



Illinois Housing Development Authority

Report of Activities for FY 2024 and Projected Activities for FY 2025

Submitted to:
JB Pritzker, Governor,
Secretary of State,
Clerk of the House of Representatives,
and
Commission on Government Forecasting and Accountability

Table of Contents

Introduction	3
Section I: IHDA Funding & Programmatic Activity in FY 2024	4
A. Multifamily Financing	4
1. Bonds	4
2. Tax Credit Programs	5
3. HOME Investment Partnerships Program	6
4. National Housing Trust Fund	7
5. Illinois Affordable Housing Trust Fund	7
6. Permanent Supportive Housing Development	7
7. Rental Assistance and Operations Programs	8
8. Capital Bill Programming	10
9. HOME-ARP	11
10. Other Multifamily Financing Requests	12
B. Homeowner Assistance Programs	12
1. Home Accessibility Program	12
2. Home Repair and Accessibility Program	12
3. Homeowner Assistance Fund Home Repair	13
C. Community Revitalization Programs	13
1. Land Bank Capacity Program and Technical Assistance Network	13
2. Strong Communities Program	14
3. Chicago Neighborhood Rebuild 2.0 BIBP Pass Through	14
D. Technical Assistance and Capacity Building Programs	14
1. Community Revitalization Program Technical Assistance	14
2. Homes for a Changing Region Grant	15
3. Technical Assistance Grant	15
4. Land Bank Technical Assistance Program Grant	15
5. Next Generation Capacity Building for BIPOC Developers	16
6. Supportive Housing Institute and Loan Loss Reserve	16
E. Housing Counseling Programs	16
1. Cook County Mortgage Foreclosure Mediation Program	17
2. Housing Stability Counseling Program	17
3. Housing Counseling Resource Program	17
F. Homeownership Financing	17
1. Homeownership Financed Mortgages	17
2. Other Homeownership Financing	20
G. COVID-Related Emergency Funding	20
1. Illinois Homeowner Assistance Fund	20
2. Illinois Court-Based Rental Assistance Program	20
3. Asylum Seekers Emergency Rental Assistance Program	21
4. Housing Stability Services for the Illinois Homeowner Assistance Program	21
5. Housing Stability Services for the Illinois Court-Based Rental Assistance Program	21
6. Housing Stability Services for the Asylum Seeker Emergency Rental Assistance Program	22
Section II: Appendices	A.23
Appendix I: Application Reports for FY 2024	A.23
Appendix II: Closing Reports for FY 2024	A.43

Introduction

Pursuant to Section 5 of the Illinois Housing Development Act, (20 ILCS 3805/5) et seq. (“the Act”), the Illinois Housing Development Authority (“the Authority” or “IHDA”) submits this report on its activities for the fiscal year (“FY”) beginning July 1, 2023 and ending June 30, 2024 (“FY 2024”), and for projected activities during the fiscal year beginning July 1, 2024 and ending June 30, 2025 (“FY 2025”).

Please note, this report is broken into two parts. Section I provides an overview of IHDA’s funding resources and programs, including applications received and financing activities that occurred in FY 2024, paired alongside projections of expected financing and programmatic activity to occur in FY 2025. Section II contains appendices with exhibit tables that provide supplemental information corresponding to the application and financing activities detailed in Section I.

The Authority administers the following funding resources and programs which had activity in FY 2024, and/or are projected to see activity in FY 2025:

Multifamily Financing

Bonds, Federal and State Tax Credit Programs, HOME Investment Partnerships Program, National Housing Trust Fund, Illinois Affordable Housing Trust Fund, Permanent Supportive Housing Development Program and the Healthy Housing, Healthy Communities Partnerships Initiative, Section 811 Project Rental Assistance Program, Rental Housing Support Program, COVID-19 Affordable Housing Grant Program, Capital Bill Preservation Program, Housing for Justice Involved Individuals Program, HOME-ARP, and other multifamily financing requests (Gap Financing).

Homeowner Assistance Programs

Home Accessibility Program, Home Repair and Accessibility Program, and the Illinois Homeowner Assistance Fund Home Repair Program.

Community Revitalization Programs

Land Bank Capacity Program and Technical Assistance Network, Strong Communities Program, and Chicago Neighborhood Rebuild 2.0.

Technical Assistance and Capacity Building Programs

Community Revitalization Technical Assistance, Homes for a Changing Region Grant, Chicago Rehabilitation Network Grant, Land Bank Technical Assistance Program Grant, Next Generation Capacity Building for BIPOC Developers, the Supportive Housing Institute, and CSH Loan Loss Reserve.

Housing Counseling Programs

Cook County Mortgage Foreclosure Mediation Program, Housing Stability Counseling Program, and the Housing Counseling Resource Program.

Homeownership Financing

Access 4%, Access 5%, Access 10%, Opening Doors, SmartBuy, Illinois HFA1, and the Habitat for Humanity Community Impact Loan Fund.

COVID-Related Emergency Funding

Illinois Homeowner Assistance Fund, Illinois Court-Based Rental Assistance Program, Asylum Seekers Emergency Rental Assistance Program, and Housing Stability Services for the various COVID-related programs.

Section I: IHDA Funding & Programmatic Activity in FY 2024

This section, comprising the core of the report, offers an overview of IHDA's FY 2024 program and funding resource activity along with corresponding projections of expected program activity and financing to occur in FY 2025. Information as presented in Section I is grouped according to IHDA's main operational focus areas in FY 2024: multifamily financing, homeowner assistance, community revitalization, technical assistance and capacity building, housing counseling, homeownership financing, and COVID-related emergency funding¹.

Under the focus areas, entries for individual programs and funding resources provide a general description of the overall purpose, relevant funding source(s), eligibility requirements for both applicants and allowable activities, and operational and compliance terms. Additionally, each entry includes statements of application and financing activity in FY 2024 and, if applicable, projections of activity expected to occur in FY 2025.

Provided below are high level summaries of the Authority's application and financing activities in FY 2024:

Summary of Application Activity

In FY 2024, the Authority received a total of 276 applications requesting a total of \$1,103,863,757 in federal and state resources, paired with requests for 217,154,873 in state and federal tax credits to support multifamily and single-family housing production and preservation. These applications were for the creation and/or preservation of 13,463 units of housing across the state. Under its homeownership programs, the Authority received 10,283 applications for first mortgages totaling \$2,008,464,835, for which 10,283 also applied for downpayment assistance totaling \$73,966,504. The Authority also received 26,951 applications seeking emergency assistance through the, Illinois Homeowner Assistance Fund, Court-Based Rental Assistance Program, and the Asylum Seekers Emergency Rental Assistance Program.

Summary of Financing Activity

In FY 2024, the Authority financed \$814,801,652 in state and federal resources for the creation and/or preservation of 9,358 multifamily and single-family housing units in Illinois. Under its Strong Communities Program, IHDA awarded 69 grants totaling \$39,021,000 to units of local government and other organizations for revitalization activities on single-family residential properties. The Authority also provided two awards totaling \$1,330,000 in support of statewide technical assistance and capacity building initiatives. Under its homeownership programs, IHDA financed \$1,703,974,851 in first mortgage purchases for 8,880 loans, for which \$68,676,772 in down payment assistance was provided. Additionally, the Authority financed three COVID-emergency housing programs which disbursed approximately \$183,305,210 to 17,083 approved applicants.

A. Multifamily Financing

IHDA finances the construction and preservation of affordable rental housing across Illinois through administering a variety of funding resources and programs, including the following:

1. Bonds

As an issuer of taxable and tax-exempt bonds, IHDA uses the proceeds to finance the creation and preservation of affordable housing.

Application Activity: In FY 2024, the Authority received 22 applications seeking \$443,229,088 to fund 2,332 units of housing through its bond financing programs. For tax-exempt bonds, a total of 21 applications were received, requesting \$441,029,088 to fund 2,286 units. For taxable bonds, one application was received, requesting \$2,200,000 to fund 46 units (Exhibit I: FY 2024 Applications Report – Multifamily Bonds).

Financing Activity: During FY 2024, the Authority financed approximately \$648,667,157 in closed first mortgage loans on 12 multifamily developments containing a total of 2,926 units. These developments were financed through the Authority's Conduit Bond, Program Bond, and Affordable Credit Advantage Mortgage Programs (Exhibit XII: FY 2024 Closing Report – Multifamily Bonds).

¹ Focus areas may shift in response to overall funding availability, operational needs, and statewide concerns

FY 2025 Projection: The Authority has already closed loans approved by the IHDA Board in FY 2025, providing financing for 1,523 units of affordable rental housing. The Authority anticipates bringing approximately five more projects to the IHDA Board in FY 2025 which will provide approximately 609 additional units of rental housing. This includes Conduit Bond, Tax Exempt Bond, and Advantage Mortgage Programs.

2. Tax Credit Programs

IHDA administers two programs, the federal Low Income Housing Tax Credit and the State Donation Tax Credit, that leverage the benefits of tax credits for the purpose of incentivizing developers to build and rehabilitate affordable rental housing. In FY 2024, IHDA's tax credit programs received a combined 102 applications for consideration, 69 federal, and 33 state.

i. Federal Low Income Housing Tax Credits ("LIHTC")

Created under the Tax Reform Act of 1986, the Low Income Housing Tax Credit is a federal tax credit that gives incentives for the utilization of private equity in the development of affordable housing for low-income Americans. The program is administered at the state level by housing finance agencies (i.e. IHDA) with each state getting a fixed allocation of credits based on population. IHDA evaluates applications against its Qualified Allocation Plan ("QAP").

LIHTC accounts for the majority (approximately 90%) of all affordable rental housing created in the U.S. today and is the most successful affordable housing tool in Illinois. The tax credits are more attractive than tax deductions as the credits provide a reduction in a taxpayer's federal income tax, whereas a tax deduction only provides a reduction in taxable income. Almost all investors in LIHTC projects are corporations.

The maximum rent that can be charged for a LIHTC unit is based upon the Area Median Income ("AMI") and is capped at 80% of AMI. Rents must be kept affordable for an initial 15-year "compliance period" and a subsequent 15-year "extended use period".

Under the LIHTC Program, 69 applications were submitted in FY 2024, representing a total of 154,497,225 in federal tax credit allocations. If funded, these projects would have financed a combined 4,684 units of affordable rental housing (Exhibit II: FY 2024 Applications Report – Federal Low Income Housing Tax Credits (LIHTC)).

In FY 2024, the Authority closed financing for a total of 34 multifamily developments representing a combined 52,092,052 in LIHTC allocations (both 9% and 4%). These developments include 3,528 housing units, of which 2,948 are affordable rental housing.

In FY 2025, a combined 34.6 million in federal tax credits are anticipated for allocation to Illinois. IHDA will act as the statewide administrator for its portion of LIHTC, alongside the City of Chicago, which separately administers its own portion that is expected to be approximately 7.5 million in credits. These credits are expected to be disbursed in FY 2026.

a. 9% LIHTC

The competitively awarded 9% credit (70% subsidy) is usually for new construction and substantial renovation of affordable rental housing units without additional federal subsidies.

Application Activity: In FY 2024, 44 applications were received, requesting 64,841,746 in tax credit allocations for the creation and/or preservation of 2,137 rental housing units.

Financing Activity: During FY 2024, the Authority approved and allocated approximately 19,595,478 in combined federal tax credits for 16 developments totaling approximately \$169,492,047 in private equity (over 10 years/discounted). These developments contain a total of 726 units, of which 718 units are reserved for low-income households. Federal tax credit allocations were used in conjunction with several of the Authority's programs, including the HOME Program, Illinois Affordable Housing Trust Fund, and State Tax Credit allocations (Exhibit XIII: FY 2024 Closing Report – Federal Low Income Housing Tax Credits (LIHTC)).

FY 2025 Projection: In FY 2025, IHDA will continue to serve as the State’s administrator for the 9% credit.

b. 4% LIHTC

The 4% credit (30% subsidy) is for the acquisition of existing buildings for rehabilitation and new construction financed by tax-exempt bonds and additional subsidies.

Application Activity: In FY 2024, 25 applications were received, requesting 89,655,479 in tax credit allocations for the creation and/or preservation of 2,547 rental housing units.

Financing Activity: In FY 2024, the Authority closed financing on 18 multifamily developments, and via tax-exempt bond deals, allocated a total of 32,496,574 in tax credits, totaling approximately \$291,449,626 in private equity. These developments included 2,802 units of housing, of which, 2,230 are affordable (Exhibit XIII: FY 2024 Closing Report – Federal Low Income Housing Tax Credits (LIHTC)).

FY 2025 Projection: In FY 2025, IHDA will continue to serve as the State’s administrator for the 4% credit.

ii. State Donation Tax Credits (“Illinois Affordable Housing Tax Credits” or “IAHTC”)

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 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.

IHDA administers the statewide program, and the City of Chicago’s Department of Housing administers the program in the City of Chicago. IHDA receives 75.5 percent of the annual IAHTC allocation, while the City of Chicago receives the remaining 24.5 percent. Each administrative entity has its own application process.

Application Activity: 33 applications were submitted for the IAHTC, seeking a total of 62,657,648 in IAHTC allocations that, if approved, would fund 1,450 units of affordable rental housing (Exhibit III: FY 2024 Applications Report – Illinois Affordable Housing Tax Credits (IAHTC)).

Financing Activity: Across FY 2024, the Authority approved financing for 14 multifamily developments and allocated approximately 24,116,335 in IAHTC. These developments are projected to create 721 units of housing of which 211 units are reserved for low-income households. IAHTC allocations were used in conjunction with several of the Authority’s programs including the HOME Program, Illinois Affordable Housing Trust Fund, and Federal Tax Credit allocations (Exhibit XIV: FY 2024 Closing Report – Illinois Affordable Housing Tax Credits (IAHTC)).

FY 2025 Projection: The Authority will continue to serve as the State’s administrator for IAHTC allocations. The Authority anticipates a total of approximately 36,217,513 in IAHTC allocations with approximately 8.8 million allocated to the City of Chicago, to be disbursed in FY 2025.

3. HOME Investment Partnerships Program

The HOME Program was created under Title II of the National Affordable Housing Act of 1990, as amended, and authorized by the Housing and Community Development Act of 1992.

Application Activity: In FY 2024, four multifamily applications were received, requesting a total of \$21,213,146 in financing, that if awarded, will fund 119 units of housing (Exhibit IV: FY 2024 Applications Report – HOME Investment Partnerships Program (HOME)).

Financing Activity: During FY 2024, the Authority closed loans for three multifamily developments totaling \$8,808,629 in HOME financing. These developments include 139 housing units of which 43 will be affordable rental units under the HOME Program (Exhibit XV: FY 2024 Closing Report – HOME Investment Partnerships Program (HOME)).

FY 2025 Projection: The Authority will continue to serve as the State’s designated administrator (“Participating Jurisdiction”) for the HOME program and continue to make multifamily loans to assist low- and very low-income households. The amount of HOME funds allocated to the State in FY 2024 was \$15,909,000 and it is anticipated IHDA will receive approximately \$15 million in FY 2025. As of this writing, FY 2025 allocation totals have not been announced by HUD.

4. National Housing Trust Fund (“NHTF”)

The National Housing Trust Fund was established as a permanent federal program in 2008 to increase and preserve the supply of housing for people with the lowest incomes including families experiencing homelessness. NHTF is not subject to the federal appropriations process as its funding is sourced from a fee levied on Fannie Mae and Freddie Mac activity.

Application Activity: The Authority received a total of two applications seeking \$12,945,884 in financing that, if awarded, will fund 78 units of housing. All applications received were for multifamily housing (Exhibit V: FY 2024 Applications Report – National Housing Trust Fund (NHTF)).

Financing Activity: In FY 2024, IHDA closed four NHTF projects totaling \$19,683,545 in funding for 91 units (Exhibit XVI: FY 2024 Closing Report – National Housing Trust Fund (NHTF)).

FY 2025 Projection: The Authority will continue to serve as the State’s designated administrator (“Participating Jurisdiction”) for NHTF, which funds Permanent Supportive Housing and rental properties for persons at or below 30% Area Median Income. The amount of NHTF allocated to the State in FY 2024 was \$6,053,256.61, which was a significant drop from previous years. In FY 2025, the Authority expects approximately \$6 million in NHTF funding. As of this writing, FY 2025 allocation totals have not been announced by HUD.

5. Illinois Affordable Housing Trust Fund

Funded through a real estate transfer tax, the Illinois Affordable Housing Trust Fund (“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.

Application Activity: In FY 2024, IHDA received a total of 15 development applications seeking \$120,117,809 in financing that, if awarded, will fund 555 housing units. All applications received were for multifamily housing (Exhibit VI: FY 2024 Applications Report – Illinois Affordable Housing Trust Fund (IAHTF)).

Financing Activity: During FY 2024, the Trust Fund received \$40,935,145 from its portion of the proceeds of the Illinois real estate transfer tax. This amount was approximately \$5,803,090 less than received in FY 2023. There were 27 multifamily projects approved by the Authority’s Board in FY 2024 for approximately \$62,897,787, in funding for 1,275 units.

In FY 2024, The Authority closed financing for 13 multifamily developments totaling \$29,341,987 for 842 affordable rental units (Exhibit XVII: FY 2024 Closing Report – Illinois Affordable Housing Trust Fund (IAHTF)).

FY 2025 Projection: The Authority will continue to serve as the State’s administrator for the Trust Fund. As program administrator, the Authority expects to continue its loan and grant activities in FY 2025, although it does not plan to issue any new Trust Fund bonds. Based on the level of real estate sales in the state, the Trust Fund is expected to receive approximately \$45 million in FY 2025 that will be used to fund grant and loan applications received from around the state. The review of Trust Fund applications will continue to be based on the priorities and guidelines established by the Authority and the Trust Fund Advisory Commission.

