

3. Court Based Rental Assistance Program

The Court Based Rental Assistance Program (“CBRAP”) provides funding to Illinois tenants and landlords across the state who have pending litigation in eviction court. In July 2023, CBRAP expanded eligibility to include the City of Chicago and in November 2023, the program expanded again to include Suburban Cook County. Applicants may qualify for up to \$25,000 in emergency rental payments that can include up to 15 months of past-due rent and 3 months of future rent payments to prevent eviction.

In CY 2023, \$42,534,940 was disbursed to assist 5,713 households facing potential eviction and with active eviction litigation in the courts.

County	Applications Approved, CY 23	Disbursed Applications, CY 23	Amount Disbursed, CY 23
Adams	101	108	\$ 639,178
Alexander	6	6	\$ 67,879
Bond	4	4	\$ 18,513
Boone	9	11	\$ 115,533
Bureau	3	2	\$ 14,636
Cass	2	2	\$ 7,576
Champaign	385	397	\$ 1,951,848
Christian	6	7	\$ 63,007
Clinton	4	4	\$ 28,097
Coles	16	15	\$ 87,796
Cook	1,196	1,485	\$ 13,169,882
DeKalb	93	83	\$ 557,016
Douglas	2	2	\$ 15,100
DuPage	715	723	\$ 6,893,817
Edgar	5	4	\$ 21,850
Effingham	4	3	\$ 25,100
Ford	3	3	\$ 639,178
Franklin	8	7	\$ 67,879
Fulton	5	4	\$ 18,513
Gallatin	0	0	\$ 115,533
Grundy	3	3	\$ 14,636
Hancock	1	1	\$ -
Hardin	0	0	\$ 7,576
Henderson	0	0	\$ 1,951,848
Henry	3	6	\$ 63,007
Jackson	76	74	\$ -
Jasper	0	0	\$ 28,097
Jefferson	4	4	\$ 87,796
Jersey	0	0	\$ 13,169,882
Jo Daviess	2	2	\$ -
Johnson	1	1	\$ -
Kane	302	314	\$ 557,016

County	Applications Approved, CY 23	Disbursed Applications, CY 23	Amount Disbursed, CY 23
Kankakee	82	88	\$ -
Kendall	84	91	\$ 15,100
Knox	42	41	\$ 6,893,817
La Salle	14	16	\$ 21,850
Lake	260	264	\$ -
Lawrence	0	0	\$ 25,100
Lee	6	6	\$ -
Livingston	17	13	\$ 639,178
Logan	2	2	\$ 67,879
Macon	54	55	\$ 18,513
Macoupin	4	4	\$ 115,533
Madison	93	97	\$ -
Marion	17	19	\$ 14,636
Marshall	1	1	\$ -
Mason	1	1	\$ -
Massac	3	3	\$ 7,576
McDonough	65	64	\$ 1,951,848
McHenry	55	61	\$ 63,007
McLean	104	99	\$ -
Menard	3	3	\$ -
Mercer	1	1	\$ 28,097
Monroe	2	2	\$ 87,796
Montgomery	0	0	\$ 13,169,882
Morgan	5	5	\$ -
Moultrie	5	5	\$ -
Ogle	7	8	\$ 557,016
Peoria	123	120	\$ -
Perry	1	1	\$ 15,100
Piatt	0	0	\$ 6,893,817
Pike	5	5	\$ 21,850
Pulaski	1	1	\$ 25,100
Putnam	1	1	\$ -
Randolph	4	5	\$ 639,178
Richland	0	0	\$ 67,879
Rock Island	131	138	\$ 18,513
St. Clair	534	0	\$ 115,533
Saline	5	5	\$ -
Sangamon	243	257	\$ 14,636
Shelby	2	2	\$ 12,770
Stark	1	1	\$ 9,600
Stephenson	32	28	\$ 181,498
Tazewell	19	18	\$ 74,470
Union	2	1	\$ 5,685
Vermilion	16	16	\$ 74,142
Warren	2	2	\$ 12,002
Whiteside	10	11	\$ 52,744
Will	388	393	\$ 3,526,275
Williamson	59	69	\$ 378,527
Winnebago	246	266	\$ 1,571,460
Woodford	2	2	\$ 9,500
Total	5,713	5,566	\$ 42,534,940

Counties that are not reflected in the data table above indicate that no activity (approved applications, disbursed applications, or disbursed funds) occurred in CY 2023

4. Asylum Seekers Emergency Rental Assistance Program

In CY 2023, IHDA continued to provide program operations assistance under the Asylum Seekers Emergency Rental Assistance Program (“ASERAP”) that is administered by the Illinois Department of Human Services (IDHS). Under the program eligible participants may receive up to three months of rental assistance (plus move-in fee when

applicable), with the option of one three-month renewal, not to exceed six months of rental assistance in total, as individuals transition from temporary shelter stays into affordable rental housing. In CY 2023, \$32,049,543 was disbursed for 4,281 approved applications.

County	Applications Approved, CY 23	Disbursed Applications, CY 23	Amount Disbursed, CY 23
Adams	4	0	\$ -
Brown	1	0	\$ -
Champaign	1	0	\$ -
Clay	1	0	\$ -
Coles	2	1	\$ 4,500
Cook	4,067	4,057	\$ 30,991,815
DeKalb	1	1	\$ 10,400
DuPage	11	9	\$ 58,960
Edgar	1	0	\$ -
Ford	1	0	\$ -
Grundy	1	1	\$ 4,380
Jackson	1	0	\$ -
Kane	12	11	\$ 98,349
Kankakee	11	8	\$ 46,480
Lake	22	22	\$ 157,366
McHenry	1	0	\$ -
Peoria	3	3	\$ 10,950
Will	131	78	\$ 619,863
Winnebago	9	8	\$ 46,480
Total	4,281	4,199	\$ 32,049,543

Counties that are not reflected in the data table above indicate that no activity (approved applications, disbursed applications, or disbursed funds) occurred in CY 2023

5. Housing Stability Services (“HSS”) for the Illinois Homeowners Assistance Fund (“ILHAF”) and Rental Assistance Programs (ILRPP, CBRAP, ASERAP)

Key to successful administration of its COVID-19 assistance programs, the Authority partners with Housing Stability Services (“HSS”) partners, which are housing counseling agencies, community-based organizations, and non-profit organizations including legal assistance groups, to assist with community outreach and information dissemination, client intake, and associated assistance/follow up, and equipment and technology to facilitate in support of the programs.

In CY 2023, IHDA disbursed a combined \$2,275,455 to the HSS program partners who assisted with the submission of 4,721 applications of which the Authority approved 3,856 for Asylum Seekers Emergency Rental Assistance Program (“ASERAP2.0”).

In CY 2023, IHDA disbursed a combined \$3,604,039 to HSS program partners who assisted with the submission of 23,779 applications of which the Authority approved 9,544 for Illinois Homeowners Assistance Fund (“ILHAF2.0”).

In CY 2023, IHDA disbursed a combined \$2,561,868 of the \$7.1M awarded in 2021 to the HSS program partners who assisted with the submission of Illinois Rental Payment Programs (“ILRPP 2.0”) or also known as ERA2, CBRAP 1.0, and ASERAP 1.0 applications all funded through ERA2.

In CY 2023, IHDA disbursed \$772,947 to a partner, Legal Aid, who assisted with 4,605 unique homeowners; 1,500 completed IHDA applications; 320 cases resolved through mediation; accepted 3,685 cases; and closed 2,768 cases for Illinois Homeowners Assistance Fund.

