



Illinois Housing Development Authority

Report of Activities for FY 2025 and Projected Activities for FY 2026

Submitted to:

JB Pritzker, Governor,

Secretary of the Senate,

Clerk of the House of Representatives,

and

Commission on Government Forecasting and Accountability

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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, 2024, and ending June 30, 2025 (“FY 2025”), and for projected activities during the fiscal year beginning July 1, 2025, and ending June 30, 2026 (“FY 2026”).

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 2025, paired alongside projections of expected financing and programmatic activity to occur in FY 2026. 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 2025, and/or are projected to see activity in FY 2026:

Multifamily Financing

Taxable and Tax-Exempt 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, the Healthy Housing, Healthy Communities Partnerships Initiative, Section 811 Project Rental Assistance Program, Rental Housing Support Program, Re-Entry Rental Assistance Program, COVID-19 Affordable Housing Grant Program, Preservation Program, Housing for Justice Involved Individuals Program, HOME-ARP, and other multifamily financing requests (Gap Financing).

Homeowner Assistance Programs

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

Community Revitalization Programs

Strong Communities Program.

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 Initiative, the Supportive Housing Institute, and CSH Loan Loss Reserve.

Housing Counseling Programs

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

Homeownership Financing

Access 4%, Access 5%, Access 10%, SmartBuy, 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 2025

This section, comprising the core of the report, offers an overview of IHDA's FY 2025 program and funding resource activity along with corresponding projections of expected program activity and financing to occur in FY 2026. Information as presented in Section I is grouped according to IHDA's main operational focus areas in FY 2025: 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 2025 and, if applicable, projections of activity expected to occur in FY 2026.

Provided below are high level summaries of the Authority's application and financing activities in FY 2025:

Summary of Application Activity

In FY 2025, the Authority received a total of 235 applications requesting a combined \$740,659,888 in federal and state resources, paired with requests for 129,382,971 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 10,866 units of housing across the state. Under its rental assistance and operations programs, the Authority received 18 applications/contract renewal requests from developers asking for \$17,124,837 in assistance to support 428 affordable rental units. Under its homeownership programs, the Authority received 6,414 applications for first mortgages totaling \$1,305,626,286, for which 6,382 also applied for downpayment assistance totaling \$75,159,577. Under its housing counseling programs, the Authority received 35 applications from nonprofit organizations requesting \$12,598,002 to support housing counseling and financial literacy activities. To support statewide technical assistance and capacity building initiatives, the Authority received one contract renewal request in the amount of \$465,000. The Authority also received 23,721 applications seeking emergency assistance through the Court-Based Rental Assistance Program.

Summary of Financing Activity

In FY 2025, the Authority financed \$291,988,754 in state and federal resources, paired with 88,757,727 in state and federal tax credits for the creation and/or preservation of 5,932 multifamily and single-family housing units in Illinois. Under the Housing Counseling Resource Program, IHDA awarded \$6 million in capacity grant funding to 30 HUD-approved housing counseling organizations. Under its rental assistance and operations programs, the Authority provided 24 awards/contract renewals totaling \$19,918,197 in assistance for 465 affordable rental units, including units targeted at re-entry populations. Under its homeownership programs, IHDA financed \$971,134,438 in first mortgage purchases for 4,915 loans, paired with \$52,319,641 in second mortgages for down payment and/or closing cost assistance for 4,911 homebuyers. Additionally, the Authority financed three COVID-19 emergency rental and mortgage assistance programs which disbursed approximately \$64,212,255 to 7,720 approved applicants.

A. Multifamily Financing

IHDA finances the construction and preservation of affordable multifamily 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 rental housing.

Application Activity: In FY 2025, the Authority received 15 applications seeking \$389,885,207 to fund 1,891 units of housing through its bond financing programs. For tax-exempt bonds, a total of 14 applications were received, requesting \$383,885,207 to fund 1,800 units. For taxable bonds, one application was received, requesting \$6 million to fund 91 units (Exhibit I: FY 2025 Applications Report – Multifamily Bonds).

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

Financing Activity: During FY 2025, the Authority financed approximately \$127,551,000 in first mortgage loans on seven multifamily developments containing 909 units. For tax-exempt bonds, a total of six projects closed, representing \$125,706,000 in financing, and containing 839 units. For taxable bonds, one project closed, representing \$1,845,000 in financing, and containing 70 units. These developments were financed through the Authority’s Conduit Bond and Program Bond programs (Exhibit XIV: FY 2025 Closing Report – Multifamily Bonds).

FY 2026 Projection: In FY 2026, the Authority has already closed loans approved by the IHDA Board, providing financing for 1,523 units of affordable rental housing. The Authority anticipates bringing approximately five more bond-financed projects to the IHDA Board across the remainder of FY 2026 which will collectively provide about 609 additional units of rental housing.

2. Tax Credit Programs

IHDA administers two programs, the federal Low-Income Housing Tax Credit and the Illinois Affordable Housing Tax Credit (“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 2025, IHDA’s tax credit programs received a combined 74 applications for consideration, 52 federal, and 22 state, seeking a combined 129,382,971 in credits, 117,259,443 federal, and 12,123,528 state.

i. Federal Low-Income Housing Tax Credits (“LIHTC”)

The LIHTC program was created by the United States Congress in 1986 to promote the development of affordable housing for low-income individuals and families. The IRS regulations for the tax credit program are found under Section 42 of the Code of 1986, as amended.

As an allocating agency for the tax credit program in Illinois, IHDA publishes a Qualified Allocation Plan (“QAP”) that details how it intends to award the tax credits. The QAP describes criteria IHDA considers in evaluating projects and development teams applying for an allocation of tax credits.

LIHTC accounts for the majority (approximately 90%) of all affordable rental housing created in the U.S. today. 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 on 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, 52 applications were submitted in FY 2025, representing a total of 117,259,443 in federal tax credit allocations. If funded, these projects would have financed a combined 3,534 units of affordable rental housing (Exhibit II: FY 2025 Applications Report – Federal Low-Income Housing Tax Credits (LIHTC)).

In FY 2025, the Authority closed financing on 37 multifamily developments representing a combined 57,353,653 in LIHTC allocations (both 9% and 4%). These developments include 2,766 housing units, of which 2,739 are affordable rental housing.

Note that while this report references information on an Illinois fiscal year basis, per federal regulations and practice, the LIHTC program operates under a calendar year (“CY”) cycle for credit allocations. In CY 2026, a combined 43.4 million in federal tax credits are anticipated for allocation to Illinois. IHDA will act as the statewide administrator for its portion (75.5 percent) of the credits, alongside the City of Chicago, which administers its own portion (24.5 percent). These credits will be disbursed in CY 2026.

a. 9% LIHTC

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

Application Activity: In FY 2025, 38 applications were received, requesting 52,687,461 in tax credit allocations for the creation and/or preservation of 1,734 affordable rental housing units.

Financing Activity: During FY 2025, the Authority closed financing on 23 multifamily developments in turn allocating a total of 33,794,999 in tax credits, totaling approximately \$298,579,528 in private equity raised (over 10 years/discounted). These developments contain a total of 1,173 units, of which 1,148 are reserved for low-income households. LIHTC allocations were used in conjunction with several of the Authority's programs, including the HOME Program, Illinois Affordable Housing Trust Fund, and State Donation Tax Credit allocations (Exhibit XV: FY 2025 Closing Report – Federal Low-Income Housing Tax Credits (LIHTC)).

FY 2026 Projection: In FY 2026, IHDA will continue to serve as the State's administrator for the 9% credit.

b. 4% LIHTC

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

Application Activity: In FY 2025, 14 applications were received, requesting 64,571,982 in tax credit allocations for the creation and/or preservation of 1,800 affordable rental housing units.

Financing Activity: In FY 2025, the Authority closed financing on 14 multifamily developments and, via tax-exempt bond deals, allocated a total of 23,558,654 in tax credits totaling approximately \$204,665,792 in private equity raised (over 10 years/discounted). These developments included 1,593 units of housing, of which 1,591 are affordable (Exhibit XV: FY 2025 Closing Report – Federal Low-Income Housing Tax Credits (LIHTC)).

FY 2026 Projection: In FY 2026, IHDA will continue to serve as the State's administrator for the 4% credit.

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

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

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: 22 applications were submitted for IAHTC seeking a total of 12,123,528 in credit allocations corresponding to \$24,247,055 in qualified donations that, if approved, would fund 1,103 units of affordable rental housing (Exhibit III: FY 2025 Applications Report – Illinois Affordable Housing Tax Credits (IAHTC)).

Financing Activity: Across FY 2025, the Authority closed financing for 22 multifamily developments and allocated approximately 31,404,074 in Illinois Affordable Housing Tax Credits. These developments are projected to create 902 units of housing of which 274 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 LIHTC allocations (Exhibit XVI: FY 2025 Closing Report – Illinois Affordable Housing Tax Credits (IAHTC)).

FY 2026 Projection: The Authority will continue to serve as the State's administrator for IAHTC allocations. The Authority anticipates a total of approximately 38,028,389 in IAHTC allocations, with approximately 9.3 million allocated to the City of Chicago, to be disbursed in FY 2026.

3. HOME Investment Partnerships Program (“HOME”)

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 2025, 11 multifamily applications were received, requesting a total of \$31,900,870 in financing, that, if awarded, would fund 517 units of affordable rental housing (Exhibit IV: FY 2025 Applications Report – HOME Investment Partnerships Program (HOME)).

Financing Activity: During FY 2025, the Authority closed loans for nine multifamily developments totaling \$43,145,393 in HOME financing. These developments include 452 housing units of which 205 will be affordable rental units under the HOME Program (Exhibit XVII: FY 2025 Closing Report – HOME Investment Partnerships Program (HOME)).

FY 2026 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 2025 was \$15,688,880 and it is anticipated IHDA will receive approximately \$15.5 million in FY 2026.

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 extremely low 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 two applications seeking \$5,447,931 in financing that, if awarded, would fund 43 units of housing. All applications received were for multifamily housing (Exhibit V: FY 2025 Applications Report – National Housing Trust Fund (NHTF)).

Financing Activity: In FY 2025, IHDA closed four NHTF loans totaling \$21,234,706 in funding for 101 units (Exhibit XVIII: FY 2025 Closing Report – National Housing Trust Fund (NHTF)).

FY 2026 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% AMI. The amount of NHTF allocated to the State in FY 2025 was \$6,654,452, which was an increase from previous years. In FY 2026, the Authority expects to receive approximately \$6 million in NHTF funding. As of this writing, FY 2026 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 2025, IHDA received a total of eight development applications seeking \$32,743,420 in financing that, if awarded, would fund 279 affordable housing units. All applications received were for multifamily rental housing (Exhibit VI: FY 2025 Applications Report – Illinois Affordable Housing Trust Fund (IAHTF)).

Financing Activity: In FY 2025, The Authority closed financing for 13 multifamily developments totaling \$37,172,268 for 736 affordable rental units (Exhibit XIX: FY 2025 Closing Report – Illinois Affordable Housing Trust Fund (IAHTF)).

FY 2026 Projection: The Authority will continue to serve as the State administrator for the Trust Fund. As administrator, the Authority expects to continue its loan and grant activities in FY 2026, 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 \$55 million in FY 2026 that will be used to fund grant and loan applications received from across Illinois. 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 and 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 other funding allocations are available, they may be used to supplement IHDA’s PSH Program. Recent examples include Rebuild Illinois Capital Bill, HOME-ARP, and Opioid Remediation Funds. 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 2025, as part of its PSH Development Program Round XI RFA, IHDA made additional funding available from the State of Illinois’ allocation of HOME-ARP Affordable Rental Housing Development funding, for developments that are targeted toward HOME-ARP qualifying populations.²

In FY 2025, IHDA received 11 applications under its PSH Program requesting a total of \$75,465,760 in financing which, if awarded, would fund 306 units of permanent supportive housing (Exhibit VII: FY 2025 Applications Report – Permanent Supportive Housing (PSH) Development Program).

Financing Activity: During FY 2025, IHDA awarded seven PSH Round XI applications representing a total of 129 units with a combined \$50,261,692 in funding. Of these seven awarded projects, each received Trust Fund dollars totaling approximately \$29,813,761, and two projects additionally received NHTF dollars totaling approximately \$5,447,931. Four awarded projects were approved for a combined \$15 million in HOME-ARP Affordable Rental Housing Development funding to support 34 total units targeted at HOME-ARP Qualifying Populations.

Additionally, the Authority closed nine loans totaling approximately \$38,134,523 for five multifamily housing developments containing a total of 104 supportive units. Eight of these loans received a combined total of \$31,134,523 in HOME, NHTF, and Trust Fund dollars to support four multifamily housing developments containing a total of 80 affordable units. IHDA additionally closed one Healthy Housing, Healthy Communities (“H3C”) loan of \$7 million to support 24 PSH units previously awarded in FY 2024 as part of the Authority’s PSH Round X RFA. As a one-time pilot, IHDA included Rebuild Illinois Capital Bill funding in the Round X RFA for projects that had a qualifying commitment from the health sector (Exhibit XXII: FY 2025 Closing Report – Capital Bill Programs: Preservation Program, Housing for Justice Involved Individuals Program (HJIIP), and Healthy Housing, Healthy Communities Partnership Initiative (H3C)). Since the Authority’s PSH program is funded from a variety of sources, PSH loans which closed in FY 2025 are represented in the referenced exhibits for the previously listed funding sources.

