



**ILLINOIS HOUSING
DEVELOPMENT AUTHORITY**
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Re-Entry Program Overview and RFP Q&A

**Presented by Matthew Fifer,
Asset Manager
1/15/2026**



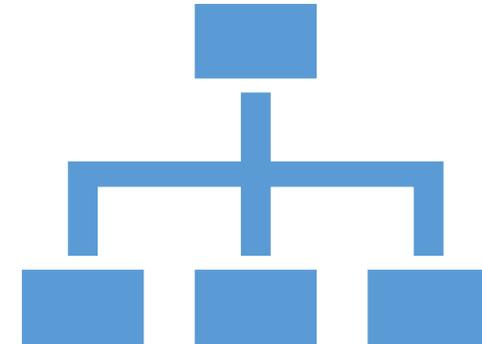
Agenda

- I. IHDA Team Introduction
- II. Rental Housing Support Program
- III. 2020 Re-Entry Pilot
- IV. Re-Entry Program & RFP
 - a) RFP Requirements
 - b) Administrative Responsibilities
 - c) Timeline
 - d) Q&A



IHDA Team – Strategic Response Department

- Peter Sellke – Director
- Rosanne Sepka – Deputy Director
- Sean Vanden Heuvel – Assistant Director
- Aubrey Lutz – Executive Assistant



RHSP Program Team:

- Matt Fifer – Program Administrator
- Ronald Ruiz – Compliance

RHSP Contracts/Payments Team:

- Lilia Morales – Sr. Grant Manager
- Jeremie Morales – Sr. Financial Analyst

What is the Rental Housing Support Program (RHSP)?

- Signed into law in 2007; subsidy rounds began in 2008
- Funded through a \$20 fee collected from real estate document recordings (in all 102 counties)
- **The funds are single-purpose and can only be used for rental assistance.**
- The RHS Program is designed to provide subsidies to reduce the cost of renting for eligible households.
- Eligible households under the program are those with incomes at or below 30% of the Area Median Income (“Extremely Low-Income Household”) for the area, with at least 50% of the assistance targeted to benefit households at or below 15% of the Area Median Income (“Severely Low-Income Household”).

What is the Rental Housing Support Program (RHSP)? *(Contd.)*

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- The RHS Program is a “unit-based” subsidy generally supported by an agreement between a Local Administering Agency (“LAA”) and an approved project owner (“Landlord”).
 - LAAs are selected for participation in the Statewide RHS Program (outside the City of Chicago) based on responses under a competitive Requests for Proposals (“RFP”).
 - RHS Program funding cannot be used to supplement or supplant other rental assistance such as Section 8 or Housing Choice Voucher Programs, for funding of the same unit or tenant.
 - Grants are for a term of three years with eligibility to be renewed, provided grantee remains in compliance with program requirements.

Rental Housing Support Program Re-Entry

- The Re-Entry sub-program started placing tenants in 2020.
- Mirrors standard RHSP structure and requirements with small differences
 - Targeted assistance for persons exiting the justice system
 - LAAs do not operate a wait list of individuals for Re-Entry.
 - Illinois Department of Corrections ("IDOC") selects eligible participants.
 - IDOC notifies LAAs of a participant being released to their area in need of assistance.
 - **NEW:** Emphasis on available supportive services provided by LAA awardees or through agreement by a partner



2020 Re-Entry Pilot (Round 1)

- Have placed over 80 tenants to date
- Currently housing approximately 40 individuals/small families
- Paid out over \$2.4M in subsidy
- Participants return to incarceration at a rate less than 25%, which is considerably lower than return rate for those without secure housing.
- A few tenants have successfully left the program after finding well-paying jobs and have purchased their own homes.



Round 1 Lessons

Challenges

- “NIMBY” attitudes for property owners in some locations
 - Finding participating landlords
- Coordination of unit availability matching when a referral is available can be difficult at times
 - Some tenants may be released early/ prior to the start of the lease.
- Difficulties for some grantees securing relationships with organizations who can provide basic housing essentials for units

Opportunities

- Empower social service agencies to be administrators/LAAs.
- Case management is critical.
- Establishing a landlord/tenant relationship before release improves outcomes.
- Close coordination of all parties from release to move-in is essential.

Mandatory Requirements of the RFP

- Applicants must be located outside of Cook and/or Lake County.
- Applicants must apply for a minimum of 10 units.
- Applicants must be able to provide services to tenants and/or create a working network of service providers to assist, including case management.



Re-Entry Administrator Responsibilities

- Maintain communication with assigned Department of Corrections team to coordinate flow of incoming referrals for placement.
- Secure basic furnishings/housing items for unit prior to occupancy.
- Market the program to your service area(s) to create and maintain a portfolio of landlords willing to participate.
- Process annual documentation for tenants/landlords as required:
 - Rental Assistance Contracts (LAA Only)
 - Tenant Income Certifications
 - Physical Inspections (LAA Only)
 - Communicate and provide services to tenants.



Re-Entry Administrator Responsibilities (Contd.)

Additionally, Applicants will be subject to monthly and/or quarterly reporting requirements, which may include documenting:

- Monthly reporting of Participant actions performed (move-ins/outs; interims; etc.)
- Counts of Participants who accessed benefits/services
- Counts of benefits/services accessed by Participants



Administrative Items to Note

- Program performance (number of units/funding utilized) will be monitored annually. Applicants must be able to place a percentage of their requested units to be eligible to renew their grant.
 - Performance metrics are as follows:
 - Utilize at least 15% of award after 12 months.
 - Utilize at least 45% of award after 24 months.
 - Maintain at least 50% retained housing providing stabilized housing for participants.
- Admin fees are paid to grantees once per year (generally in July) at 1/3rd of the total admin award.
- Subsidy payments are made quarterly (in advance), with payments made in December, March, June, and September.



RFP Timeline

- RFP & onboarding process:
 - Application closes on March 16th.
 - Scoring team will take grant requests to IHDA's board in April or May.
 - Closing process is estimated to take 60-90 days.
 - During closing process, grantee staff will undergo training.
 - Anticipated first placements will be in late summer/early fall 2026.



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Questions?

The remainder of today's meeting will be an open Q&A session.

You can also send questions to RHSP@ihda.org.