HSS Grantee Name (for ASERAP2.0)	Recommended Grant Amount, CY 23
Arab American Family Services	\$150,000
CEDA	\$150,000
Consumer Credit Counseling Service of Northern Illinois, Inc.	\$25,000
Erie Neighborhood House	\$150,000
Federacion de Clubes Michoacanos en Illinois dba Casa Michoacan	\$150,000
First Home Alliance Inc	\$150,000
Great Lakes Credit Union	\$150,000
HANA Center	\$91,000
Hispanic Women of Springfield	\$150,000
Illinois Migrant Council	\$150,000
La Casa Norte	\$109,699
Lake County Housing Authority	\$150,000
Mano a Mano Family Resource Center	\$150,000
Metropolitan Tenants Organization	\$70,000
Northside Community Development Corporation	\$150,000
Northwest Side Community Development Corporation	\$53,578
Respond Now	\$118,000
Spanish Coalition for Housing	\$25,000
The Resurrection Project	\$133,178
Total	\$2,275,455

HSS Grantee Name (for CBRAP2.0)	Recommended Grant Amount, CY 23
Brighton Park Neighborhood Council	\$139,635
CEDA	\$140,000
Consumer Credit Counseling Service of Northern Illinois, Inc.	\$140,000
Embarras River Basin Agency	\$140,000
Far South Community Development Corporation	\$140,000
Great Lakes Credit Union	\$140,000
Habitat for Humanity of Champaign County	\$60,000
HANA Center	\$130,000
Hispanic Women of Springfield	\$140,000
Lake County Housing Authority	\$140,000
METEC	\$140,000
Navicore Solutions	\$140,000
Rock Island Economic Growth Corporation d/b/a Economic Growth Corporation (GROWTH)	\$125,000
South Suburban Housing Center	\$140,000
Spanish Coalition for Housing	\$130,000
The Immigration Project	\$140,000
The Neighbor Project	\$140,000
Total	\$2,274,635

HSS Grantee Name (for HAF2.0) – Amendment One Adding Funds and Time Extensions	Recommended Grant Amount, CY 23
Chinese American Service League Inc.	\$100,000
Consumer Credit Counseling Service of Northern IL, Inc.	\$50,000
Dove	\$24,500
Embarras River Basin Agency, Inc.	\$130,000
Erie Neighborhood House	\$40,000
Far South Community Development Corporation	\$125,000
First Home Alliance	\$140,000
Garfield Park Community Council	\$25,000
Great Lakes Credit Union	\$140,000
Greater Southwest Development Corporation	\$140,000
Habitat for Humanity of Champaign County	\$40,000

HSS Grantee Name (for HAF2.0) – Amendment One Adding Funds and Time Extensions	Recommended Grant Amount, CY 23
HANA Center	\$130,000
H.O.M.E. - DuPage	\$140,000
Housing Opportunity Development Corporation	\$20,000
Illinois Migrant Council	\$40,000
Justine Petersen Housing & Reinvestment Corporation	\$140,000
La Casa Norte	\$40,000
Lake County Housing Authority	\$140,000
METEC	\$117,000
Money Management International	\$124,750
Navicore Solutions	\$140,000
Neighborhood Housing Services of Chicago, Inc.	\$140,000
Northside Community Development Corporation/ Rogers Park CDC	\$140,000
Northwest Compass	\$40,000
Northwest Side Housing Center	\$120,000
Oak Park Regional Housing Center	\$125,000
Open Communities	\$125,700
Respond Now	\$107,000
Restoration America, Inc.	\$140,000
Rock Island Economic Growth Corporation dba Economic Growth	\$140,000
South East Asia Center	\$27,089
South Side Community Federal Credit Union	\$70,000
South Suburban Housing Center	\$128,000
Spanish Coalition for Housing	\$140,000
The Immigration Project	\$35,000
The Journey Forward	\$140,000
Total	\$3,604,039

6. American Rescue Plan Act: HOME-ARP

In response to the COVID-19 pandemic, President Biden signed the American Rescue Plan (“ARP”), a \$1.90 trillion stimulus package, into law on March 11, 2021. ARP includes several provisions, to be administered by HUD and other agencies, to provide immediate and direct relief to help people across America remain stably housed during the pandemic.

A key allocation in the Act is \$5 billion administered through the HOME Investment Partnerships Program. This allocation creates a stand-alone program called HOME-ARP to assist qualifying populations which include homeless and at-risk of homelessness, those fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking and other populations where supportive services or assistance would prevent the family’s homelessness or would serve those with the greatest risk of housing instability. Veterans and families that include a veteran family member that meets one of the preceding criteria are also eligible. HUD issued formal guidance via [CPD-21-10](#) in September 2021 outlining requirements for the use of HOME-ARP funds.

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

- Development of Affordable Rental Housing
- Tenant-Based Rental Assistance (“TBRA”)
- Supportive Services, Homeless Prevention Services, and Housing Counseling
- Acquisition and Development of Non-Congregate Shelter

IHDA, as the statewide non-entitlement recipient of HOME Investment Partnerships Program dollars, received \$62,083,824 for HOME-ARP. As required, IHDA engaged in outreach and conducted a needs gap analysis to assess the current housing needs and demand for qualifying populations as part of the drafting of the HOME-ARP Allocation Plan. This outreach and analysis informed the proposed activities and goals for housing production included in IHDA’s final Allocation Plan, which are summarized in the table below.

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

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

In CY 2024, IHDA intends to solicit applications for both HOME-ARP allocated activities: Acquisition and Development of Non-Congregate Shelters and Development of Affordable Rental Housing. Applications will be solicited from development teams that partner with service providers and other community-based resources via RFPs. IHDA is also seeking a technical assistance provider for the HOME-ARP Non-Congregate Shelter to provide technical support and training to developers that will enable them to create high-quality non-congregate shelter developments across Illinois.

B. Healthcare and Housing Initiatives

1. Healthy Housing, Healthy Communities (“H3C”) Partnerships Initiative

IHDA was awarded a \$120,000 grant from the National Council of State Housing Agencies (“NCSHA”), with funding from the Robert Wood Johnson Foundation to support partnerships between HFAs and hospitals, health systems, insurers, and other health entities to expand financing for affordable housing. Under the purview of this grant, IHDA engaged the healthcare industry through direct outreach, network building events and project technical assistance. \$15 million in Capital Bill funding was allocated to fund affordable housing projects that had a qualifying financial commitment from the health sector. In July 2023, IHDA released H3C funding as an option in its Permanent Supportive Housing Round X Request for Applications. Qualifying applications whose developments propose innovative models of healthcare integration, serve vulnerable populations, address community health disparities, and have a qualifying financial commitment from a hospital, healthcare system, insurer or managed care organization are eligible for H3C financing. More information on IHDA’s PSH Program can be found under *Policy Priority #1 Address Inequities in Housing*.

