

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

It should be noted that although Program Year 2025 coincides with the calendar, the federal budget was delayed and the State did not receive the formula grants letter with allocation amounts until mid-May, 2025. An error in the 2025 consolidated plan resulted in further delay and the State did not sign the HOME and HTF grant agreements until January 26, 2026 and the CDBG grant agreement until January 30, 2026. Thus, DCEO has not been able to make awards with 2025 funds. In addition, CDBG accomplishments are not entered into IDIS until the grant has been completed, and if necessary, monitored. Therefore the actual outcome for CDBG funded programs is zero at this time.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
2025-2029 Permanent Housing Placement	Affordable Housing Non-Homeless Special Needs	HOPWA: \$	Other	Other	45	0	0.00%	45	0	0.00%
Community & Economic Revitalization	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	5	0	0.00%			

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Community & Economic Revitalization	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	100	0	0.00%	20	0	0.00%
Community & Economic Revitalization	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	0		1	0	0.00%
Community & Economic Revitalization	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	5	0	0.00%	1	0	0.00%
Community & Economic Revitalization	Non-Housing Community Development	CDBG: \$	Other	Other	15	0	0.00%	3	0	0.00%
Federal Housing Trust Fund	Affordable Housing	HTF: \$	Rental units constructed	Household Housing Unit	170	0	0.00%	34	105	308.82%
Federal Housing Trust Fund	Affordable Housing	HTF: \$	Rental units rehabilitated	Household Housing Unit	113	0	0.00%	22	13	59.09%
Housing For Persons with HIV/AIDS	Affordable Housing Non-Homeless Special Needs	HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1595	0	0.00%	1595	0	0.00%
Housing For Persons with HIV/AIDS	Affordable Housing Non-Homeless Special Needs	HOPWA: \$	Housing for People with HIV/AIDS added	Household Housing Unit	120	0	0.00%	120	0	0.00%
Multifamily Affordable Housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	207	0	0.00%	35	0	0.00%

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Multifamily Affordable Housing	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	138	0	0.00%	24	0	0.00%
Prevent Homelessness	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	0	0				
Provide Emergency Shelter to Homeless	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	62500	0	0.00%	12500	0	0.00%
Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	39970	0	0.00%	7135	0	0.00%
Rapid Re-Housing of Homeless	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	6000	0	0.00%	1200	0	0.00%
SingleFamily Owner Occupied Housing Rehabilitation	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	615	0	0.00%	128	0	0.00%
Street Outreach to Homeless	Homeless	ESG: \$	Other	Other	15000	0	0.00%	3000	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

For both the HOME and the federal Housing Trust Fund Program, accomplishments are populated in IDIS only once information is entered at the activity level. While projects earmarked to receive funding have been entered via IDIS into the 2025 Consolidated Plan and HOME funds have been committed, draw down of funds may be affected by the date HUD issues the Grant Agreements. HOME and HTF accomplishment information only appears in IDIS as projects are completed and units placed into service.

The need for public infrastructure assistance is greater than the amount of funding available from a variety of sources. This is indicated by the number of applications received for the recent State funded infrastructure grant program and a new infrastructure program being included in the Governor's proposed budget. The COVID-19 pandemic has brought attention to the need for safe and healthy homes, which is prioritized by DCEO with our Housing Rehabilitation program and CDBG-CV Healthy Houses program. Businesses have suffered throughout the pandemic with many closing, and others not taking the risk to open or expand. Local governments have suffered downturns in revenue and have not been able to address needed improvements. Our Community & Economic Revitalization program provides assistance as they work to rebound and put people back to work. Inevitably, natural disasters will affect communities but not rise to the level of a Presidentially-declared disaster. Our Disaster Response program assists in clean-up, easing the burdens on the local governments.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

For both the HOME and the federal Housing Trust Fund Program, accomplishments are populated in IDIS only once information is entered at the activity level. While projects earmarked to receive funding have been entered via IDIS into the 2025 Consolidated Plan and HOME funds have been committed, draw down of funds may be affected by the date HUD issues Grant Agreements. HOME and HTF accomplishment information only appears in IDIS as projects are completed and units placed in service; thusly, the numbers above reflect completion of developments funded in previous years.