6. Permanent Supportive Housing Development

Through its Permanent Supportive Housing (“PSH”) Development Program, IHDA makes financing available for the acquisition, rehabilitation, and/or new construction of projects that serve the most vulnerable populations that offer flexible, voluntary supportive services designed to increase housing stability. Target populations include extremely low-income persons with disabilities, persons experiencing homelessness and other vulnerable populations. PSH 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 HOME dollars. As such,

applications received, and funds requested under this program are also reflected in totals for the programs which contribute funding to PSH.

Application Activity: In FY 2024, IHDA issued a combined RFA that incorporated \$60 million in PSH funding along with an additional \$15 million in Capital Bill funds to support qualifying projects under IHDA's Healthy Housing, Healthy Communities ("H3C") Partnership Initiative. The goal of H3C was to finance affordable housing projects with financial commitments from hospitals and healthcare organizations that also addressed community health disparities. The maximum per project allocation was \$8 million.

In all, IHDA received a combined 26 applications requesting a total of \$191,746,341 in financing which if awarded would fund 1,007 units of PSH. For solely PSH developments, IHDA received 22 applications requesting a total of \$163,823,551 in financing, that would fund 656 housing units. Of those 22 applications, seven projects incorporated both a PSH and healthcare-supported H3C model. Only four applications included solely an H3C specific resource request. These requests totaled \$27,922,790 in combined financing, which if awarded would fund 421 supportive units (Exhibit VII: FY 2024 Applications Report – Permanent Supportive Housing (PSH) Development – Healthy Housing, Healthy Communities (H3C)).

Financing Activity: During FY 2024, the Authority awarded 14 applications representing a total of 393 units with \$123,206,124 in funding. Additionally, the Authority closed six loans totaling approximately \$38,251,379 in HOME, NHTF, and Trust Fund dollars for six multifamily housing developments. A total of 141 affordable units will be assisted through these closed loans. As previously emphasized, since the Authority's PSH program is funded from a variety of sources, PSH loans which closed in FY 2024 are represented in the referenced exhibits for the previously listed funding sources.

Additionally, IHDA has made updates to the 2024-2025 QAP to include a PSH Scoring Track with the goal of making PSH developments competitive under the annual LIHTC competitive 9% application round.

FY 2025 Projection: In FY 2025, IHDA will release a request for applications for a new PSH round, with an anticipated \$21.5 million in funding available. This round includes funding from HOME-ARP, which will make \$15.5 million in financing available for projects to provide housing for HUD-defined Qualifying Populations. IHDA anticipates awards to be announced in May 2025. Please see the HOME-ARP entry in this section for more information on this funding source. Additionally, in FY 2024, three LIHTC applications were received by the Authority under the PSH Scoring Track. Awards will be announced in FY 2025. Furthermore, as H3C was one time pilot program, further activity in FY 2025 and beyond is not expected.

7. Rental Assistance and Operations Programs

In addition to financing affordable rental housing development and preservation, IHDA administers several programs which provide limited rental and operational assistance to developments which serve qualified tenant populations. Information on these programs is found below:

i. Section 811 Project Rental Assistance Program

The Section 811 Project Rental Assistance Program ("PRA") is authorized under Section 811 of the Cranston-Gonzalez National Affordable Housing Act, as amended by the Frank Melville Supportive Housing Investment Act of 2010. The program provides project-based rental assistance in the development of supportive housing for extremely low-income persons with disabilities. To ensure an integrated community, no more than 25 percent of units at a property can be reserved for Section 811.

Application Activity: In FY 2024, IHDA began analyzing properties to award funding through new Rental Assistance Contracts ("RACs") 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.

Financing Activity: In FY 2024, four properties were identified for participation in the Section 811 PRA program and approved by IHDA's Board totaling 42 units with an aggregate award amount of \$3,304,140 (Exhibit XVIII: FY 2024 Closing Report – Section 811 Project Rental Assistance (PRA) Program).

FY 2025 Projection: In FY 2025, the Authority anticipates continuing to select properties and entering RACs using the remaining \$3,135,860 in programmatic funds to cover approximately 39 units.

ii. Statewide Referral Network (“SRN”)

Created in 2007, and originally within IHDA’s LIHTC Program, the Statewide Referral Network works to link populations already connected to services, to affordable supportive housing. SRN units are affordable for extremely low-income households (at or below 30% of the Area Median Income). In the 2024 – 2025 LIHTC QAP, all developments were required to include five to 10 percent SRN in their affordable units, depending on geography.

Application Activity: N/A

Financing Activity: In FY 2024 IHDA financed a total of 165 SRN units across 22 developments.

FY 2025 Projection: In the 2024 – 2025 QAP, all LIHTC developments are required to include five to 10 percent SRN units in their total affordable units depending on geography and are incentivized under the 9% competitive scoring criteria to include more units, up to 20% of total units. SRN unit creation is expected to be higher in FY 2025 as both 2024 and 2025 LIHTC awards are anticipated to be formally approved in FY 2025. IHDA anticipates at least 250 SRN units will be produced in FY 2025.

iii. Rental Housing Support (“RHS”) Program

Created in 2005 through the Rental Housing Support Act (Public Act 94-118), the Rental Housing Support Program is a rental assistance program for extremely low-income households (at or below 30% of Area Median Income) and funded through an \$18 fee on real estate-related document recordings levied at the county level.

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

During FY 2024, the Rental Housing Support Program received \$18,801,802 from the proceeds of real estate recording fees.

In FY 2025, the Authority will continue to serve as the State’s administrator for RHSP and expects to continue its grant compliance activities for both RHS and LTOS. Based on the level of real estate document recording fees collected in the state, the Rental Housing Support Program is expected to receive approximately \$24,000,000 in FY 2025.

a. Rental Housing Support – Local Administering Agencies

Application Activity: In FY 2024, IHDA received requests for renewal of 10 program participation contracts from LAAs (Exhibit VIII: FY 2024 Applications Report – Rental Housing Support (RHS) Programs Local Administering Agency (LAA) and Long Term Operating Support (LTOS)).

Financing Activity: In FY 2024, IHDA renewed 10 program participation contracts with LAAs. Awards totaled \$13,877,134, representing 310 units to be assisted (Exhibit XIX: FY 2024 Closing Report – Rental Housing Support (RHS) Programs Local Administering Agency (LAA) and Long Term Operating Support (LTOS)).

FY 2025 Projection: During FY 2025, IHDA anticipates renewing 13 LAA contracts for an estimated \$11 million to administer an estimated 325 units for a term of three years.

b. Long Term Operating Support

Application Activity: In FY 2024, IHDA received one application for LTOS (Exhibit VIII: FY 2024 Applications Report – Rental Housing Support (RHS) Programs Local Administering Agency (LAA) and Long Term Operating Support (LTOS)).

Financing Activity: During FY 2024, IHDA awarded \$1,246,997 to one LTOS developer to administer five units for a term of 15 years (Exhibit XIX: FY 2024 Closing Report – Rental Housing Support (RHS) Programs Local Administering Agency (LAA) and Long Term Operating Support (LTOS)).

FY 2025 Projection: IHDA has reserved approximately \$3 million to fund new LTOS through its SRN funding round for FY 2025.

iv. Re-Entry Rental Assistance Program

The Re-Entry Rental Assistance Program operates under the RHS program. LAA's who administer the program receive tenant referrals from the Illinois Department of Corrections ("IDOC"), to be placed in contracted units with their portfolio.

Application Activity: There was no Re-Entry Program application activity during FY 2024.

Financing Activity: Though no new Re-Entry Program financing activity occurred during FY 2024, 43 households were housed in contracted Re-Entry units administered by the four existing service providers.

FY 2025 Projection: IHDA does not anticipate any new Re-Entry Program activity during FY 2025.

8. Capital Bill Programming

Utilizing funding made available to the Authority under the Build Illinois Bond Fund/Capital Fund of 2019, Public Act 101-0638 ("Capital Bill," "Capital Fund," "Build Illinois Bond Fund," or "BIBP"), IHDA currently administers several programs which fund multifamily housing investments including the Capital Bill Preservation Program, Housing for Justice Involved Individuals Program, the Healthy Housing, Healthy Communities Partnership Initiative administered in conjunction with Round X of the Permanent Supportive Housing Development Program, (note, information on H3C is included under the PSH entry in this section).

Capital Bill funding is also used by IHDA for some single-family focused programming, which is discussed later in this section under Community Revitalization Programs. In FY 2024, no applications were received for funding under a multifamily focused Capital Bill program.

i. Capital Bill Preservation Program

As part of IHDA's efforts to preserve or maintain affordable housing, \$15 million in Capital Bill funds appropriated to the Authority were made available as subordinate financing to developments with existing income and occupancy restrictions that have outstanding capital improvement needs that cannot be met using existing reserves. The objective of the program is to make funds available to developments to enhance the long-term stability of the affordable rental housing for the benefit of very low- and low-income households throughout the state.

Application Activity: In FY 2024, no applications were received for the Capital Bill Preservation Program.

Financing Activity: During FY 2024, the Authority closed 16 loans under the Capital Bill Preservation Program, totaling approximately \$7,290,670 for 1,306 units to be assisted (Exhibit XX: FY 2024 Closing Report – Capital Bill Programs: Preservation Program, Housing for Justice Involved Individuals Program (HJIIP)).

FY 2025 Projection: The Capital Bill Preservation Program is now closed, and no activity is expected moving forward.

ii. Housing for Justice Involved Individuals (“HJIIP”)

As part of IHDA’s Capital Bill funding allocation, the Authority created the 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.

All projects 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. Projects will receive referrals from IDOC from regional and county level connections such as county jails, and other service providers working with this population.

Application Activity: In FY 2024, no applications were received under the program.

Financing Activity: During FY 2024, the Authority closed nine loans under HJIIP, totaling approximately \$4,275,000 in financing (Exhibit XX: FY 2024 Closing Report – Capital Bill Programs: Preservation Program, Housing for Justice Involved Individuals Program (HJIIP)).

FY 2025 Projection: In FY 2025, the Authority expects to close an additional eight HJIIP projects totaling approximately \$3,800,000 in financing. Additionally, IHDA expects to award up to 25 new transitional housing projects under a planned new HJIIP round which will provide \$11,875,000 in funds.

9. HOME-ARP

On March 11, 2021, the American Rescue Plan Act of 2021 (“ARP”) was signed into law, that provides more than \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic. To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through HOME to primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations.

As the administrator of the State of Illinois’ non-entitlement HOME funding, IHDA is responsible for the distribution of Illinois’ statewide non-entitlement allocation of ARP (or “HOME-ARP”) funds. The entities eligible to receive HOME-ARP grants were required to submit an allocation plan to HUD for review and approval before funding could be released. The HOME-ARP allocation plan describes how IHDA intends to distribute its HOME-ARP funds. Following extensive statewide outreach efforts and a needs assessment as required for the allocation plan, IHDA divided its HOME-ARP funding to two uses: the development of non-congregate shelter, and the development of affordable rental housing.

i. Non-Congregate Shelter Acquisition/Development

IHDA will utilize \$37.5 million in HOME-ARP funds to finance the acquisition and development of non-congregate shelter units by current shelter operators. Non-congregate shelter is defined as one or more buildings that provide private units or rooms as temporary shelter to individuals and families and does not require occupants to sign a lease or occupancy agreement. IHDA seeks to expand the availability statewide of quality emergency shelter space, the desperate need for which is outlined in IHDA’s HOME-ARP Allocation Plan, to better serve Illinois’ residents at the greatest need for emergency housing resources.

Application Activity: No application activity occurred in FY 2024.

Financing Activity: IHDA did not conduct any financing activity in FY 2024.

FY 2025 Projection: IHDA released an RFA in August 2024 to solicit applications for the HOME-ARP Non-Congregate Shelter Development Program and anticipates awarding the full amount available to two to four eligible projects in FY 2025.

ii. Affordable Rental Housing Development

IHDA will utilize \$15 million in HOME-ARP funds to finance the development of PSH units that serve HOME-ARP Qualifying Populations – households that are homeless, at-risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, and other populations where providing HOME-ARP assistance would prevent the family’s homelessness or would serve those with the greatest risk of housing instability.

Application Activity: No application activity occurred in FY 2024.

Financing Activity: IHDA did not conduct any financing activity in FY 2024.

FY 2025 Projection: HOME-ARP funding for affordable rental housing will be used as a funding source for PSH Round XI, for which an RFA was released in August 2024. IHDA expects to award the full amount available to eligible projects in FY 2025.

10. Other Multifamily Financing Requests

IHDA can offer gap financing as a subordinate resource request depending on the availability of funds in various programs including HOME, Trust Fund, Bond, Financing Adjustment Factor (“FAF”), NHTF, IAHTC and federal tax credits.

Application Activity: In FY 2024, IHDA received 55 requests for \$186,849,249 in gap financing that if awarded will fund 3,168 affordable units (Exhibit IX: FY 2024 Applications Report – Other Multifamily Financing Requests).

Financing Activity: During FY 2024, the Authority closed 17 grants totaling approximately \$67,984,664 in COVID-19 Affordable Housing Grant Program dollars, LTOS, and FAF. A total of 913 affordable units will be assisted through these grants (Exhibit XXI: FY 2024 Closing Report – Other Multifamily Financing Activities).

FY 2025 Projection: IHDA can offer gap financing as a subordinate resource request depending on the availability of funds in various programs including HOME, Trust Fund, Bond, Financing Adjustment Factor, IAHTC, and federal tax credits.

B. Homeowner Assistance Programs

IHDA administers programs in collaboration 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 2024 is as follows:

1. Home Accessibility Program (“HAP”)

With funding provided by the Trust Fund, the Home Accessibility Program funded units of local government and nonprofit organizations to assist income-eligible households with repairs to remain in their homes by improving accessibility and safety. During 2022, this program was merged with the now-closed Single Family Rehabilitation Program (“SFR”) to create IHDA’s Home Repair and Accessibility Program.

Application Activity: In FY 2024, no application funding rounds were held for HAP.

Financing Activity: In FY 2024, \$791,801 was disbursed to assist 35 households.

FY 2025 Projection: No future activity is expected under HAP, as the program officially ceased operations following final disbursement of funds.

2. Home Repair and Accessibility Program (“HRAP”)

Created following the merger of HAP and SFR, and with funding provided by the Trust Fund, the Home Repair 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. 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.

Application Activity: In FY 2024, no application activity occurred under HRAP.

Financing Activity: In FY 2024, a combined \$3,317,915 was disbursed to assist 105 households.

FY 2025 Projection: In FY 2025, the Authority released an RFA for an additional round of HRAP funding. Additionally, IHDA expects to disburse approximately \$4,727,418 in program funds to assist 206 low- and very low-income homeowners with eligible home repairs and accessibility accommodations.

3. Homeowner Assistance Fund Home Repair (“HAFHR”)

Funded with \$28,750,000 in American Rescue Plan Act dollars, the Illinois Homeowner Assistance Fund Home Repair Program awards grants ranging from one million to five million dollars to grantee organizations that will, in turn, make home repair grants up to \$60,000 per eligible homeowner to maintain habitability of homes and prevent owner displacement. Eligible applicants for HAFHR must be nonprofit and/or governmental entities with demonstrated experience in owner-occupied home repair.

Under the program, eligible homeowners must be at or below 150% Area Median Income based on household size. Households must certify a financial hardship occurring after January 21, 2020, related to the COVID-19 pandemic. They must also own and occupy the home. Those who received Illinois Homeowner Assistance Fund (“ILHAF”) housing assistance are eligible to apply. Home repair grants will carry a three-year forgivable recapture agreement.

Application Activity: In FY 2024, IHDA received 50 applications totaling \$127,762,240 in grant requests from units of local government and nonprofits statewide (Exhibit X: FY 2024 Applications Report – Homeowner Assistance Fund Home Repair (HAFHR)).

Financing Activity: In FY 2024, IHDA awarded a total of \$28,750,000 to 16 units of local government and organizations (Exhibit XXII: FY 2024 Closing Report – Homeowner Assistance Fund Home Repair (HAFHR)).

FY 2025 Projection: In FY 2025, HAFHR is expected to disburse \$6,600,000 impacting an estimated 110 properties.

C. Community Revitalization Programs

IHDA periodically administers programs which assist Illinois communities with undertaking revitalization strategies, primarily through addressing issues of vacant, abandoned, and deteriorating residential properties. Information on programs active in FY 2024 is as follows:

1. Land Bank Capacity Program (“LBCP”) and Technical Assistance Network

Funded by the National Foreclosure Settlement, the Land Bank Capacity Program and Technical Assistance Network (“TA Network”) assisted communities outside the Chicago metropolitan area, with an emphasis on central and southern Illinois, by providing grant funds to help empower local and regional revitalization efforts through increased planning and land bank capacity. Funds were provided to technical assistance providers to assist local governments and land banks for initial capital to fund start-up costs of creating a land bank, operating costs, costs for land acquisition, and other locally managed revitalization techniques. The technical assistance component of the grant was dedicated to increasing development capacity for those communities seeking to form land banks.

Application Activity: In FY 2024, no application funding rounds were held for this program.

Financing Activity: In FY 2024, IHDA disbursed a combined \$156,796 to the City of Peoria to support activities on 28 properties.

FY 2025 Projection: No additional activity is planned for this program.

2. Strong Communities Program (“SCP”)

The Strong Communities Program funds units of local government and land banks statewide to address local affordable housing needs and community revitalization efforts, aiming to return vacant residential properties to productive and taxable use through rehabilitation, or to provide funds for demolition in cases where properties are beyond repair and negatively impacting neighboring residences. This program is funded via Capital Bill.