2023 Housing Production Tables

A. 2023 Housing Production Plan: Multifamily Programs

Agency and Program	Funding Source	2023 Funds Estimated	2023 Funds Committed	Priority Population		
				Low-income	Senior	Supportive
IHDA Administered						
Low Income Housing Tax Credit (9%)	Federal Credits	33,000	-	\$217,988,882	\$129,253,535	\$74,134,151
	Equity Raised	\$300,300,000	\$421,376,568			
Low Income Housing Tax Credit (4%)	Federal Credits	-	-	\$157,955,222	\$130,209,921	\$37,271,718
	Equity Raised	\$290,000,000	\$325,436,860			
Illinois State Donation Tax Credit (IAHTC)	Donation Amount	\$49,604,032	\$16,305,956	\$15,232,576	-	\$1,073,380
	Tax Credit Allocation	\$24,802,016	\$22,345,960			
American Rescue Plan (ARP) - COVID-19 Affordable Housing Grant Program	Federal (State)	\$150,000,000	\$81,120,683	\$49,061,514	\$20,639,287	\$11,419,882
Illinois Affordable Housing Trust Fund (IAHTF)	State	\$80,000,000	\$41,708,394	\$10,451,891	\$5,653,004	\$25,603,498
National Housing Trust Fund (NHTF)	FHFA/HUD	\$33,710,562	\$27,211,342	-	-	\$27,211,342
Capital Bill	State	\$146,014,090	-	-	-	-
Tax Exempt Bonds	Federal	\$400,000,000	\$477,204,760	\$383,439,575	\$43,357,469	\$50,407,716
Taxable Bonds	Private	\$50,000,000	\$203,835,000	\$192,423,548	-	\$11,411,452
HOME	Federal	\$18,586,872	\$9,067,401	\$6,764,863	\$1,182,919	\$1,119,619
Credit Advantage Mortgage Loan	Federal	\$15,000,000	\$35,738,000	-	\$31,003,277	\$4,734,723
IHDA/HUD Federal Financing Bank/US Treasury Mortgage (FFB)	Federal	\$35,000,000	\$27,507,000	\$9,476,310	\$13,577,100	\$4,453,590
CY 2023 Total Funds Budgeted and Committed		\$1,543,413,540	\$1,666,511,964	\$1,042,794,380	\$374,876,513	\$248,841,071
Total # Units Preserved	Single Year Financing		2,190	-	-	-
	Multi-Year Financing		-	-	-	-
Total Units	Single Year Financing		3,372	1,576	1,387	409
	Multi-Year Financing		1,394	610	468	316
	Total		4,766	2,186	1,855	725

HOME-ARP funds were budgeted for CY 2023. However, due to a planned allocation in March 2025, this information was removed from the above table.

B. 2023 Housing Production Plan: Single Family Programs

Agency and Program	Funding Source	2023 Funds Estimated	2023 Funds Committed	Priority Population(s)	Number Assisted
IHDA Administered					
Access 4%	State	\$14,588,022	\$14,962,346	Low-Income	2,741
Access 5%	State	\$3,651,603	\$3,113,154	Low-Income	437
Access 10%	State	\$10,215,113	\$9,316,009	Low-Income	956
Opening Doors*	State (Capital Bill)	\$3,180,240	\$27,426,000	Low-Income	4,571
SmartBuy*	State (Capital Bill)	\$17,334,675	\$0	Low-Income	No program activity in CY 2023
Illinois HFA1	State	N/A	\$12,800,000	Low-Income	1,280
Habitat for Humanity: Community Impact Loan Fund	State (IAHTF)	N/A	\$205,000	Low-Income	12
Home Accessibility Program	State (IAHTF)	N/A	\$1,037,565	Low-Income, Persons with Disabilities	46
Single Family Rehabilitation Program	State (IAHTF)	N/A	\$1,550,098	Low-Income	55
Home Repair and Accessibility Program	State (IAHTF)	N/A	\$522,301	Low-Income, Persons with Disabilities	43
Illinois Homeowner Assistance Fund Home Repair Program**	Federal	N/A	\$28,750,000	Low-Income, Seniors, Persons with Disabilities	No program activity in CY 2023
Chicago Neighborhood Rebuild 2.0**	State (Capital Bill)	N/A	\$20,000,000	Low-Income	No program activity in CY 2023
IDVA Administered					
Adaptive Housing Program for Veterans	State (IAHTF)	\$240,000	\$40,509	Low-Income, Special Populations	3
DCEO Administered					
CDBG Housing Rehabilitation	Federal	\$7,000,000	\$8,424,000	Low-Income	135
Illinois Home Weatherization Assistance Program	Federal/State	\$47,250,000	\$47,250	Low-Income	3,154
CY 2023 Total Funds Budgeted and Committed, and Number Assisted		\$103,459,653	\$175,396,982		13,433

*IHDA's SmartBuy and Opening Doors programs were created using appropriations allocated to IHDA in the 2019 Build Illinois Capital Plan.

**Figures for these programs represent funds awarded to grantee organizations in CY 2023. Program activity is expected in CY 2023

C. 2023 Housing Production Plan: Residential Services Programs

Agency and Program	Funding Source	2023 Funds Estimated	2023 Funds Committed	Priority Population(s)	Number Assisted
DCEO Administered					
Low-Income Home Energy Assistance Program (LIHEAP)	Federal/State	\$314,000,000	\$356,000,000	Low-Income, Families, Seniors, Special Needs	341,100 households
DCFS Administered					
Norman Housing Advocacy	GRF/Federal	\$2,500,000	\$2,047,164	Low-Income, Families, Homeless	1,841 families
Norman Cash Assistance Program	GRF/Federal	\$6,000,000	\$5,635,603	Low-Income, Families, Homeless	4,465 families
Youth Housing Advocacy	Federal	\$800,000	\$851,460	Homeless	595 youths
Youth Cash Assistance	Federal	\$500,000	\$300,008	Homeless	218 youths
IDHFS Administered					
Supportive Living Program	GRF	\$382,249,507	\$314,732,293	Homeless, Special Needs	12,606 individuals
IDHS Administered					
Colbert Bridge Rental Subsidy Initiative	GRF	\$14,955,218	\$16,962,033	Colbert Consent Decree Class Members Only	1,389 individuals
Emergency and Transitional Housing	GRF/IAHTF	\$10,383,000	\$10,383,000	Homeless	21,064 households
Homeless Prevention Program	GRF/IAHTF	\$10,000,000	\$10,000,000	Homeless	4,643 households
Supportive Housing Program	GRF/Medicaid Trust Fund	\$19,550,200	\$19,550,200	Homeless, Special Needs	7,422 households
Supportive Housing Program (Bridge Rental Subsidy)	GRF	\$17,011,883	\$16,778,716	Williams Consent Decree Populations	1,681 individuals
Domestic Violence Program	GRF/Federal	\$76,511,060	\$135,305	Homeless	45,451 individuals (adults & children)
Assistance to the Homeless Fund	State	\$750,000	\$750,000	Homeless	45 providers
Homeless Youth Services Program	GRF/IAHTF	\$6,720,000	\$7,716,618	Homeless	2,214 individuals
Emergency Solutions Grant	Federal	\$5,436,206	\$4,899,425	Homeless	16,837 individuals
IDoA Administered					
Community Care Program	GRF	\$1,073,929,817	\$1,215,293,959	Low-Income, Seniors	65,606 individuals
IDVA Administered					
Prince Home Program for Veterans	Federal	\$759,300	\$759,300	Homeless, Special Needs	13 individuals
MVH Homeless Program 0980 Home Fund - 1900 Line	Federal	\$59,800	\$59,800	Homeless, Special Needs	13 individuals
IDPH Administered					
Housing for Persons with AIDS/HIV (HOPWA)	Federal	\$3,264,503	\$1,011,167	Low-Income, Homeless, Special Needs	523 households