For CDBG grants, information regarding racial and ethnic composition is entered into IDIS at the time of closeout, and grants have a two year period of performance. Therefore, it is not available for program year 2025 at this time.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	28,988,172	
HOME	public - federal	35,408,938	
HOPWA	public - federal	2,582,959	
ESG	public - federal	5,190,081	
HTF	public - federal	6,654,453	

Table 3 - Resources Made Available

Narrative

Under the HOME and federal HTF Programs, IHDA expends HOME and HTF Program funding for rental housing through its rental housing development programs. To some extent, the expenditure of HOME, federal HTF, and other program funds on housing programs is driven by the market. The Authority’s impact in opportunity areas within the State, though limited by applications for funding in these areas, remains committed to partnering with other community organizations. The State is continuously exploring opportunities to expend significant HOME funds in areas with identified concentrations of low-income and minority populations

As previously stated, our CDBG grant was not signed until January 30, 2026, so there have been no awards or expenditures.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Statewide Distribution	100		Statewide distribution via a competitive process or on a continuous basis per program paramaters

Table 4 – Identify the geographic distribution and location of investments

Narrative

The State has identified very and extremely low-income households as one of the priority populations under the Consolidated Plan. The State also puts a high value on quality location of projects and availability of resources and access to amenities.

Under the HOME and HTF Programs, IHDA expends its Program funding for rental housing through its rental housing development programs. To some extent, the expenditure of HOME and HTF Programs

and other program funds on housing programs is driven by the market. The Authority's impact in opportunity areas within the State is limited by applications for funding in these areas. The State remains interested in partnering with other community organizations. The State is continuously exploring opportunities to expend significant HOME and HTF funds in areas with identified concentrations of low-income and minority populations, and in areas where housing for low-income and minority populations is needed.

The IDPH HOPWA program is geographically dispersed across the entire State of Illinois per grant agreement. IDPH has integrated its Ryan White Part B Housing activities with HUD housing funding to effectively leverage both housing funds to serve the greatest number of Illinoisians.

Once awarded, 100% of the CDBG grants will be dispersed throughout the non-entitlement areas of Illinois.

ESG funds are dispersed throughout the non-entitlement areas of Illinois.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Acceptable Sources of HOME Match:

- Local or State general revenues
- Housing trust funds
- Foundations, donations
- Program income from HODAG, RRP or UDAG only after grant closeout
- Value of waived taxes, fees, or charges
- Appraisal value of land or real property not acquired with Federal Funds
- Difference between appraised value and acquisition cost, if property is a acquired with Federal funds
- Grant equivalent of below market
- Interest rate loans to the project
- The cost of investments, not made with federal resources, in on and off-site infrastructure that is directly required for the affordable housing assisted with HOME funds
- Federal Home Loan Bank grants
- Value of donated material or labor
- Direct cost of supportive services that facilitate independent living or as part of a self-sufficiency program
- Direct cost of homebuyer counseling for families that complete a HOME assisted purchase

For the National Housing Trust Fund (NHTF), projects which are able to commit other non-federal funds as part of their project financing will be given additional consideration. There is a state match requirement of 10% for NHTF, but IHDA anticipates most NHTF-funded projects will be highly leveraged

CDBG/Community Development Block Grant Program: The State must match all but \$100,000 of the funds received for program administration. Local Public Infrastructure and Housing Rehabilitation applicants receive points when grant requests are leveraged with other sources while Economic Development grants must be matched dollar for dollar.

Emergency Solutions Grant (ESG) Program: The State must match all but \$100,000 of the funds received for program administration. ESG grants are matched dollar for dollar by subrecipients.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary - HOME Match Report

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Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	1,200	0
Number of Non-Homeless households to be provided affordable housing units	258	0
Number of Special-Needs households to be provided affordable housing units	295	0
Total	1,753	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	1,495	0
Number of households supported through The Production of New Units	69	0
Number of households supported through Rehab of Existing Units	189	0
Number of households supported through Acquisition of Existing Units	0	0
Total	1,753	0

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Goal/Accomplishment information for HOME and HTF only appears as projects are completed. Actual goals include all HOME and HTF Multifamily units, and CDBG Housing Rehabilitation completed in calendar year 2025 (but not funded with the 2025 allocation). DCEO is seeing better progress by Housing Rehabilitation contractors now that we are several years past COVID.

Discuss how these outcomes will impact future annual action plans.