Application Activity: While no application activity occurred in FY 2024, the Authority did release an RFA for a new round of SCP in late FY 2023 which received 101 applications totaling approximately \$42 million in grant requests.

Financing Activity: In FY 2024, the Authority approved SCP awards totaling \$19,021,000 to 68 units of local government. Additionally, \$3,109,228 in funding was disbursed to support activity on 360 properties (Exhibit XXIII: FY 2024 Closing Report – Strong Communities Program (SCP)).

FY 2025 Projection: In FY 2025, the Authority anticipates the disbursement of \$3,200,000 to support eligible activities on an estimated 400 properties.

3. Chicago Neighborhood Rebuild 2.0 BIBP Pass Through

Funded with \$20 million in Capital Bill proceeds allocated to the Authority on behalf of the City of Chicago, the program is structured such that IHDA acts as administrator of the funds, while the Chicago Department of Housing (“DOH”) oversees program implementation. Chicago Neighborhood Rebuild 2.0 addresses vacant, abandoned, and deteriorated one- to four-unit residential properties in need of rehabilitation, by offering grants to enable purchase and rehabilitation, in turn returning them to productive use. This initiative expands the existing work of the Chicago Neighborhood Rebuild program where the Chicago DOH engages with Community Development Financial Institutions.

Application Activity: No applications are released per the terms of this program.

Financing Activity: In FY 2024, the Authority approved \$20 million in financing and a two-year term for the DOH to implement the program.

FY 2025 Projection: In FY 2025, Chicago Neighborhood Rebuild 2.0 is expected to offset costs for 40 eligible properties.

D. Technical Assistance and Capacity Building Programs

IHDA administers a mix of programs which support training, targeted technical assistance, capacity building, and proactive community-based planning services for communities, organizations, and professionals statewide, in furtherance of affordable housing development and preservation. FY 2024 funding information for individual active programs is as follows:

1. Community Revitalization (“CR”) Program Technical Assistance

Community Revitalization Technical Assistance is an ongoing program which provides technical assistance to sponsors of Low Income Housing Tax Credit applications regarding the Community Revitalization incentive in IHDA’s Qualified Allocation Plan. The program also provides technical assistance through longer term partnerships with small and rural communities throughout Illinois to assess the local housing need and plan for new housing while determining what resources and funding are available for implementation of local plans.

Application Activity: Communities which desire technical assistance are welcome to complete an online intake form. This form acts as a request for assistance that becomes the basis of a scope of work to guide the potential partnership between the community and IHDA. Additionally, under the QAP and for the 9% LIHTC application, developers may submit a Community Revitalization Strategy which can be awarded up to 10 points as part of the overall application score. For both the 4% and 9% LIHTC, all project applications located in a Qualified Census Tract (“QCT”), or HUD recognized Racially or Ethnically Concentrated Area of Poverty (“R/ECAP”), or projects demonstrating market concerns as identified by IHDA, determined at the time of the Preliminary Project Application (“PPA”), must submit a Community Revitalization Strategy. In the 2024-25 QAP, IHDA added a third potential scoring track to the Community Targeting section of the 9% application that allowed project sponsors

to supplement their development location's census tract pre-determined Quality of Life Index ("QOLI") score with select Community Revitalization scoring categories that may contribute to the same indicators.

Financing Activity: IHDA's Community Revitalization Technical Assistance does not provide funding of any kind to sponsors of LIHTC developments or partner communities. However, in FY 2024, the CR staff provided LIHTC technical assistance to 32 9% LIHTC developers and 20 4% LIHTC developers, completed two community partnerships, and initiated nine community partnerships.

FY 2025 Projection: IHDA's Community Revitalization team anticipates completing between three and five housing needs assessments and community revitalization plans with partner communities in FY 2025, while beginning five to eight new projects. The team will also continue providing technical assistance to sponsors of LIHTC projects in the 2025 9% LIHTC round and expects approximately 30-35 applications that will require some assistance from the CR team.

2. Homes for a Changing Region Grant

IHDA funds the Homes for a Changing Region grant to the Metropolitan Mayors Caucus ("MMC"), which contracts with municipalities in the Chicago metropolitan region to determine local housing needs and provide an action plan to implement recommendations. In FY 2024, MMC committed to developing action plans with up to seven communities; four of these seven communities were required to be Non-Exempt Local Governments in accordance with the Affordable Housing Planning and Appeal Act ("AHPAA").

Application Activity: In FY 2024, no application funding rounds were held for this program.

Financing Activity: During FY 2024, IHDA made \$67,000 in disbursements to MMC.

FY 2025 Projection: In FY 2025, the Authority expects to disburse \$134,000 under the program, which should result in three action plans.

3. Technical Assistance Grant ("Chicago Rehab Network" or "CRN")

The Chicago Rehab Network Technical Assistance Grant assists in providing training and technical assistance to its nonprofit members and others through Empowerment Series workshops. Training will help expand outreach and marketing to ensure full utilization of state and federal housing funds to benefit households and communities throughout the state. Workshop topics include Community Building; Finance Skills for Real Estate; Proforma Development; Source of Development Financing; Single Family Housing Development; Multifamily Housing Development; Project and Construction Management; Property and Asset Management. The grant is funded by the Trust Fund.

Application Activity: In FY 2024, IHDA did not hold an application funding round for the program.

Financing Activity: In FY 2024, \$189,832 was disbursed to support technical assistance and training via a total of 30 class sessions held under the grant.

FY 2025 Projection: In FY 2025, activity is expected under the grant, with an anticipated disbursement of \$160,000 to support 16 class sessions of the CRN Community Empowerment Series.

4. Land Bank Technical Assistance Program Grant

The Land Bank Technical Assistance Network Program funds two Technical Assistance Providers, Teska Associates and Denzin Soltanzadeh, LLC., to provide targeted support, advice, and training to units of local government presently in or interested in forming or joining a land bank. This program is funded via the Trust Fund.

Application Activity: In FY 2024, no application funding rounds were held for the program.

Financing Activity: In FY 2024, \$148,046 was disbursed to provide 886 hours of technical assistance the program.

FY 2025 Projection: In FY 2025, IHDA plans to request six-month extensions for the program’s two technical assistance providers, which are set to expire in June 2025. Additionally, approximately \$263,555 in total disbursements are expected under the program for an estimated 900 hours billed by the technical assistance providers.

5. Next Generation Capacity Building for BIPOC Developers

This initiative offers funding to eligible Community Development Financial Institutions (“CDFIs”) to provide pre-development loans, LIHTC training, and curated technical assistance to Black, Indigenous, Persons of Color (“BIPOC”) developers to enter and succeed within LIHTC. The program is funded with \$4,885,800 from the Illinois Affordable Housing Trust Fund bond indenture surplus fund. In FY 2024, the Local Initiatives Support Corporation (“LISC”) will administer Next Gen in partnership with IHDA.

Application Activity: In FY 2024, IHDA did not host any application rounds for this initiative.

Financing Activity: During FY 2024, \$20,300 was disbursed for the LIHTC training and curated technical assistance portion. A total of \$1,000,000 was disbursed for the predevelopment loan fund.

FY 2025 Projection: In FY 2025, IHDA expects to launch a second cohort and curated technical assistance. A total of \$702,900 is expected to be disbursed to cover the training and technical assistance costs.

6. Supportive Housing Institute (“SHI”) and Loan Loss Reserve

In alignment with IHDA’s strategic goals, a two-year Supportive Housing Institute agreement was approved with the Corporation for Supportive Housing (“CSH”) in November 2023 with a budget of \$240,000 per year. SHI is intended to dovetail into IHDA’s process for selecting projects through PSH and is structured to provide targeted training and technical assistance to build the capacity of development teams to create and operate quality supportive housing. IHDA’s goal for SHI is to solicit innovative proposals for Permanent Supportive Housing that target resident populations outside of the Chicago metropolitan area, and to increase participation of developers outside of Chicagoland. During FY 2024, a third SHI was held from March to July, with 11 participating development teams.

An additional component of CSH’s relationship with IHDA is a Loan Loss Reserve Fund. Originally established in 2013, to date there have been no reported losses from the Predevelopment Loan Fund which have triggered use of the Reserve. In FY 2024, IHDA’s Board approved its reestablishment.

Application Activity: The Loan Loss Reserve proposal structure was approved by IHDA’s Board in February 2024, providing \$600,000 from the Trust Fund for the reserve.

Financing Activity: IHDA Utilized \$1 million from the Trust Fund to capitalize a revolving Illinois Project Initiation Loan (“PIL”) Pool through CSH. Currently, three loans have closed totaling \$465,000. As loans are repaid, funds are cycled back into the loan pool.

FY 2025 Projection: The current grant agreement with CSH will continue SHI in FY 2025, with a continued focus on participation by non-Chicago metro developers and increasing focus on supportive housing that serves certain priority populations. IHDA also anticipates additional loan closings under the PIL Fund. The Loan Loss Reserve is also anticipated to close in FY 2025.

Additionally, IHDA will continue to include a scoring incentive for development teams that participate in the SHI though both the PSH RFA and competitive Scoring Criteria for 9% LIHTC applications outlined in the QAP in FY 2025.

E. Housing Counseling Programs

IHDA administers programs which provide operational and capacity building funding to HUD approved housing counseling agencies and community-based organizations, which in turn supports housing counseling, financial literacy, and organizational capacity building across the state. Information for individual programs active in FY 2024 is as follows:

1. Cook County Mortgage Foreclosure Mediation Program (“CCMFMP”)

The Cook County Mortgage Foreclosure Mediation Program provides Cook County homeowners in foreclosure with critical support in exploring their options to either stay in their homes or negotiate a respectable exit as early as possible once the foreclosure process begins. Funded by Cook County, IHDA manages the helpline and housing counseling agency components of the program. The initial iteration of CCMFMP ceased activity in 2017 but was reopened in 2021, as a response to the risk of rising foreclosures due to the COVID-19 pandemic.

Application Activity: In FY 2024, IHDA did not hold an application funding round for the program.

Financing Activity: In FY 2024, 156 households were assisted and \$42,600 was disbursed to participating counseling agencies per fee-for-service agreements.

FY 2025 Projection: Program activity is expected to continue across FY 2025, with the current round’s final termination date set for November 30, 2024. A one-year extension to November 30, 2025, is anticipated. Other expected changes include a shift in funding source from ARP funds to foreclosure filing fees, to occur after November 2024. Across FY 2025, 150 households are expected to be assisted along with \$300,000 disbursed to participating counseling agencies per their fee-for-service agreements.

2. Housing Stability Counseling Program (“HSCP”)

In 2021, IHDA was awarded a counseling grant of \$2,858,550 from NeighborWorks America for the Housing Stability Counseling Program. The program is intended to support the delivery of housing counseling services by HUD-approved housing counseling agencies, for those facing housing instability, such as eviction, default, foreclosure, loss of income, or homelessness. Funding is derived from the American Rescue Plan Act of 2021.

Application Activity: In FY 2024, IHDA did hold an application funding round for the program.

Financing Activity: In FY 2024, \$1,690,679 in funds was disbursed to assist 775 households.

FY 2025 Projection: Following its closure in FY 2024, no future activity is planned under HSCP.

3. Housing Counseling Resource Program (“HCRP”)

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

Application Activity: In FY 2024, IHDA did not hold an application funding round for the program.

Financing Activity: In FY 2024, the Authority received an additional \$1 million in funding for HCRP from FHLB. Additionally, IHDA disbursed \$989,272 to assist 6,066 households, either in group or one-to-one counseling.

FY 2025 Projection: In FY 2025, IHDA expects to continue administration of the program, with a planned termination under the current funding round in June 2025. Additionally, \$1,400,000 is expected to be disbursed to assist an estimated 6,000 households.

F. Homeownership Financing

Using a statewide network of approved and participating lending partners, IHDA supports homebuyers through a series of programs which offer affordable fixed-rate mortgages and down payment assistance (“DPA”) and/or closing cost assistance.

1. Homeownership Financed Mortgages

The Authority’s homebuyer programs are primarily administered by its Homeownership Department. During FY 2024, IHDA’s Homeownership programs received applications for 10,283 loans, totaling \$2,008,464,835 in first mortgages. Of these applications, 10,283 also applied for down payment assistance totaling \$73,966,505. Programs which were active in FY 2024 are described as follows:

i. IHDA Access Mortgage

Access Mortgage became the Authority’s flagship mortgage financing program on February 1, 2018. The program is available statewide to both first-time and repeat homebuyers. Additionally, a Mortgage Credit Certificate (“MCC”), which entitles homebuyers to use up to 25% of yearly mortgage interest as a federal tax credit was available for eligible borrowers using this program starting September 1, 2018².

Access Mortgage consists of three sub-programs:

a. IHDA Access Forgivable (Access 4%)

Access 4% is designed to increase home purchase accessibility by offering a forgivable second 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 first mortgage to qualified households across Illinois. The program is currently funded via Revenue Bonds Indenture.

Application Activity: During FY 2024, Access 4% accounted for 1,842 applications, or 17.9 percent of Homeownership’s applications, totaling \$312,387,654 in first mortgages. Of these, 1,842 or 100 percent applied for down payment assistance in the form of a second mortgage, totaling \$9,826,955. Of the 1,842 applications, zero applied for the mortgage credit certificate.

Financing Activity: During FY 2024, Access 4% provided \$379,660,041 in first mortgages to 2,185 households, or 24.7 percent of the program’s financing.

FY 2025 Projection: The Authority anticipates funding \$533.28 million in first mortgages and \$18.23 million in assistance during FY 2025, assisting approximately 3,054 households through Access 4%.

b. IHDA Access Deferred (Access 5%)

Access 5% is designed to increase home purchase accessibility by offering a repayable second 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 first 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 funds will become due. The program is currently funded via Revenue Bonds Indenture.

Application Activity: During FY 2024, Access 5% accounted for 1,769 applications, or 17.2 percent of Homeownership’s applications, totaling \$377,128,520 in first mortgages. Of these, 1,769 or 100 percent applied for down payment assistance in the form of a second mortgage, totaling \$12,684,062. Of the 1,769 applications, zero applied for the mortgage credit certificate.

Financing Activity: During FY 2024, Access 5% provided \$228,588,416 in first mortgages to 1,078 households, or 12.2 percent of the program’s financing.

FY 2025 Projection: The Authority anticipates funding \$294.27 million in first mortgages and \$10.65 million in assistance during FY 2025, assisting approximately 1,420 households through Access 5%.

c. IHDA Access Repayable (Access 10%)

Access 10% is designed to increase home purchase accessibility by offering a repayable second 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 first mortgage to qualified households across Illinois. Repayment of the second mortgage is monthly, amortizing over a 10-year period at a 0% interest rate. The program is currently funded via Revenue Bonds Indenture.

Application Activity: During FY 2024, Access 10% accounted for 1,737 applications, or 16.9 percent of Homeownership’s applications, totaling \$361,040,134 in first mortgages. Of these, 1,737 or 100 percent applied for down payment assistance in the form of a second mortgage, totaling \$17,061,487. Of the 1,737 applications, zero applied for the mortgage credit certificate.

² There is currently no active MCC Program

Financing Activity: During FY 2024, the Authority's Access 10% Program provided \$271,235,422 in first mortgages to 1,302 households, or 14.7% of the program's financing.

FY 2025 Projection: The Authority anticipates funding \$363.66 million in first mortgages and \$17.79 million in assistance during FY 2025, assisting approximately 1,779 households through the Access 10% program.

ii. Opening Doors

Launched on December 1, 2020, the Opening Doors Program offers a second mortgage of \$6,000 in down payment and/or closing cost assistance forgiven monthly over five years with a 30-year fixed-rate first mortgage to qualified households across Illinois. The program's current funding source(s) are Capital Bill and American Rescue Plan Act – State Local Fiscal Recovery Funds (“ARPA-SLFRF”).

Application Activity: During FY 2024, Opening Doors accounted for 3,739 applications, or 36.4 percent of Homeownership's applications, totaling \$719,845,686 in first mortgages. Of these, 3,739 or 100 percent applied for down payment assistance totaling \$22,434,000.

Financing Activity: During FY 2024, Opening Doors provided \$572,416,708 in first mortgages to 3,013 households, or 34.0 percent of the program's financing.

FY 2025 Projection: Opening Doors is closed and IHDA does not anticipate funding loans under this program.

iii. SmartBuy

Launched on December 1, 2020, the SmartBuy Program assists homebuyers impacted by increasing student loan debt with purchasing a home in Illinois. SmartBuy offers student loan debt relief provided in the form of a promissory note (up to 15% of the purchase price, not to exceed \$40,000) that is forgiven monthly over three years. SmartBuy also offers a repayable second mortgage of \$5,000 in down payment and/or closing cost assistance with a 30-year fixed-rate first mortgage to qualified households across Illinois. Repayment of the second mortgage 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 funds will become due. The program's current funding source is Capital Bill.

Application Activity: During FY 2024, SmartBuy accounted for zero applications.

Financing Activity: During FY 2024, SmartBuy had no loan activity.

FY 2025 Projection: The Authority anticipates funding \$104.39 million in first mortgages and \$22.11 million in assistance during FY 2025, assisting approximately 491 households through SmartBuy.

iv. Illinois HFA1

The Authority launched the Illinois HFA Program on June 1, 2023. Illinois HFA1 is designed to increase home purchase accessibility by offering a flat \$10,000 repayable second mortgage in down payment and/or closing cost assistance with a 30-year fixed-rate first 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 funds will become due. The program is currently funded via IHDA Housing Bond Indenture.