Additionally, IHDA made updates to the 2024-2025 QAP to include a new PSH Scoring Track with the goal of making PSH developments competitive under the annual LIHTC competitive 9% application round. This continued in the 2026 QAP.

FY 2026 Projection: IHDA anticipates releasing a request for applications for a new PSH round, with an anticipated \$40 million in funding available, potentially inclusive of \$20 million in Opioid Remediation Funds, and \$20 million combined of IAHTF and NHTF. This allocation is anticipated to fund between three to five projects containing at least 80 total units.

² IHDA made further HOME-ARP funding available under the one-time Non-Congregate Shelter (“NCS”) Development Program. For more information on the NCS Program, please reference the HOME-ARP entry in Section I.

7. Rental Assistance and Operations Programs

In addition to financing affordable rental housing development and preservation, IHDA administers several programs which provide limited rental subsidy 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. Funded by HUD, the program provides project-based rental assistance for 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 2025, six properties were identified for participation in the Section 811 PRA program and approved by IHDA’s Board, totaling 36 units with a combined award amount of \$2,793,360 (Exhibit XX: FY 2025 Closing Report – Section 811 Project Rental Assistance (PRA) Program).

FY 2026 Projection: Given remaining funding availability from its existing FY 2019 811 PRA award, the Authority anticipates continuing to select properties and enter into RACs. This could potentially support five additional units. IHDA anticipates applying to HUD for additional Section 811 funding, however, if awarded, funds would not be available until after FY 2026.

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 supportive services to affordable supportive housing. SRN units are affordable for extremely low-income households (at or below 30% AMI). In the 2024-2025 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 2025 IHDA financed a total of 319 SRN units across 41 developments.

FY 2026 Projection: In the 2026 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 - up to 20% of total units. SRN unit creation is expected to be lower in FY 2026 due to a variety of factors. IHDA anticipates approximately 200 SRN units will be produced in FY 2026.

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% AMI) that is 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 2025, the Rental Housing Support Program received \$20,861,208 million from the proceeds of statewide real estate recording fees.

In FY 2026, 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 Illinois, the Rental Housing Support Program is expected to receive approximately \$20 million in proceeds across FY 2026.

a. Rental Housing Support – Local Administering Agencies

Application Activity: In FY 2025, IHDA received requests for renewal of 11 program participation contracts from LAAs (Exhibit VIII: FY 2025 Applications Report – Rental Housing Support (RHS) Programs: Local Administering Agency (LAA) – Long Term Operating Support (LTOS) and Re-Entry Rental Support Program).

Financing Activity: In FY 2025, IHDA renewed 11 program participation contracts with LAAs, totaling \$10,919,324, representing 316 units to be assisted (Exhibit XXI: FY 2025 Closing Report – Rental Housing Support (RHS) Programs: Local Administering Agency (LAA) – Long Term Operating Support (LTOS) and Re-Entry Rental Assistance Program). Additionally, \$7,860,560 was disbursed under 36 existing grant contracts to 18 unique LAAs to assist 1,147 units.

FY 2026 Projection: During FY 2026, IHDA anticipates renewing 13 LAA grant contracts for approximately \$11 million to administer an estimated 350 units for a term of three years.

b. Long Term Operating Support

Application Activity: In FY 2025, IHDA received three applications for LTOS (Exhibit VIII: FY 2025 Applications Report – Rental Housing Support (RHS) Programs: Local Administering Agency (LAA) – Long Term Operating Support (LTOS) and Re-Entry Rental Support Program).

Financing Activity: During FY 2025, IHDA awarded a combined \$3,424,588 in LTOS to three developers to administer 38 units for a term of 15 years (Exhibit XXI: FY 2025 Closing Report – Rental Housing Support (RHS) Programs: Local Administering Agency (LAA) – Long Term Operating Support (LTOS) and Re-Entry Rental Assistance Program). Additionally, \$1,156,303 was disbursed under 26 existing LTOS contracts to assist 198 units.

FY 2026 Projection: During FY 2026, IHDA has reserved approximately \$3 million to fund new LTOS through its SRN funding round for potentially 30 units for a period of 15 years.

iv. Re-Entry Rental Assistance Program

The Re-Entry Rental Assistance Program operates under the RHS program. LAAs 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: In FY 2025, IHDA received four applications for Re-Entry assistance (Exhibit VIII: FY 2025 Applications Report – Rental Housing Support (RHS) Programs: Local Administering Agency (LAA) – Long Term Operating Support (LTOS) and Re-Entry Rental Support Program).

Financing Activity: During FY 2025, IHDA awarded a combined \$2,780,925 to four service providers to support a total of 75 units of re-entry housing (Exhibit XXI: FY 2025 Closing Report – Rental Housing Support (RHS) Programs: Local Administering Agency (LAA) – Long Term Operating Support (LTOS) and Re-Entry Rental Assistance Program). Additionally, \$581,720 was disbursed to existing service providers to assist 37 households in contracted Re-Entry units.

FY 2026 Projection: IHDA anticipates awarding approximately \$5 million to service providers to support potentially 100 new subsidized units.

8. Rebuild Illinois Capital Bill Programming

Utilizing funding made available to the Authority under the Build Illinois Bond Fund/Rebuild Illinois 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 Preservation Program, Housing for Justice Involved Individuals Program, and 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 Section I).

Capital Bill funding is also used by IHDA for some single-family focused programming, which is discussed later in Section I under Community Revitalization Programs. In FY 2025, 25 applications were received for funding under a multifamily focused Capital Bill program.

i. Preservation Limited Rehabilitation Program (“Preservation Program”)

In 2022, as part of IHDA’s efforts to preserve or maintain affordable housing, \$15 million, later increased to \$27.6 million in Capital Bill funds appropriated to the Authority, were made available under the Capital Bill Preservation Limited Rehabilitation Program (“Preservation 1.0”). Funds were made available as subordinate financing to developments with existing income and occupancy restrictions that had outstanding capital improvement needs that could not be met with existing reserves. Preservation 1.0’s objective was to enhance the long-term stability of affordable rental housing through capital repairs to address code violations, resolve security issues, and improve the health and safety of buildings for the benefit of extremely low- and low-income households throughout the state.

Application Activity: In FY 2025, no applications were received for Preservation 1.0 as the program closed in FY 2022.

Financing Activity: During FY 2025, no financing activity occurred under Preservation 1.0.

FY 2026 Projection: In FY 2026, following a change in the program’s funding source from Capital Bill to the IHDA Administrative Fund, the Authority will restart the Preservation Program with release of an RFA for the Preservation Limited Rehabilitation Program (“Preservation 2.0”). With up to \$30 million in grant funding available, Preservation 2.0 will be similar to Preservation 1.0 and provide subordinate financing to IHDA-assisted developments with Authority imposed income and occupancy restrictions, that have outstanding capital improvement needs that cannot be met using existing operating income and/or reserves. Additionally, under this iteration of the Preservation Program, each awarded organization will be required to provide at least one team member with primary responsibility for ongoing Asset Management functions to participate in IHDA’s Asset Management Capacity Building Training and Mentorship Program. The training program offers free industry-leading training focused on best practices in asset management, compliance, and preservation strategies.

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 could ask for up to \$475,000 to fund the acquisition, new construction, and/or rehabilitation of housing of 25 or fewer units that serve individuals reentering the community from the criminal justice system. Housing is intended to be transitional and provide appropriate supportive services to facilitate the movement into permanent housing.

All projects 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 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 2025, under Round 2 of HJIIP, IHDA received 25 applications requesting \$11,875,000 in funding that, if awarded, would finance 72 transitional housing beds (Exhibit IX: FY 2025 Applications Report – Capital Bill Programs: Preservation Program, Housing for Justice Involved Individuals

Program (HJIIP), and Healthy Housing, Healthy Communities Partnership Initiative (H3C)).

Financing Activity: During FY 2025, the Authority closed three loans under HJIIP totaling approximately \$1,425,000 in financing (Exhibit XXII: FY 2025 Closing Report – Capital Bill Programs: Preservation Program, Housing for Justice Involved Individuals Program (HJIIP), and Healthy Housing, Healthy Communities Partnership Initiative (H3C)).

FY 2026 Projection: In FY 2026, the Authority expects to close additional previously awarded HJIIP projects. IHDA does not anticipate additional HJIIP funding rounds.

9. HOME-ARP

On March 11, 2021, the American Rescue Plan Act of 2021 (“ARP”) was signed into law that provided 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 funding 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 was 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 described how IHDA intended 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 across two uses: the development of non-congregate shelter and the development of affordable rental housing.

i. Non-Congregate Shelter Acquisition/Development

IHDA utilized \$37.5 million of its HOME-ARP funding to finance the acquisition and development of non-congregate shelter (“NCS”) 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 sought to expand the availability statewide of quality emergency shelter space, the desperate need for which was outlined in IHDA’s HOME-ARP Allocation Plan, to better serve Illinois’ residents at the greatest need for emergency housing resources.

Application Activity: In FY 2025, under its one-time NCS Development Program RFA, IHDA received six applications requesting a combined \$50,013,694 in NCS funding which, if awarded, would support creation of 225 shelter units (Exhibit X: FY 2025 Applications Report – HOME-ARP – Non-congregate Shelter Development Program (NCS)).

Financing Activity: In FY 2025, IHDA awarded four projects a combined \$39,960,222 to support development of 194 non-congregate shelter units that will contain 422 total beds. This final award total includes IHDA’s initial \$37.5 million earmarked for NCS as well as an additional \$848,940 IHDA received from HUD following a recalculation of the portion of HOME-ARP funding to which Illinois was entitled.

FY 2026 Projection: IHDA does not anticipate additional HOME-ARP NCS funding rounds as this is a one-time funding source.

ii. Affordable Rental Housing Development

As part of its PSH Development Program Round XI, IHDA utilized \$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, 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: In FY 2025 under the PSH Round XI RFA, IHDA received 11 applications requesting a total of \$75,465,760 in financing which, if awarded, would fund 306 units of permanent supportive housing

(Exhibit VII: FY 2025 Applications Report – Permanent Supportive Housing (PSH) Development Program). As part of its PSH application review process, IHDA determined those applications with target service populations that aligned with HOME-ARP’s Qualifying Populations.

Financing Activity: In FY 2025, as part of its PSH Round XI funding round, IHDA awarded four projects a combined \$15 million to support the development of 34 HOME-ARP qualifying PSH units. For additional information, please reference the PSH entry in Section I.

FY 2026 Projection: IHDA does not anticipate additional HOME-ARP affordable rental housing development funding rounds.

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, Bonds, NHTF, IAHTC, and LIHTC.

Application Activity: In FY 2025, IHDA received 39 requests for \$109,821,492 in gap financing that, if awarded, would fund 32,049 affordable units (Exhibit XI: FY 2025 Applications Report – Other Multifamily Financing Requests).

Financing Activity: During FY 2025, the Authority closed financing on 11 projects totaling a combined \$38,460,387 to assist 557 affordable units. This included one TCAP loan in the amount of \$3,680,123 to support 70 affordable units and 10 COVID-19 Affordable Housing Program grants totaling \$34,780,264 to assist 487 affordable units (Exhibit XXIII: FY 2025 Closing Report – Other Multifamily Financing Activities).

FY 2026 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, IAHTC, and LIHTC.

B. Homeowner Assistance Programs

IHDA administers programs in collaboration with units of local government and nonprofits enabling homeowners to make necessary repairs and accessibility improvements allowing residents to stay in their homes while improving the quality of single-family housing throughout Illinois. Information for programs with activity in FY 2025 is as follows:

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

The Home Repair Accessibility Program, funded by the Trust Fund, assists low-income and very low-income homeowners make health, safety, and energy efficiency repairs to their homes, as well as accessibility improvements. Through these activities, HRAP 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 2025, 44 applications were received totaling a combined \$33,506,514 in requests from units of local government and nonprofit organizations (Exhibit XII: FY 2025 Applications Report – Home Repair and Accessibility Program (HRAP)).

Financing Activity: In FY 2025, IHDA awarded a combined \$16 million to 36 units of local government and nonprofit organizations (Exhibit XXIV: FY 2025 Closing Report – Home Repair and Accessibility Program (HRAP)). Additionally, the Authority disbursed \$8,778,134 to assist 251 homeowners under active rounds of the program.

FY 2026 Projection: IHDA expects to disburse approximately \$6.3 million in program funds to assist 181 low- and very low-income homeowners with eligible home repairs and accessibility accommodations.

2. 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 awarded grants ranging from one to five million dollars to grantee organizations to make home repair grants up to \$60,000 per eligible homeowner to maintain habitability of homes and prevent owner displacement. Eligible applicants for HAFHR were nonprofit and/or governmental entities with demonstrated

experience in owner-occupied home repair.

Under the program, eligible homeowners must be at or below 150% AMI 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 2025, no application funding rounds were held for this program.

Financing Activity: In FY 2025, IHDA disbursed \$6,860,258 in funding for eligible activities on 126 residential properties.

FY 2026 Projection: IHDA expects to disburse \$10 million to fund eligible activities on an estimated 184 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 2025 is as follows:

1. 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. SCP aims to return vacant residential properties to productive and taxable use through either rehabilitation or demolition in cases where properties are beyond repair and negatively impacting neighboring residences. SCP is funded via Capital Bill.

Application Activity: No application activity occurred in FY 2025.

Financing Activity: In FY 2025, IHDA disbursed \$6,120,370 in funding to support activity on 528 properties.