Beginning with our next application offering, DCEO will increase the amount per home to \$70,000 and the grant ceiling to \$800,000 for CDBG Housing Rehabilitation.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	0	0	0
Low-income	68	0	
Moderate-income	75	0	
Total	143	0	

Table 13 – Number of Households Served

Narrative Information

Outcomes for the CDBG funded Housing Rehabilitation program are not entered into IDIS until the grant has closed, approximately 2 years from grant award to the local government. Information entered into the table above is an estimation.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Homeless outreach services include connecting individuals with emergency shelter, housing, on-site healthcare, and other critical services. These outreach services help to provide temporary shelter and access to services to transition to more permanent housing, based on individual needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

ESG has serviced the following individuals per each activity: __, __ in Street Outreach, __, __ in Emergency Shelter, and __, __ in Rapid Rehousing in 2025.

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

Housing relocation and stabilization services are available and short- and/or medium-term rental assistance is provided as necessary, to prevent individuals or families from becoming homeless if annual income of the individual or family is below 30 percent of median family income and assistance is necessary to help program participants regain stability in their current permanent housing or move into other permanent housing and achieve stability in that housing. These relocation and stabilization services are provided through rental subsidy programs (both housing choice vouchers and project-based vouchers) and services. DHS enhances Federal resources with the State's Homeless Prevention Program that provides assistance to prevent homelessness with rental and utility assistance

Helping homeless persons (especially chronically homeless individuals and families, families

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

Services for special populations include emergency shelter, case management, childcare, education services, employment assistance and job training outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, and transportation. Services are provided by a myriad of State agencies.

ESG has serviced the following individuals per each activity: __, __ in Street Outreach, __, __ in Emergency Shelter, and __, __ in Rapid Rehousing in 2025.

Housing-related assistance is also provided through rental assistance and affordable housing development. Statewide Referral Network units on the Illinois Housing Search website are also available for people that are experiencing chronic homelessness or are at risk of homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

With passage of the Quality Housing and Work Responsibility Act, of 1998, States have a more pronounced role in working with local Public Housing Authorities. The State of Illinois does not own or operate any public housing as a Public Housing Authority. Accordingly, the State does not expect to play a management role in encouraging residents of public housing to become more involved in the management of public housing. All public housing authorities are required by HUD to have Resident Councils or Advisory Boards. They are also required to have a resident serving as a member on their Board of Commissioners. The Council/Advisory Board must review and comment on the public housing authority's Annual Agency Plan prior to the plan's submittal to HUD.

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

The State of Illinois does not own or operate any public housing as a public housing authority. Accordingly, IHDA did not expect to play a management role in encouraging residents of public housing to become more involved in the management of public housing. All public housing authorities are required by HUD to have Resident Councils or Advisory Boards. They are also required to have a resident serving as a member on their Boards of Commissioners. The Councils/Advisory Boards must review and comment on the public housing authority's Annual Agency Plan prior to submittal to HUD

Actions taken to provide assistance to troubled PHAs

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Refer to narrative contained in the Marketing Analysis and Strategic Plan sections of this Five-Year 2025 to 2029 Consolidated Plan detailing the State's approach to the following identified barriers:

1. Building Codes
2. Home Rule
3. Impact Fees
4. Property Taxes
5. Cost and Availability of Land
6. Availability of Affordable and Accessible Housing
7. Public Housing
8. Preservation
9. Homelessness
10. Other Special Needs

Reduction of Regulatory Barriers to Affordable Housing (2)

1. Housing Affordability Impact Notes (HAINs)-On request by a State legislator, IHDA reviews proposed State legislation regarding any effect the bill would have on the affordability of purchasing or owning a home. IHDA processed 6 HAINs in 2025. 2. Illinoishousingsearch.org -IHDA coordinates this statewide housing locator system which provides a vehicle for landlords to advertise available and affordable rental properties throughout the state. IL Housing Search also has an account-only waiting list system called Pre-Screening, Assessment, Intake and Referral (PAIR) module that houses the Statewide Referral Network (SRN) and Section 811 unit waiting lists. SRN units are for persons living with disabilities and/or homeless/at-risk homeless with Supportive services and household incomes at/or below 30% AMI. Section 811 units are for Class members in the Williams, Colbert and Ligas consent decrees, persons from State-Operated Developmental Centers that are closing, Illinois Pathways to Community Living (formerly Money-Follows-the-Person) participants, and persons at-risk of institutionalization. Over 2,000 units are available within the SRN. 3. The Affordable Housing Planning and Appeal Act (AHPAA) encourages affordable housing production in communities (municipalities with populations over 1,000) throughout the state by requiring communities with less than 10% affordable housing stock (non-exempt communities) to participate in activities that promote affordable housing. Non-exempt communities must produce and approve an affordable housing plan 18 months after the date of notification of their non-exempt status. This law codifies the state's intent in providing affordable housing. AHPAA established the Governor appointed State Housing Appeals Board (SHAB), responsible for hearing appeals from developers concerned that one of their development proposals had been