Application Activity: During FY 2024, Illinois HFA1 accounted for 1,196 applications, or 11.6 percent of Homeownership's applications, totaling \$238,062,841 in first mortgages. Of these, 1,196 or 100 percent applied for down payment assistance totaling \$11,960,000.

Financing Activity: During FY 2024, Illinois HFA1 provided \$252,074,263 in first mortgages to 1,286 households, or 14.5 percent of the program's financing. \$12,860,000 in down payment assistance was provided to these households.

FY 2025 Projection: Illinois HFA1 is closed and IHDA does not anticipate funding loans under this program.

2. Other Homeownership Financing

As IHDA is committed to increasing access to homeownership, the Authority periodically offers additional homebuyer programming beyond its traditional mortgage products.

i. Community Impact Loan Fund – Habitat for Humanity

Funded by the Trust Fund, Habitat for Humanity’s Community Impact Loan Fund Program assists families at or below 80% of the Area Median Income, with funds for down payment to keep their homes affordable. This assistance serves as an affordability subsidy to buy down the home’s sales price to ensure the mortgage does not exceed 30% of gross monthly income.

Application Activity: In FY 2024, IHDA did not hold an application funding round for the program.

Financing Activity: In FY 2024, \$260,000 was disbursed to assist 16 low-income qualified homebuyers.

FY 2025 Projection: Following an extension to its program term in FY 2024, IHDA expects to continue disbursement of funds until February 27, 2026. In FY 2025, \$325,000 is expected to be disbursed to assist 16 qualifying homebuyers.

G. COVID-Related Emergency Funding

In direct response to the COVID-19 pandemic, IHDA created its Strategic Response Department to administer the influx of federal and state emergency funding for mortgage and rental assistance. In FY 2024, IHDA received a combined 26,951 applications requesting about \$220,860,842 in assistance, of which 17,083 were approved, with approximately \$183,305,210 in assistance disbursed. Individual programs with application activity in FY 2024 described as follows:

1. Illinois Homeowner Assistance Fund

The Illinois Homeowner Assistance Fund (“ILHAF1” and “ILHAF2”) programs were created with ARPA funding in response to the economic crisis caused by the COVID-19 pandemic. In FY 2024, approved ILHAF2 applicants received up to \$60,000 in assistance to pay past due homeownership debt and future homeownership costs to avoid foreclosure risk.

Application Activity: In FY 2024, 4,492 ILHAF2 applications were received by the Authority, requesting a combined \$64,754,559 in assistance. Note, as of October 31, 2023, the ILHAF portal is closed to new applicants.

Financing Activity: In FY 2024, 5,719 ILHAF2 applications were approved for funding, with \$98,220,390 disbursed in grants to eligible homeowners.

FY 2025 Projection: No activity is anticipated following the closure of ILHAF2 in FY 2024.

2. Illinois Court-Based Rental Assistance Program (“CBRAP”)

Using funding provided by the federal Consolidated Appropriations Act of 2021, the Illinois Department of Human Services (“IDHS”), in partnership with IHDA, launched the Court-Based Rental Assistance Program which is available to tenants and landlords across the state (except for Cook County). With an allocation of up to \$60 million, CBRAP was designed to assist renters in eviction court. Renters must have experienced financial hardship, directly or indirectly, due to the pandemic and may qualify for a one-time grant matched to their specific need to cover up to 12 months of past due rent and three months of future rent to prevent eviction and homelessness.

In FY 2023, the IHDA-led CBRAP (“CBRAP2”) was launched, with funding provided through ARPA, and continuing to provide emergency rental assistance statewide (outside of Cook County) to renters in eviction court. Renters must still have experienced financial hardship directly or indirectly due to the pandemic. The financial assistance was paid as a grant, not to exceed \$25,000, or total of 18 months of rental assistance, including up to three months of future rent.

In FY 2024, Chicago and then Cook County residents became eligible for CBRAP2, with IHDA taking over the City of Chicago’s court-based rental assistance program in July 2023 and Cook County’s program in November 2023. With the addition of Cook County eviction litigants, IHDA CBRAP2 was fully statewide. In March 2024, the grant cap was modified from \$25,000 to \$10,000, and from up to three future months’ rent to up to two months.

Application Activity: In FY 2024, IHDA received 18,639 applications requesting a combined \$133,579,573 in assistance. Note, the CBRAP2 application portal closed in May 2024.

Financing Activity: In FY 2024, under CBRAP2, 5,993 applications were approved, and \$46,864,964 was disbursed in grants.

FY 2025 Projection: Considering the CBRAP2 closure, in FY 2025, IHDA launched State CBRAP, which is funded through a \$75 million appropriation of General Revenue Funds (“GRF”) as part of Home Illinois, the State’s plan to prevent and end homelessness. One-time grant assistance per household will be offered up to \$15,000, with eligible costs including past due rent, up to \$500 in court costs and up to two future months’ rent. IHDA projects disbursing \$63,750,000 to 8,900 approved households under State CBRAP.

3. [Asylum Seekers Emergency Rental Assistance Program \(“ASERAP”\)](#)

Funded by ARPA, the Asylum Seekers Emergency Rental Assistance Program was administered by IDHS, with program operations assistance from IHDA. The program provided up to three months of rental assistance (plus move-in fee, if eligible) for eligible Asylum Seeker participants, with the option of one three-month renewal not to exceed six total months of rental assistance, as they transitioned from an Approved Site into affordable rental housing. Each grant award was capped at the lesser amount of \$15,000 or six months of rental assistance per applicant.

Application Activity: In FY 2024, 3,820 applications were received, requesting a combined \$22,526,710 in assistance. As of November 17, 2024, the monthly assistance cap for all new applicants was lowered from six months to three months. As of 6/15/2024, the ASERAP portal closed to new applicants.

Financing Activity: In FY 2024, 5,371 applications were approved, and \$38,219,856 was disbursed.

FY 2025 Projection: No further activity is anticipated considering the closure of ASERAP in FY 2024.

4. [Housing Stability Services for the Illinois Homeowner Assistance Program](#)

Using ARPA funds, IHDA awarded grant contracts of up to \$140,000 to approved housing counseling agencies, community-based organizations and non-profit organizations statewide, to locally deliver ILHAF housing stability services (“HSS”). Following approvals from IHDA’s Board for two rounds of applications for ILHAF1 and ILHAF2 HSS, agencies selected through the application processes then assisted IHDA by engaging in one or both HSS services: ILHAF application intake (for HUD-approved housing counseling agencies) and/or ILHAF program outreach. These HSS agencies provide outreach and intake assistance to applicants who faced technology and language barriers.

Application Activity: There was no application activity for the 59 total HSS ILHAF1 and ILHAF2 agencies that were previously contracted by IHDA in FY 2023.

Financing Activity: In FY 2024, \$2,232,266 in HSS ILHAF grant funds were disbursed to the 44 HSS ILHAF agencies.

FY 2025 Projection: No further activity is anticipated considering the closure of ILHAF2 in FY 2024.

5. [Housing Stability Services for the Illinois Court-Based Rental Assistance Program](#)

Using ARPA funds, IHDA awarded grant contracts of up to \$140,000 each to approved housing counseling agencies, community-based organizations, and non-profit organizations, to locally deliver ILRPP2 housing stability services statewide as specified under ARPA. Following the closure of ILRPP2 in FY 2023, these agencies transitioned to providing HSS services under CBRAP2. Following approval from IHDA’s Board, agencies selected through the application process assisted IHDA by engaging in one or both services: CBRAP2

application intake and/or CBRAP2 program outreach. These HSS agencies provide intentional outreach and intake assistance to applicants, including both housing providers and tenants, who faced technology and language barriers.

Application Activity: In FY 2024, 47 HSS provider applications were received requesting a combined \$5,913,170 in funding (Exhibit XI: FY 2024 Applications Report – Housing Stability Services for the Illinois Court-Based Rental Assistance Program Round 2 (CBRAP2)).

Financing Activity: In FY 2024, 17 HSS agencies were awarded a combined total of 2,274,635 under CBRAP2. Additionally, \$681,559 was disbursed to the 17 agencies. Note, due to the closure of the ARPA funded CBRAP2, HSS contracts were terminated as of June 2024 (Exhibit XXIV: FY 2024 Closing Report – Housing Stability Services for the Illinois Court-Based Rental Assistance Program Round 2 (CBRAP2)).

FY 2025 Projection: No further activity is anticipated considering the closure of CBRAP2.

6. [Housing Stability Services for the Asylum Seeker Emergency Rental Assistance Program](#)

Using ARPA funds, IHDA provided grant contracts of up to \$150,000 to approved housing counseling agencies, community-based organizations, and non-profit organizations statewide, to locally deliver ASERAP housing stability services as specified under ARPA. Following approval from IHDA’s Board, agencies selected through the application process assisted IHDA by engaging in one or both HSS services: ASERAP application intake and/or ASERAP program outreach. These HSS agencies provide intentional outreach and intake assistance to applicants, including both housing providers and tenants, who faced technology and language barriers.

Application Activity: No applications were accepted for this program, as HSS providers for the closed CBRAP2 program were repositioned to assume ASERAP HSS program activities.

Financing Activity: In FY 2024, a total of \$1,870,035 in grant funds were disbursed to 17 HSS ASERAP agencies (formerly CBRAP2 agencies). Additionally, four HSS agencies were awarded additional funds in a combined total of \$338,947 (Exhibit XXV: FY 2024 Closing Report Housing Stability Services for the Asylum Seekers Rental Assistance Program (ASERAP)).

FY 2025 Projection: In FY 2025, IHDA anticipates disbursing the remaining allocated funds of \$443,841 to the HSS ASERAP agencies.

Section II: Appendices

Appendix I: Application Reports for FY 2024

Included within this appendix are tables displaying applications received by the Authority in FY 2024.

Exhibit I: FY 2024 Applications Report – Multifamily Bonds

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Assemble Chicago 4 Pct	331 S Plymouth Ct	Chicago	Tax-Exempt Bonds	3/29/2024	\$38,350,000	84
Assemble Chicago PSH (HC3)	331 S Plymouth Ct	Chicago	Tax-Exempt Bonds	1/16/2024	\$26,750,000	54
Buena Vista Apartments	1285 Fleetwood Dr	Elgin	Tax-Exempt Bonds	3/28/2024	\$42,500,000	231
Casa Yucatan (4%)	2136 S Ashland	Chicago	Tax-Exempt Bonds	11/30/2023	\$20,000,000	66
Heart of Uptown Apartments	4431-37 N Clifton Ave	Chicago	Tax-Exempt Bonds	11/2/2023	\$22,000,000	103
Hope Manor Village Joliet	1301 Copperfield Ave	Joliet	Tax-Exempt Bonds	1/16/2024	\$11,500,000	48
HPUMC	2120 N Mozart St	Chicago	Tax-Exempt Bonds	11/1/2023	\$11,000,000	22
Lincoln Terrace	2825 W Ann St	Peoria	Tax-Exempt Bonds	3/5/2024	\$13,000,000	92
Lincoln Towers Bloomington & Downtowner	109 W Market St	Bloomington	Tax-Exempt Bonds	6/25/2024	\$20,612,584	137
Lincoln Towers Freeport	320 N Harlem Ave	Freeport	Tax-Exempt Bonds	6/25/2024	\$9,239,545	101
Midwest Apartments Preservation (HC3)	6 North Hamlin	Chicago	Tax-Exempt Bonds	1/16/2024	\$30,800,000	276
New Holland Apartments	324 N Vermilion St	Danville	Tax-Exempt Bonds	3/18/2024	\$8,750,000	44
Nuestro Pueblo Preservation - 4%	1301 N Greenview	Chicago	Tax-Exempt Bonds	3/29/2024	\$14,000,000	37

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Pingree Flats	US-20 and IL-47	Pingree Grove	Tax-Exempt Bonds	1/2/2024	\$48,540,000	192
Ravine Terrace	200 S Martin Luther King Jr. Ave	Waukegan	Tax-Exempt Bonds	10/30/2023	\$30,000,000	98
Riverwalk Homes 4%	350 N Broadway St	Joliet	Tax-Exempt Bonds	1/31/2024	\$28,860,507	131
Spoon River Towers	401 N Illinois St	Lewistown	Tax-Exempt Bonds	11/2/2023	\$9,350,000	100
The Villager & Briarwood West	77 S Williams Street & 1470 Briarwood Circle	Crystal Lake	Tax-Exempt Bonds	4/1/2024	\$14,850,000	116
Walden Oaks	1155 Walden Oaks Dr	Woodstock	Tax-Exempt Bonds	10/31/2023	\$14,845,757	191
Whistlers Crossing 4%	13750 S Lowe Ave	Riverdale	Tax-Exempt Bonds	3/29/2024	\$4,494,695	40
Willa Rawls Manor	4120 S Indiana Ave	Chicago	Tax-Exempt Bonds	12/4/2023	\$21,586,000	123
Galleria 89	8840-8854 S Commercial Ave	Chicago	Taxable Bonds	1/2/2024	\$2,200,000	46
22 Applications Received				Total	\$443,229,088	2,332

Exhibit II: FY 2024 Applications Report – Federal Low Income Housing Tax Credits (LIHTC)

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
9% LIHTC						
1535 N. Pulaski Road Elderly	1535 N Pulaski Rd	Chicago	9% LIHTC	3/29/2024	1,500,000	61
3959 N. Lincoln Avenue 9%	3959 N Lincoln Ave	Chicago	9% LIHTC	3/29/2024	1,500,000	22
6301 S. Western Ave.	6301 S Western Ave	Chicago	9% LIHTC	3/29/2024	1,500,000	44
Assemble Chicago 9 Pct	331 S Plymouth Ct	Chicago	9% LIHTC	3/29/2024	1,500,000	30
Berkshire Arlington Heights	8 N Beverly Ln	Arlington Heights	9% LIHTC	3/29/2024	1,500,000	44

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Broadview Community Flats	1301 Roosevelt Rd	Broadview	9% LIHTC	3/29/2024	1,500,000	36
Carefree Village	4758 W 151st St	Oak Forest	9% LIHTC	3/29/2024	1,500,000	55
Cary Horizon Senior Living Community	340 S Cary Algonquin Rd	Cary	9% LIHTC	3/29/2024	1,500,000	45
Channahon Horizon Senior Living Community	Bluegrass Dr & Saxony Dr	Channahon	9% LIHTC	3/29/2024	1,500,000	46
Concord Villas - Midway Court Revitalization Phase 1	W Concord St/Midway Ct	Marion	9% LIHTC	3/29/2024	1,500,000	42
Creskide Residences	310 S Avon St	Rockford	9% LIHTC	3/29/2024	1,500,000	64
Garfield School Apartments	1077 W Grand Ave	Decatur	9% LIHTC	3/29/2024	1,500,000	63
Griswold Estates	41 Lincoln Dr	White Hall	9% LIHTC	3/29/2024	1,500,000	52
Highland Tudor Manor	7010-12,16-18 S Cregier; 7015 S East End Ave	Chicago	9% LIHTC	3/29/2024	1,500,000	87
Hunters Run	W Maple St and S Marguerite St	Coal City	9% LIHTC	3/29/2024	1,500,000	44
Lake Plain Senior Residences	10450 York House Rd	Beach Park	9% LIHTC	3/29/2024	1,500,000	40
MacArthur Senior Flats	901 W McBean	Peoria	9% LIHTC	3/29/2024	1,500,000	52
Macoupin Senior Homes	1050 W Main St	Carlinville	9% LIHTC	3/29/2024	1,500,000	48
McHenry Senior Commons	NE Corner of Bank Dr & Bull Valley Rd	McHenry	9% LIHTC	3/29/2024	1,500,000	40
Metropolitan L Apartments - 9%	2525 N Kedzie Blvd	Chicago	9% LIHTC	3/29/2024	1,243,039	24
Northside Lofts	205 N College Ave	Aledo	9% LIHTC	3/29/2024	1,007,195	30
Nuestro Pueblo Preservation - 9%	909-15 N Sacramento	Chicago	9% LIHTC	3/29/2024	1,500,000	38
Parkside	575 W Lies Rd	Carol Stream	9% LIHTC	3/29/2024	1,427,000	32
Power of Change Senior Housing	2338 Jerome Ln	Cahokia Heights	9% LIHTC	3/29/2024	1,427,000	50
Prairie Meadows Senior Apartments	SWC of Dixie Rd and Prairie Meadows Dr	Heyworth	9% LIHTC	3/29/2024	1,500,000	44

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Pulaski Gateway	2503 - 2539 S Pulaski Rd	Chicago	9% LIHTC	3/29/2024	1,500,000	54
Schuyler Pointe Residences	Vacant Lot South of 2705 S Schuyler	Kankakee	9% LIHTC	3/29/2024	1,500,000	50
Springhill Senior Residence II of West Dundee	approx. 939 W Main St	West Dundee	9% LIHTC	3/29/2024	1,457,817	45
Taft and Exmoor	640 Taft Ave	Glen Ellyn	9% LIHTC	3/29/2024	1,500,000	42
Tartesso	609 S 3rd St	Geneva	9% LIHTC	3/29/2024	1,500,000	54
Taylor Residences	3041 Taylor Ave	Springfield	9% LIHTC	3/29/2024	1,030,116	36
The Blackstone	East Jackson St	Du Quoin	9% LIHTC	3/29/2024	1,060,000	36
The Forum	TBD 5 acre tract of SrA Bradley R. Smith Dr	Troy	9% LIHTC	3/29/2024	1,356,093	60
The Preserve	460 and 470 E Roosevelt Rd	West Chicago	9% LIHTC	3/29/2024	1,500,000	48
The Royalton	1810 W Jackson Blvd	Chicago	9% LIHTC	3/29/2024	1,117,076	98
The Werner 9pct	7603-7609 N Paulina/1646-1660 W Howard	Chicago	9% LIHTC	3/29/2024	1,500,000	45
Tower Court Residences	4231 Tower Ct	Naperville	9% LIHTC	3/29/2024	1,500,000	71
Valley Homes	9th Ave and 25th St	Rock Island	9% LIHTC	3/29/2024	1,500,000	60
Venice Homes Revitalization	approx. 300 Broadway (PM Office) various	Venice	9% LIHTC	3/29/2024	1,500,000	40
Vivian's Village Phase 2	5710 Bond Ave	Cahokia Heights	9% LIHTC	3/29/2024	1,500,000	36
Warrior Place Apartments of Casey	N 100th St	Casey	9% LIHTC	3/29/2024	2,716,410	56
Water Tower Senior Apartments	15801 Lorel Ave	Oak Forest	9% LIHTC	3/29/2024	1,500,000	40
West Fletcher	2629-41 W Fletcher	Chicago	9% LIHTC	3/29/2024	1,500,000	43
Whistlers Crossing 9%	13604-13736 S Lowe Ave	Riverdale	9% LIHTC	3/29/2024	1,500,000	90
44 9% LIHTC Applications Received					64,841,746	2,137