Agency and Program	Funding Source	2023 Funds Estimated	2023 Funds Committed	Priority Population(s)	Number Assisted
IHDA Administered*					
Housing Counseling Resource Program (HCRP)	Federal Home Loan Bank of Chicago	\$1,000,000	\$1,002,765	Low-Income	2,882 clients counseled one to one; 4,559 group education counseling attendees
Housing Stability Counseling Program (HSCP)	NeighborWorks America	N/A	\$1,733,950	Low-Income	2,761 households
Cook County Mortgage Foreclosure Mediation Program	Cook County	N/A	N/A	Low-Income	172 households
Re-entry Rental Assistance Program	State	\$3,000,000	\$522,528	Low-Income, Special Needs	31 tenants
Rental Housing Support Program	State	\$9,500,000	\$9,877,052	Low-Income, Seniors, Homeless, Special Needs	365 rental units
Long Term Operating Support Program (LTOS)	State	\$3,000,000	\$3,781,778	Low-Income, Seniors, Homeless, Special Needs	39 rental units
HUD Section 811 Project Rental Assistance	Federal	\$3,359,040	\$1,099,800	Low-Income, Special Needs	13 rental units
Court Based Rental Assistance Program	State/Federal	\$26,600,000	\$42,534,940	low-Income, At Risk of Homelessness	5,713 households
Asylum Seekers Emergency Rental Assistance Program	State/Federal	\$28,500,000	\$32,049,543	Homeless, At Risk of Homelessness, Special Populations	4,281 households
Illinois Homeowners Assistance Fund	State/Federal	\$163,500,000	\$229,280,705	Low-Income, at Risk of Homelessness	12,691 households
Strong Communities Program	State	\$10,000,000	\$3,877,636	N/A	456 properties
Land Bank Technical Assistance Program	State (IAHTF)	N/A	\$214,350	N/A	4 land banks and 4 local government units assisted
Chicago Rehab Network Technical Assistance Grant	State (IAHTF)	N/A	\$185,855	N/A	8 workshops totaling 24 class sessions, with 69 total attendees representing 40 organizations
Land Bank Capacity Program, Peoria Additional Funding	State	N/A	\$183,555	N/A	35 properties
CY 2023 Total Funds Budgeted and Committed		\$2,193,839,534	\$2,309,687,979		

Residential services programs are not necessarily tied to units assisted via multifamily and single-family production efforts.

*Funds committed under IHDA programs represent funds disbursed.

D. IHDA Multifamily Project List (CY 2023): Occupancy Characteristics

#	Development	City	County	Total Units	Family Units	Senior Units	PSH Units	Preservation Units	<30%	<40%	<50%	<60%	<80%	>80%
1	2022 South Side	Chicago	Cook	7	7	-	-	-	-	-	-	-	8	-
2	400 East Apartments	Lombard	DuPage	30	-	30	5	-	10	-	-	10	10	-
3	400 Lake Shore Drive	Chicago	Cook	635	635	-	7	-	7	13	107	-	-	508
4	6900 Crandon (South Shore Crandon)	Chicago	Cook	151	-	151	7	156	7	-	-	142	-	2
5	Abrams Intergenerational Village (Senior Village II)	Chicago	Cook	71	-	71	7	-	14	-	-	57	-	-
6	Addison Horizon Senior Living Community	Addison	DuPage	62	-	62	10	-	10	-	16	31	-	5
7	Avalon at Morris	Morris	Grundy	30	30	-	5	-	8	-	-	22	-	-
8	Be Neighbors Veterans Community	Springfield	Sangamon	18	18	-	18	-	18	-	-	-	-	-
9	Beech St. Senior Lofts	Island Lake	Lake	52	-	52	8	-	18	-	-	34	-	-
10	Buena Vista Townhomes	Elgin	Kane	120	120	-	-	120	6	-	-	114	-	-
11	Building Strong in Will County Phase IV	Elwood	Will	12	12	-	-	-	-	-	-	-	12	-
12	Casa Yucatan (9%)	Chicago	Cook	32	32	-	4	-	24	-	-	8	-	-
13	Churchview Garden Homes	Peoria	Peoria	47	47	-	8	-	8	-	-	35	4	-
14	Community of Sunnybrook	Alton	Madison	40	40	-	5	-	8	-	-	30	-	2
15	DeVille Manor Diamond	Oswego	Kendall	42	-	42	6	-	12	-	-	20	10	-
16	Apartments of Jerseyville	Jerseyville	Jersey	50	50	-	8	-	15	-	-	35	-	-
17	Downtown Villas	Jacksonville	Morgan	44	44	-	3	-	10	-	17	17	-	-
18	Flax Meadow Townhomes II	Highland	Madison	32	32	-	5	-	10	-	-	22	-	-

#	Development	City	County	Total Units	Family Units	Senior Units	PSH Units	Preservation Units	<30%	<40%	<50%	<60%	<80%	>80%
19	Fox Hill Senior Living	Yorkville	Kendall	48	-	48	8	-	12	-	13	6	17	-
20	Framing Hope 2023	Rockford	Winnebago	7	7	-	-	-	-	-	-	-	7	-
21	Garden Apartments	Worth	Cook	16	16	-	16	-	16	-	-	-	-	-
22	Grace Terrace (fka Arlington Heights PSH 2021)	Arlington Heights	Cook	25	25	-	25	-	22	-	3	-	-	-
23	Green Freedom Phase I	Aurora	Kane	5	5	-	-	-	-	-	-	-	5	-
24	Greenwood City Senior Living	Chicago	Cook	217	-	217	11	206	11	-	-	206	-	-
25	Hamlin Avenue Apartments	Alsip	Cook	25	25	-	25	-	25	-	-	-	-	-
26	Harvey II & III RAD For PRAC	Harvey	Cook	120	-	120	6	120	6	-	114	-	-	-
27	Hillside Senior Apartments	Hillside	Cook	42	-	42	11	-	7	-	18	17	-	-
28	Huntington Towers	Mount Prospect	Cook	214	-	214	11	214	11	-	-	203	-	-
29	Island Terrace - 4pct	Chicago	Cook	180	180	-	28	163	35	-	38	57	33	17
30	Johnsburg Workforce Housing	Johnsburg	McHenry	49	49	-	8	-	16	-	-	17	16	-
31	Kankakee Veterans Housing	Kankakee	Kankakee	14	14	-	14	-	14	-	-	-	-	-
32	LakeView Landing	Chicago	Cook	37	37	-	37	-	37	-	-	-	-	-
33	Lincoln Senior Flats	Lincoln	Logan	57	-	57	3	-	15	-	-	42	-	-
34	Longwood Garden Apartments	Rockford	Winnebago	64	-	64	-	-	20	-	-	44	-	-
35	Madison Park Place	Springfield	Sangamon	150	150	-	8	149	8	-	82	59	-	1
36	Maywood Supportive Living	Maywood	Cook	100	-	100	100	-	-	-	-	100	-	-