FY 2026 Projection: IHDA anticipates the disbursement of approximately \$6.1 million to support eligible activities on an estimated 520 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 2025 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 LIHTC applications regarding the Community Revitalization incentive in IHDA’s Qualified Allocation Plan. The program also provides technical assistance through long-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, which may be partially earned through the QAP’s Quality of Life Index (“QOLI”). For both the 4% and 9% LIHTC, all project applications located in a Qualified Census Tract (“QCT”), a 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.

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 2025, CR staff provided LIHTC technical assistance to 29 9% LIHTC developers and seven 4% LIHTC developers, completed two community partnerships, and initiated eight community partnerships.

FY 2026 Projection: IHDA’s Community Revitalization team anticipates completing seven housing needs assessments and community revitalization plans with partner communities in FY 2026. The team will also continue providing technical assistance to sponsors of LIHTC projects in the 2026 9% LIHTC round and expects approximately 38 applications that will require some assistance.

2. Homes for a Changing Region Grant

IHDA funds the Homes for a Changing Region grant to the Metropolitan Mayors Caucus (“MMC”), which in turn 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 across its current grant agreement cycle; 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 2025, no application funding rounds were held for this program.

Financing Activity: During FY 2025, IHDA made \$67,000 in disbursements to MMC to develop and deliver three action plans.

FY 2026 Projection: IHDA expects MMC to complete and deliver the remaining four action plans planned under the existing grant agreement. Additionally, MMC will also publish a website detailing housing strategy case studies.

3. Chicago Rehab Network 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 the Empowerment Series workshops. Training expands 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; and Property and Asset Management. The grant is funded by the Trust Fund.

Application Activity: In FY 2025, no application funding rounds were held for the program.

Financing Activity: In FY 2025, \$142,109 was disbursed to support technical assistance and training via 16 sessions held under the grant.

FY 2026 Projection: IHDA expects activity under the grant with an anticipated disbursement of \$188,568 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 2025, no application funding rounds were held for the program.

Financing Activity: In FY 2025, \$197,386 was disbursed to provide 1,050 hours of technical assistance under the program.

FY 2026 Projection: Approximately \$292,187 in total disbursements are expected under the program for an estimated 1,554 hours billed by the technical assistance providers.

5. Next Generation Capacity Building Initiative (“Next Gen”)

This Next Gen initiative supports emerging housing developers across Illinois to enter and succeed within the LIHTC program. Priority is given to developers who have had challenges accessing capital for affordable housing development and to achieve geographic diversity. Developers who complete the training program are also eligible to apply for predevelopment loans for their affordable housing projects. Administered by the Local Initiatives Support Corporation (“LISC”), in partnership with IHDA, the program is funded with \$4,885,800 from the Illinois Affordable Housing Trust Fund bond indenture surplus fund.

Application Activity: In FY 2025, no application funding rounds were held for the initiative.

Financing Activity: During FY 2025, \$385,941 was disbursed to LISC for the LIHTC training and curated technical assistance elements of Next Gen, which included portions of the first and second program cohort cycles. For the predevelopment loan fund, one loan of \$100,000 was issued.

FY 2026 Projection: On July 25, 2025, IHDA awarded \$1,208,500 to LISC in support of another Next Gen program round to continue individualized training and technical assistance.

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

IHDA has partnered with the Corporation for Supportive Housing (“CSH”) to provide emerging developers the opportunity to receive training, technical assistance, predevelopment financing, and endorsements for their supportive housing projects. The Illinois Supportive Housing Institute aims to build the capacity of participating teams to expand PSH across Illinois, especially outside of the Chicago metropolitan region, where there is a high level of unmet need for permanent supportive housing.

An additional component of CSH’s relationship with IHDA is a Loan Loss Reserve Fund approved by IHDA’s Board in FY 2024 for a five-year term. To date, no losses have been reported from the Predevelopment Loan Fund, which would trigger use of the Reserve.

Application Activity: In FY 2025, CSH requested to renew its technical assistance grant agreement with IHDA to enable a new, two-year SHI term.

Financing Activity: In FY 2025, under the current SHI grant agreement, IHDA disbursed \$220,816 to support SHI sessions, for which 11 development teams (55 total persons) participated in technical assistance and training. Additionally, for the IHDA capitalized and CSH administered Project Initiation Loan Fund (“PIL”), three loans totaling \$375,000 were issued in FY 2025, with one loan in the amount of \$200,000 fully repaid in FY 2025. As loans are repaid, funds are cycled back into the loan pool.

FY 2026 Projection: In July 2025, IHDA entered into a new grant agreement with CSH for \$465,000 to support another two-year SHI term. Under this new term, 10 development teams are expected for training.

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

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 2025 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 through mortgage modifications or negotiate graceful exits 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 2025, IHDA did not hold an application funding round for the program.

Financing Activity: In FY 2025, 146 households were assisted and \$37,400 was disbursed to participating counseling agencies per fee-for-service agreements.

FY 2026 Projection: Approximately 121 Cook County households are expected to be assisted with \$50,000 being disbursed to participating counseling agencies per their fee-for-service agreements.

2. Housing Counseling Resource Program (“HCRP”)

The Housing Counseling Resource Program was established with funding provided by the Federal Home Loan Bank of Chicago (“FHLBC”), to provide grant funding to HUD-approved housing counseling agencies in Illinois to expand organizational capacity and services for low- and moderate-income and underrepresented homebuyers and current homeowners.

Application Activity: In FY 2025, IHDA received 35 applications requesting a combined \$12,598,002 in capacity grant requests from HUD-approved counseling agencies (Exhibit XIII: FY 2025 Applications Report – Housing Counseling Resource Program (HCRP)).

Financing Activity: In FY 2025, IHDA awarded 30 HUD-approved counseling organizations a combined \$6 million in funding to support statewide housing counseling activity (Exhibit XXV: FY 2025 Closing Report – Housing Counseling Resource Program (HCRP)). Additionally, the Authority disbursed \$1,778,383 to contracted organizations to assist 8,801 households, either in group or one-to-one counseling.

FY 2026 Projection: In FY 2026, IHDA expects to continue administration of the program, with an estimated 14,600 households assisted. Additionally, as of July 2025, this program has expanded its scope to cover pre-purchase homebuyer education, non-delinquency post-purchase counseling, and foreclosure prevention counseling. These additional counseling types are designed to aid in successful long-term homeownership.

F. Homeownership Financing

Using a statewide network of participating lending partners, IHDA supports homebuying 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 2025, IHDA’s Homeownership programs received applications for 6,414 loans totaling \$1,305,626,286 in first mortgages. Of these applications, 6,382 also applied for down payment and/or closing cost assistance totaling \$75,159,577 in second mortgages. Programs which were active in FY 2025 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.

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 2025, Access 4% accounted for 1,189 applications totaling \$196,931,762 in first mortgages. Of these, 100 percent applied for down payment assistance in the form of a second mortgage, totaling \$6,377,487.

Financing Activity: During FY 2025, Access 4% provided \$148,094,760 in first mortgages and \$4,957,576 in corresponding second mortgages to 939 households.

FY 2026 Projection: The Authority anticipates funding approximately \$7,439,400 in second mortgage assistance 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 offered as an interest free loan, 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 2025, Access 5% accounted for 2,246 applications totaling \$479,093,316 in first mortgages. Of these, 100 percent applied for down payment assistance in the form of a second mortgage, totaling \$15,963,068.

Financing Activity: During FY 2025, Access 5% provided \$356,672,834 in first mortgages and \$12,099,874 in corresponding second mortgages to 1,705 households.

FY 2026 Projection: The Authority anticipates funding approximately \$14,736,281 in second mortgage assistance 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 2025, Access 10% accounted for 2,309 applications totaling \$476,305,045 in first mortgages. Of these, 100 percent applied for down payment assistance in the form of a second mortgage, totaling \$22,669,022.

Financing Activity: During FY 2025, the Authority's Access 10% Program provided \$342,707,251 in first mortgages and \$16,807,625 in corresponding second mortgages to 1,729 households.

FY 2026 Projection: The Authority anticipates funding approximately \$20,206,500 in second mortgage assistance through Access 10%.

ii. SmartBuy

The SmartBuy Program assists homebuyers impacted with student loan debt with purchasing a home, by offering student loan debt relief provided in the form of a promissory note (up to 15% of the purchase price, not to exceed \$40,000) 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. 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 was funded through the Capital Bill.

Application Activity: During FY 2025, SmartBuy accounted for 670 applications totaling \$153,296,163 in first mortgages. Of these, 638 also applied for down payment assistance in the form of a second mortgage, totaling \$30,150,000.

Financing Activity: During FY 2025, SmartBuy provided \$123,659,593 in first mortgages to 542 households and \$18,454,566 in corresponding second mortgages to 511 of these households.

FY 2026 Projection: The Authority does not anticipate activity as the program closed on February 24, 2025.

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% AMI with funds for down payment to make the homes affordable. This assistance serves as an affordability subsidy to buy down the homes’ sales price to ensure the mortgage does not exceed 30% of gross monthly income.

Application Activity: In FY 2025, IHDA did not hold an application funding round for the program.

Financing Activity: In FY 2025, \$615,000 was disbursed to assist 27 low-income qualified homebuyers.

FY 2026 Projection: In FY 2026, 50 qualifying homebuyers are expected to receive assistance.

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 emergency mortgage and rental assistance. In FY 2025, IHDA received 23,721 applications requesting about \$163,273,773 in assistance, of which 7,683 were approved with approximately \$63,749,173 in assistance disbursed. IHDA additionally made disbursements totaling \$463,082 in assistance for 37 applications received and approved for funding in FY 2024. Individual programs with application activity in FY 2025 are 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 2025, 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 2025, no ILHAF2 applications were received by the Authority because, as of October 31, 2023, the ILHAF portal was closed to new applicants.

Financing Activity: In FY 2025, 35 ILHAF2 applications that were submitted and approved for funding in FY 2024 were paid out, with \$451,201 disbursed.

FY 2026 Projection: No activity is anticipated following the closure of ILHAF2 in FY 2024 and disbursal of final approved payments in FY 2025.

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

Launched in response to the COVID-19 pandemic, the Court-Based Rental Assistance Program was designed to assist renters in eviction court. Since inception, CBRAP has been deployed across several operational rounds (“CBRAP1,” “CBRAP2,” and “State CBRAP”), and undergone modifications including expansion of its coverage area and a change in funding source.

Using funding provided by the federal Consolidated Appropriations Act of 2021, the Illinois Department of Human Services (“DHS”), in partnership with IHDA, launched CBRAP1 which was available to tenants and

landlords across the state (except for Cook County). With an allocation of \$60 million, CBRAP1 was designed to assist renters in eviction court who experienced financial hardship, directly or indirectly, due to the pandemic. Approved applicants qualified for a one-time grant matched to the specific need to cover up to 12 months of past due rent and three months of future rent to prevent eviction and homelessness.

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

In 2023, 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 and Cook County’s program in November. With these additions, IHDA-led CBRAP2 was fully statewide in coverage. In March 2024, the grant cap was reduced from \$25,000 to \$10,000, and from three future months rent to two months. Due to limited remaining ARPA funds, the CBRAP2 application portal closed on May 31, 2024.

Considering the closure of CBRAP2, IHDA launched State CBRAP in 2024 which was funded through a \$75 million appropriation of General Revenue Funds (“GRF”) from the Illinois General Assembly as part of Home Illinois. 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 months future rent.

Application Activity: In FY 2025 under State CBRAP, IHDA received 23,721 applications requesting a combined \$163,273,773 in assistance.

Financing Activity: In FY 2025, under State CBRAP, 7,683 applications were approved and \$63,749,173 was disbursed in grants.

FY 2026 Projection: Under State CBRAP, IHDA projects disbursing \$50 million to 6,500 approved households.

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

Funded by ARPA, the Asylum Seekers Emergency Rental Assistance Program was administered by DHS, 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 2025, no applications were received by IHDA as the ASERAP portal closed to new applicants on June 15, 2024.

Financing Activity: In FY 2025, two applications that were submitted and approved for funding in FY 2024 were paid out, totaling a combined \$11,881 in rental assistance.

FY 2026 Projection: No further activity is anticipated considering the closure of ASERAP in FY 2024 and the disbursement of final approved payments in FY 2025.

4. [Housing Stability Services \(“HSS”\) 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. Following approvals from the IHDA Board for two rounds of applications for ILHAF1 and ILHAF2, HSS agencies selected through the application processes assisted IHDA by engaging in one or both 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: In FY 2025, there was no application activity.

Financing Activity: In FY 2025, \$1,347,805 in HSS ILHAF grant funds were disbursed to six agencies.

FY 2026 Projection: No further activity is anticipated considering the closure of ILHAF2 in FY 2024.

5. [Housing Stability Services \(“HSS”\) 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 the IHDA Board, HSS agencies selected through the application process assisted IHDA by engaging in one or both 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: In FY 2025, 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 2025, a total of \$388,315 in grant funds were disbursed to four HSS ASERAP agencies (formerly CBRAP2 agencies).

FY 2026 Projection: IHDA does not anticipate additional activity as the program closed on December 31, 2024 following disbursement of remaining funds to the HSS agencies.

Section II: Appendices

Appendix I: Application Reports for FY 2025

Included within this appendix are tables displaying applications received by the Authority in FY 2025.

Exhibit I: FY 2025 Applications Report – Multifamily Bonds

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Bloomingtondale Horizon Senior Living Community	160 W Lake St	Bloomingtondale	Tax-Exempt Bonds	2/3/2025	\$6,000,000	91
Congressman Collins Apartments Preservation	1401 S Blue Island Ave	Chicago	Tax-Exempt Bonds	1/13/2025	\$40,806,776	195
Corcoran Place	325 N Austin Blvd	Chicago	Tax-Exempt Bonds	7/2/2024	\$21,000,000	94
Deerfield Supportive Living	1101 Lake Cook Rd	Deerfield	Tax-Exempt Bonds	9/12/2024	\$40,000,000	147
Drexel Towers	4917 & 4825 S Drexel Blvd	Chicago	Tax-Exempt Bonds	12/23/2024	\$42,000,000	136
Forest Apartments	520 Forest Ave	Glen Ellyn	Tax-Exempt Bonds	3/4/2025	\$18,043,000	80
Fox Shore Apartments	430 N River St	Aurora	Tax-Exempt Bonds	2/19/2025	\$13,107,765	94
Harry Poe Manor	300 Lake St	Waukegan	Tax-Exempt Bonds	4/14/2025	\$39,875,000	155
Indian Trail Apartments	601 Meadows Blvd	Addison	Tax-Exempt Bonds	5/13/2025	\$41,000,000	200
Lakeside Tower Apartments	200 Julian St	Waukegan	Tax-Exempt Bonds	1/22/2025	\$17,949,269	150
Logan Vistas Apartments	2600 N Kedzie Ave	Chicago	Tax-Exempt Bonds	3/7/2025	\$11,500,000	49
Prairie View Apartments	1 Prairie View Ct	North Chicago	Tax-Exempt Bonds	5/2/2025	\$30,000,000	219
The Werner Bros 4% - (Twin 12248)	7613 - 7623 N Paulina Street/ 7603-7609 N Paulina/1646- 1660 W Howard	Chicago	Tax-Exempt Bonds	3/6/2025	\$18,403,397	52
LeClaire Courts A - North	4400 S Cicero Ave	Chicago	Tax-Exempt Bonds	9/9/2024	\$44,200,000	138
Bloomingtondale Horizon Senior Living Community	160 W Lake St	Bloomingtondale	Taxable Bonds	2/3/2025	\$6,000,000	91
15 Applications Received				Total	\$389,885.207	1,891

Exhibit II: FY 2025 Applications Report – Federal Low-Income Housing Tax Credits (LIHTC)

Project Name	Project Address	Project City	Type	Application Date	Credit Amount	Units
9% LIHTC						
1449 Senior Estates Phase II	1522 Jericho Rd	Aurora	9% LIHTC	3/6/2025	1,500,000	50
6104 Roosevelt	6104 W Roosevelt Rd	Oak Park	9% LIHTC	3/6/2025	1,500,000	28
Access Madison County	Dorset Ct Plaza	Edwardsville	9% LIHTC	3/6/2025	838,054	28
Alton Pointe Apartments	1001 Alton Pointe Circle	Alton	9% LIHTC	3/6/2025	915,203	84
Avalon at Bloomington	408 E Washington St	Bloomington	9% LIHTC	3/6/2025	1,059,414	24
Burlington Terrace	2028 N Seminary St	Galesburg	9% LIHTC	3/6/2025	1,500,000	60
Channahon Horizon Senior Living Community	Bluegrass Dr and Saxony Dr	Channahon	9% LIHTC	3/6/2025	1,500,000	46
Claridge Apartments Renovation	319 Dempster St	Evanston	9% LIHTC	3/6/2025	473,046	48
Concord Villas - Midway Court Revitalization Phase 1	Midway Ct/W Concord St	Marion	9% LIHTC	3/6/2025	1,500,000	41
Creekside Residences	310 S Avon St	Rockford	9% LIHTC	3/6/2025	1,500,000	64
Freeport Commons	W Loras Dr	Freeport	9% LIHTC	3/6/2025	1,500,000	36
Leland Apartments II	1207 W Leland Ave	Chicago	9% LIHTC	3/6/2025	1,500,000	107
Liberty Lake Apartments 9%	201 S Beusching Rd	Lake Zurich	9% LIHTC	3/6/2025	1,500,000	27
Liberty Point Residences	0 Woodlake Blvd	Gurnee	9% LIHTC	3/6/2025	1,500,000	40
Lifestyle on the Grove 9%	6501 S Cottage Grove Ave	Chicago	9% LIHTC	3/6/2025	1,500,000	48
MacArthur Senior Flats	901 W McBean St	Peoria	9% LIHTC	3/6/2025	1,500,000	52
Machesney Park Senior Commons	7633 Perryville Rd	Machesney Park	9% LIHTC	3/6/2025	1,410,689	40
Macoupin Senior Homes	1050 W Main St	Carlinville	9% LIHTC	3/6/2025	1,465,607	48
Mallard Point Senior Apartments	2.53 acre parcel adjacent to 27630 W Drake Dr	Channahon	9% LIHTC	3/6/2025	1,500,000	40
Nehemiah Phase V	2201 E Stuart St	Springfield	9% LIHTC	3/6/2025	1,500,000	50

Project Name	Project Address	Project City	Type	Application Date	Credit Amount	Units
Northside Lofts	205 N College Ave	Aledo	9% LIHTC	3/6/2025	1,087,563	30
Paseo 606	1753 N Spaulding Ave	Chicago	9% LIHTC	3/6/2025	1,500,000	44
Prairie Meadows Senior Apartments	SWC of US Hwy 136 and Prairie Meadows Dr	Heyworth	9% LIHTC	3/6/2025	1,500,000	40
Prospect Apartments	2074 North Prospect Rd	Bloomington	9% LIHTC	3/6/2025	1,486,501	40
Pulaski Senior Apartments	3670 Casimer Pulaski Dr	Waukegan	9% LIHTC	3/6/2025	1,500,000	33
Revitalize Chatham	222-230 E 79th St	Chicago	9% LIHTC	3/6/2025	1,500,000	36
Stagecoach Crossing	Resource Lane	Genoa	9% LIHTC	3/6/2025	1,500,000	44
Taylor Residences	3041 Taylor Ave	Springfield	9% LIHTC	3/6/2025	1,186,022	36
The Blackstone	1223 S Washington St	DuQuoin	9% LIHTC	3/6/2025	1,057,734	36
The Crossing at Royal Oaks	Royal Oaks Rd	Rockford	9% LIHTC	3/6/2025	1,500,000	36
The Groves at 750	750 S Arlington Heights Rd	Elk Grove Village	9% LIHTC	3/6/2025	1,241,706	30
The Lovejoy	324 Ridge St	Alton	9% LIHTC	3/6/2025	1,500,000	71
The Meadows - 9%	103 Kirk Terrace	Litchfield	9% LIHTC	3/6/2025	1,500,000	38
The Residences at River Point	400 S River St	Batavia	9% LIHTC	3/6/2025	1,500,000	72
The Werner 9%	7603-7609n N Paulina/1646-1660 W Howard	Chicago	9% LIHTC	3/6/2025	1,465,922	28
Valley Homes	9th Ave and 25th St	Rock Island	9% LIHTC	3/6/2025	1,500,000	60
Warrior Place Apartments of Casey	N 100th St	Casey	9% LIHTC	3/6/2025	1,500,000	56
West Fletcher	2629-41 W Fletcher St	Chicago	9% LIHTC	3/6/2025	1,500,000	43
38 9% LIHTC Applications Received					52,687,461	1,734

Project Name	Project Address	Project City	Type	Application Date	Credit Amount	Units
4% LIHTC						
Bloomington Horizon Senior Living Community	160 W Lake St	Bloomingtondale	4% LIHTC	2/3/2025	402,951	91
Congressman Collins Apartments Preservation	1401 S Blue Island Ave	Chicago	4% LIHTC	1/13/2025	26,330,442	195
Corcoran Place	325 N Austin Blvd	Chicago	4% LIHTC	7/2/2024	1,791,505	94
Deerfield Supportive Living	1101 Lake Cook Rd	Deerfield	4% LIHTC	9/12/2024	2,915,269	147
Drexel Towers	4917 & 4825 S Drexel Blvd	Chicago	4% LIHTC	12/23/2024	3,193,844	136
Forest Apartments	520 Forest Ave	Glen Ellyn	4% LIHTC	3/4/2025	10,848,620	80
Fox Shore Apartments	430 N River St	Aurora	4% LIHTC	2/19/2025	1,144,398	94
Harry Poe Manor	300 Lake St	Waukegan	4% LIHTC	4/14/2025	3,560,451	155
Indian Trail Apartments	601 Meadows Blvd	Addison	4% LIHTC	5/13/2025	2,780,752	200
Lakeside Tower Apartments	200 Julian St	Waukegan	4% LIHTC	1/22/2025	2,860,357	150
LeClaire Courts A - North	4400 S Cicero Ave	Chicago	4% LIHTC	9/9/2024	3,659,161	138
Logan Vistas Apartments	2600 N Kedzie Ave	Chicago	4% LIHTC	3/7/2025	883,091	49
Prairie View Apartments	1 Prairie View Ct	North Chicago	4% LIHTC	5/2/2025	2,664,370	219
The Werner Bros 4% - (Twin 12248)	7613 - 7623 N Paulina Street/ 7603-7609 N Paulina/1646- 1660 W Howard	Chicago	4% LIHTC	3/6/2025	1,536,771	52
14 4% LIHTC Applications Received					64,571,982	1,800
52 Total LIHTC Applications Received					Total	117,259,443

Exhibit III: FY 2025 Applications Report – Illinois Affordable Housing Tax Credits (IAHTC)

Project Name	Project Address	Project City	Type	Application Date	Donation Amount	Units
2025 Habitat Chicago Builds	957 W 115th St	Chicago	IAHTC	5/6/2025	\$1,036,222	7
Alton Pointe Apartments	1001 Alton Pointe Circle	Alton	IAHTC	3/6/2025	\$275,000	84
Building Communities 2024	2004 Herbert Dr	Waukegan	IAHTC	11/13/2024	\$539,076	5
Burlington Terrace	2028 N Seminary St	Galesburg	IAHTC	3/6/2025	\$403,000	60
Concord Villas - Midway Court Revitalization Phase 1	Midway Court/West Concord St	Marion	IAHTC	3/6/2025	\$285,000	41
Corcoran Place	325 N Austin Blvd	Chicago	IAHTC	7/2/2024	\$725,753	94
Evanston Community Land Trust	1808 Hovland Ct	Evanston	IAHTC	9/23/2024	\$205,000	1
Expansion of Hope	1308 Sunset Dr	Rantoul	IAHTC	10/8/2024	\$817,489	8
Framing Hope 2024	3102 Holiday Dr	Rockford	IAHTC	9/19/2024	\$482,309	7
Harry Poe Manor	300 Lake St	Waukegan	IAHTC	4/14/2025	\$1,500,000	155
Lakeside Tower Apartments	200 Julian St	Waukegan	IAHTC	1/22/2025	\$6,280,000	150
LeClaire Courts A - North	4400 S Cicero Ave	Chicago	IAHTC	9/9/2024	\$1,379,963	138
Machesney Park Senior Commons	7633 Perryville Rd	Machesney Park	IAHTC	3/6/2025	\$210,000	40
McKinley Project	1307 W Adrian G Hinton Ave	Peoria	IAHTC	3/14/2025	\$1,000,000	12
Northside Lofts	205 N College Ave	Aledo	IAHTC	3/6/2025	\$375,000	30
Providing Stable Foundations 2025	825 Pleasant St	DeKalb	IAHTC	2/18/2025	\$138,243	1
Reclaiming Chicago	Scattered Sites	Chicago	IAHTC	10/22/2024	\$5,187,500	25
San Miguel Apartments	907 W Argyle	Chicago	IAHTC	3/14/2025	\$1,500,000	71
The Meadows - 9%	103 Kirk Terrace	Litchfield	IAHTC	3/6/2025	\$415,000	38
The Werner 9%	7603-7609n N Paulina/1646-1660 W Howard	Chicago	IAHTC	3/6/2025	\$318,425	28

Project Name	Project Address	Project City	Type	Application Date	Donation Amount	Units
The Werner Bros 4% - (Twin 12248)	7613 - 7623 N Paulina Street/ 7603-7609 N Paulina/1646- 1660 W Howard	Chicago	IAHTC	3/6/2025	\$1,081,575	52
Warrior Place Apartments of Casey	N 100th St	Casey	IAHTC	3/6/2025	\$92,500	56
22 Applications Received				Total	\$24,247,055	1,103

Exhibit IV: FY 2025 Applications Report – HOME Investment Partnerships Program (HOME)

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
1449 Senior Estates Phase II	1522 Jericho Rd	Aurora	HOME	3/6/2025	\$3,360,932	50
6104 Roosevelt	6104 W Roosevelt Rd	Oak Park	HOME	3/6/2025	\$2,893,196	28
Alton Pointe Apartments	1001 Alton Pointe Circle	Alton	HOME	3/6/2025	\$1,867,188	84
Cityview on Yale	116 W St. Charles Rd	Villa Park	HOME	2/13/2025	\$3,250,000	20
Corcoran Place	325 N Austin Blvd	Chicago	HOME	7/2/2024	\$1,500,000	94
Hero Homes	300 S Main St	Wheaton	HOME	2/13/2025	\$3,250,000	20
Hope Springs Addition	849 N 9th St	Springfield	HOME	2/13/2025	\$4,505,301	24
Leland Apartments II	1207 W Leland Ave	Chicago	HOME	3/6/2025	\$2,497,495	107
Nehemiah Phase V	2201 E Stuart St	Springfield	HOME	3/6/2025	\$3,682,059	50
Northside Lofts	205 N College Ave	Aledo	HOME	3/6/2025	\$1,100,000	30
Pearl Street Commons II	Pearl St & Richmond Rd	McHenry	HOME	2/13/2025	\$3,994,699	10
11 Applications Received				Total	\$31,900,870	517