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
4% LIHTC						
3959 N. Lincoln Avenue 4%	3959 N Lincoln Ave	Chicago	4% LIHTC	3/29/2024	1,522,777	42
Assemble Chicago 4 Pct	331 S Plymouth Ct	Chicago	4% LIHTC	3/29/2024	2,887,397	84
Assemble Chicago PSH (HC3)	331 S Plymouth Ct	Chicago	4% LIHTC	1/16/2024	1,918,723	54
Buena Vista Apartments	1285 Fleetwood Dr	Elgin	4% LIHTC	3/28/2024	27,087,743	231
Casa Yucatan (4%)	2136 S Ashland	Chicago	4% LIHTC	11/30/2023	1,288,730	66
Galleria 89	8840-8854 S Commercial Ave	Chicago	4% LIHTC	1/2/2024	1,877,999	46
Heart of Uptown Apartments	4431-37 N Clifton Ave	Chicago	4% LIHTC	11/2/2023	15,433,548	103
Hope Manor Village Joliet	1301 Copperfield Ave	Joliet	4% LIHTC	1/16/2024	1,157,742	48
Leyden Apartments	2506 - 2516 N Mannheim Rd	Franklin Park	4% LIHTC	4/24/2024	1,386,942	80
Lincoln Terrace	2825 W Ann St	Peoria	4% LIHTC	3/5/2024	1,149,606	92
Lincoln Towers Bloomington & Downtowner	109 W Market St	Bloomington	4% LIHTC	6/25/2024	1,350,940	137
Lincoln Towers Freeport	320 N Harlem Ave	Freeport	4% LIHTC	6/25/2024	619,017	101
Metropolitan L Apartments - 4%	2525 N Kedzie Blvd	Chicago	4% LIHTC	3/29/2024	1,601,030	72
Midwest Apartments Preservation (HC3)	6 N Hamlin	Chicago	4% LIHTC	1/16/2024	2,195,041	276
New Holland Apartments	324 N Vermilion St	Danville	4% LIHTC	3/18/2024	6,287,660	44
Nuestro Pueblo Preservation - 4%	1301 N Greenview	Chicago	4% LIHTC	3/29/2024	833,992	37
Pingree Flats	US-20 and IL-47	Pingree Grove	4% LIHTC	1/2/2024	3,821,791	192
Ravine Terrace	200 S Martin Luther King Jr. Ave	Waukegan	4% LIHTC	10/30/2023	2,665,755	98
Riverwalk Homes 4%	350 N Broadway St	Joliet	4% LIHTC	1/31/2024	2,534,669	131
Spoon River Towers	401 N Illinois St	Lewistown	4% LIHTC	11/2/2023	6,694,000	100

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
The Villager & Briarwood West	77 S. Williams Street & 1470 Briarwood Circle	Crystal Lake	4% LIHTC	4/1/2024	1,074,632	116
The Werner Bros 4pct	7613-7623 N. Paulina	Chicago	4% LIHTC	3/29/2024	1,054,383	43
Walden Oaks	1155 Walden Oaks Dr	Woodstock	4% LIHTC	10/31/2023	1,146,496	191
Whistlers Crossing 4%	13750 S Lowe Ave	Riverdale	4% LIHTC	3/29/2024	354,790	40
Willa Rawls Manor	4120 S Indiana Ave	Chicago	4% LIHTC	12/4/2023	1,710,076	123
25 4% LIHTC Applications Received					89,655,479	2,547
69 Total LIHTC Applications Received					Total	154,497,225

Exhibit III: FY 2024 Applications Report – Illinois Affordable Housing Tax Credits (IAHTC)

Project Name	Project Address	Project City	Type	Application Date	Donation Amount	Units
2024 South Side	6945 S Kimbark Ave	Chicago	IAHTC	3/18/2024	1,304,187	8
3959 N. Lincoln Avenue 4%	3959 N Lincoln Ave	Chicago	IAHTC	3/29/2024	3,312,500	42
7953 S. Vernon	7953 S Vernon	Chicago	IAHTC	1/2/2024	789,576	15
Assemble Chicago 4 Pct	331 S Plymouth Ct	Chicago	IAHTC	3/29/2024	5,600,000	84
Assemble Chicago PSH (HC3)	331 S Plymouth Ct	Chicago	IAHTC	1/16/2024	5,600,000	54
Building Strong in Will County Phase IV	932/934 Arrowhead Dr	Elwood	IAHTC	7/24/2023	1,093,339	12
Clybourn & Larrabee Phase 1C	1450 N Larrabee St	Chicago	IAHTC	11/7/2023	20,640,000	211
Concord Villas - Midway Court Revitalization Phase 1	West Concord St/Midway Ct	Marion	IAHTC	3/29/2024	215,000	42
EAP Phase XII	Scattered Site	Rock Island	IAHTC	5/13/2024	560,000	0
East Garfield Park Homes	3031-3035 W Polk	Chicago	IAHTC	1/16/2024	99,450	24
Forest Downs	Forest Downs	Harvard	IAHTC	5/2/2024	314,646	4

Project Name	Project Address	Project City	Type	Application Date	Donation Amount	Units
Framing Hope 2023	643 Chisholm Trail	Rockford	IAHTC	7/27/2023	476,395	7
Griswold Estates	41 Lincoln Dr	White Hall	IAHTC	3/29/2024	485,000	52
Hope Manor Village Joliet	1301 Copperfield Ave	Joliet	IAHTC	1/16/2024	137,500	48
HPUMC	2120 N Mozart St	Chicago	IAHTC	11/1/2023	165,000	22
Lake Plain Senior Residences	10450 York House Rd	Beach Park	IAHTC	3/29/2024	1,400,000	40
Leyden Apartments	2506 - 2516 N Mannheim Rd	Franklin Park	IAHTC	4/24/2024	851,163	80
Lincoln Terrace	2825 W Ann St	Peoria	IAHTC	3/5/2024	2,000,000	92
McHenry Senior Commons	NE Corner of Bank Dr & Bull Valley Rd	McHenry	IAHTC	3/29/2024	209,500	40
Metropolitan L Apartments - 4%	2525 N Kedzie Blvd	Chicago	IAHTC	3/29/2024	1,128,595	72
Metropolitan L Apartments - 9%	2525 N Kedzie Blvd	Chicago	IAHTC	3/29/2024	341,005	24
Northside Lofts	205 N College Ave	Aledo	IAHTC	3/29/2024	375,000	30
Parkside Phase III	500-520 W Hobbie St	Chicago	IAHTC	7/19/2023	2,725,000	99
Providing Stable Foundations 2022	406 S 4th St	Malta	IAHTC	8/8/2023	66,470	1
Ravine Terrace	200 S Martin Luther King Jr. Ave	Waukegan	IAHTC	10/30/2023	6,795,000	98
Reclaiming Southwest III	6000 S Talman Ave	Chicago	IAHTC	10/10/2023	500,000	10
Stationview Lofts	8550 Lehigh Ave	Morton Grove	IAHTC	3/14/2024	1,150,000	36
Taft and Exmoor	640 Taft Ave	Glen Ellyn	IAHTC	3/29/2024	500,000	42
The Werner 9pct	7603-7609 N Paulina/1646-1660 W Howard	Chicago	IAHTC	3/29/2024	665,000	45
The Werner Bros 4pct	7613-7623 N Paulina	Chicago	IAHTC	3/29/2024	705,000	43
Unlocking Doors 2024	733 Eletson Dr	Crystal Lake	IAHTC	4/25/2024	231,971	3
Warrior Place Apartments of Casey	N 100th St	Casey	IAHTC	3/29/2024	60,000	56

Project Name	Project Address	Project City	Type	Application Date	Donation Amount	Units
Woodland Court	Lots 1-7 - NWQ of Main St and Woodland Ct	West Chicago	IAHTC	1/24/2024	2,161,351	14
33 Applications Received				Total	62,657,648	1,450

Exhibit IV: FY 2024 Applications Report – HOME Investment Partnerships Program (HOME)

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
East Garfield Park Homes	3031-3035 W Polk	Chicago	HOME	1/16/2024	\$4,832,842	24
Hill Street Neighborhood	West of 312 Hill St	Mt. Morris	HOME	1/16/2024	\$5,017,018	24
Hope Manor Village Joliet	1301 Copperfield Ave	Joliet	HOME	1/16/2024	\$7,000,000	48
Mason Street Apartments	229 W Mason St	Springfield	HOME	1/16/2024	\$4,363,286	23
4 Applications Received				Total	\$21,213,146	119

Exhibit V: FY 2024 Applications Report – National Housing Trust Fund (NHTF)

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Rock Island Veterans Housing	950 31st Ave	Rock Island	NHTF	1/16/2024	\$6,438,552	25
Villa Guadalupe	3201 E 91st St	Chicago	NHTF	1/16/2024	\$6,507,332	53
2 Applications Received				Total	\$12,945,884	78

Exhibit VI: FY 2024 Applications Report – Illinois Affordable Housing Trust Fund (IAHTF)

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
1237 N. California Avenue Family Apartments	1237 N California Ave	Chicago	IAHTF	12/21/2023	\$2,978,954	40
East Garfield Park Homes	3031-3035 W Polk	Chicago	IAHTF	1/16/2024	\$11,059,936	24
Getty Garden	58 W Rockton Rd	Rockton	IAHTF	1/16/2024	\$11,260,830	20
Hill Street Neighborhood	West of 312 Hill St	Mt. Morris	IAHTF	1/16/2024	\$8,022,497	24
Hope Manor Village Joliet	1301 Copperfield Ave	Joliet	IAHTF	1/16/2024	\$12,321,363	48
Impact Laramie	8218 Laramie Ave	Skokie	IAHTF	1/16/2024	\$2,786,303	6
Jonquil Terrace	1614-22 W Jonquil Terrace Ave	Chicago	IAHTF	1/16/2024	\$9,838,643	25
Las Rosas (fka San Pablo)	550 Second Ave	Aurora	IAHTF	1/16/2024	\$12,053,135	20
Mason Street Apartments	229 W Mason St	Springfield	IAHTF	1/16/2024	\$6,474,734	23
Parkview Apartments	1803 13th Ave	Moline	IAHTF	1/16/2024	\$9,025,846	22
Reclaiming Southwest III	6000 S Talman Ave	Chicago	IAHTF	10/10/2023	\$750,000	10
Rock Island Veterans Housing	950 31st Ave	Rock Island	IAHTF	1/16/2024	\$7,793,789	25
Sue's Landing	3 acres south of 1302 Martin Luther King Jr Dr	Bloomington	IAHTF	1/16/2024	\$9,090,016	24
Villa Guadalupe	3201 E 91st St	Chicago	IAHTF	1/16/2024	\$13,400,195	53
Walden Oaks	1155 Walden Oaks Dr	Woodstock	IAHTF	10/31/2023	\$3,261,568	191
15 Applications Received				Total	\$120,117,809	555

Exhibit VII: FY 2024 Applications Report – Permanent Supportive Housing (PSH) Development – Healthy Housing, Healthy Communities (H3C)

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Belvedere SRO	226 N State St	Belvidere	PSH Development Program	1/16/2024	\$688,000	35
Cherry Street Apartments	1302-06 Cherry St	Marion	PSH Development Program	1/16/2024	\$3,542,946	13
East Garfield Park Homes	3031-3035 W Polk	Chicago	PSH Development Program	1/16/2024	\$11,059,936	24
Getty Garden	58 W Rockton Rd	Rockton	PSH Development Program	1/16/2024	\$11,260,830	20
Haven Hill Acres (Phase 1)	Reese and Ramada Dr	Collinsville	PSH Development Program	1/16/2024	\$12,325,939	40
Heritage 53	4601 53rd St	Moline	PSH Development Program	1/16/2024	\$7,785,664	24
Hill Street Neighborhood	West of 312 Hill St	Mt. Morris	PSH Development Program	1/16/2024	\$8,022,497	24
Hope Manor Village Joliet	1301 Copperfield Ave	Joliet	PSH Development Program	1/16/2024	\$12,321,363	48
Hope Village	1799 Federal Dr	Urbana	PSH Development Program	1/16/2024	\$7,126,105	24
Impact Laramie	8218 Laramie Ave	Skokie	PSH Development Program	1/16/2024	\$2,786,303	6
Janet L. Smith Apartments	505 W 119th St	Chicago	PSH Development Program	1/16/2024	\$4,608,221	36
Jonquil Terrace	1614-22 W Jonquil Terrace Ave	Chicago	PSH Development Program	1/16/2024	\$9,838,643	25
Karibuni Place	8200 S Ellis	Chicago	PSH Development Program	1/16/2024	\$1,494,434	72
Keystone Apartments (HC3)	1106 Madison St	Oak Park	PSH Development Program	1/16/2024	\$5,900,000	36
Las Rosas (fka San Pablo)	550 Second Ave	Aurora	PSH Development Program	1/16/2024	\$12,053,135	20
Mae Suites	148 N Mayfield	Chicago	PSH Development Program	1/16/2024	\$1,278,022	39
Mason Street Apartments	229 West Mason St	Springfield	PSH Development Program	1/16/2024	\$6,474,734	23
Parkview Apartments	1803 13th Avenue	Moline	PSH Development Program	1/16/2024	\$9,025,846	22

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Rock Island Veterans Housing	950 31st Ave	Rock Island	PSH Development Program	1/16/2024	\$7,793,789	25
Sue's Landing	3 acres south of 1302 Martin Luther King Jr Dr	Bloomington	PSH Development Program	1/16/2024	\$9,090,016	24
Tendick Street Apartments	1140 Tendick St	Jacksonville	PSH Development Program	1/16/2024	\$5,946,933	23
Villa Guadalupe	3201 E 91st St	Chicago	PSH Development Program	1/16/2024	\$13,400,195	53
Assemble Chicago PSH (HC3)	331 S Plymouth Ct	Chicago	H3C	1/16/2024	\$7,922,790	54
Keystone Apartments (HC3)	1106 Madison St	Oak Park	H3C	1/16/2024	\$4,000,000	36
Midwest Apartments Preservation (HC3)	6 North Hamlin	Chicago	H3C	1/16/2024	\$8,000,000	276
Phoenix Manor (HC3)	415 NE St Mark Ct	Peoria	H3C	1/16/2024	\$8,000,000	55
26 Applications Received				Total	\$191,746,341	1,077

Exhibit VIII: FY 2024 Applications Report – Rental Housing Support (RHS) Programs Local Administering Agency (LAA) and Long Term Operating Support (LTOS)

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
CEDA	567 W Lake St, Suite 1200	Chicago	RHS - LAA	4/19/2024	\$ 1,973,821	39
DuPage County Housing Authority	711 E Roosevelt Rd	Wheaton	RHS - LAA	4/19/2024	\$ 2,193,108	40
Henry County Housing Authority	125 N Chestnut St	Kewanee	RHS - LAA	4/19/2024	\$ 849,859	25
Housing Choice Partners	228 S Wabash, Suite 500	Chicago	RHS - LAA	4/19/2024	\$ 1,115,389	17
Housing Forward	1851 S 9th Ave	Maywood	RHS - LAA	4/19/2024	\$ 1,848,050	37
Illinois Association of Community Action Agencies (IACAA)	3435 Liberty Dr	Springfield	RHS - LAA	4/19/2024	\$ 1,596,605	54
Kendall County Housing Authority	811 W John St	Yorkville	RHS - LAA	4/19/2024	\$ 1,708,550	29

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Lazarus House	214 Walnut St	St. Charles	RHS - LAA	4/19/2024	\$ 925,888	17
Madison County Community Development	157 N Main St, Suite 312	Edwardsville	RHS - LAA	4/19/2024	\$ 859,036	22
Winnebago County Housing Authority	3617 Delaware St	Rockford	RHS - LAA	4/19/2024	\$ 806,827	30
Las Rosas	550 2nd Ave	Aurora	LTOS Program	3/13/2024	\$ 1,246,997	5
11 Applications Received				Total	\$ 15,124,131	315