unfairly denied, or unreasonable conditions placed upon the tentative approval of the development, making it economically infeasible to carry out, by a non-exempt local government. IHDA, the AHPAA administering agency, produced the most recent non-exempt local communities list in 2023. Using data from the U.S. Census Bureau-American Community Survey (ACS), 44 communities were identified as non-exempt. From 2019 through 2024 IHDA continued working with non-exempt AHPAA communities to help meet their AHPAA obligations. In 2025, IHDA continued providing technical assistance to local governments needing, creating, and submitting their affordable housing plans. Effective January 8, 2026, an amendment was approved by the Joint Commission on Administrative Rules (JCAR) establishing a new process under which IHDA now provides notice to the Illinois Attorney General (IAG) of non-compliant local governments by January 31 of the third year of the affordable housing plan cycle. Non-Exempt Local Governments (NELG) with a status of non-compliant under the AHPAAs 2023 affordability determination cycle will be included in an IHDA notice to the IAG. 4. Accessibility-IHDA includes enhanced accessibility standards as a mandate under its LIHTC Program, requiring 10% physically accessible and 2% sensory-impaired units in all projects. IHDA incentivizes the use of universal Design Standards under its LIHTC Program by providing competitive scoring points in this area

Reduction of Regulatory Barriers to Affordable Housing (3)

5. HUD-Section 811 Project-Based Rental Assistance (PRA) Program- This HFA-administered rental assistance program is targeted to class members of ADA-related court consent decrees and other de-institutionalization efforts coming out of institutional settings into community-based housing generally tied to IHDA-financed properties. In FY 2024, IHDA began analyzing properties to award funding through new Rental Assistance Contracts under IHDA's FY 2019 Section 811 PRA award. IHDA primarily utilizes a scoring incentive included in the QAP as the main method for identifying potential candidates for Section 811 PRA. In FY 2025, six properties were identified for participation in the Section 811 PRA program and approved by the IHDA Board, totaling 36 units with a combined award amount of \$2,793,360. 6. In SFY 2025 the Authority allocated approximately \$57,353,653 LIHTC allocations (both 9% and 4%) to finance /preserve 2,739 units for low-to-moderate income families, seniors, veterans, and persons with special needs. Besides the Section 811 program described above, IHDA also administers the State-funded Rental Housing Support Program (RHSP). In the SFY, the program renewed 11 contracts to Local Administering Agencies, funding totaled \$10,919,324, representing an estimated 316 units assisted throughout the State for a term of three years. Additionally, \$7,860,560 was disbursed under 36 Existing grant contracts to 18 unique LAA to assist 1,147 units

Reduction of Regulatory Barriers to Affordable Housing (4)

7. Homeownership Financed Mortgages- In the SFY, the Authority, under its flagship mortgage financing program, Access Mortgage provided \$148,094,760 in first mortgages and \$4,957,576 in corresponding second mortgages to 939 households under Access 4%; provided \$356,672,834 in first mortgages and \$12,099,874 in corresponding second mortgages to 1,705 households under Access 5%; and, provided \$342,707,251 in first mortgages and \$16,807,625 in corresponding second mortgages to 1,729 households under Access 10% Also in FY 2025, SmartBuy, which assists homebuyers impacted by

increasing student loan debt to purchase a home by offering student loan debt relief provided in the form of a promissory note (up to 15% of the purchase price, not to exceed \$40,000), provided an additional \$123,659,593 in first mortgages to 542 households, and \$18,454,566 in corresponding second mortgages to 511 of these households. IHDA also administers Homeowner Assistance Programs with units of local government and nonprofits which allow homeowners to make necessary repairs and accessibility improvements allowing residents stay in their homes while improving the quality of single-family housing throughout Illinois. Information for programs with activity in FY 2025 is as follows: Home Repair and Accessibility Program assists low-income and very low-income homeowners with health, safety, and energy efficiency repairs to their homes, as well as accessibility improvements. In FY 2025, IHDA awarded a combined \$16 million to 36 units of local government and nonprofit organizations.