#	Development	City	County	Total Units	Family Units	Senior Units	PSH Units	Preservation Units	<30%	<40%	<50%	<60%	<80%	>80%
37	Millbrook Townhomes	Cherry Valley	Winnebago	60	60	-	10	-	18	-	-	42	-	-
38	Nehemiah Homes RMJ	Springfield	Sangamon	40	40	-	8	-	10	-	14	16	-	-
39	Neighborhood Impact 2023	Hanover Park	DuPage	14	14	-	-	-	-	-	-	-	14	-
40	North Point Homes of Sullivan	Sullivan	Moultrie	37	37	-	4	-	10	-	13	14	-	-
41	Parker Glen II	Champaign	Champaign	56	56	-	9	-	18	-	7	9	22	-
42	Parkside Phase III	Chicago	Cook	99	99	-	-	-	-	-	14	51	-	34
43	Pearl Place Senior Residences	Belvidere	Boone	56	-	56	-	-	12	-	22	18	-	4
44	Phoenix Manor	Peoria	Peoria	55	55	-	55	55	9	-	-	46	-	-
45	Poplar Place Townhomes	Springfield	Sangamon	100	100	-	2	-	2	-	-	97	-	1
46	Poupard Place Providing Stable Foundations	Northbrook	Cook	48	48	-	8	-	10	-	10	27	-	1
47	Malta	DeKalb		1	1	-	-	-	-	-	-	1	-	-
48	Raise the Roof 2022	Decatur	Macon	3	3	-	-	-	-	-	-	-	3	-
49	Reclaiming Southwest III	Chicago	Cook	10	10	-	-	10	-	-	1	9	-	-
50	Rimini Place	Viriden	Macoupin	28	28	-	2	-	10	-	13	5	-	-
51	Riverwalk Homes 9%	Joliet	Will	46	46	-	15	46	15	-	-	31	-	-
52	Riverwoods	Kankakee	Kankakee	125	-	125	7	125	7	-	-	118	-	-
53	Rome Meadows	Dix	Jefferson	95	-	95	-	95	-	-	-	95	-	-
54	Round Barn Mannor	Champaign	Champaign	156	-	156	8	124	8	32	-	116	-	-
55	Sacred Apts	Chicago	Cook	81	81	-	25	-	17	-	48	16	-	-
56	Shimer Square Redevelopment	Mount Carroll	Carroll	51	51	-	9	-	14	-	3	29	-	5
57	South Boulevard Shores	Evanston	Cook	60	60	-	9	-	21	-	-	17	22	-
58	South Park Plaza	Chicago	Cook	134	134	-	13	134	7	-	-	127	-	-

#	Development	City	County	Total Units	Family Units	Senior Units	PSH Units	Preservation Units	<30%	<40%	<50%	<60%	<80%	>80%
59	South Shore HHDC LIHTC LLC (South Shore RYS)	Chicago	Cook	126	126	-	7	126	7	-	-	119	-	-
60	Starling Senior Apartments	Lake Villa	Lake	40	-	40	6	-	12	-	-	28	-	-
61	Steer Place Apartments	Urbana	Champaign	108	-	108	17	108	17	-	48	43	-	-
62	Stevens Apartments	Wood River	Madison	46	46	-	7	-	7	-	-	39	-	-
63	Taft Homes 4 Pct	Peoria	Peoria	60	60	-	6	-	6	-	30	24	-	-
64	Taft Homes 9 Pct	Peoria	Peoria	82	82	-	13	-	25	-	25	25	-	7
65	Taylor Place Apartments	McHenry	McHenry	50	50	-	8	-	16	-	9	4	21	-
66	Timber Trails Apartments	Harrisburg	Saline	50	50	-	3	-	13	-	-	37	-	-
67	Two Towers (Streed/Warren)	East Moline	Rock Island	239	239	-	5	239	51	-	115	73	-	-
68	Unlocking Doors 2022	Crystal Lake	McHenry	2	2	-	-	-	-	-	-	-	2	-
69	Victory Center of River Oaks ILF and Park Forest ILF	Calumet City	Cook	200	-	200	10	-	13	14	46	97	30	-
70	Vivian's Village PSH	Cahokia Heights	St. Clair	16	16	-	16	-	16	-	-	-	-	-
71	Wildwood Trace	Elgin	Kane	50	50	-	10	-	15	-	-	35	-	-
72	Willis Senior Lofts	Rochelle	Ogle	60	-	60	3	-	15	-	-	45	-	-
73	Zion Woods	Deerfield	Lake	25	25	-	13	-	13	-	-	11	-	1
Total First Year Financing				3,940	2,434	1,506	409	2,190	501	46	657	2,000	170	568
Total Multi-Year Financing				1,414	810	604	316	0	353	13	169	792	66	20
Grand Totals				5,354	3,244	2,110	725	2,190	854	59	826	2,792	236	588

E. IHDA Multifamily Project List (CY 2023): Funding Characteristics

#	Development	City	County	9%	4%	COVID-19 AHGP	Credit Advantage	FFB	HOME
1	2022 South Side	Chicago	Cook	-	-	-	-	-	-
2	400 East Apartments	Lombard	DuPage	\$8,600,681	-	\$3,065,063	-	-	-
3	400 Lake Shore Drive	Chicago	Cook	-	\$38,690,000	-	-	-	-
4	6900 Crandon (South Shore Crandon)	Chicago	Cook	-	\$17,967,129	-	-	-	-
5	Abrams Intergenerational Village (Senior Village II)	Chicago	Cook	\$13,498,650	-	-	-	-	-
6	Addison Horizon Senior Living Community	Addison	DuPage	\$13,948,605	-	-	-	\$2,600,000	-
7	Avalon at Morris	Morris	Grundy	\$9,665,825	-	-	-	-	-
8	Be Neighbors Veterans Community	Springfield	Sangamon	-	-	-	-	-	-
9	Beech St. Senior Lofts	Island Lake	Lake	\$14,023,598	-	\$4,428,000	-	\$4,428,000	-
10	Buena Vista Townhomes	Elgin	Kane	-	\$10,450,708	-	-	-	-
11	Building Strong in Will County Phase IV	Elwood	Will	-	-	-	-	-	-
12	Casa Yucatan (9%)	Chicago	Cook	\$13,798,620	-	-	-	-	-
13	Churchview Garden Homes	Peoria	Peoria	\$12,711,229	-	-	-	-	-
14	Community of Sunnybrook	Alton	Madison	\$11,848,815	-	\$6,741,004	-	-	-
15	DeVill Manor Diamond	Oswego	Kendall	\$8,244,242	-	\$3,741,000	-	\$1,746,000	-
16	Apartments of Jerseyville	Jerseyville	Jersey	\$12,897,673	-	-	-	-	-
17	Downtown Villas	Jacksonville	Morgan	\$10,327,733	-	-	-	-	-
18	Flax Meadow Townhomes II	Highland	Madison	\$7,665,319	-	\$2,809,826	-	-	-

Funding characteristics, continued

#	Development	City	County	IAHTF	National Housing Trust Fund	State Housing Tax Credit	Tax Exempt Bonds	Taxable Bonds	Total
1	2022 South Side	Chicago	Cook	-	-	\$1,698,587	-	-	\$1,698,587
2	400 East Apartments	Lombard	DuPage	-	-	-	-	-	\$11,665,744
3	400 Lake Shore Drive	Chicago	Cook	-	-	-	\$300,000,000	\$201,310,000	\$540,000,000
4	6900 Crandon (South Shore Crandon)	Chicago	Cook	-	-	-	\$17,737,367	-	\$35,704,496
5	Abrams Intergenerational Village (Senior Village II)	Chicago	Cook	-	-	-	-	-	\$16,948,650
6	Addison Horizon Senior Living Community	Addison	DuPage	-	-	-	-	-	\$19,663,303
7	Avalon at Morris	Morris	Grundy	-	-	-	-	-	\$9,665,825
8	Be Neighbors Veterans Community	Springfield	Sangamon	\$936,876	\$3,863,124	-	-	-	\$4,800,000
9	Beech St. Senior Lofts	Island Lake	Lake	-	-	-	-	-	\$22,879,598.00
10	Buena Vista Townhomes	Elgin	Kane	-	-	-	\$12,750,000	-	\$23,200,708
11	Building Strong in Will County Phase IV	Elwood	Will	-	-	\$86,682	-	-	\$86,682
12	Casa Yucatan (9%)	Chicago	Cook	-	-	-	-	\$2,525,000	\$18,502,265
13	Churchview Garden Homes	Peoria	Peoria	-	-	-	-	-	\$15,403,841
14	Community of Sunnybrook	Alton	Madison	-	-	-	-	-	\$18,589,819
15	DeVille Manor	Oswego	Kendall	-	-	-	-	-	\$13,731,242
16	Diamond Apartments of Jerseyville	Jerseyville	Jersey	\$1,175,000	-	-	-	-	\$14,072,673
17	Downtown Villas	Jacksonville	Morgan	-	-	-	-	-	\$13,342,383
18	Flax Meadow Townhomes II	Highland	Madison	-	-	-	-	-	\$10,475,145