Exhibit V: FY 2025 Applications Report – National Housing Trust Fund (NHTF)

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Haven Hill Acres – Phase I	Reese & Ramada Dr	Collinsville	NHTF	2/13/2025	\$2,286,913	20
Tendick Street Apartments	1140 Tendick St	Jacksonville	NHTF	2/13/2025	\$3,161,018	23
2 Applications Received				Total	\$5,447,931	43

Exhibit VI: FY 2025 Applications Report – Illinois Affordable Housing Trust Fund (IAHTF)

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Augusta Home	2544 W Augusta Blvd	Chicago	IAHTF	2/13/2025	\$5,152,301	12
Cityview on Yale	116 W St. Charles Rd	Villa Park	IAHTF	2/13/2025	\$4,250,000	20
Haven Hill Acres – Phase I	Reese & Ramada Dr	Collinsville	IAHTF	2/13/2025	\$5,197,636	20
Hero Homes	300 S Main St	Wheaton	IAHTF	2/13/2025	\$6,853,276	20
Hope Springs Addition	849 N 9th St	Springfield	IAHTF	2/13/2025	\$2,911,784	24
Lakeside Tower Apartments	200 Julian St	Waukegan	IAHTF	1/22/2025	\$2,929,659	150
Pearl Street Commons II	Pearl St & Richmond Rd	McHenry	IAHTF	2/13/2025	\$1,388,973	10
Tendick Street Apartments	1140 Tendick St	Jacksonville	IAHTF	2/13/2025	\$4,059,791	23
8 Applications Received				Total	\$32,743,420	279

Exhibit VII: FY 2025 Applications Report – Permanent Supportive Housing (PSH) Development Program

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Alton Square Apartments	4 Woodview Ct	Alton	PSH Development Program	2/13/2025	\$7,500,000	42
Augusta Home	2544 West Augusta Blvd	Chicago	PSH Development Program	2/13/2025	\$5,152,301	12
Wait House FKA Belvidere House	226 North State St	Belvidere	PSH Development Program	2/13/2025	\$7,500,000	15
Cityview on Yale	116 W. St. Charles Rd	Villa Park	PSH Development Program	2/13/2025	\$7,500,000	20
Haven Hill Acres – Phase I	Reese & Ramada Dr	Collinsville	PSH Development Program	2/13/2025	\$7,482,830	20
Hero Homes	300 S Main St	Wheaton	PSH Development Program	2/13/2025	\$7,500,000	20
Hope Springs Addition	849 N 9th St	Springfield	PSH Development Program	2/13/2025	\$7,417,085	24
Keystone Apartments	1106 Madison St	Oak Park	PSH Development Program	2/13/2025	\$7,500,000	36
New Hope Apartments	301 NE Jefferson Ave	Peoria	PSH Development Program	2/13/2025	\$7,500,000	84
Pearl Street Commons II	Pearl St & Richmond Rd	McHenry	PSH Development Program	2/13/2025	\$3,994,699	10
Tendick Street Apartments	1140 Tendick St	Jacksonville	PSH Development Program	2/13/2025	\$6,418,845	23
11 Applications Received				Total	\$75,465,760	306

Exhibit VIII: FY 2025 Applications Report – Rental Housing Support (RHS) Programs: Local Administering Agency (LAA) – Long Term Operating Support (LTOS) and Re-Entry Rental Assistance Program

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Community Economic Development Association	567 W Lake St, STE 1200	Chicago	RHS - LAA	5/16/2025	\$1,016,682	29
Community Partnership for Affordable Housing	800 S Milwaukee Ave, Ste 201	Libertyville	RHS - LAA	5/16/2025	\$1,324,876	39
DuPage County HA	711 E Roosevelt Rd	Wheaton	RHS - LAA	5/16/2025	\$747,318	16
Housing Choice Partners	228 S Wabash Ave, #500	Chicago	RHS - LAA	5/16/2025	\$1,151,364	23

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Illinois Association of Community Action Agencies	3435 Liberty Dr, #A	Springfield	RHS - LAA	5/16/2025	\$653,220	21
Kankakee County HA	185 St Joseph Ave	Kankakee	RHS - LAA	5/16/2025	\$799,241	21
Kendall County HA	811 W John St	Yorkville	RHS - LAA	5/16/2025	\$783,415	20
Lazarus House	214 Walnut St	St. Charles	RHS - LAA	5/16/2025	\$1,087,327	31
Rock Island HA	227 21st St	Rock Island	RHS - LAA	5/16/2025	\$1,307,215	44
Two Rivers Regional Council of Public Officials	133 N 33rd St	Quincy	RHS - LAA	6/20/2025	\$1,468,764	49
CEFS Opportunity Cooperation	1805 Banker St	Effingham	RHS - LAA	6/20/2025	\$579,902	23
Bradford Apartments	228 Bradford Ln	Waterloo	LTOS Program	9/19/2024	\$872,298	7
Haven House (Light the Way)	306 W 8th St	Metropolis	LTOS Program	9/19/2024	\$1,273,809	14
Heritage Landing (Mt. Vernon Senior)	4260 Heritage Ave	Mt. Vernon	LTOS Program	9/19/2024	\$1,278,481	16
Community Partnership for Affordable Housing	800 S Milwaukee Ave, Ste 201	Libertyville	Re-Entry Program	5/16/2025	\$422,808	10
HA of Champaign County	2008 N Market St	Champaign	Re-Entry Program	5/16/2025	\$308,357	10
Housing Choice Partners	228 S Wabash Ave, #500	Chicago	Re-Entry Program	5/16/2025	\$1,342,945	30
Winnebago County HA	3617 Delaware St	Rockford	Re-Entry Program	5/16/2025	\$706,815	25
18 Applications Received				Total	\$ 17,124,837	428

Exhibit IX: FY 2025 Applications Report – Capital Bill Programs: Preservation Program, Housing for Justice Involved Individuals Program (HJIIP), and Healthy Housing, Healthy Communities Partnership Initiative (H3C)

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
146 N Central Ave PUSH Apartments	146 - 150 N Central Ave	Chicago	HJIIP	9/27/2024	\$475,000	8
3936 W. 21st St Housing for Justice Involved Individuals	3936 W 21st St	Chicago	HJIIP	9/27/2024	\$475,000	4
9108 Brandon	9108 Brandon	Chicago	HJIIP	9/27/2024	\$475,000	3
Aftercare Illinois - A First Step Program	TBD	Oak Park	HJIIP	9/27/2024	\$475,000	2
Casa Hermosa	2100-2108 N Kildare Ave	Chicago	HJIIP	9/27/2024	\$475,000	4
CIIC Empowerment Estates Site 1	305 S Lake St	Aurora	HJIIP	9/27/2024	\$475,000	4
CIIC Empowerment Estates Site 2	214 Gale St	Aurora	HJIIP	9/27/2024	\$475,000	1
CIIC Empowerment Estates Site 3	315 South Lake St	Aurora	HJIIP	9/27/2024	\$475,000	1
Dixmoor Gardens	2205 Joliet Ave	Dixmoor	HJIIP	9/27/2024	\$475,000	1
Hardin House Emerald	7139 S Emerald Ave	Chicago	HJIIP	9/27/2024	\$475,000	2
June's Home	7338 S Stewart Ave	Chicago	HJIIP	9/27/2024	\$475,000	
Prentice Place Expansion Project	TBD	Chicago	HJIIP	9/27/2024	\$475,000	2
Radical Hospitality House	530 E Indiana St	Wheaton	HJIIP	9/27/2024	\$475,000	1
Reentry Community Housing Initiative	TBD	Chicago	HJIIP	9/27/2024	\$475,000	4
Reentry Community Housing Initiative 2	TBD	Peoria	HJIIP	9/27/2024	\$475,000	6
Reentry Community Housing Initiative 3	TBD	Chicago	HJIIP	9/27/2024	\$475,000	5
Serenity House Addison Recovery Home	932 N Neva	Addison	HJIIP	9/27/2024	\$475,000	1
Southwest Reentry Expansion	TBD	Chicago Ridge	HJIIP	9/27/2024	\$475,000	4

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
The House of Mary	1468 Belmont Ave	East St Louis	HJIIP	9/27/2024	\$475,000	1
The PRCC's Housing For Justice Initiative	2548 W Division St	Chicago	HJIIP	9/27/2024	\$475,000	4
Ubunto House	1922 S Avers Ave	Chicago	HJIIP	9/27/2024	\$475,000	2
VOA Elgin Site 1	TBD - Elgin 1	Elgin	HJIIP	9/27/2024	\$475,000	2
VOA Elgin Site 2	TBD	Elgin	HJIIP	9/27/2024	\$475,000	2
WIN Pathway to WATCH Independent Multi-Unit	TBD	Peoria	HJIIP	9/27/2024	\$475,000	4
WIN Pathway to WATCH Independent Multi-Unit 1	TBD	Chicago	HJIIP	9/27/2024	\$475,000	4
25 Applications Received				Total	\$11,875,000	72

Exhibit X: FY 2025 Applications Report – HOME-ARP – Non-Congregate Shelter Development Program (NCS)

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
1566 Oak Ave.-The Margarita Inn	1566 Oak Ave	Evanston	HOME-ARP NCS	2/27/2025	\$8,000,000	41
211 North Oak Park Avenue Development	211 North Oak Park Ave	Oak Park	HOME-ARP NCS	2/27/2025	\$9,534,579	47
Cicero Avenue Transitional Shelter	8515 S Cicero Ave	Chicago	HOME-ARP NCS	2/27/2025	\$8,505,553	55
Cornerstone Sylvia	4615 N Clifton Ave	Chicago	HOME-ARP NCS	2/27/2025	\$13,920,090	51
Phoenix Medical Respite Program	415 St Mark Ct	Peoria	HOME-ARP NCS	2/27/2025	\$5,638,070	20
The Salvation Army Family Shelter Renovation	417 NE Adams St	Peoria	HOME-ARP NCS	2/27/2025	\$4,415,402	11
6 Applications Received				Total	\$50,013,694	225

Exhibit XI: FY 2025 Applications Report – Other Multifamily Financing Requests

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
1449 Senior Estates Phase II	1522 Jericho Rd	Aurora	Gap Financing	3/6/2025	\$3,418,462	50
6104 Roosevelt	6104 W Roosevelt Rd	Oak Park	Gap Financing	3/6/2025	\$2,929,609	28
Alton Pointe Apartments	1001 Alton Pointe Circle	Alton	Gap Financing	3/6/2025	\$1,855,277	84
Avalon at Bloomington	408 E Washington St	Bloomington	Gap Financing	3/6/2025	\$1,812,000	24
Bloomington Horizon Senior Living Community	160 W Lake St	Bloomington	Gap Financing	2/3/2025	\$2,645,103	91
Burlington Terrace	2028 N Seminary St	Galesburg	Gap Financing	3/6/2025	\$3,145,458	60
Channahon Horizon Senior Living Community	Bluegrass Dr and Saxony Dr	Channahon	Gap Financing	3/6/2025	\$3,390,512	46
Concord Villas - Midway Court Revitalization Phase 1	Midway Ct/West Concord St	Marion	Gap Financing	3/6/2025	\$2,643,000	41
Corcoran Place	325 N Austin Blvd	Chicago	Gap Financing	7/2/2024	\$1,800,000	94
Creekside Residences	310 S Avon St	Rockford	Gap Financing	3/6/2025	\$3,629,632	64
Fox Shore Apartments	430 N River St	Aurora	Gap Financing	2/19/2025	\$2,359,000	94
Freeport Commons	W Loras Dr	Freeport	Gap Financing	3/6/2025	\$3,400,157	36
Lakeside Tower Apartments	200 Julian St	Waukegan	Gap Financing	1/22/2025	\$2,839,556	150
Leland Apartments II	1207 W Leland Ave	Chicago	Gap Financing	3/6/2025	\$2,500,000	107
Liberty Lake Apartments 9%	201 S Beusching Rd	Lake Zurich	Gap Financing	3/6/2025	\$1,480,000	27
Liberty Point Residences	0 Woodlake Blvd	Gurnee	Gap Financing	3/6/2025	\$3,203,503	40
Lifestyle on the Grove 9%	6501 S Cottage Grove Ave	Chicago	Gap Financing	3/6/2025	\$3,964,600	48
Logan Vistas Apartments	2600 N Kedzie Ave	Chicago	Gap Financing	3/7/2025	\$2,323,507	49
MacArthur Senior Flats	901 W McBean St	Peoria	Gap Financing	3/6/2025	\$2,731,803	52
Machesney Park Senior Commons	7633 Perryville Rd	Machesney Park	Gap Financing	3/6/2025	\$2,526,788	40