Reduction of Regulatory Barriers to Affordable Housing (5)

811 Programs - As the State's housing finance agency, IHDA was awarded three separate Section 811 grants under this program totaling over \$25 million. Through this 811 Program, IHDA works with affordable housing owners to set aside units for eligible 811 populations through a Rental Assistance Contract (RAC). 811 project-based rental assistance is provided to properties financed by several funding sources, including Low Income Housing Tax Credits (LIHTCs), HUD HOME funds and bond financing. 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 work with eligible applicants and access the Section 811 units by placing Class Members onto the PAIR module's 811 Waiting List within the ILHousingSearch.org web-based housing locator (anyone eligible for Section 811 is also eligible for the SRN wait list).⁸ Rental Assistance Demonstration (RAD)- This HUD program encourages public housing authorities (PHAs) to convert their public housing into Section 8 project-based or project-based vouchers by entering into a public-private partnership. Due to major deferred maintenance and adequate funding issues, most of these projects also require extensive rehabilitation or redevelopment work. IHDA has approved 4 RAD projects involving over 445 public housing units. HUD Section access to 811 units. One of these initiatives involves determining what the communities of preference will be in each LIHTC Qualified Allocation Plan (the document that guides LIHTC awards). Proposed developments with SRN units building in communities of preference are awarded additional points in the QAP to encourage affordable housing development in those areas where eligible 811 applicants have moved/wish to move.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

LIHTC: One way the State addresses obstacles to meeting its underserved needs is through its Low Income Housing Tax Credit (LIHTC) program. The LIHTC program assisted in developing affordable housing for underserved populations by using indirect Federal subsidies to finance the development/redevelopment of affordable rental housing for low-income households (at 60 percent area median income or below). The Internal Revenue Service allocates federal tax credits to State housing finance agencies which then award tax credits to eligible affordable housing developers who use the equity capital generated from the sale of these tax credits to lower the debt service on developing these tax

credit properties, making it easier to offer lower, more affordable rents. Units must maintain affordable rents for at least 30 years.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

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

(1)The HHS-funded Community Services Block Grant (CSBG) Program is the major federal-funded anti-poverty program, using Community Action Agencies (CAAs) to coordinate anti-poverty efforts at the local level. In coordination with other subject-specific programs, efforts are geared to enabling low-income persons to become more self-sufficient. It is administered by DCEO at the State level, which funds the statewide network of CAAs and related organizations on an annual basis, contingent on federal funding. Uses of CSBG funds include the following: economic development; education; emergency assistance; health; housing; income management; linkages; nutrition; and self-sufficiency. IHDA funds a number of local CAAs for housing rehabilitation programs.

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

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

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

5)IHDA continued to administer approximately 30% of the State's Section 8 Project-Based Assistance properties, most of which has partially or wholly financed those developments. IHDA regularly works

with owners of expiring properties to encourage renewal of these rental assistance contracts by providing refinance and rehabilitation assistance, often through tax-exempt bond financing and 4% Low Income Housing Tax Credits (LIHTCs) as well as HUDs/Treasurys Risk Sharing Program.

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

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

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Public Notice on the availability of the draft 2025 APR was published prior to the distribution of the draft Annual Performance Report, to ensure citizen participation and inform the general public of the report's availability. The format of the public comments/public hearing of the 2025 APR was a hybrid in-person/call-in meeting. The Public Notice was published in the Breeze Courier; the Belleville News Democrat; the Champaign News-Gazette; the Daily Southtown; the Dispatch Argus; the Edwardsville Intelligencer/Telegraph; the Peoria Journal-Star; the Rockford Register Star; and the Southern/Southern Illinoisan,

The draft 2025 Annual Performance Report was distributed electronically to nearly 400 organizations, agencies, and individuals across the State. Hard copies of the State's Draft Plan were offered and made available upon available upon request. A public hearing was held Wednesday, March __ 2026, on the Annual Performance Report.