#	Development	City	County	9%	4%	COVID-19 AHGP	Credit Advantage	FFB	HOME
19	Fox Hill Senior Living	Yorkville	Kendall	\$13,498,650	-	-	-	-	-
20	Framing Hope 2023	Rockford	Winnebago	-	-	-	-	-	-
21	Garden Apartments	Worth	Cook	-	-	-	-	-	-
22	Grace Terrace (fka Arlington Heights PSH 2021)	Arlington Heights	Cook	-	-	-	-	-	-
23	Green Freedom Phase I	Aurora	Kane	-	-	-	-	-	-
24	Greenwood City Senior Living	Chicago	Cook	-	\$35,946,053	-	-	-	-
25	Hamlin Avenue Apartments	Alsip	Cook	-	-	-	-	-	-
26	Harvey II & III RAD For PRAC	Harvey	Cook	-	\$17,100,586	-	-	\$5,000,000	-
27	Hillside Senior Apartments	Hillside	Cook	\$13,261,354	-	-	-	-	-
28	Huntington Towers	Mount Prospect	Cook	-	\$24,218,876	-	-	-	-
29	Island Terrace - 4pct	Chicago	Cook	-	\$29,533,372	\$11,175,000	-	-	-
30	Johnsburg Workforce Housing	Johnsburg	McHenry	\$13,648,635	-	-	-	-	\$5,234,629
31	Kankakee Veterans Housing	Kankakee	Kankakee	-	-	-	-	-	-
32	LakeView Landing	Chicago	Cook	-	-	-	-	\$1,008,000	-
33	Lincoln Senior Flats	Lincoln	Logan	\$13,215,792	-	-	-	-	-
34	Longwood Garden Apartments	Rockford	Winnebago	\$10,393,776	-	\$4,878,629	-	-	-
35	Madison Park Place	Springfield	Sangamon	-	\$16,845,936	-	-	-	-

Funding characteristics, continued

#	Development	City	County	IAHTF	National Housing Trust Fund	State Housing Tax Credit	Tax Exempt Bonds	Taxable Bonds	Total
19	Fox Hill Senior Living	Yorkville	Kendall	-	-	-	-	-	\$17,631,251
20	Framing Hope 2023	Rockford	Winnebago	-	-	\$952,793	-	-	\$952,793
21	Garden Apartments	Worth	Cook	\$3,674,951	\$4,172,968	-	-	-	\$7,847,919
22	Grace Terrace (fka Arlington Heights PSH 2021)	Arlington Heights	Cook	\$2,475,058	\$6,024,942	-	-	-	\$8,500,000
23	Green Freedom Phase I	Aurora	Kane	-	-	\$1,390,786	-	-	\$1,390,786
24	Greenwood City Senior Living	Chicago	Cook	-	-	-	\$14,500,000	-	\$50,446,053
25	Hamlin Avenue Apartments	Alsip	Cook	\$4,211,150	\$7,650,720	-	-	-	\$11,861,870
26	Harvey II & III RAD For PRAC	Harvey	Cook	-	-	-	-	-	\$22,100,586
27	Hillside Senior Apartments	Hillside	Cook	-	-	-	-	-	\$13,261,354
28	Huntington Towers	Mount Prospect	Cook	-	-	-	-	-	\$24,218,876
29	Island Terrace - 4pct	Chicago	Cook	-	-	-	\$16,566,604	-	\$57,274,976
30	Johnsburg Workforce Housing	Johnsburg	McHenry	-	-	-	-	-	\$18,883,264
31	Kankakee Veterans Housing	Kankakee	Kankakee	\$1,714,181	\$2,065,700	-	-	-	\$3,779,881
32	LakeView Landing	Chicago	Cook	\$7,184,323	-	-	-	-	\$8,192,323
33	Lincoln Senior Flats	Lincoln	Logan	-	-	-	-	-	\$16,726,799
34	Longwood Garden Apartments	Rockford	Winnebago	-	-	-	-	-	\$15,272,405
35	Madison Park Place	Springfield	Sangamon	-	-	-	\$5,425,000	-	\$22,270,936

#	Development	City	County	9%	4%	COVID-19 AHGP	Credit Advantage	FFB	HOME
36	Maywood Supportive Living	Maywood	Cook	-	\$15,612,318	-	\$3,000,000	-	-
37	Millbrook Townhomes	Cherry Valley	Winnebago	\$13,600,999	-	\$3,639,282	-	\$2,205,000	-
38	Nehemiah Homes RMJ	Springfield	Sangamon	\$9,062,726	-	\$1,741,858	-	-	-
39	Neighborhood Impact 2023	Hanover Park	DuPage	-	-	-	-	-	-
40	North Point Homes of Sullivan	Sullivan	Moultrie	\$7,982,306	-	\$3,305,000	-	-	-
41	Parker Glen II	Champaign	Champaign	\$13,238,663	-	-	-	\$1,809,000	-
42	Parkside Phase III	Chicago	Cook	-	-	-	-	-	-
43	Pearl Place Senior Residences	Belvidere	Boone	-	\$2,756,416	-	-	-	\$1,182,919
44	Phoenix Manor	Peoria	Peoria	\$12,898,710	-	-	-	-	-
45	Poplar Place Townhomes	Springfield	Sangamon	-	\$13,829,792	\$8,250,000	-	\$3,478,000	-
46	Poupard Place	Northbrook	Cook	\$13,798,620	-	-	-	-	-
47	Providing Stable Foundations 2022	Malta	DeKalb	-	-	-	-	-	-
48	Raise the Roof 2022	Decatur	Macon	-	-	-	-	-	-
49	Reclaiming Southwest III	Chicago	Cook	-	-	-	-	-	-
50	Rimini Place	Viriden	Macoupin	\$7,755,288	-	\$2,394,470	-	-	-
51	Riverwalk Homes 9%	Joliet	Will	\$13,948,605	-	-	-	\$939,000	-
52	Riverwoods	Kankakee	Kankakee	-	\$6,276,580	-	\$11,838,000	-	-
53	Rome Meadows	Dix	Jefferson	-	\$7,487,967	-	-	-	-
54	Round Barn Mannor	Champaign	Champaign	-	\$12,619,980	-	\$20,900,000	-	-
55	Sacred Apts	Chicago	Cook	-	-	-	-	-	-
56	Shimer Square Redevelopment	Mount Carroll	Carroll	\$12,170,806	-	\$8,502,330	-	-	-
57	South Boulevard Shores	Evanston	Cook	\$13,498,650	-	-	-	-	-