Exhibit IX: FY 2024 Applications Report – Other Multifamily Financing Requests

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
1237 N. California Avenue Family Apartments	1237 N California Ave	Chicago	Gap Financing	12/21/2023	\$2,978,954	40
1535 N. Pulaski Road Elderly	1535 N Pulaski Rd	Chicago	Gap Financing	3/29/2024	\$3,389,000	61
3959 N. Lincoln Avenue 4%	3959 N Lincoln Ave	Chicago	Gap Financing	3/29/2024	\$3,321,937	42
6301 S. Western Ave.	6301 S Western Ave	Chicago	Gap Financing	3/29/2024	\$2,084,640	44
Assemble Chicago 9 Pct	331 S Plymouth Ct	Chicago	Gap Financing	3/29/2024	\$2,539,000	30
Berkshire Arlington Heights	8 N Beverly Ln	Arlington Heights	Gap Financing	3/29/2024	\$2,307,623	44
Broadview Community Flats	1301 Roosevelt Rd	Broadview	Gap Financing	3/29/2024	\$2,840,755	36
Carefree Village	4758 W 151st St	Oak Forest	Gap Financing	3/29/2024	\$3,358,915	55
Cary Horizon Senior Living Community	340 S Cary Algonquin Rd	Cary	Gap Financing	3/29/2024	\$2,676,209	45
Casa Yucatan (4%)	2136 S Ashland	Chicago	Gap Financing	11/30/2023	\$7,347,257	66
Channahon Horizon Senior Living Community	Bluegrass Dr & Saxony Dr	Channahon	Gap Financing	3/29/2024	\$3,454,987	46
Concord Villas - Midway Court Revitalization Phase 1	W Concord St/Midway Ct	Marion	Gap Financing	3/29/2024	\$2,667,234	42
Creekside Residences	310 S Avon St	Rockford	Gap Financing	3/29/2024	\$3,125,000	64

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Galleria 89	8840-8854 S Commercial Ave	Chicago	Gap Financing	1/2/2024	\$4,068,212	46
Garfield School Apartments	1077 W Grand Ave	Decatur	Gap Financing	3/29/2024	\$3,109,498	63
Griswold Estates	41 Lincoln Dr	White Hall	Gap Financing	3/29/2024	\$2,176,698	52
Heart of Uptown Apartments	4431-37 N Clifton Ave	Chicago	Gap Financing	11/2/2023	\$1,775,416	103
Highland Tudor Manor	7010-12,16-18 S Cregier; 7015 S East End Ave	Chicago	Gap Financing	3/29/2024	\$2,300,000	87
HPUMC	2120 N Mozart St	Chicago	Gap Financing	11/1/2023	\$643,582	22
Hunters Run	W Maple St and S Marguerite St	Coal City	Gap Financing	3/29/2024	\$2,699,932	44
Lake Plain Senior Residences	10450 York House Rd	Beach Park	Gap Financing	3/29/2024	\$2,295,850	40
Leyden Apartments	2506 - 2516 N Mannheim Rd	Franklin Park	Gap Financing	4/24/2024	\$6,111,841	80
MacArthur Senior Flats	901 W McBean	Peoria	Gap Financing	3/29/2024	\$2,825,260	52
Macoupin Senior Homes	1050 W Main St	Carlinville	Gap Financing	3/29/2024	\$3,666,873	48
McHenry Senior Commons	NE Corner of Bank Dr & Bull Valley Rd	McHenry	Gap Financing	3/29/2024	\$2,900,000	40
Metropolitan L Apartments - 4%	2525 N Kedzie Blvd	Chicago	Gap Financing	3/29/2024	\$12,151,477	72
Northside Lofts	205 N College Ave	Aledo	Gap Financing	3/29/2024	\$2,114,799	30
Nuestro Pueblo Preservation - 4%	1301 N Greenview	Chicago	Gap Financing	3/29/2024	\$2,542,135	37
Nuestro Pueblo Preservation - 9%	909-15 N Sacramento	Chicago	Gap Financing	3/29/2024	\$2,586,055	38
Parkside	575 W Lies Rd	Carol Stream	Gap Financing	3/29/2024	\$2,526,461	32
Parkside Phase III	500-520 W Hobbie St	Chicago	Gap Financing	7/19/2023	\$4,300,000	99
Pingree Flats	US-20 and IL-47	Pingree Grove	Gap Financing	1/2/2024	\$12,585,000	192
Power of Change Senior Housing	2338 Jerome Ln	Cahokia Heights	Gap Financing	3/29/2024	\$2,521,962	50

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Prairie Meadows Senior Apartments	SWC of Dixie Rd and Prairie Meadows Dr	Heyworth	Gap Financing	3/29/2024	\$3,783,016	44
Pulaski Gateway	2503 - 2539 S Pulaski Rd	Chicago	Gap Financing	3/29/2024	\$3,874,682	54
Ravine Terrace	200 S Martin Luther King Jr. Ave	Waukegan	Gap Financing	10/30/2023	\$720,000	98
Riverwalk Homes 4%	350 N Broadway St	Joliet	Gap Financing	1/31/2024	\$11,615,864	131
Schuyler Pointe Residences	Vacant Lot South of 2705 S Schuyler	Kankakee	Gap Financing	3/29/2024	\$2,834,249	50
Springhill Senior Residence II of West Dundee	approx. 939 W Main St	West Dundee	Gap Financing	3/29/2024	\$1,825,099	45
Stationview Lofts	8550 Lehigh Ave	Morton Grove	Gap Financing	3/14/2024	\$1,250,000	36
Taft and Exmoor	640 Taft Ave	Glen Ellyn	Gap Financing	3/29/2024	\$2,600,603	42
Taylor Residences	3041 Taylor Ave	Springfield	Gap Financing	3/29/2024	\$1,822,819	36
The Blackstone	E Jackson St	Du Quoin	Gap Financing	3/29/2024	\$2,583,910	36
The Forum	TBD 5-acre tract of SrA Bradley R. Smith Dr	Troy	Gap Financing	3/29/2024	\$2,385,000	60
The Preserve	460 and 470 E Roosevelt Rd	West Chicago	Gap Financing	3/29/2024	\$3,039,859	48
The Royalton	1810 W Jackson Blvd	Chicago	Gap Financing	3/29/2024	\$2,254,232	98
The Werner 9pct	7603-7609 N Paulina/1646-1660 W Howard	Chicago	Gap Financing	3/29/2024	\$2,431,651	45
The Werner Bros 4pct	7613-7623 N Paulina	Chicago	Gap Financing	3/29/2024	\$2,384,392	43
Tower Court Residences	4231 Tower Ct	Naperville	Gap Financing	3/29/2024	\$3,800,000	71
Valley Homes	9th Ave and 25th St	Rock Island	Gap Financing	3/29/2024	\$2,745,774	60
Venice Homes Revitalization	approx. 300 Broadway (PM Office) various	Venice	Gap Financing	3/29/2024	\$2,913,138	40
Vivian's Village Phase 2	5710 Bond Ave	Cahokia Heights	Gap Financing	3/29/2024	\$2,918,000	36
Whistlers Crossing 4%	13750 S Lowe Ave	Riverdale	Gap Financing	3/29/2024	\$3,649,651	40

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Whistlers Crossing 9%	13604-13736 S Lowe Ave	Riverdale	Gap Financing	3/29/2024	\$3,839,748	90
Willa Rawls Manor	4120 S Indiana Ave	Chicago	Gap Financing	12/4/2023	\$3,585,000	123
55 Applications Received				Total	\$186,849,249	3,168

Exhibit X: FY 2024 Applications Report – Homeowner Assistance Fund Home Repair (HAFHR)

Sponsor Name	Address	City	Loan or Grant	Application Date	Total Requested
Chicagoland Habitat for Humanity	328 S Jefferson St	Chicago	Grant	7/31/2023	\$ 4,968,000
Chinese American Service League	2141 S Tan Ct	Chicago	Grant	7/26/2023	\$ 2,760,000
City of Bloomington	115 E Washington St	Bloomington	Grant	7/28/2023	\$ 1,000,500
City of Champaign	102 N Neil St	Champaign	Grant	7/28/2023	\$ 1,035,000
City of Chicago	121 N LaSalle St	Chicago	Grant	7/31/2023	\$ 5,000,000
City of Chicago Heights	1601 Chicago Rd	Chicago Heights	Grant	7/31/2023	\$ 1,380,000
City of Danville	17 W Main St	Danville	Grant	7/20/2023	\$ 2,070,000
City of DeKalb	164 E Lincoln Highway	DeKalb	Grant	7/26/2023	\$ 1,173,000
City of East St. Louis	301 River Park Dr	East St. Louis	Grant	7/31/2023	\$ 2,760,000
City of Farmington	322 E Fort St	Farmington	Grant	7/28/2023	\$ 1,380,000
City of Freeport	314 W Stephenson St	Freeport	Grant	7/31/2023	\$ 4,899,000
City of Kewanee	401 E Third St	Kewanee	Grant	7/31/2023	\$ 1,242,000
City of Moline	619 16th St	Moline	Grant	7/31/2023	\$ 1,449,000
City of Peoria	419 Fulton St	Peoria	Grant	7/28/2023	\$ 2,001,000
City of Rockford	425 E State St	Rockford	Grant	7/27/2023	\$ 2,070,000

Sponsor Name	Address	City	Loan or Grant	Application Date	Total Requested
City of Savanna	333 Chicago Ave	Savanna	Grant	7/31/2023	\$ 1,500,000
City of Sterling	212 3rd Ave	Sterling	Grant	7/31/2023	\$ 1,035,000
Coles County Regional Planning & Development Commission	651 Jackson Ave	Charleston	Grant	7/28/2023	\$ 1,035,000
Community Partners for Affordable Housing	800 S Milwaukee Ave	Libertyville	Grant	7/25/2023	\$ 1,380,000
Elevate Energy	322 S Green St	Chicago	Grant	7/31/2023	\$ 4,968,000
Far South CDC	853 W 115th St	Chicago	Grant	7/31/2023	\$ 2,415,000
Fresh Start Home Community Development Corporation (FSHCDC)	5168 S Michigan Ave	Chicago	Grant	7/31/2023	\$ 1,725,000
Greater Auburn Gresham Development Corporation	7901 S Racine Ave	Chicago	Grant	7/31/2023	\$ 2,070,000
Justine Petersen Housing and Reinvestment Corporation	1023 N Grand Blvd	St. Louis	Grant	7/29/2023	\$ 5,000,000
Lawndale Christian Development Corporation	3843 W Ogden Ave	Chicago	Grant	7/31/2023	\$ 1,035,000
METEC	2605 W Krause Ave	Peoria	Grant	7/31/2023	\$ 3,588,000
Midwest Clean Food and Water Movement	5635 Hallows Ave	Washington Park	Grant	7/28/2023	\$ 552,000
Neighborhood Housing Services of Chicago, Inc.	1279 N Milwaukee Ave	Chicago	Grant	7/31/2023	\$ 4,968,000
NorthWest Housing Partnership	1701 E Woodfield Rd	Schaumburg	Grant	7/31/2023	\$ 4,968,000
NW HomeStart	307 W Main St	Freeport	Grant	7/31/2023	\$ 4,623,000
Oak Park Regional Housing Center	1041 South Blvd	Oak Park	Grant	7/31/2023	\$ 1,380,000
Peoria Citizens Committee for Economic Opportunity, Inc.	711 W McBean St	Peoria	Grant	7/28/2023	\$ 1,104,000
Rebuild Together North Suburban Chicago	1122 Central	Wilmette	Grant	7/31/2023	\$ 1,173,000
Rockford Area Habitat for Humanity, Inc.	5183 Harlem Rd	Loves Park	Grant	7/11/2023	\$ 2,760,000
Rogers Park Community Council	1530 W Morse Ave	Chicago	Grant	7/31/2023	\$ 2,346,000

Sponsor Name	Address	City	Loan or Grant	Application Date	Total Requested
Senior Services Center of Will County, Inc.	251 N Center St	Joliet	Grant	7/31/2023	\$ 1,518,000
Senior Services Plus, Inc.	2603 N Rodgers Ave	Alton	Grant	7/31/2023	\$ 1,035,000
South Side Community Federal Credit Union	5401 S Wentworth Ave	Chicago	Grant	7/17/2023	\$ 4,968,000
The Resurrection Project (TRP)	1805 S Paulina St	Chicago	Grant	7/31/2023	\$ 3,519,000
Town of Cicero	4949 W Cermak Rd	Cicero	Grant	7/31/2023	\$ 3,450,000
Two Rivers Regional Council of Public Officials	107 N 3rd St	Quincy	Grant	7/31/2023	\$ 1,173,000
Village of Bellwood	3200 Washington Blvd	Bellwood	Grant	7/28/2023	\$ 2,070,000
Village of Norris City	406 S Division St	Norris City	Grant	7/26/2023	\$ 690,000
Village of Oak Park	123 Madison St	Oak Park	Grant	7/31/2023	\$ 4,999,740
Village of Park Forest	350 Victory Dr	Park Forest	Grant	7/20/2023	\$ 3,450,000
Village of Ridgway	1010 W Main St	Ridgway	Grant	7/25/2023	\$ 2,070,000
Western Illinois Regional Council-Community Action Agency	133 W Jackson St	Macomb	Grant	7/28/2023	\$ 2,070,000
Westside Health Authority	5053 W Chicago Ave	Chicago	Grant	7/31/2023	\$ 5,727,000
Will County Center for Community Concerns	2455 Glenwood Ave	Joliet	Grant	7/26/2023	\$ 1,035,000
Winnebago County	404 Elm St	Rockford	Grant	7/31/2023	\$ 5,175,000
50 Applications Received				Total	\$ 127,762,240

Exhibit XI: FY 2024 Applications Report – Housing Stability Services for the Illinois Court-Based Rental Assistance Program Round 2 (CBRAP2)

Sponsor Name	Address	City	Loan or Grant	Application Date	Total Requested
Brighton Park Neighborhood Council	4477 S Archer Ave	Chicago	Grant	11/20/2023	\$ 139,635
CEDA	567 W Lake St	Chicago	Grant	11/9/2023	\$ 140,000
Consumer Credit Counseling Service of Northern Illinois	13707 W Jackson St, #B	Woodstock	Grant	11/20/2023	\$ 140,000
Embarras River Basin Agency	400 W Pleasant St	Greenup	Grant	11/22/2023	\$ 140,000
Far South CDC	837 W 115th St	Chicago	Grant	11/27/2023	\$ 140,000
Great Lakes Credit Union	2111 Waukegan Rd	Bannockburn	Grant	11/26/2023	\$ 140,000
Habitat for Humanity of Champaign County	1914 Glenn Park Dr	Champaign	Grant	11/27/2023	\$ 60,000
HANA Center	4300 N California Ave	Chicago	Grant	11/27/2023	\$ 140,000
Hispanic Women of Springfield	3040 S Lincoln Ave	Springfield	Grant	11/21/2023	\$ 140,000
Lake County Housing Authority	33928 N US Hwy 45	Grayslake	Grant	11/21/2023	\$ 140,000
METEC	2605 W Krause Ave	Peoria	Grant	11/22/2023	\$ 140,000
Navicore Solutions	200 US Highway 9	Manalapan, NJ	Grant	11/27/2023	\$ 125,000
Rock Island Economic Growth Corporation d/b/a Economic Growth Corporation	100 19th St	Rock Island	Grant	11/27/2023	\$ 140,000
South Suburban Housing Center	18220 Harwood Ave	Homewood	Grant	11/27/2023	\$ 130,000
Spanish Coalition for Housing	1922 N Pulaski Rd	Chicago	Grant	11/23/2023	\$ 140,000
The Immigration Project	PO Box 1503	Normal	Grant	11/11/2023	\$ 140,000
The Neighbor Project	32 S Broadway	Aurora	Grant	11/27/2023	\$ 140,000
AGORA Community Services	1831 E 79th St	Chicago	Grant	11/27/2023	\$ 131,900
Beds Plus, Inc.	9601 Ogden Ave	La Grange	Grant	11/27/2023	\$ 127,067
Casa Michoacan	1638 S Blue Island Ave	Chicago	Grant	11/27/2023	\$ 140,000

Sponsor Name	Address	City	Loan or Grant	Application Date	Total Requested
Chicago Urban League	4510 S Michigan Ave	Chicago	Grant	11/27/2023	\$ 115,000
Chinese American Service League	2141 S Tan Ct	Chicago	Grant	11/25/2023	\$ 140,000
Community Life Line	1919 State St	East St. Louis	Grant	11/27/2023	\$ 140,000
Community Partners for Affordable Housing	800 S Milwaukee Ave	Libertyville	Grant	11/22/2023	\$ 135,000
Community Service Council of Northern Will County	440 Quadrangle Dr	Bolingbrook	Grant	11/21/2023	\$ 140,000
Dove Inc.	302 S Union St	Decatur	Grant	11/27/2023	\$ 140,000
Erie Neighborhood House	1701 W Superior St	Chicago	Grant	11/21/2023	\$ 140,000
First Home Alliance	3138 Golansky Blvd	Woodbridge, VA - Fairfax	Grant	11/27/2023	\$ 140,000
Garfield Park Community Council	300 N Central Park Ave	Chicago	Grant	11/27/2023	\$ 89,364
Herrin House of Hope	112 N 14th St	Herrin	Grant	11/27/2023	\$ 25,000
Holsten Human Capital Development, NFP	1034 W Montrose Ave	Chicago	Grant	11/17/2023	\$ 140,000
Homeless Prevention	299 Joanna CT	Antioch	Grant	N/A	N/A
Illinois Legal Aid Online	120 S LaSalle St	Chicago	Grant	11/27/2023	\$ 24,735
Illinois Migrant Council	333 Commerce Dr	Crystal Lake	Grant	11/27/2023	\$ 140,000
La Casa Norte	3533 W North Ave	Chicago	Grant	11/27/2023	\$ 140,000
Mano a Mano	6 E Main St	Round Lake Park	Grant	11/27/2023	\$ 140,000
Metropolitan Tenants Organization	1727 S Indiana G03	Chicago	Grant	11/27/2023	\$ 137,000
North Suburban Legal Aid Clinic	3500 Western Ave	Highland Park	Grant	11/27/2023	\$ 118,468
Northside CDC	1530 W Morse Ave	Chicago	Grant	11/25/2023	\$ 140,000
Northwest Compass	1300 W Northwest Hwy	Mount Prospect	Grant	11/14/2023	\$ 140,000
Northwest Side Housing Center	5233 W Diversey Ave	Chicago	Grant	11/27/2023	\$ 140,000

Sponsor Name	Address	City	Loan or Grant	Application Date	Total Requested
Oak Park Regional Housing Center	1041 South Blvd	Oak Park	Grant	11/27/2023	\$ 100,000
Open Communities	1740 Ridge Ave	Evanston	Grant	11/21/2023	\$ 140,000
Prairie State Legal Services	303 N Main St	Rockford	Grant	11/27/2023	\$ 115,000
Restoration America	86 N William St	Crystal Lake	Grant	11/27/2023	\$ 140,000
South Side Community Federal Credit Union	5401 S Wentworth Ave	Chicago	Grant	11/20/2023	\$ 140,000
The Journey Forward	223 W Jackson Blvd	Chicago	Grant	11/26/2023	\$ 140,000
47 Applications Received				Total	\$5,913,170

Appendix II: Closing Reports for FY 2024

Included within this appendix are tables displaying completed financing activities under active programs in FY 2024.

Exhibit XII: FY 2024 Closing Report – Multifamily Bonds

Project Name	Project Address	Project City	Type of Financing	Closing Date	Amount	Number of Units
Riverwoods	300 E River St	Kankakee	Affordable Credit Advantage Program	3/26/2024	\$11,838,000	125
Round Barn Manor	2000 W John St	Champaign	Affordable Credit Advantage Program	11/9/2023	\$20,900,000	156
400 Lake Shore Drive	400 N Lake Shore Dr	Chicago	Tax-Exempt Bond Dollars	12/14/2023	\$300,000,000	635
6900 Crandon (South Shore Crandon)	6900 S Crandon Ave	Chicago	Tax-Exempt Bond Dollars	12/21/2023	\$16,836,000	151
Buena Vista Townhomes	1287 Fleetwood Dr	Elgin	Tax-Exempt Bond Dollars	9/6/2023	\$12,750,000	120
Green Haven FKA Quentin Apartments	303 Johnson St	Palatine	Tax-Exempt Bond Dollars	9/29/2023	\$4,126,000	58
Greenwood City Senior Living	808 E 61st St	Chicago	Tax-Exempt Bond Dollars	9/7/2023	\$14,500,000	217
Island Terrace - 4pct	6430 S Stoney Island Ave	Chicago	Tax-Exempt Bond Dollars	12/20/2023	\$16,566,604	180
Madison Park Place	413 Federal Way	Springfield	Tax-Exempt Bond Dollars	12/22/2023	\$5,425,000	150
South Park Plaza	2600 S King Dr	Chicago	Tax-Exempt Bond Dollars	11/15/2023	\$12,750,000	134
South Shore HHDC LIHTC LLC (South Shore RYS)	6850 S Ridgeland Ave	Chicago	Tax-Exempt Bond Dollars	12/21/2023	\$18,345,553	126
Two Towers (Streed/Warren)	647 16th Ave	East Moline	Tax-Exempt Bond Dollars	5/8/2024	\$13,320,000	239
400 Lake Shore Drive	400 N Lake Shore Dr	Chicago	Taxable Bond Dollars	12/14/2023	\$201,310,000	635
12 Developments Closed					\$648,667,157	2,926

Exhibit XIII: FY 2024 Closing Report – Federal Low Income Housing Tax Credits (LIHTC)

Project Name	Project Address	Project City	Credit Type	Closing Date	Credits Allocated	Equity Amount	Number of Units	LIHTC Units
400 East Apartments	400 E St. Charles Rd	Lombard	9%	5/24/2024	1,011,946	\$ 8,803,049	30	30
Avalon at Morris	2400 - 2402 Oakland Circle	Morris	9%	2/8/2024	1,164,674	\$ 9,665,825	30	30
Community of Sunnybrook	767 Washington Ave	Alton	9%	4/22/2024	1,500,000	\$ 8,947,536	40	38
DeVille Manor	NE corner of Wiesbrook Dr and Fifth St	Oswego	9%	3/27/2024	955,301	\$ 8,244,242	42	42
Diamond Apartments of Jerseyville	1335 Lilac Way	Jerseyville	9%	12/14/2023	1,385,114	\$ 12,897,673	50	50
Flax Meadow Townhomes II	237-257 Flax Dr	Highland	9%	4/30/2024	913,717	\$ 7,665,319	32	32
Green Haven FKA Quentin Apartments	303 Johnson St	Palatine	9%	9/29/2023	1,500,000	\$ 13,348,665	58	58
Harvey Lofts	15330 Center Ave, 183 E 154th St, 15340 Broadway Ave	Harvey	9%	7/28/2023	1,346,015	\$ 12,382,096	51	51
Island Terrace 9pct	6430 S Stoney Island Ave	Chicago	9%	12/20/2023	1,217,146	\$ 11,561,729	60	54
Johnsburg Workforce Housing	SEC of Johnsborg Rd & Route 31	Johnsburg	9%	12/11/2023	1,500,000	\$ 13,648,635	49	49
The Grove Apartments	Lake Lida Ln & Randall Rd	Rochelle	9%	12/18/2023	750,894	\$ 6,381,961	30	30
Trolley Circle	1110 Comwest Pkwy	Belleville	9%	5/28/2024	1,425,750	\$ 12,901,747	70	70
West Harbor Residences	703 W Harbor St	Kankakee	9%	7/12/2023	998,232	\$ 8,284,497	36	36
Wildwood Trace	695 S State St	Elgin	9%	7/13/2023	1,491,171	\$ 12,710,961	50	50
Willis Senior Lofts	400, 410, 420 Willis Ave	Rochelle	9%	10/5/2023	1,500,000	\$ 13,348,665	60	60

Project Name	Project Address	Project City	Credit Type	Closing Date	Credits Allocated	Equity Amount	Number of Units	LIHTC Units
Winstanley Park	Multiple Addresses	East St Louis	9%	12/13/2023	935,518	\$ 8,699,447	38	38
400 Lake Shore Drive	400 N Lake Shore Dr	Chicago	4%	12/14/2023	4,391,043	\$ 38,690,000	635	127
6900 Crandon (South Shore Crandon)	6900 S Crandon Ave	Chicago	4%	12/21/2023	2,018,980	\$ 17,967,129	151	149
Buena Vista Townhomes	1287 Fleetwood Dr	Elgin	4%	9/6/2023	1,174,472	\$ 10,450,708	120	120
Greenwood City Senior Living	808 E 61st St	Chicago	4%	9/7/2023	3,890,028	\$ 36,951,570	217	217
Harvey II & III	166 W 151st St & 174 W. 151st St	Harvey	4%	2/28/2024	1,814,000	\$ 17,100,586	120	120
Huntington Towers	551 & 571 Huntington Commons Rd	Mount Prospect	4%	11/16/2023	2,816,430	\$ 24,218,876	214	214
Island Terrace - 4pct	6430 S Stoney Island Ave	Chicago	4%	12/20/2023	3,281,814	\$ 29,533,372	180	163
Lafayette Apartments	411 Mulberry St	Rockford	4%	5/7/2024	688,890	\$ 6,061,629	54	10
LakeView Landing	835 W Addison	Chicago	4%	4/30/2024	1,246,386	\$ 11,030,391	37	37
Madison Park Place	413 Federal Way	Springfield	4%	12/22/2023	1,903,686	\$ 16,845,936	150	150
Riverwoods	300 E River St	Kankakee	4%	3/26/2024	689,803	\$ 6,276,580	125	125
Rome Meadows	99 Rome Meadows	Dix	4%	12/20/2023	870,868	\$ 7,487,967	95	95
Round Barn Manor	2000 W John St	Champaign	4%	11/9/2023	1,386,811	\$ 12,619,980	156	156
South Park Plaza	2600 S King Dr	Chicago	4%	11/15/2023	1,778,810	\$ 16,808,076	134	134
South Shore HHDC LIHTC LLC (South Shore RYS)	6850 S Ridgeland Ave	Chicago	4%	12/21/2023	1,942,894	\$ 17,288,297	126	126

Project Name	Project Address	Project City	Credit Type	Closing Date	Credits Allocated	Equity Amount	Number of Units	LIHTC Units
Two Towers (Streed/Warren)	647 16th Ave	East Moline	4%	5/8/2024	1,691,700	\$ 14,293,436	239	239
Winchester Manor	800 E Kahler Rd	Wilmington	4%	3/13/2024	263,745	\$ 2,268,208	24	24
Zion Woods	10 Deerfield Rd	Deerfield	4%	3/13/2024	646,214	\$ 5,556,885	25	24
34 Developments Closed					52,092,052	\$460,941,673	3,528	2,948

Exhibit XIV: FY 2024 Closing Report – Illinois Affordable Housing Tax Credits (IAHTC)

Project Name	Project Address	Project City	Credit Type	Closing Date	Amount	Number of Units	IAHTC Units
2022 South Side	Multiple Sites	Chicago	IAHTC	10/11/2023	849,292	7	7
2024 South Side	6945 S Kimbark Ave	Chicago	IAHTC	6/27/2024	1,304,187	8	8
6900 Crandon (South Shore Crandon)	6900 S Crandon Ave	Chicago	IAHTC	12/21/2023	5,145,376	151	38
Building Strong in Will County Phase IV	932/934 Arrowhead Dr	Elwood	IAHTC	2/21/2024	1,093,339	12	12
Framing Hope 2023	643 Chisholm Trail	Rockford	IAHTC	12/21/2023	476,395	7	7
LakeView Landing	835 W Addison	Chicago	IAHTC	4/30/2024	1,999,999	37	10
Madison Park Place	413 Federal Way	Springfield	IAHTC	12/22/2023	6,000,000	150	38
Providing Stable Foundations 2022	406 S 4th St	Malta	IAHTC	12/28/2023	66,470	1	1
Reclaiming Southwest III	6000 S Talman Ave	Chicago	IAHTC	5/20/2024	500,000	10	3
Revive Center Cressey House	1668 Ogden Ave	Chicago	IAHTC	6/20/2024	221,277	28	7
South Park Plaza	2600 S King Dr	Chicago	IAHTC	11/15/2023	2,285,000	134	34
South Shore HHDC LIHTC LLC (South Shore RYS)	6850 S Ridgeland Ave	Chicago	IAHTC	12/21/2023	3,555,000	126	32

Project Name	Project Address	Project City	Credit Type	Closing Date	Amount	Number of Units	IAHTC Units
The Commons of Mattoon	600 Golden Oaks Ave	Mattoon	IAHTC	5/9/2024	52,500	25	7
Zion Woods	10 Deerfield Rd	Deerfield	IAHTC	3/13/2024	567,500	25	7
14 Developments Closed					24,116,335	721	211

Exhibit XV: FY 2024 Closing Report – HOME Investment Partnerships Program (HOME)

Project Name	Project Address	Project City	Closing Date	Amount	Number of Units	Number of HOME Units
Johnsburg Workforce Housing	SEC of Johnsborg Rd & Route 31	Johnsburg	12/11/2023	\$ 5,234,629	49	23
Lafayette Apartments	411 Mulberry St	Rockford	5/7/2024	\$ 2,374,000	54	14
West Harbor Residences	703 W Harbor St	Kankakee	7/12/2023	\$ 1,200,000	36	6
3 Developments Closed				\$8,808,629	139	43

Exhibit XVI: FY 2024 Closing Report – National Housing Trust Fund (NHTF)

Project Name	Project Address	Project City	Closing Date	Amount	Number of Units
Kankakee Veterans Housing	210-214 S Washington Ave	Kankakee	3/17/2023	\$2,065,700	14
Revive Center Cressey House	1668 Ogden Ave	Chicago	5/19/2023	\$6,164,445	28
The Commons of Mattoon	600 Golden Oaks Ave	Mattoon	3/17/2023	\$5,216,400	25
Wildwood Commons	S State St	Elgin	1/21/2022	\$6,237,000	24
4 Developments Closed				\$19,683,545	91

Exhibit XVII: FY 2024 Closing Report – Illinois Affordable Housing Trust Fund (IAHTF)

Project Name	Project Address	Project City	Closing Date	Amount	Number of Units	Geographic Area
1237 N. California Avenue Family Apartments	1237 N California Ave	Chicago	2/16/2024	\$2,978,954	40	Chicago Metro
Diamond Apartments of Jerseyville	1335 Lilac Way	Jerseyville	12/14/2023	\$1,175,000	50	Rural
Kankakee Veterans Housing	210-214 S Washington Ave	Kankakee	9/21/2023	\$1,714,181	14	Other Metro
LakeView Landing	835 W Addison	Chicago	4/30/2024	\$7,184,323	37	Chicago Metro
Reclaiming Southwest III	6000 S Talman Ave	Chicago	5/20/2024	\$750,000	10	Chicago Metro
Revive Center Cressey House	1668 Ogden Ave	Chicago	6/20/2024	\$1,896,961	28	Chicago Metro
Round Barn Mannor	2000 W John St	Champaign	11/9/2023	\$900,000	156	Other Metro
South Park Plaza	2600 S King Dr	Chicago	11/15/2023	\$2,700,000	134	Chicago Metro
The Commons of Mattoon	600 Golden Oaks Ave	Mattoon	5/9/2024	\$3,202,636	25	Rural
Two Towers (Streed/Warren)	647 16th Ave	East Moline	5/8/2024	\$1,797,624	239	Other Metro
Wildwood Commons	S State St	Elgin	7/27/2023	\$1,933,000	24	Chicago Metro
Willis Senior Lofts	400, 410, 420 Willis Ave	Rochelle	10/5/2023	\$1,250,000	60	Rural
Zion Woods	10 Deerfield Rd	Deerfield	3/13/2024	\$3,792,308	25	Chicago Metro
13 Developments Closed				\$29,341,987	842	

Exhibit XVIII: FY 2024 Closing Report – Section 811 Project Rental Assistance (PRA) Program

Project Name	Project Address	Project City	Type	Closing Date*	Amount	Units
Earle School Family Residences	6121 S Hermitage Ave	Chicago	Section 811 PRA Program	Pending Close	\$ 909,060	12
Villa Guadalupe	3201 E 91st St	Chicago	Section 811 PRA Program	Pending Close	\$ 1,099,800	13
Taylor Place Apartments	4103 W Crystal Lake Rd & 812 N Mill St	McHenry	Section 811 PRA Program	Pending Close	\$ 624,600	8
Greenhaven Apartments FKA Quentin Apartments	303 W Johnson St	Palatine	Section 811 PRA Program	Pending Close	\$ 670,680	9
4 Projects Pending Close				Total	\$3,304,140	42

Exhibit XIX: FY 2024 Closing Report – Rental Housing Support (RHS) Programs Local Administering Agency (LAA) and Long Term Operating Support (LTOS)

Project Name	Project Address	Project City	Type	Loan or Grant	Board Approval Date	Amount	Units
CEDA	567 W Lake St, Suite 1200	Chicago	RHS - LAA	Grant	4/19/2024	\$ 1,973,821	39
DuPage County Housing Authority	711 E Roosevelt Rd	Wheaton	RHS - LAA	Grant	4/19/2024	\$ 2,193,108	40
Henry County Housing Authority	125 N Chestnut St	Kewanee	RHS - LAA	Grant	4/19/2024	\$ 849,859	25
Housing Choice Partners	228 S Wabash, Suite 500	Chicago	RHS - LAA	Grant	4/19/2024	\$ 1,115,389	17
Housing Forward	1851 S 9th Ave	Maywood	RHS - LAA	Grant	4/19/2024	\$ 1,848,050	37
Illinois Association of Community Action Agencies ("IACAA")	3435 Liberty Dr	Springfield	RHS - LAA	Grant	4/19/2024	\$ 1,596,605	54
Kendall County Housing Authority	811 W John St	Yorkville	RHS - LAA	Grant	4/19/2024	\$ 1,708,550	29
Lazarus House	214 Walnut St	St. Charles	RHS - LAA	Grant	4/19/2024	\$ 925,888	17
Madison County Community Development	157 N Main St, Suite 312	Edwardsville	RHS - LAA	Grant	4/19/2024	\$ 859,036	22

Project Name	Project Address	Project City	Type	Loan or Grant	Board Approval Date	Amount	Units
Winnebago County Housing Authority	3617 Delaware St	Rockford	RHS - LAA	Grant	4/19/2024	\$ 806,827	30
Las Rosas	550 2nd Ave	Aurora	LTOS Program	Grant	4/19/2024	\$ 1,246,997	5
11 Projects Closed						\$ 15124,131	315

Exhibit XX: FY 2024 Closing Report – Capital Bill Programs: Preservation Program, Housing for Justice Involved Individuals Program (HJIIP)