Project Name	Project Address	Project City	Type	Application Date	Amount	Units
Macoupin Senior Homes	1050 W Main St	Carlinville	Gap Financing	3/6/2025	\$3,219,467	48
Mallard Point Senior Apartments	2.53 acre parcel adjacent to 27630 W Drake Dr	Channahon	Gap Financing	3/6/2025	\$3,791,562	40
Nehemiah Phase V	2201 E Stuart St	Springfield	Gap Financing	3/6/2025	\$3,679,685	50
Northside Lofts	205 N College Ave	Aledo	Gap Financing	3/6/2025	\$2,652,378	30
Prairie Meadows Senior Apartments	SWC of US Hwy 136 and Prairie Meadows Dr	Heyworth	Gap Financing	3/6/2025	\$3,728,704	40
Prospect Apartments	2074 North Prospect Rd	Bloomington	Gap Financing	3/6/2025	\$2,805,826	40
Pulaski Senior Apartments	3670 Casimer Pulaski Dr	Waukegan	Gap Financing	3/6/2025	\$2,935,575	33
Revitalize Chatham	222-230 E 79th St	Chicago	Gap Financing	3/6/2025	\$2,349,557	36
Stagecoach Crossing	Resource Lane	Genoa	Gap Financing	3/6/2025	\$4,126,413	44
Taylor Residences	3041 Taylor Ave	Springfield	Gap Financing	3/6/2025	\$2,096,231	36
The Blackstone	1223 S Washington St	Du Quoin	Gap Financing	3/6/2025	\$2,540,000	36
The Crossing at Royal Oaks	Royal Oaks Rd	Rockford	Gap Financing	3/6/2025	\$2,645,818	36
The Groves at 750	750 S Arlington Heights Rd	Elk Grove Village	Gap Financing	3/6/2025	\$2,206,000	30
The Lovejoy	324 Ridge St	Alton	Gap Financing	3/6/2025	\$4,152,900	71
The Meadows - 9%	103 Kirk Terrace	Litchfield	Gap Financing	3/6/2025	\$3,707,986	38
The Residences at River Point	400 S River St	Batavia	Gap Financing	3/6/2025	\$3,513,198	72
The Werner 9%	7603-7609n N Paulina/1646-1660 W Howard	Chicago	Gap Financing	3/6/2025	\$1,437,763	28
Valley Homes	9th Ave and 25th St	Rock Island	Gap Financing	3/6/2025	\$3,029,926	60
Warrior Place Apartments of Casey	N 100th St	Casey	Gap Financing	3/6/2025	\$604,536	56
39 Applications Received				Total	\$109,821,492	2,049

Exhibit XII: FY 2025 Applications Report – Home Repair and Accessibility Program (HRAP)

Sponsor Name	Address	City	Loan or Grant	Application Date	Total Requested
BCMW Community Services	909 E Rexford St	Centralia	Grant	3/13/2025	\$400,000
City of Bloomington	115 E Washington St, Suite 201	Bloomington	Grant	3/4/2025	\$600,000
City of Chicago Heights	1601 Chicago Rd	Chicago	Grant	3/14/2025	\$980,000
City of Danville	17 W Main St	Danville	Grant	3/14/2025	\$1,200,000
City of Decatur	1 Gary K Anderson Plaza	Decatur	Grant	3/14/2025	\$400,000
City of East St. Louis	301 River Park Dr	East St. Louis	Grant	3/14/2025	\$1,484,708
City of Freeport	314 W Stephenson St	Freeport	Grant	3/14/2025	\$1,028,947
City of Galesburg	55 W Tompkins St	Galesburg	Grant	3/4/2025	\$600,000
City of Loves Park	100 Heart Blvd	Machesney Park	Grant	2/17/2025	\$450,156
City of Macomb	232 E Jackson St	Macomb	Grant	3/5/2025	\$400,000
City of Moline	619 16 St	Moline	Grant	3/14/2025	\$1,000,000
City of Monmouth	100 E Broadway	Macomb	Grant	3/4/2025	\$500,000
City of O'Fallon	255 S Lincoln Ave	O'Fallon	Grant	3/12/2025	\$400,000
City of Peoria	419 Fulton St	Peoria	Grant	3/11/2025	\$500,000
City of Rock Island	1528 Third Ave	Rock Island	Grant	3/13/2025	\$1,300,000
City of Savanna	333 Chicago Ave	Savanna	Grant	3/14/2025	\$905,625
City of Waukegan	100 N Martin Luther King Jr Ave	Waukegan	Grant	3/14/2025	\$1,500,000
Coles County Regional Planning & Development Commission	651 Jackson Ave, Rm 309	Charleston	Grant	3/14/2025	\$605,263
Community Contacts Inc.	100 S Hawthorne St	Elgin	Grant	3/13/2025	\$500,000
Community Partners for Affordable Housing	800 S Milwaukee Ave, #201	Libertyville	Grant	3/13/2025	\$968,421

Sponsor Name	Address	City	Loan or Grant	Application Date	Total Requested
County of Will	302 N Chicago St	Joliet	Grant	3/14/2025	\$500,000
DuPage and Chicago South Suburbs Habitat for Humanity	1600 Roosevelt Rd	Wheaton	Grant	3/12/2025	\$948,495
Far South CDC	853 W 115th St	Chicago	Grant	3/14/2025	\$950,000
Lake-McHenry Habitat for Humanity	1425 Tri-State Pkwy, Suite 110	Gurnee	Grant	3/13/2025	\$1,000,000
Local Economic and Employment Development Council, Inc. dba North Branch Works	2545 W Diversey Ave, Suite 225	Chicago	Grant	3/14/2025	\$775,000
METEC	2605 W Krause Ave	Peoria	Grant	3/13/2025	\$850,000
Morgan County	300 W State St	Jacksonville	Grant	3/14/2025	\$491,640
North West Housing Partnership	1701 E Woodfield Rd, Suite 203	Woodfield	Grant	3/13/2025	\$1,500,000
Northeast Community Fund	839 N Martin Luther King Jr Dr	Decatur	Grant	3/13/2025	\$1,500,000
Northside Community Development Corporation	1530 W Morse Ave	Chicago	Grant	3/14/2025	\$490,000
Northwestern Illinois Community Action Agency	27 S State Ave, Suite 102	Freeport	Grant	3/6/2025	\$700,000
Project NOW, Inc.	1830 2nd Ave	Aledo	Grant	3/14/2025	\$475,000
Rebuilding Together Henry County	PO BOX 254	Atkinson	Grant	3/14/2025	\$400,000
Rebuilding Together Metro Chicago	2545 W Diversey Ave, Suite 238	Chicago	Grant	3/14/2025	\$800,000
St. Clair County Intergovernmental Grants Department	19 Public Square, Suite 200	Belleville	Grant	3/13/2025	\$500,000
The Neighbor Project	32 S Broadway	Aurora	Grant	3/13/2025	\$1,000,000
United Cerebral Palsy Seguin of Greater Chicago	7550 West 183rd St	Chicago	Grant	3/6/2025	\$500,000
Village of Ashton	810 Main St	Ashton	Grant	3/14/2025	\$422,625
Village of Bradley	147 S Michigan Ave	Bradley	Grant	3/12/2025	\$750,000
Village of Durand	308 W Main St	Durand	Grant	3/13/2025	\$423,684

Sponsor Name	Address	City	Loan or Grant	Application Date	Total Requested
Village of Machesney Park	300 Roosevelt Rd	Machesney Park	Grant	2/21/2025	\$450,000
Village of Park Forest	350 Victory Dr	Chicago	Grant	3/13/2025	\$790,000
Will County Center for Community Concerns	2455 Glenwood Ave	Joliet	Grant	3/4/2025	\$566,950
Will County Habitat for Humanity	2415 McDonough St	Chicago	Grant	3/14/2025	\$1,000,000
44 Applications Received				Total	\$ 33,506,514

Exhibit XIII: FY 2025 Applications Report – Housing Counseling Resource Program (HCRP)

Sponsor Name	Address	City	Loan or Grant	Application Date	Total Requested
AGORA and First Home Alliance Collaborative	1831 E 79th Street E	Chicago	Grant	3/10/2025	\$450,000
Brighton Park Neighborhood Council	4477 S Archer Ave	Chicago	Grant	3/7/2025	\$450,000
CEDA	567 W Lake St, 12th	Chicago	Grant	2/24/2025	\$450,000
Chicago Urban League	4510 S Michigan Ave	Chicago	Grant	3/10/2025	\$450,000
Chinese American Service League	2141 S Tan Ct	Chicago	Grant	3/6/2025	\$450,000
Community Investment Corporation of Decatur, Inc.	120 N Franklin St, Suite C	Decatur	Grant	3/10/2025	\$190,000
Community Partners for Affordable Housing	800 S Milwaukee Ave, Suite 201	Libertyville	Grant	3/10/2025	\$400,000
Consumer Credit Counseling Service of Northern Illinois, Inc.	13707 W Jackson St, Suite B	Woodstock	Grant	3/3/2025	\$400,000
DuPage Homeownership Center dba HOME DuPage	1600 E Roosevelt Rd	Wheaton	Grant	2/25/2025	\$220,000
Embarras River Basin Agency Inc.	400 W Pleasant St, PO Box 307	Greenup	Grant	3/10/2025	\$377,631
Far South CDC	853 W 115th St	Chicago	Grant	3/10/2025	\$450,000
Garden State Consumer Credit Counseling, Inc. dba Navicore Solutions	416 Main St, Suite 431	Peoria	Grant	3/10/2025	\$450,000

Sponsor Name	Address	City	Loan or Grant	Application Date	Total Requested
GLCU Foundation for Financial Empowerment	2111 Waukegan Rd	Bannockburn	Grant	3/10/2025	\$450,000
Greater Southwest Development Corporation	2601 W 63rd St	Chicago	Grant	3/7/2025	\$320,000
Justine PETERSEN	1023 N Grand Blvd	St. Louis	Grant	3/7/2025	\$250,000
Lake County Housing Authority	33928 N US Highway 45	Grayslake	Grant	3/5/2025	\$325,561
Latin United Community Housing Association	1116 N Kedzie	Chicago	Grant	3/5/2025	\$336,621
Lawndale Christian Development Corporation	3843 W Ogden Ave	Chicago	Grant	3/10/2025	\$445,750
METEC	2605 W Krause Ave	Peoria	Grant	3/10/2025	\$350,000
Mid Central Community Action	1301 W Washington St	Bloomington	Grant	3/7/2025	\$300,000
Neighborhood Housing Services of Chicago, Inc.	850 W Jackson Blvd, Suite 500	Chicago	Grant	3/10/2025	\$450,000
Northwest Side Housing Center	5233 W Diversey Ave	Chicago	Grant	3/10/2025	\$400,000
Oak Park Regional Housing Center	1041 South Boulevard	Oak Park	Grant	3/10/2025	\$440,000
Open Communities	1740 Ridge Ave, Suite 117	Evanston	Grant	3/10/2025	\$450,000
Region 1 Planning Council	127 N Wyman #100	Rockford	Grant	3/10/2025	\$400,487
Restoration America Inc.	101 N Main St, Suite 14	Crystal Lake	Grant	3/10/2025	\$150,000
Rock Island Economic Growth Corporation d/b/a Economic Growth Corporation	100 19th St, STE 109	Rock Island	Grant	3/10/2025	\$250,000
Rogers Park Community Development Corporation dba Northside Community Development Corporation	1530 W Morse Ave	Chicago	Grant	3/9/2025	\$450,000
South Side Community Federal Credit Union	5401 S Wentworth Ave, Suite 25	Chicago	Grant	3/10/2025	\$193,800
South Suburban Housing Center	18220 Harwood Ave, Suite 1	Homewood	Grant	3/10/2025	\$450,000
Spanish Coalition for Housing	1922 N Pulaski Rd	Chicago	Grant	3/7/2025	\$450,000

Sponsor Name	Address	City	Loan or Grant	Application Date	Total Requested
Springfield Housing Authority	200 N 11th St	Springfield	Grant	3/10/2025	\$87,152
The Neighbor Project	32 S Broadway	Aurora	Grant	3/10/2025	\$300,000
The Resurrection Project	1818 S Paulina St	Chicago	Grant	3/10/2025	\$450,000
Will County Center for Community Concerns	2455 Glenwood Ave	Joliet	Grant	3/4/2025	\$161,000
35 Applications Received				Total	\$ 12,598,002

Appendix II: Closing Reports for FY 2025

Included within this appendix are tables displaying completed financing activities under active programs in FY 2025.