Funding characteristics, continued

#	Development	City	County	IAHTF	National Housing Trust Fund	State Housing Tax Credit	Tax Exempt Bonds	Taxable Bonds	Total
36	Maywood Supportive Living	Maywood	Cook	-	-	-	\$24,995,000	-	\$43,607,318
37	Millbrook Townhomes	Cherry Valley	Winnebago	-	-	-	-	-	\$19,445,281
38	Nehemiah Homes RMJ	Springfield	Sangamon	-	-	-	-	-	\$10,804,584
39	Neighborhood Impact 2023	Hanover Park	DuPage	-	-	\$4,100,000	-	-	\$4,100,000
40	North Point Homes of Sullivan	Sullivan	Moultrie	-	-	-	-	-	\$11,287,306
41	Parker Glen II	Champaign	Champaign	-	-	-	-	-	\$17,761,759
42	Parkside Phase III	Chicago	Cook	-	-	-	-	-	-
43	Pearl Place Senior Residences	Belvidere	Boone	\$3,611,658	-	-	-	-	\$7,550,993
44	Phoenix Manor	Peoria	Peoria	-	-	-	-	-	\$16,588,710
45	Poplar Place Townhomes	Springfield	Sangamon	-	-	-	\$22,264,000	-	\$47,821,792
46	Poupard Place	Northbrook	Cook	-	-	-	-	-	\$17,488,620
47	Providing Stable Foundations 2022	Malta	DeKalb	-	-	\$132,941	-	-	\$132,941
48	Raise the Roof 2022	Decatur	Macon	-	-	\$278,610	-	-	\$278,610
49	Reclaiming Southwest III	Chicago	Cook	\$750,000	-	-	-	-	\$750,000
50	Rimini Place	Viriden	Macoupin	-	-	-	-	-	\$10,149,758
51	Riverwalk Homes 9%	Joliet	Will	-	-	-	-	-	\$14,987,605
52	Riverwoods	Kankakee	Kankakee	-	-	-	-	-	\$18,114,580
53	Rome Meadows	Dix	Jefferson	-	-	-	-	-	\$7,487,967
54	Round Barn Mannor	Champaign	Champaign	\$900,000	-	-	-	-	\$34,419,980
55	Sacred Apts	Chicago	Cook	\$4,019,153	-	-	-	-	\$4,019,153
56	Shimer Square Redevelopment	Mount Carroll	Carroll	-	-	\$3,569,500	-	-	\$24,242,636
57	South Boulevard Shores	Evanston	Cook	-	-	-	-	-	\$24,773,906

#	Development	City	County	9%	4%	COVID-19 AHGP	Credit Advantage	FFB	HOME
58	South Park Plaza	Chicago	Cook	-	\$16,808,076		-	-	-
59	South Shore HHDC LIHTC LLC (South Shore RYS)	Chicago	Cook	-	\$17,288,297		-	-	-
60	Starling Senior Apartments	Lake Villa	Lake	\$14,098,590	-		-	\$1,694,000	-
61	Steer Place Apartments	Urbana	Champaign	\$12,898,710	-		-	-	-
62	Stevens Apartments	Wood River	Madison	\$10,510,060	-		-	-	-
63	Taft Homes 4 Pct	Peoria	Peoria	-	\$9,942,696		-	-	\$2,649,853
64	Taft Homes 9 Pct	Peoria	Peoria	\$12,975,114	-	\$1,110,606	-	-	-
65	Taylor Place Apartments	McHenry	McHenry	\$13,498,650	-	-	-	-	-
66	Timber Trails Apartments	Harrisburg	Saline	\$12,131,248	-	\$3,686,963	-	-	-
67	Two Towers (Streed/Warren)	East Moline	Rock Island	-	\$14,293,436	-	-	-	-
68	Unlocking Doors 2022	Crystal Lake	McHenry	-	-	-	-	-	-
69	Victory Center of River Oaks ILF and Park Forest ILF	Calumet City	Cook	-	\$12,211,757	-	-	-	-
70	Vivian's Village PSH	Cahokia Heights	St. Clair	-	-	-	-	-	-
71	Wildwood Trace	Elgin	Kane	\$12,710,961	-	\$1,037,443	-	\$2,600,000	-
72	Willis Senior Lofts	Rochelle	Ogle	\$13,348,665	-	\$6,582,209	-	-	-
73	Zion Woods	Deerfield	Lake	-	\$5,556,885	\$4,032,000	-	-	-
Total First Year Financing				\$270,646,928	\$205,282,384	\$60,335,790	\$35,738,000	\$13,733,000	\$9,067,401
Total Multi-Year Financing				\$150,729,640	\$120,154,476	\$20,784,893	-	\$13,774,000	-
Grand Totals				\$421,376,568	\$325,436,860	\$81,120,683	\$35,738,000	\$27,507,000	\$9,067,401

Funding characteristics, continued

#	Development	City	County	IAHTF	National Housing Trust Fund	State Housing Tax Credit	Tax Exempt Bonds	Taxable Bonds	Total
58	South Park Plaza	Chicago	Cook	\$2,700,000	-	-	\$12,750,000	-	\$32,258,076
59	South Shore HHDC LIHTC LLC (South Shore RYS)	Chicago	Cook	-	-	-	\$18,345,553	-	\$35,633,850
60	Starling Senior Apartments	Lake Villa	Lake	-	-	-	-	-	\$18,787,432
61	Steer Place Apartments	Urbana	Champaign	-	-	-	-	-	\$12,898,710
62	Stevens Apartments	Wood River	Madison	-	-	-	-	-	\$12,612,262
63	Taft Homes 4 Pct	Peoria	Peoria	-	-	\$3,750,000	\$5,195,000	-	\$21,537,549
64	Taft Homes 9 Pct	Peoria	Peoria	-	-	-	-	-	\$14,085,720
65	Taylor Place Apartments	McHenry	McHenry	-	-	-	-	-	\$16,783,221
66	Timber Trails Apartments	Harrisburg	Saline	-	-	-	-	-	\$15,818,211
67	Two Towers (Streed/Warren)	East Moline	Rock Island	\$1,797,624	-	-	\$13,320,000	-	\$29,411,060
68	Unlocking Doors 2022	Crystal Lake	McHenry	-	-	\$346,057	-	-	\$346,057
69	Victory Center of River Oaks ILF and Park Forest ILF	Calumet City	Cook	-	-	-	\$13,356,236	-	\$25,567,993
70	Vivian's Village PSH	Cahokia Heights	St. Clair	\$1,516,112	\$3,433,888	-	-	-	\$4,950,000
71	Wildwood Trace	Elgin	Kane	-	-	-	-	-	\$16,348,404
72	Willis Senior Lofts	Rochelle	Ogle	\$1,250,000	-	-	-	-	\$21,180,874
73	Zion Woods	Deerfield	Lake	\$3,792,308	-	-	-	-	\$13,381,193
Total First Year Financing				\$29,235,359	\$5,499,588	\$12,177,108	\$132,217,393	-	\$807,294,925
Total Multi-Year Financing				\$12,473,035	\$21,711,754	\$4,128,848	\$344,987,367	\$203,835,000	\$911,162,219
Grand Totals				\$41,708,394	\$27,211,342	\$16,305,956	\$477,204,760	\$203,835,000	\$1,718,457,144

Appendix A: Glossary of Terms, Acronyms, and Agencies

State Agencies and Departments

State Agencies and Departments	
CDB	Illinois Capital Development Board
CFPB	Consumer Financial Protection Bureau
CMS	Illinois Department of Central Management Services
CMMS	Center for Medicare and Medicaid Services
DCEO	Illinois Department of Commerce and Economic Opportunity
DCFS	Illinois Department of Children and Family Services
IDJJ	Illinois Department of Juvenile Justice
DMH	IDHS Division of Mental Health
GOMB	Governor's Office of Management and Budget
HTF	Illinois Housing Task Force
IDFPR	Illinois Department of Financial and Professional Regulation
HFS	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
IEPA	Illinois Environmental Protection Agency
IHDA	Illinois Housing Development Authority
ISTHA	Illinois State Toll Highway Authority
SHWG	Supportive Housing Working Group