Project Name	Project Address	Project City	Type of Financing	Closing Date	Amount	Number of Units
1614 - 22 Jonquil Terrace	1614 - 22 Jonquil Terrace	Chicago	Preservation Program	2/16/2024	\$474,987	25
Big Muddy River Apartments	5 N Shawnee Dr	Murphysboro	Preservation Program	10/31/2023	\$474,997	50
Bradlee Park	404 E Maple St	LeRoy	Preservation Program	8/28/2023	\$458,183	35
Country Villages I, II, III	700 Country Village Dr, 901 Galeener St, 40 Lois Ln	Anna / Vienna / Metropolis	Preservation Program	8/4/2023	\$376,131	104
Fairview Estates	7 Union Ave	McLeansboro	Preservation Program	12/4/2023	\$473,993	24
Faust Landmark Apartments	630 E State St	Rockford	Preservation Program	8/2/2023	\$472,620	200
Lafayette Terrace Apartments	6950 S Vincennes Ave	Chicago	Preservation Program	7/17/2023	\$463,281	93
New Hope Apartments	301 NE Jefferson	Peoria	Preservation Program	8/31/2023	\$464,624	79
Oxford House	2700 N Monroe St	Decatur	Preservation Program	8/4/2023	\$474,320	156
Phoenix Towers	202 W Locust St	Bloomington	Preservation Program	8/2/2023	\$461,686	158
River to River of Anna Supportive Living	151 Denny Dr	Anna	Preservation Program	8/10/2023	\$327,097	50
Sage Crest Apartments	827 N Lake St	Aurora	Preservation Program	10/16/2023	\$475,000	101
Sheridan Park Apartments	4536 N Magnolia	Chicago	Preservation Program	8/4/2023	\$472,657	102

Project Name	Project Address	Project City	Type of Financing	Closing Date	Amount	Number of Units
Spaulding & Trumbull	1310 - 16 S Spaulding, 1424 - 28 S Trumbull	Chicago	Preservation Program	9/21/2023	\$473,945	25
Spring Grove	4554 S Drexel Blvd	Chicago	Preservation Program	7/5/2023	\$472,340	101
Washington Row House Manner	4110 W Washington Blvd	Chicago	Preservation Program	7/26/2023	\$474,809	3
Hardin House Expansion Project	634 E 72nd St	Chicago	HJIIP	7/19/2023	\$475,000	5
Independent Housing Program	350 E 115th St	Chicago	HJIIP	7/13/2023	\$475,000	1
Integration Housing Program	221 W 109th St	Chicago	HJIIP	2/21/2024	\$475,000	1
LCLC K-Town Workforce Housing	1441-49 S Keeler	Chicago	HJIIP	11/28/2023	\$475,000	1
Permanent Unbiased Supportive Housing (PUSH Michigan)	4905 S Michigan Ave	Chicago	HJIIP	7/20/2023	\$475,000	38
Permanent Unbiased Supportive Housing (PUSH Paxton)	8000-8010 S Paxton Ave	Chicago	HJIIP	8/31/2023	\$475,000	21
Prentice Place Improvement Project	10714 S Wentworth Ave	Chicago	HJIIP	8/25/2023	\$475,000	3
WIN Recovery ReEntry Safe Home Network 3		Berwyn	HJIIP	2/1/2024	\$475,000	1
WindSpring Transitional Inc./North Grand Quadrangle & Square One Project	1173, 1177, 1181 N 4th St, 318 N Grand Ave W	Springfield	HJIIP	12/28/2023	\$475,000	7
25 Projects Closed					\$11,565,670	1,384

Exhibit XXI: FY 2024 Closing Report – Other Multifamily Financing Activities

Project Name	Project Address	Project City	Type of Financing	Closing Date	Amount	Number of Units
Wildwood Commons	S State St	Elgin	LTOS	7/27/2023	\$1,378,562	24
Villa Guadalupe	3201 E 91st St	Chicago	FAF Dollars	12/21/2023	\$2,410,000	53
400 East Apartments	400 E St. Charles Rd	Lombard	Covid Affordable Housing Grant Program	5/24/2024	\$3,065,063	30
Community of Sunnybrook	767 Washington Ave	Alton	Covid Affordable Housing Grant Program	4/22/2024	\$6,741,004	40
DeVille Manor	NE corner of Wiesbrook Dr and Fifth St	Oswego	Covid Affordable Housing Grant Program	3/27/2024	\$3,741,000	42
Flax Meadow Townhomes II	237-257 Flax Dr	Highland	Covid Affordable Housing Grant Program	4/30/2024	\$2,809,826	32
Green Haven FKA Quentin Apartments	303 Johnson St	Palatine	Covid Affordable Housing Grant Program	9/29/2023	\$8,300,000	58
Harvey Lofts	15330 Center Ave, 183 E 154th St, 15340 Broadway Ave	Harvey	Covid Affordable Housing Grant Program	7/28/2023	\$5,939,524	51
Island Terrace - 4pct	6430 S Stony Island Ave	Chicago	Covid Affordable Housing Grant Program	12/20/2023	\$11,175,000	180
The Grove Apartments	Lake Lida Ln & Randall Rd	Rochelle	Covid Affordable Housing Grant Program	12/18/2023	\$2,772,536	30
Trolley Circle	1110 Comwest Pkwy	Belleville	Covid Affordable Housing Grant Program	5/28/2024	\$3,930,000	70
Trolley Circle	1110 Comwest Pkwy	Belleville	Covid Affordable Housing Grant Program	5/28/2024	\$281,000	70
Wildwood Trace	695 S State St	Elgin	Covid Affordable Housing Grant Program	7/13/2023	\$1,037,443	50
Willis Senior Lofts	400, 410, 420 Willis Ave	Rochelle	Covid Affordable Housing Grant Program	10/5/2023	\$5,942,209	60
Willis Senior Lofts	400, 410, 420 Willis Ave	Rochelle	Covid Affordable Housing Grant Program	10/5/2023	\$640,000	60
Winstanley Park	Multiple Addresses	East St Louis	Covid Affordable Housing Grant Program	12/13/2023	\$3,789,497	38
Zion Woods	10 Deerfield Rd	Deerfield	Covid Affordable Housing Grant Program	3/13/2024	\$4,032,000	25
17 Developments Closed					\$67,984,664	913

Exhibit XXII: FY 2024 Closing Report – Homeowner Assistance Fund Home Repair (HAFHR)

Sponsor Name	Address	City	Loan or Grant	Board Approval Date	Amount
Chicagoland Habitat for Humanity	328 S Jefferson St	Chicago	Grant	10/20/2023	\$ 3,480,000
City of Champaign	102 N Neil St	Champaign	Grant	10/20/2023	\$ 1,000,000
City of Chicago Heights	1601 Chicago Rd	Chicago Heights	Grant	10/20/2023	\$ 1,000,000
City of Danville	17 W Main St	Danville	Grant	10/20/2023	\$ 1,425,000
City of Moline	619 16th St	Moline	Grant	10/20/2023	\$ 1,000,000
City of Peoria	419 Fulton St	Peoria	Grant	10/20/2023	\$ 1,400,000
City of Rockford	425 E State St	Rockford	Grant	10/20/2023	\$ 1,425,000
Coles County Regional Planning & Development Commission	651 Jackson Ave	Charleston	Grant	10/20/2023	\$ 1,000,000
Community Partners for Affordable Housing	800 S Milwaukee Ave	Libertyville	Grant	10/20/2023	\$ 1,100,000
Elevate Energy	322 S Green St	Chicago	Grant	10/20/2023	\$ 4,000,000
Neighborhood Housing Services of Chicago, Inc.	1279 N Milwaukee Ave	Chicago	Grant	10/20/2023	\$ 3,400,000
NorthWest Housing Partnership	1701 E Woodfield Rd	Schaumburg	Grant	10/20/2023	\$ 3,400,000
Senior Services Center of Will County, Inc.	251 N Center St	Joliet	Grant	10/20/2023	\$ 1,000,000
Town of Cicero	4949 W Cermak Rd	Cicero	Grant	10/20/2023	\$ 1,720,000
Two Rivers Regional Council of Public Officials	107 N 3rd St	Quincy	Grant	10/20/2023	\$ 1,000,000
Western Illinois Regional Council-Community Action Agency	133 W Jackson St	Macomb	Grant	10/20/2023	\$ 1,400,000
16 Awards Approved				Total	\$ 28,750,000

Exhibit XXIII: FY 2024 Closing Report – Strong Communities Program (SCP)

Sponsor Name	Address	City	Loan or Grant	Board Approval Date	Amount
Adams County	507 Vermont St	Quincy	Grant	9/15/2023	\$162,000
Champaign County Regional Planning Commission	1776 E Washington St	Urbana	Grant	9/15/2023	\$337,000
City of Alton	101 E Third St	Alton	Grant	9/15/2023	\$399,000
City of Aurora	44 E Downer Pl	Aurora	Grant	9/15/2023	\$487,000
City of Benton	1403 S Main St	Benton	Grant	9/15/2023	\$ 45,000
City of Bloomington	115 E Washington St	Bloomington	Grant	9/15/2023	\$103,000
City of Blue Island	13051 Greenwood Ave	Blue Island	Grant	9/15/2023	\$374,000
City of Cahokia Heights	103 Main St	Cahokia Heights	Grant	9/15/2023	\$225,000
City of Carbondale	200 S Illinois Ave	Carbondale	Grant	9/15/2023	\$484,000
City of Carmi	225 E Main St	Carmi	Grant	9/15/2023	\$120,000
City of Carthage	538 Wabash Ave	Carthage	Grant	9/15/2023	\$552,000
City of Centralia	101 S Locust	Centralia	Grant	9/15/2023	\$357,000
City of Champaign	102 N Neil St	Champaign	Grant	9/15/2023	\$135,000
City of Charleston	520 Jackson Ave	Charleston	Grant	9/15/2023	\$111,000
City of Chicago Heights	1601 Chicago Rd	Chicago Heights	Grant	9/15/2023	\$712,000
City of Danville	17 W Main St	Danville	Grant	9/15/2023	\$399,000
City of Decatur	1 Gary K. Anderson Plaza	Decatur	Grant	9/15/2023	\$337,000
City of DeKalb	164 E Lincoln Hwy	DeKalb	Grant	9/15/2023	\$109,000
City of Flora	131 E 2nd St	Flora	Grant	9/15/2023	\$185,000
City of Freeport	314 W Stephenson	Freeport	Grant	9/15/2023	\$300,000
City of Galesburg	55 W Tompkins St	Galesburg	Grant	9/15/2023	\$562,000

Sponsor Name	Address	City	Loan or Grant	Board Approval Date	Amount
City of Henry	5147 Front St	Henry	Grant	9/15/2023	\$461,000
City of Jacksonville	200 W Douglas	Jacksonville	Grant	9/15/2023	\$562,000
City of Kewanee	401 E Third St	Kewanee	Grant	9/15/2023	\$163,000
City of LaSalle	745 Second St	LaSalle	Grant	9/15/2023	\$100,000
City of Litchfield	120 E Ryder St	Litchfield	Grant	9/15/2023	\$258,000
City of Macomb	232 E Jackson St	Macomb	Grant	9/15/2023	\$487,000
City of Moline	619 16 St	Moline	Grant	9/15/2023	\$417,000
City of Monmouth	100 E Broadway	Monmouth	Grant	9/15/2023	\$212,000
City of Oakland	15 E Main St	Oakland	Grant	9/15/2023	\$ 95,000
City of Oglesby	110 E Walnut St	Oglesby	Grant	9/15/2023	\$210,000
City of Peoria	419 Fulton St	Peoria	Grant	9/15/2023	\$712,000
City of Pittsfield	215 N Monroe	Pittsfield	Grant	9/15/2023	\$ 41,000
City of Quincy	730 Maine St	Quincy	Grant	9/15/2023	\$330,000
City of Rock Falls	603 W 10th St	Rock Falls	Grant	9/15/2023	\$103,000
City of Rock Island	1528 Third Ave	Rock Island	Grant	9/15/2023	\$268,000
City of Rockford	425 E State St	Rockford	Grant	9/15/2023	\$125,000
City of Salem	101 S Broadway	Salem	Grant	9/15/2023	\$190,000
City of Savanna	333 Chicago Ave	Savanna	Grant	9/15/2023	\$562,000
City of Sesser	302 W Franklin Ave	Sesser	Grant	9/15/2023	\$ 50,000
City of Springfield	800 E Monroe St	Springfield	Grant	9/15/2023	\$337,000
City of Sterling	212 3rd Avenue	Sterling	Grant	9/15/2023	\$257,000

Sponsor Name	Address	City	Loan or Grant	Board Approval Date	Amount
City of Streator	204 S Bloomington	Streator	Grant	9/15/2023	\$ 73,000
City of Vienna	205 N 4th St	Vienna	Grant	9/15/2023	\$ 75,000
City of Virden	101 W Jackson St	Virden	Grant	9/15/2023	\$131,000
Cook County Land Bank Authority	69 W Washington St	Chicago	Grant	9/15/2023	\$562,000
DuPage County Building and Zoning Department	421 N County Farm Rd	Wheaton	Grant	9/15/2023	\$299,000
Kankakee County	189 East Court St	Kankakee	Grant	9/15/2023	\$487,000
Lee County	112 E Second St	Dixon	Grant	9/15/2023	\$154,000
Macon County	141 S Main St	Decatur	Grant	9/15/2023	\$337,000
Northern Illinois Land Bank Authority	127 N Wyman St	Rockford	Grant	9/15/2023	\$337,000
Peoria County	324 Main St	Peoria	Grant	9/15/2023	\$239,000
Putnam County	120 N 4th St	Hennepin	Grant	9/15/2023	\$ 57,000
South Suburban Land Bank & Development Authority	17730 Oak Park Ave	Tinley Park	Grant	9/15/2023	\$562,000
Village of Brownstown	114 E Main St	Brownstown	Grant	9/15/2023	\$ 51,000
Village of Buda	106 E Main St	Buda	Grant	9/15/2023	\$158,000
Village of Carrier Mills	101 N Mill St	Carrier Mills	Grant	9/15/2023	\$ 75,000
Village of Coal City	515 S Broadway	Coal City	Grant	9/15/2023	\$ 84,000
Village of Dongola	PO Box 404	Dongola	Grant	9/15/2023	\$120,000
Village of East Cape Girardeau	50 Brookwood Dr	McClure	Grant	9/15/2023	\$ 60,000
Village of Hopkins Park	13043 E 2260 S Rd	Pembroke Township	Grant	9/15/2023	\$195,000
Village of Maywood	40 Madison St	Maywood	Grant	9/15/2023	\$464,000
Village of Park Forest	350 Victory Dr	Park Forest	Grant	9/15/2023	\$712,000

Sponsor Name	Address	City	Loan or Grant	Board Approval Date	Amount
Village of Pulaski	260 E Commercial Ave	Pulaski	Grant	9/15/2023	\$ 75,000
Village of Rutland	101 NW Front St	Rutland	Grant	9/15/2023	\$324,000
Village of Sauk Village	21801 Torrence Ave	Sauk Village	Grant	9/15/2023	\$337,000
Village of Worden	115 W Wall St	Worden	Grant	9/15/2023	\$131,000
Winnebago County Health Department	555 N Court St	Rockford	Grant	9/15/2023	\$487,000
68 Award Approved				Total	\$ 19,021,000

Exhibit XXIV: FY 2024 Closing Report – Housing Stability Services for the Illinois Court-Based Rental Assistance Program Round 2 (CBRAP2)

Sponsor Name	Address	City	Loan or Grant	Board Approval Date	Grant Amount
Brighton Park Neighborhood Council	4477 S Archer Ave	Chicago	Grant	12/15/2023	\$ 139,635
CEDA	567 W Lake St	Chicago	Grant	12/15/2023	\$ 140,000
Consumer Credit Counseling Service of Northern Illinois	13707 W Jackson St, #B	Woodstock	Grant	12/15/2023	\$ 140,000
Embarras River Basin Agency	400 W Pleasant St	Greenup	Grant	12/15/2023	\$ 140,000
Far South CDC	837 W 115th St	Chicago	Grant	12/15/2023	\$ 140,000
Great Lakes Credit Union	2111 Waukegan Rd	Bannockburn	Grant	12/15/2023	\$ 140,000
Habitat for Humanity of Champaign County	1914 Glenn Park Dr	Champaign	Grant	12/15/2023	\$ 60,000
HANA Center	4300 N California Ave	Chicago	Grant	12/15/2023	\$ 140,000
Hispanic Women of Springfield	3040 S Lincoln Ave	Springfield	Grant	12/15/2023	\$ 140,000
Lake County Housing Authority	33928 N US Hwy 45	Grayslake	Grant	12/15/2023	\$ 140,000
METEC	2605 W Krause Ave	Peoria	Grant	12/15/2023	\$ 140,000
Navicore Solutions	200 US Highway 9	Manalapan	Grant	12/15/2023	\$ 125,000

Sponsor Name	Address	City	Loan or Grant	Board Approval Date	Grant Amount
Rock Island Economic Growth Corporation d/b/a Economic Growth Corporation	100 19th St	Rock Island	Grant	12/15/2023	\$ 140,000
South Suburban Housing Center	18220 Harwood Ave	Homewood	Grant	12/15/2023	\$ 130,000
Spanish Coalition for Housing	1922 N Pulaski Rd	Chicago	Grant	12/15/2023	\$ 140,000
The Immigration Project	PO Box 1503	Normal	Grant	12/15/2023	\$ 140,000
The Neighbor Project	32 S Broadway	Aurora	Grant	12/15/2023	\$ 140,000
17 Grants Approved				Total	\$2,274,635

Exhibit XXV: FY 2024 Closing Report – Housing Stability Services for the Asylum Seekers Emergency Rental Assistance Program (ASERAP)

Sponsor Name	Address	City	Loan or Grant	Board Approval Date	Amount
CEDA	567 W Lake St	Chicago	Grant	4/11/2024	\$ 96,586
Federacion de Clubes Michoacanos en Illinois dba Casa Michoacan	1638 S Blue Island Ave	Chicago	Grant	4/11/2024	\$ 91,154
Metropolitan Tenants Organization	1727 S Indiana Ave	Chicago	Grant	4/11/2024	\$ 52,612
Northside Community Development Corporation	1530 W Morse Ave	Chicago	Grant	4/11/2024	\$ 98,595
4 Grants Approved				Total	\$ 338,947