Exhibit XIV: FY 2025 Closing Report – Multifamily Bonds

Project Name	Project Address	Project City	Type of Financing	Closing Date	Amount	Number of Units
Buena Vista Apartments	1285 Fleetwood Dr	Elgin	Tax-Exempt Bond Dollars	11/25/2024	\$43,083,000	231
Leyden Apartments	2506 - 2516 N Mannheim Rd	Franklin Park	Tax-Exempt Bond Dollars	12/19/2024	\$1,960,000	80
Ravine Terrace	200 S Martin Luther King Jr Ave	Waukegan	Tax-Exempt Bond Dollars	7/17/2024	\$32,500,000	98
The Villager & Briarwood West	77 S Williams St & 1470 Briarwood Circle	Crystal Lake	Tax-Exempt Bond Dollars	9/26/2024	\$15,150,000	116
Walden Oaks	1155 Walden Oaks Dr	Woodstock	Tax-Exempt Bond Dollars	9/12/2024	\$13,173,000	191
Willa Rawls Manor	4120 S Indiana Ave	Chicago	Tax-Exempt Bond Dollars	9/10/2024	\$19,840,000	123
Casa Yucatan (4%)	2136 S Ashland Ave	Chicago	Taxable Bond Dollars	5/22/2025	\$1,845,000	70
7 Developments Closed					\$127,551,000	909

Exhibit XV: FY 2025 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
Access South Cook	364 S Orchard Dr	Park Forest	9%	9/20/2024	1,500,000	\$12,598,740	44	44
Addison Horizon Senior Living Community	150 Green Meadow Dr	Addison	9%	7/18/2024	1,500,000	\$13,573,643	62	57
Bristol Place Senior Residences	121 Tower St	Champaign	9%	10/31/2024	1,500,000	\$11,998,800	60	59
Casa Yucatan (9%)	2136 S Ashland Ave	Chicago	9%	5/22/2025	1,549,542	\$13,403,538	32	32
Churchview Garden Homes	909 S Sumner Ave	Peoria	9%	12/26/2024	1,500,000	\$13,198,680	47	47
Earle School Family Residences	1711 W 61st St	Chicago	9%	8/5/2024	1,500,000	\$13,798,620	50	63

Project Name	Project Address	Project City	Credit Type	Closing Date	Credits Allocated	Equity Amount	Number of Units	LIHTC Units
Eve B. Lee Place	500 Peterson Rd	Libertyville	9%	9/26/2024	1,348,279	\$12,537,741	34	34
Fox Hill Senior Living	1536 Sycamore Rd	Yorkville	9%	9/5/2024	1,500,000	\$13,725,000	48	48
Gifford's Crossing	36w380 Big Timber Rd	Elgin	9%	12/20/2024	1,500,000	\$13,537,676	36	36
Hillside Senior Apartments	5207 Ridge Ave	Hillside	9%	12/19/2024	1,473,484	\$13,260,030	42	42
Humboldt Park Passive Living (West Humboldt Park)	3831 W Chicago Ave	Chicago	9%	3/4/2025	1,500,000	\$14,098,500	60	48
Lincoln Senior Flats	1405 Castle Manor Dr	Lincoln	9%	8/2/2024	1,485,069	\$12,139,225	57	57
McHenry Senior Commons	3717 Municipal Dr	McHenry	9%	4/24/2025	1,873,778	\$16,862,315	40	40
North Bend Residences	301 N Monticello Pl	Fairview Heights	9%	7/10/2024	1,500,000	\$13,198,680	60	60
OC Living Phase A-2 (fka Ogden Commons A-2)	1301 S Washtenaw Ave	Chicago	9%	12/30/2024	1,500,000	\$14,623,540	75	56
Parker Glen II	2617 JT Coffman Dr	Champaign	9%	5/15/2025	1,487,639	\$12,346,169	56	56
Poupard Place	1657 Shermer Rd	Northbrook	9%	5/23/2025	1,500,000	\$13,648,635	48	47
Rimini Place	600 Rimini Dr	Virgen	9%	7/31/2024	969,508	\$7,755,288	28	28
Starling Senior Apartments	0 Deep Lake Rd	Lake Villa	9%	8/27/2024	1,500,000	\$13,648,499	40	40
Steer Place Apartments	1202 E Harding Dr	Urbana	9%	12/20/2024	1,500,000	\$12,336,266	108	108
Stevens Apartments	118 N Haller St	Wood River	9%	10/4/2024	1,222,222	\$10,510,060	46	46
Taylor Place Apartments	4103 W Crystal Lake Rd & 812 N Mill St	McHenry	9%	7/16/2024	1,500,000	\$13,648,635	50	50
Timber Trails Apartments	50 Small St	Harrisburg	9%	9/26/2024	1,385,478	\$12,131,248	50	50
Brainerd Senior Preservation	8915 S Loomis St	Chicago	4%	7/22/2024	942,347	\$8,433,162	60	60
Buena Vista Apartments	1285 Fleetwood Dr	Elgin	4%	11/25/2024	3,147,522	\$25,865,267	231	230

Project Name	Project Address	Project City	Credit Type	Closing Date	Credits Allocated	Equity Amount	Number of Units	LIHTC Units
Casa Yucatan (4%)	2136 S Ashland Ave	Chicago	4%	5/22/2025	1,508,750	\$12,975,000	70	70
Deerfield Supportive Living	1101 Lake Cook Rd	Deerfield	4%	12/10/2024	2,824,105	\$22,872,963	147	147
Heart of Uptown Apartments	Multiple Addresses	Chicago	4%	12/20/2024	2,219,020	\$20,693,524	103	103
Leyden Apartments	2506 - 2516 N Mannheim Rd	Franklin Park	4%	12/19/2024	1,555,661	\$13,314,343	80	80
Lincoln Terrace	2825 W Ann St	Peoria	4%	10/31/2024	1,537,298	\$13,218,121	92	92
Lincoln Towers Bloomington & Downtowner	109 W Market St	Bloomington	4%	10/29/2024	1,576,944	\$13,678,620	137	137
Lincoln Towers Freeport	320 N Harlem Ave	Freeport	4%	10/29/2024	734,409	\$6,370,360	101	101
New Holland Apartments	324 N Vermilion St	Danville	4%	11/26/2024	610,302	\$5,248,065	44	44
Ravine Terrace	200 S Martin Luther King Jr. Ave	Waukegan	4%	7/17/2024	2,730,405	\$24,573,992	98	98
The Villager & Briarwood West	77 S. Williams St & 1470 Briarwood Circle	Crystal Lake	4%	9/26/2024	1,087,159	\$9,354,119	116	116
Walden Oaks	1155 Walden Oaks Dr	Woodstock	4%	9/12/2024	1,331,033	\$12,111,191	191	190
Willa Rawls Manor	4120 S Indiana Ave	Chicago	4%	9/10/2024	1,753,699	\$15,957,065	123	123
37 Developments Closed					57,353,653	\$503,245,320	2,766	2,739

Exhibit XVI: FY 2025 Closing Report – Illinois Affordable Housing Tax Credits (IAHTC)

Project Name	Project Address	Project City	Credit Type	Closing Date	Credit Amount	Number of Units	IAHTC Units
Building Communities 2024	2004 Herbert Dr	Waukegan	IAHTC	6/11/2025	539,076	5	5
Deerfield Supportive Living	1101 Lake Cook Rd	Deerfield	IAHTC	12/10/2024	3,550,000	147	37
EAP Phase XII	Scattered Site	Rock Island	IAHTC	12/10/2024	560,000	0	0

Project Name	Project Address	Project City	Credit Type	Closing Date	Credit Amount	Number of Units	IAHTC Units
Evanston Community Land Trust	1808 Hovland Ct	Evanston	IAHTC	4/10/2025	205,000	1	1
Eve B. Lee Place	500 Peterson Rd	Libertyville	IAHTC	9/26/2024	343,331	34	9
Expansion of Hope	1308 Sunset Dr	Rantoul	IAHTC	3/19/2025	903,250	8	8
Forest Downs	Forest Downs	Harvard	IAHTC	10/18/2024	314,646	4	4
Garden Apartments	7019 W Crandall Ave	Worth	IAHTC	4/21/2025	118,500	16	4
Hillside Senior Apartments	5207 Ridge Ave	Hillside	IAHTC	12/19/2024	517,500	42	11
HODC LCHA Preservation	212 E IL Route 22	Lake Zurich	IAHTC	12/13/2024	294,800	10	3
Leyden Apartments	2506 - 2516 N Mannheim Rd	Franklin Park	IAHTC	12/19/2024	851,163	80	20
McHenry Senior Commons	3717 Municipal Dr	McHenry	IAHTC	4/24/2025	209,500	40	10
New Holland Apartments	324 N Vermilion St	Danville	IAHTC	11/26/2024	827,500	44	11
OC Living Phase A-2 (fka Ogden Commons A-2)	1301 S Washtenaw Ave	Chicago	IAHTC	12/30/2024	525,000	75	19
Parkside Phase III	500-520 W Hobbie St	Chicago	IAHTC	12/4/2024	5,450,000	99	25
Poupard Place	1657 Shermer Rd	Northbrook	IAHTC	5/23/2025	1,135,000	48	12
Providing Stable Foundations 2025	825 Pleasant St	DeKalb	IAHTC	6/26/2025	276,486	1	1
Ravine Terrace	200 S Martin Luther King Jr. Ave	Waukegan	IAHTC	7/17/2024	6,700,000	98	25
Reclaiming Chicago	Scattered Sites	Chicago	IAHTC	6/12/2025	2,500,000	25	25
Steer Place Apartments	1202 E Harding Dr	Urbana	IAHTC	12/20/2024	3,190,000	108	27
Unlocking Doors 2024	733 Eletson Dr	Crystal Lake	IAHTC	10/7/2024	231,971	3	3
Woodland Court	Lots 1-7 - NWQ of Main St and Woodland Ct	West Chicago	IAHTC	1/31/2025	2,161,351	14	14
22 Developments Closed					31,404,074	902	274

Exhibit XVII: FY 2025 Closing Report – HOME Investment Partnerships Program (HOME)

Project Name	Project Address	Project City	Closing Date	Amount	Number of Units	Number of HOME Units
Casa Yucatan (4%)	2136 S Ashland Ave	Chicago	5/22/2025	\$10,252,671	70	18
Churchview Garden Homes	909 S Sumner Ave	Peoria	12/26/2024	\$3,107,076	47	14
Fox Hill Senior Living	1536 Sycamore Rd	Yorkville	9/5/2024	\$4,252,697	48	22
Gifford's Crossing	36w380 Big Timber Rd	Elgin	12/20/2024	\$7,085,728	36	26
Hillside Senior Apartments	5207 Ridge Ave	Hillside	12/19/2024	\$1,700,000	42	8
Leyden Apartments	2506 - 2516 N Mannheim Rd	Franklin Park	12/19/2024	\$5,982,876	80	80
Mason Street Apartments	229 W Mason St	Springfield	2/21/2025	\$4,363,286	23	22
Parker Glen II	2617 JT Coffman Dr	Champaign	5/15/2025	\$2,714,096	56	0
Timber Trails Apartments	50 Small St	Harrisburg	9/26/2024	\$3,686,963	50	15
9 Developments Closed				\$43,145,393	452	205

Exhibit XVIII: FY 2025 Closing Report – National Housing Trust Fund (NHTF)

Project Name	Project Address	Project City	Closing Date	Amount	Number of Units
Access South Cook	364 S Orchard Dr	Park Forest	9/20/2024	\$5,977,130	44
Garden Apartments	7019 W Crandall Ave	Worth	4/21/2025	\$4,172,968	16
Hamlin Avenue Apartments	12000 S Hamlin Ave	Alsip	9/3/2024	\$7,650,720	25
Vivian's Village PSH	5708 Bond Ave	Cahokia Heights	8/13/2024	\$3,433,888	16
4 Developments Closed				\$21,234,706	101

Exhibit XIX: FY 2025 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	9/24/2024	\$2,978,954	40	Chicago Metro
Brainerd Senior Preservation	8915 S Loomis St	Chicago	7/22/2024	\$2,610,000	60	Chicago Metro
Casa Yucatan (9%)	2136 S Ashland Ave	Chicago	5/22/2025	\$1,880,000	32	Chicago Metro
Garden Apartments	7019 W Crandall Ave	Worth	4/21/2025	\$3,674,951	16	Chicago Metro
Hamlin Avenue Apartments	12000 S Hamlin Ave	Alsip	9/3/2024	\$4,211,150	25	Chicago Metro
Heart of Uptown Apartments	Multiple Addresses	Chicago	12/20/2024	\$1,772,500	103	Chicago Metro
Poupard Place	1657 Shermer Rd	Northbrook	5/23/2025	\$3,690,000	48	Chicago Metro
Sacred Apts	3211-3227 E 92nd St & 9200-9242 S Burley Ave	Chicago	4/3/2025	\$4,019,153	81	Chicago Metro
Walden Oaks	1155 Walden Oaks Dr	Woodstock	9/12/2024	\$3,262,000	191	Chicago Metro
Mason Street Apartments	229 W Mason St	Springfield	2/21/2025	\$2,111,448	23	Other Metro
New Holland Apartments	324 N Vermilion St	Danville	11/26/2024	\$4,776,000	44	Other Metro
Vivian’s Village PSH	5708 Bond Ave	Cahokia Heights	8/13/2024	\$1,516,112	16	Other Metro
Lincoln Senior Flats	1405 Castle Manor Dr	Lincoln	8/2/2024	\$670,000	57	Rural
13 Developments Closed				\$37,172,268	736	

Exhibit XX: FY 2025 Closing Report – Section 811 Project Rental Assistance (PRA) Program

Project Name	Project Address	Project City	Type	Closing Date*	Amount	Units
Johnsburg Workforce Housing d/b/a Tuckaway Townhomes	SEC of Johnsborg Rd & Route 31	Johnsburg	Section 811 PRA Program	1/15/2025	\$310,500	5
Wildwood Trace	695 S State St	Elgin	Section 811 PRA Program	12/20/2024	\$596,160	8
Wildwood Commons	South State St	Elgin	Section 811 PRA Program	12/5/2024	\$149,040	2

Project Name	Project Address	Project City	Type	Closing Date*	Amount	Units
Casa Yucatan (4%)	2136 S Ashland Ave	Chicago	Section 811 PRA Program	Pending Close	\$832,260	11
LeClaire A-South (9%)	4442 S Cicero Ave	Chicago	Section 811 PRA Program	Pending Close	\$274,680	3
LeClaire A-North (4%)	4809 W 44th St	Chicago	Section 811 PRA Program	Pending Close	\$630,720	7
6 Projects Pending Close				Total	\$2,793,360	36

Exhibit XXI: FY 2025 Closing Report – Rental Housing Support (RHS) Programs: Local Administering Agency (LAA) – Long Term Operating Support (LTOS) and Re-Entry Rental Assistance Program

Project Name	Project Address	Project City	Type	Loan or Grant	Board Approval Date	Amount	Units
Community Economic Development Association	567 W Lake St, STE 1200	Chicago	RHS - LAA	Grant	5/16/2025	\$1,016,682	29
Community Partnership for Affordable Housing	800 S Milwaukee Ave, Ste 201	Libertyville	RHS - LAA	Grant	5/16/2025	\$1,324,876	39
DuPage County HA	711 E Roosevelt Rd	Wheaton	RHS - LAA	Grant	5/16/2025	\$747,318	16
Housing Choice Partners	228 S Wabash Ave, #500	Chicago	RHS - LAA	Grant	5/16/2025	\$1,151,364	23
Illinois Association of Community Action Agencies	3435 Liberty Dr, #A	Springfield	RHS - LAA	Grant	5/16/2025	\$653,220	21
Kankakee County HA	185 St Joseph Ave	Kankakee	RHS - LAA	Grant	5/16/2025	\$799,241	21
Kendall County HA	811 W John St	Yorkville	RHS - LAA	Grant	5/16/2025	\$783,415	20
Lazarus House	214 Walnut St	St. Charles	RHS - LAA	Grant	5/16/2025	\$1,087,327	31
Rock Island HA	227 21st St	Rock Island	RHS - LAA	Grant	5/16/2025	\$1,307,215	44
Two Rivers Regional Council of Public Officials	133 N 33rd St	Quincy	RHS - LAA	Grant	6/20/2025	\$1,468,764	49
CEFS Opportunity Cooperation	1805 Banker St	Effingham	RHS - LAA	Grant	6/20/2025	\$579,902	23

Project Name	Project Address	Project City	Type	Loan or Grant	Board Approval Date	Amount	Units
Bradford Apartments	228 Bradford Ln	Waterloo	LTOS Program	Grant	9/19/2024	\$872,298	7
Haven House (Light the Way)	306 W 8th St	Metropolis	LTOS Program	Grant	9/19/2024	\$1,273,809	14
Heritage Landing (Mt. Vernon Senior)	4260 Heritage Ave	Mt. Vernon	LTOS Program	Grant	9/19/2024	\$1,278,481	17
Community Partnership for Affordable Housing	800 S Milwaukee Ave, Ste 201	Libertyville	Re-Entry Program	Grant	5/16/2025	\$422,808	10
HA of Champaign County	2008 N Market St	Champaign	Re-Entry Program	Grant	5/16/2025	\$308,357	10
Housing Choice Partners	228 S Wabash Ave, #500	Chicago	Re-Entry Program	Grant	5/16/2025	\$1,342,945	30
Winnebago County HA	3617 Delaware St	Rockford	Re-Entry Program	Grant	5/16/2025	\$706,815	25
18 Projects Closed						\$ 17,124,837	429

Exhibit XXII: FY 2025 Closing Report – Capital Bill Programs: Preservation Program, Housing for Justice Involved Individuals Program (HJIIP), and Healthy Housing, Healthy Communities Partnership Initiative (H3C)

Project Name	Project Address	Project City	Type of Financing	Closing Date	Amount	Number of Units
CIIC Empowerment Estates Site 2	214 Gale St	Aurora	HJIIP	12/20/2024	\$475,000	1
Southwest Reentry Expansion	TBD	Chicago Ridge	HJIIP	12/20/2024	\$475,000	4
YWCA Justice Project 2	428 Maine St	Quincy	HJIIP	6/13/2025	\$475,000	1
Hope Village	1799 Federal Dr	Urbana	IHDA H3C	6/27/2025	\$7,000,000	24
4 Projects Closed					\$8,425,000	30

Exhibit XXIII: FY 2025 Closing Report – Other Multifamily Financing Activities

Project Name	Project Address	Project City	Type of Financing	Closing Date	Amount	Number of Units
Casa Yucatan (4%)	2136 S Ashland Ave	Chicago	TCAP LOAN	5/22/2025	\$3,680,123	70
Addison Horizon Senior Living Community	150 Green Meadow Dr	Addison	Covid Affordable Housing Grant Program	7/18/2024	\$3,441,000	62
Bristol Place Senior Residences	121 Tower St	Champaign	Covid Affordable Housing Grant Program	10/31/2024	\$2,800,000	60
Earle School Family Residences	1711 W 61st St	Chicago	Covid Affordable Housing Grant Program	8/5/2024	\$3,253,959	50
Eve B. Lee Place	500 Peterson Rd	Libertyville	Covid Affordable Housing Grant Program	9/26/2024	\$4,924,000	34
Lincoln Senior Flats	1405 Castle Manor Dr	Lincoln	Covid Affordable Housing Grant Program	8/2/2024	\$3,338,365	57
North Bend Residences	301 N Monticello Pl	Fairview Heights	Covid Affordable Housing Grant Program	7/10/2024	\$2,842,107	60
Rimini Place	600 Rimini Dr	Virgen	Covid Affordable Housing Grant Program	7/31/2024	\$2,394,470	28
Starling Senior Apartments	0 Deep Lake Rd	Lake Villa	Covid Affordable Housing Grant Program	8/27/2024	\$3,953,000	40
Stevens Apartments	118 N Haller St	Wood River	Covid Affordable Housing Grant Program	10/4/2024	\$4,063,608	46
Taylor Place Apartments	4103 W Crystal Lake Rd & 812 N Mill St	McHenry	Covid Affordable Housing Grant Program	7/16/2024	\$3,769,755	50
11 Developments Closed					\$38,460,387	557

Exhibit XXIV: FY 2025 Closing Report – Home Repair and Accessibility Program (HRAP)

Sponsor Name	Address	City	Loan or Grant	Board Approval Date	Amount
City of Bloomington	115 E Washington St, Suite 201	Bloomington	Grant	6/20/2025	\$500,000
City of Chicago Heights	1601 Chicago Rd	Chicago	Grant	6/20/2025	\$600,000
City of Danville	17 W Main St	Danville	Grant	6/20/2025	\$500,000
City of Decatur	1 Gary K Anderson Plaza	Decatur	Grant	6/20/2025	\$400,000
City of Galesburg	55 W Tompkins St	Galesburg	Grant	6/20/2025	\$600,000

Sponsor Name	Address	City	Loan or Grant	Board Approval Date	Amount
City of Loves Park	100 Heart Blvd	Machesney Park	Grant	6/20/2025	\$400,000
City of Macomb	232 E Jackson St	Macomb	Grant	6/20/2025	\$400,000
City of Moline	619 16 St	Moline	Grant	6/20/2025	\$500,000
City of Monmouth	100 E Broadway	Macomb	Grant	6/20/2025	\$400,000
City of Peoria	419 Fulton St	Peoria	Grant	6/20/2025	\$500,000
City of Rock Island	1528 Third Ave	Rock Island	Grant	6/20/2025	\$500,000
City of Waukegan	100 N Martin Luther King Jr Ave	Waukegan	Grant	6/20/2025	\$360,000
Coles County Regional Planning & Development Commission	651 Jackson Ave, Rm 309	Charleston	Grant	6/20/2025	\$350,000
Community Contacts Inc.	100 S Hawthorne St	Elgin	Grant	6/20/2025	\$360,000
Community Partners for Affordable Housing	800 S Milwaukee Ave, #201	Libertyville	Grant	6/20/2025	\$600,000
County of Will	302 N Chicago St	Joliet	Grant	6/20/2025	\$360,000
DuPage and Chicago South Suburbs Habitat for Humanity	1600 Roosevelt Rd	Wheaton	Grant	6/20/2025	\$500,000
Far South CDC	853 W 115th St	Chicago	Grant	6/20/2025	\$360,000
Lake-McHenry Habitat for Humanity	1425 Tri-State Parkway, Suite 110	Gurnee	Grant	6/20/2025	\$500,000
METEC	2605 W Krause Ave	Peoria	Grant	6/20/2025	\$400,000
Morgan County	300 W State St	Jacksonville	Grant	6/20/2025	\$350,000
North West Housing Partnership	1701 E Woodfield Rd, Suite 203	Woodfield	Grant	6/20/2025	\$500,000
Northeast Community Fund	839 N Martin Luther King Jr Dr	Decatur	Grant	6/20/2025	\$600,000
Northside Community Development Corporation	1530 W Morse Ave	Chicago	Grant	6/20/2025	\$400,000
Northwestern Illinois Community Action Agency	27 S State Ave, Suite 102	Freeport	Grant	6/20/2025	\$400,000

Sponsor Name	Address	City	Loan or Grant	Board Approval Date	Amount
Rebuilding Together Henry County	PO BOX 254	Atkinson	Grant	6/20/2025	\$360,000
Rebuilding Together Metro Chicago	2545 W Diversey Ave, Suite 238	Chicago	Grant	6/20/2025	\$400,000
St. Clair County Intergovernmental Grants Department	19 Public Square, Suite 200	Belleville	Grant	6/20/2025	\$400,000
The Neighbor Project	32 S Broadway	Aurora	Grant	6/20/2025	\$600,000
United Cerebral Palsy Seguin of Greater Chicago	7550 West 183rd St	Chicago	Grant	6/20/2025	\$400,000
Village of Bradley	147 S Michigan Ave	Bradley	Grant	6/20/2025	\$350,000
Village of Durand	308 W Main St	Durand	Grant	6/20/2025	\$350,000
Village of Machesney Park	300 Roosevelt Rd	Machesney Park	Grant	6/20/2025	\$400,000
Village of Park Forest	350 Victory Dr	Chicago	Grant	6/20/2025	\$600,000
Will County Center for Community Concerns	2455 Glenwood Ave	Joliet	Grant	6/20/2025	\$400,000
Will County Habitat for Humanity	2415 McDonough St	Chicago	Grant	6/20/2025	\$400,000
36 Awards Approved				Total	\$ 16,000,000

Exhibit XXV: FY 2025 Closing Report – Housing Counseling Resource Program (HCRP)

Sponsor Name	Address	City	Loan or Grant	Board Approval Date	Amount
Brighton Park Neighborhood Council	4477 S Archer Ave	Chicago	Grant	5/16/2025	\$100,000
CEDA	567 W Lake St, 12th	Chicago	Grant	5/16/2025	\$250,000
Chicago Urban League	4510 S Michigan Ave	Chicago	Grant	5/16/2025	\$250,000
Chinese American Service League	2141 S Tan Ct	Chicago	Grant	5/16/2025	\$175,000
Community Investment Corporation of Decatur, Inc.	120 N Franklin St, Suite C	Decatur	Grant	5/16/2025	\$100,000

Sponsor Name	Address	City	Loan or Grant	Board Approval Date	Amount
Community Partners for Affordable Housing	800 S Milwaukee Ave, Suite 201	Libertyville	Grant	5/16/2025	\$250,000
Consumer Credit Counseling Service of Northern Illinois, Inc.	13707 W Jackson St, Suite B	Woodstock	Grant	5/16/2025	\$175,000
DuPage Homeownership Center dba HOME DuPage	1600 E Roosevelt Rd	Wheaton	Grant	5/16/2025	\$220,000
Embarras River Basin Agency Inc.	400 W Pleasant St, PO Box 307	Greenup	Grant	5/16/2025	\$250,000
Far South CDC	853 W 115th St	Chicago	Grant	5/16/2025	\$250,000
Garden State Consumer Credit Counseling, Inc. dba Navicore Solutions	416 Main St, Suite 431	Peoria	Grant	5/16/2025	\$175,000
GLCU Foundation for Financial Empowerment	2111 Waukegan Rd	Bannockburn	Grant	5/16/2025	\$330,000
Greater Southwest Development Corporation	2601 W 63rd St	Chicago	Grant	5/16/2025	\$100,000
Justine PETERSEN	1023 N Grand Blvd	St. Louis	Grant	5/16/2025	\$100,000
Lake County Housing Authority	33928 N US Highway 45	Grayslake	Grant	5/16/2025	\$175,000
Latin United Community Housing Association	1116 N Kedzie	Chicago	Grant	5/16/2025	\$150,000
METEC	2605 W Krause Ave	Peoria	Grant	5/16/2025	\$175,000
Mid Central Community Action	1301 W Washington St	Bloomington	Grant	5/16/2025	\$175,000
Neighborhood Housing Services of Chicago, Inc.	850 W Jackson Blvd, Suite 500	Chicago	Grant	5/16/2025	\$330,000
Northwest Side Housing Center	5233 W Diversey Ave	Chicago	Grant	5/16/2025	\$150,000
Open Communities	1740 Ridge Ave, Suite 117	Evanston	Grant	5/16/2025	\$175,000
Region 1 Planning Council	127 N Wyman #100	Rockford	Grant	5/16/2025	\$100,000
Restoration America Inc.	101 N Main St, Suite 14	Crystal Lake	Grant	5/16/2025	\$100,000

Sponsor Name	Address	City	Loan or Grant	Board Approval Date	Amount
Rock Island Economic Growth Corporation d/b/a Economic Growth Corporation	100 19th St, STE 109	Rock Island	Grant	5/16/2025	\$250,000
Rogers Park Community Development Corporation dba Northside Community Development Corporation	1530 W Morse Ave	Chicago	Grant	5/16/2025	\$250,000
South Suburban Housing Center	18220 Harwood Ave, Suite 1	Homewood	Grant	5/16/2025	\$330,000
Spanish Coalition for Housing	1922 N Pulaski Rd	Chicago	Grant	5/16/2025	\$330,000
The Neighbor Project	32 S Broadway	Aurora	Grant	5/16/2025	\$250,000
The Resurrection Project	1818 S Paulina St	Chicago	Grant	5/16/2025	\$175,000
Will County Center for Community Concerns	2455 Glenwood Ave	Joliet	Grant	5/16/2025	\$160,000
30 Awards Approved				Total	\$ 6,000,000