Federal/State/Local/and Other Partners

Federal/State/Local/and Other Partners	
AAAs	Area Agency on Aging – Local organizations that provide services and programs for seniors.
CAAs	Community Action Agencies.
CHDOs	Community Housing Development Organizations - a designated non-profit with the federal HOME program.
CIC	Community Investment Corporation.
CIL	Centers for Independent Living - Local organizations that provide services and programs for people with disabilities to help them live more independently.
COC	Continuum of Care.
CRN	Chicago Rehabilitation Network – A non-profit technical assistance provider and advocacy agency.
CSH	Corporation for Supportive Housing – A non-profit technical assistance provider for homeless and special needs housing and services.
FHA	Federal Housing Administration.
FHLBC	Federal Home Loan Bank of Chicago
GNHSTF	Governor's Nursing Home Safety Task Force.
GRAC	Governor's Rural Affairs Council.

Federal/State/Local/and Other Partners

GSE	Government Sponsored Enterprise (Most commonly referring to FHLB, Fannie Mae, Ginne Mae, & Freddie Mac).
HUD	U.S. Department of Housing and Urban Development.
IIRA	Illinois Institute for Rural Affairs.
IMHPAC	Illinois Mental Health Planning and Advisory Council.
LAAs	Local Administering Agencies under the Rental Housing Support Program
LSHAC	Lead Safe Housing Advisory Council.
LSHSTF	Lead Safe Housing State Task Force.
NCSHA	National Council of State Housing Agencies.
NGA	National Governors Association.
OAG	Illinois Office of the Attorney General.
OASAC	Older Adults Services Advisory Committee.
OHCS	Office of Housing Coordination Services.
OMB	U.S. Office of Management and Budget
PHA	Public Housing Authority.
Reentry Working Group	Governor’s Statewide Community Safety & Reentry Commission.
TA Providers	Technical Assistance Providers.
USDA-RD	U.S. Department of Agriculture-Rural Development Office.
SPAR	Office of Strategic Planning and Reporting

Funding Programs and Projects

Build Illinois Bond Fund / Capital Fund

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

CCRS

Community Care in Residential Settings (IDoA)

CDAP

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

CDBG

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

CDBG Disaster Recovery Program

HUD provides flexible grants to help cities, counties, and States recover from Presidentially declared disasters, especially in low-income areas, subject to availability of supplemental appropriations. In response to Presidentially declared disasters, Congress may appropriate additional funding for the CDBG program as Disaster Recovery grants to rebuild the affected areas and provide crucial seed money to start the recovery progress.

Emergency Solutions Grant (“ESG”)

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

HERA

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

HOME

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

households.

HOPWA

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

GRF

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

Illinois Affordable Housing Tax Credit (“IAHTC”)

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

Illinois Affordable Housing Trust Fund (“IAHTF”)

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

IHWAP

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

Illinois Rental Repayment Program (IRPP)

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

LIHEAP

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

LIHTC

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

MCC

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

MRB

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

National Housing Trust Fund (“NHTF”)

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

NSP

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

RHSP

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

Other Relevant Terms

AHPAA

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

Care Coordination Plan

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

Choice Neighborhoods Initiative

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

Colbert v. Pritzker Case

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

Continuum of Care (“CoC”)

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

Comprehensive Housing Planning Act

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

EAH

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

CRP

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

HEARTH Act

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

HUD Lead Safe Housing and EPA Remodeling and Repair Rules

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

ILHousingSearch.org

An interagency, statewide housing locator system launched in 2009 to allow those seeking housing to search for

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

Ligas Consent Decree

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

NOFA – Notice of Funding Availability

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

Norman Decree

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

RFP

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

RFA

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

Section 1115 Waiver

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

Supportive Housing Working Group

A working group created by the Housing Task Force in 2007 to evaluate and present a common understanding of barriers and best practices for an increased and improved development of supportive housing. The working group last convened in 2016 and published its 2017 Report on Activities and Recommendations which include information on then current PSH inventory, unmet need, and proposed production goals as well as strategies to improve PSH in Illinois.

State Referral Network

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

TIF

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

Williams Consent Decree

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

Appendix B: Housing Task Force Members

Task Force Members/Housing Task Force Chair

Executive Director, Illinois Housing Development Authority

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

Task Force Members/Governor-appointed Housing Expert Members

Syed Abedi, Community Member - IT Project Manager

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

Allison Clements, Illinois Housing Council – Executive Director

George Dinges, Development Services Group – President/Vice President

Nancy Firfer, Metropolitan Mayors Caucus – Senior Advisor

David Hirsch, Greystone, Affordable Production Manager

Peter Holsten, Holsten Developments – President

Brian Hollenbeck, Rock Island Economic Growth Corporation – Executive Director

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

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

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

Mike Niehaus, Windsor Homes – Executive Director

Sylvia Puente, Latino Policy Forum – Executive Director

Robin Snyderman, Principal – BRicK Partners, LLC

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

Lily Walton, Champaign County Housing Authority – Executive Director

Raymond Lai, McLean County Regional Planning Commission – Executive Director

Catherine Brown, Clear Innovative Solutions, LLC

Task Force Members/Governor-appointed Agency Members

U.S. Department of Housing and Urban Development

U.S. Department of Agriculture

Task Force Members/State Agency Members

Illinois Governor's Office

Illinois Lieutenant Governor

Illinois Governor's Office of Management and Budget

Illinois Department on Aging

Illinois Department of Children and Family Services

Illinois Department of Commerce and Economic Opportunity

Illinois Department of Corrections

Illinois Department of Financial and Professional Regulation

Illinois Department of Healthcare and Family Services

Illinois Department of Human Rights

Illinois Department of Human Services

Illinois Department of Juvenile Justice

Illinois Department of Natural Resources

Illinois Department of Public Health

Illinois Department of Transportation

Illinois Department of Veterans' Affairs

Illinois Emergency Management Agency

Illinois Environmental Protection Agency

Illinois Housing Development Authority

Task Force Members/Illinois General Assembly Members

The President of the Illinois Senate or designee

The Minority Leader of the Illinois Senate or designee

The Speaker of the Housing of Representatives or designee

The Minority Leaders of the Illinois House of Representatives or designee

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

(310 ILCS 110/) Comprehensive Housing Planning Act.
(310 ILCS 110/1)

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

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

(310 ILCS 110/5)

Sec. 5. Definitions. In this Act:

"Authority" means the Illinois Housing Development Authority.

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

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

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

(310 ILCS 110/10)

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

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

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

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

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

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

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

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

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

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

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

(310 ILCS 110/15)

Sec. 15. Annual Comprehensive Housing Plan.

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

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

(2) low-income senior citizens;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(c) The Interagency Committee, with staff support and coordination assistance from the Authority, shall develop the Annual Comprehensive Housing Plan. The State Housing Task Force shall provide advice and guidance to the

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

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

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

(310 ILCS 110/20)

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

(1) (Blank).

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

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

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

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

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

(310 ILCS 110/25)

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

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

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

(3) Develop the Annual Comprehensive Housing Plan.

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

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

(310 ILCS 110/30)

Sec. 30. (Repealed).

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

(310 ILCS 110/90)

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

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

(310 ILCS 110/99)

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

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