The public comments period for the APR began on March __, 2026 The public comments period ended __ day, March __, 2026. Comments were accepted until COB (5:00. p.m.) on __ day, March 2_, 202^.. The State generally receives few if any written public comments, emails or letters on the APR, other than corrections of typographical errors. This is largely due to the nature of the document being a reporting mechanism for activities already carried out. __ public comments were made at the public hearing, or received by corresponde, phone call nor email.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Rural communities have a variety of unmet needs with no funding to address the challenges. This includes blighted structures that pose a health and safety hazard, crumbling sidewalks and streetscapes that make pedestrian traffic difficult, commercial facades with deferred maintenance, preservation of historic structures that tell their story, closed buildings that could be used for good purposes, and funds to keep current businesses and attract new ones. CDBG has eligible activities that provide for all of these needs, but the State of Illinois has not provided the opportunity (with the exception of Economic Development) on a regular basis. Beginning with the 2025-2029 Consolidated Plan and the 2025 Action Plan, the State is making these activities available. In addition to filling the need, we believe we will utilize available funds faster, as Economic Development is a slow-use activity, dependent on if/when a business needs it; and the Department of Commerce and Economic Opportunity has other business assistance programs with fewer requirements.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

HOME Inspections - Includes the results of reviews of affordable rental housing assisted under the program to determine compliance with applicable regulations. AM staff review the administrative functions, physical condition and general operational performance of HOME funded developments when performing reviews and site inspections.

Listed in the tables below are the projects that were inspected this program year based upon the schedule in §92.504(d).

AM's Project Operations Compliance staff performed a total of 195 reviews - **see Table 1**. A summary of the review types are as follows:

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The Authority requires grantees of HOME projects consisting of five or more units to carry out an affirmative marketing program to attract prospective tenants of all minority and non-minority groups within their housing market area. The Authority's Strategic Solutions team in the Asset Management Department evaluates all affirmative marketing plans to determine whether each plan is appropriate. The grantee is required to describe the activities it proposes to carry out during the advance marketing stage and to develop special outreach efforts to assure that any group(s) of persons not likely to apply know about the housing and have the opportunity to rent and/or own. These special outreach efforts start with initial occupancy and are ongoing for the period of affordability. Affirmative marketing activities are to begin at least 30 days prior to the commencement of any general marketing. The Authority is to be notified in writing of the approximate dates when affirmative marketing and general marketing will commence. In addition, the Authority may at any time monitor the implementation of the plan and/or request modification in its format or contents.

During the reporting period from January 1, 2025, through December 31, 2025, the Authority's Asset Management team approved affirmative marketing plans for ___ developments representing __, ___ rental units which includes ___ HOME units.

Refer to IDIS reports to describe the amount and use of program income for projects,

including the number of projects and owner and tenant characteristics

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

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

The Illinois Supportive Living Program (SLP) is an affordable assisted living model administered by the Department of Healthcare and Family Services (IDHFS) that offers elderly (65 and older) or persons with physical disabilities (22-64) community-based services. The program aims to preserve privacy and autonomy in community-based settings 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 take part in decision-making. IDHFS currently operates the program through a Medicaid waiver, which allows payment for services that are not traditionally covered by Medicaid. These include personal care, homemaking, laundry, medication supervision, social activities, recreation and 24-hour staff to meet residents' scheduled and unscheduled needs. The resident is responsible for paying the cost of room and board at the SLP setting.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments		
Tenant-based rental assistance		
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds		
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds		
Total		

Table 14 – HOPWA Number of Households Served

Narrative

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

The national Housing Trust Fund (HTF) was authorized under the Housing and Economic Recovery Act of 2008 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. HTF 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, Fannie Mae and Freddie Mac, which are not subject to the appropriations process. In September 2008, contributions to the HTF were suspended while they were under federal receivership until 2015 and state housing agencies first received funding in 2016. Over the history of the program, 258 units of HTF funding housing have been completed.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	258	0	0	258	0	258
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	6	0	0	7
Total Labor Hours		3,241,340			144,939
Total Section 3 Worker Hours		28,377			22,665
Total Targeted Section 3 Worker Hours		700			1,448

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers		3			2
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.		2			1
Direct, on-the job training (including apprenticeships).		3			2
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					1
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).		2			1
Outreach efforts to identify and secure bids from Section 3 business concerns.		4			5
Technical assistance to help Section 3 business concerns understand and bid on contracts.		1			
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.		2			1
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.		2			
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.		1			
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					

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Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.		3			4

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative