



Illinois' 2024 Annual Comprehensive Housing Plan Progress Report

PLAN EFFECTIVE:

CALENDAR YEAR 2024

Submitted By:
The Illinois Affordable Housing Task Force

To:
JB Pritzker, Governor
and
The Illinois General Assembly

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Introduction: Housing Planning Activities in Illinois

This Annual Comprehensive Housing Plan - Progress Report is submitted in compliance with the Illinois Comprehensive Housing Planning Act (“the Act”). Begun as an Executive Order in 2003 and subsequently enacted in 2006 as (**310 ILCS 110**), the Act provides a structural framework for Illinois to coordinate across public and private platforms to guide policy and funding towards meeting the housing needs of some of the most vulnerable Illinoisans. In 2016, the Act was renewed and extended to 2026¹.

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

The Housing Task Force stands for housing as a human right. Formed under this principle, the Task Force was designed specifically to pursue the idea that all Illinoisans should have access to safe housing options that meet their needs and enable them to live fulfilling and dignified lives in the communities of their choice. Housing is an essential community asset, economic engine, and access to affordable housing by all persons is integral to the creation and preservation of robust communities.

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

This Progress Report tracks the calendar year 2024 progress towards serving Illinois’ eight designated priority populations and reports on activities by the programs highlighted in the **2024 ACHP**.

Illinois’ Priority Populations

The current Comprehensive Housing Planning Act established eight statewide Priority Populations to center and guide the Housing Task Force’s work on behalf of Illinois. These Priority Populations were specifically designated in the Act because as underserved groups which face barriers to housing and access to resources, they represent the core ongoing affordable housing and residential supportive service needs of the state. Not only are the Priority Populations the focus of the ACHP, they also provide a framework that guides the use of major affordable housing and resident services funding options (described in this plan), and in other planning efforts throughout Illinois.

The priority populations are as follows:

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

¹See Appendix C of this report for the full Comprehensive Housing Planning Act

2024 Summary Chart: Meeting the Needs of Illinois' Priority Populations

2024 Funding Commitments Summary and Populations Served ²

Priority Population	2024 Highlight	Program Detail	Reporting Agency
Low-Income Households	2,260 family rental units funded	1,356 units board approved for the first time in 2024, 904 additional units approved with multi-year funding	IHDA
	5,145 homes purchased by low-income households	\$1.1 billion in homebuyer programs including first mortgages and down-payment assistance was provided	IHDA
	9,168 units of rental assistance	\$66.1 million in emergency rental assistance provided to residents as part of Court-Based Rental Assistance Program and the Asylum Seekers Emergency Rental Assistance Program	IHDA, DHS
	360 units of mortgage assistance	\$3.7 million in mortgage assistance provided to residents as part of the Illinois Homeowner Assistance Fund	IHDA
Low-Income Seniors	2,071 senior rental units funded	1,139 units board approved for the first time in 2024, 732 additional units approved with multi-year funding.	IHDA
	431,318 assisted	Community Care Program, LIHEAP, and IHWAP	IDoA, DCEO
	59 senior households assisted	USDA-Rural Section 504 Program	USDA Rural Development
Low-Income Persons with Disabilities	979 rental units funded	653 units board approved for the first time; 326 additional units approved with multi-year funding	IHDA
	386,687 individuals assisted	Supportive Living Program, Supportive Housing Program, Supportive Housing Program (Bridge Rental Subsidy - Williams), Colbert Bridge Rental Subsidy Initiative, HOPWA, LIHEAP, HAP	HFS, IDPH, DHS, DCEO
	407 units of rental assistance	RSHP, RHSP-LTOS, HUD Section 811	IHDA
Homeless/ At-risk of homelessness	146,347 individuals assisted	Norman Housing Advocacy, Norman Cash Assistance, Youth Housing Advocacy, Youth Cash Assistance, Supportive Living Program, Emergency and Transitional Housing, Homeless Prevention Program, Supportive Housing Program, Domestic Violence Program, Assistance to the Homeless Fund, Homeless Youth Services Program, Emergency Solutions Grant, HOPWA	DCFS, HFS, DHS, IDPH
Other special needs populations	450 rental units funded	Re-entry Demonstration Program, Low Income Housing Tax Credit	IHDA, IDOC
Live Near Work or Transportation	N/A	N/A	N/A
Preservation	Funding to preserve 1,529 rental units	1,242 preservation units board approved for the first time in 2024	IHDA
Community Revitalization	1,764 rental units in revitalization areas	Units funded in IHDA-identified areas in need of Community Revitalization	IHDA
	413 unique properties assisted	Strong Communities Program	
	384 households assisted	Home Repair and Accessibility Program, Illinois Homeowner Assistance Fund Home Repair Program, CDBG Housing Rehabilitation	IHDA, DCEO
	12,265 clients assisted	Housing Stability Counseling Program, Housing Counseling Resource Program, Cook County Mortgage Foreclosure Mediation Program	

²As many programs serve multiple priority populations, the totals highlighted in this section's table do not account for program overlap and are included irrespective of other populations served. For more details, please see the Housing Production Plan Tables in the back of this report.

ACHP Policy Priorities

Each year, the Housing Task Force includes a set of forward-looking policy priorities that target the most prevalent affordable housing challenges facing Illinois within the ACHP. These Annual Policy Priorities are formed from input provided by the housing experts on the Housing Task Force, as well as a variety of related housing planning efforts such as the Illinois Housing Blueprint, Home Illinois, and cross coordination with other planning and research ongoing throughout the state. The policy priorities are intended to help guide the work of the Task Force across the calendar year, and further the goals of the ACHP.

2025 Policy Priorities

Currently the Housing Task Force and the State are operating in service of goals included within the **CY 2025 ACHP**, which is effective from January 1, 2025, until December 31, 2025. Activities occurring in 2025 will in turn be reported on in the CY 2025 ACHP-PR, to be presented to the Governor and General Assembly by April 1, 2026, per requirements of the Comprehensive Housing Planning Act.

Annual Progress Report on the 2024 Policy Priorities

This ACHP-PR reflects on, and recaps progress made toward the goals found in the CY 2024 ACHP, which was effective from January 1, 2024, to December 31, 2024. Listed below are summaries of the four annual policy priorities as presented in the 2024 ACHP:

1. Policy Priority #1: Address Inequities in Housing

The Housing Task Force is committed to directly addressing the effects of systemic racism and working to improve access and equity throughout the affordable housing field. Despite their intention, federal, state, and local policies have often kept non-white, lower-income, and rural populations from fully reaping the social and financial benefits linked to secure and affordable housing. Even with federal legislation banning discrimination in the housing and financial markets, including through the Fair Housing Act, Community Reinvestment Act, and Equal Credit Opportunity Act, Illinois is still grappling with an entrenched legacy of discriminatory practices. This is as we continue to face challenges in the housing field including rising housing costs and interest rates, which without effective policy interventions, will further widen the racial wealth gap and exacerbate existing inequalities.

The State of Illinois, its agencies, and the Housing Task Force, are committed to directly addressing the effects of systemic racism and past government-sponsored discriminatory policies by improving access and equity throughout the affordable housing field. Furthermore, the Housing Task Force has been a source of unified conversation around addressing housing inequities since its inception. In recent years, as efforts to address inequities have picked up speed, the Housing Task Force has provided a safe place to share innovations and new ideas across agencies and with housing experts.

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

The Housing Task Force affirms that housing is a human right, and that all Illinoisians should have access to safe housing options that meet their needs and enable them to live a fulfilling and dignified life in the communities of their choice. While access matters because it facilitates choice and in turn true inclusion, it is unfortunately not guaranteed for all individuals. Moving forward, IHDA and partner agencies are committed to meeting the housing and service needs of Illinois residents by addressing longstanding and systemic inequities that challenge housing access through utilizing remaining federal and state COVID-19 funding resources such as HOME-ARP, along with new funding options.

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

It is vital that the affordable housing ecosystem operate beyond simply providing dwelling units to individual households, and instead actively engage in the essential work of ensuring resiliency for residents. Resilient communities and households can better withstand and quickly recover from major economic and environmental disruptions. Communities lacking in resiliency, place their residents at greater risk of natural disasters and profound economic hardships which could lead to job loss, financial stress, and potentially homelessness. Within this plan, two resilience subtypes are considered:

- 1) Environmental resiliency which is a community's ability to withstand extreme weather events like heat waves or flooding, the effects of which impact residents of low-income neighborhoods and communities of color

at higher rates than residents who live in wealthier areas; and

- 2) Economic resiliency which speaks to a community's ability to withstand economic shock from such events as the Housing Mortgage Crisis or the COVID-19 pandemic.

Illinois households and communities that rely on low-wage, service-industry jobs for their livelihoods are acutely vulnerable financially. Considering this, policymakers should empower communities and families through affordable housing investments that thoughtfully consider economic development potential. Possibilities of new and better paying jobs could allow families to afford necessities, including housing costs, and ideally provide them ability to save for an emergency, a key resilience strategy. In building economically vibrant communities that offer pathways to both safe, stable, affordable housing, and gainful work, we reduce susceptibility to economic and environmental shocks. As Illinois moves forward post-COVID-19, affordable housing practitioners must proactively consider how affordable housing investments and robust capacity building should be paired with increased community access to both information and market potential provided by high-speed broadband internet access. Resident and community leader's ready access to information and market potential offered by Broadband Internet is fundamental for resiliency in the modern world.

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

Illinois is rich with organizations and groups with knowledge and policy levers at their disposal to increase housing supply and affordability. Due to the COVID-19 pandemic, the state saw a robust one-time federal injection of funds for affordable housing, which State agencies and programs are still working to distribute. While the State is on a stronger footing entering 2024 than it was at the onset of the pandemic, Illinois' housing leadership network must work together to create the mutual understanding necessary to productively balance the State's myriad competing goals and shifting target areas/populations to continue making progress.

Policy Priority #1: Address Inequities in Housing

The Housing Task Force is committed to directly addressing the effects of systemic racism and working to improve access and equity throughout the affordable housing field. Despite their intention, federal, state, and local policies have often kept non-white, lower-income, and rural populations from fully reaping the social and financial benefits linked to secure and affordable housing. Even with federal legislation banning discrimination in the housing and financial markets, including through the Fair Housing Act, Community Reinvestment Act, and Equal Credit Opportunity Act, Illinois is still grappling with an entrenched legacy of discriminatory practices. This is as we continue to face challenges in the housing field including rising housing costs and interest rates, which without effective policy interventions, will further widen the racial wealth gap and exacerbate existing inequalities.

The State of Illinois, its agencies, and the Housing Task Force, are committed to directly addressing the effects of systemic racism and past government-sponsored discriminatory policies by improving access and equity throughout the affordable housing field. Furthermore, the Housing Task Force has been a source of unified conversation around addressing housing inequities since its inception. In recent years, as efforts to address inequities have picked up speed, the Housing Task Force has provided a safe place to share innovations and new ideas across agencies and with housing experts

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

Address Inequities in Housing Recommendations:

1. Increase BIPOC homeownership via long-term and sustainable changes to the homebuying process; and
2. Create better access to housing in underserved communities through more equitable planning practices.

A. Homeownership Financing

1. IHDA Access Mortgage

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

Access Mortgage consists of three sub-programs, Access 4%, Access 5%, and Access 10%:

IHDA Access Forgivable (“Access 4%”)

This program 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 second mortgage is forgiven monthly over ten years. IHDA provided \$7.25 million of assistance through Access 4% to assist 1,392 households to obtain first mortgages totaling \$218 million in CY 2024.

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Adams	11	57,343
Boone	9	52,680
Bureau	5	22,200
Champaign	18	95,140
Christian	7	31,052
Clay	2	7,756
Clinton	3	17,360
Coles	4	19,440
Cook	274	1,599,617
Crawford	1	5,800
De Witt	3	15,704
DeKalb	8	45,240
Douglas	4	18,840
DuPage	22	129,280
Edgar	2	11,160
Edwards	1	3,296
Effingham	2	11,420
Fayette	3	15,524
Ford	2	10,800
Franklin	10	36,540
Fulton	10	37,416
Gallatin	1	4,840
Grundy	6	35,320
Hamilton	5	21,360
Henry	13	59,667
Iroquois	2	11,800
Jackson	5	20,620
Jefferson	22	108,502
Jersey	6	32,380
Jo Daviess	1	3,920
Johnson	1	5,196
Kane	22	132,000
Kankakee	12	62,572

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Kendall	12	72,000
Knox	4	14,548
La Salle	9	42,386
Lake	34	203,500
Lee	9	43,080
Livingston	7	34,746
Logan	9	45,356
Macon	39	199,817
Macoupin	7	24,783
Madison	106	527,412
Marion	13	52,156
Marshall	3	7,060
Mason	4	17,440
McDonough	3	9,832
McHenry	17	99,680
McLean	39	221,724
Mercer	2	9,000
Monroe	4	24,000
Montgomery	3	12,020
Morgan	2	7,800
Moultrie	2	10,360
Ogle	13	73,400
Peoria	62	287,648
Perry	3	9,076
Piatt	1	5,200
Pike	2	8,673
Pulaski	1	6,000
Randolph	7	24,184
Rock Island	43	216,344
Saline	17	66,240
Sangamon	25	116,705
Scott	1	3,500
Shelby	2	6,720
St. Clair	73	374,213
Stark	2	6,400
Stephenson	12	59,740
Tazewell	66	326,097
Union	1	3,760
Vermilion	2	7,220
Wabash	2	9,960
Warren	2	8,160
Washington	1	4,800
Wayne	6	24,372
White	12	45,220
Whiteside	8	34,816

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Will	57	334,048
Williamson	19	79,061
Winnebago	122	665,416
Woodford	5	24,320
Total	1,392	\$7,251,778

IHDA projects committing \$8.23 million in down payment assistance (“DPA”) through Access 4% to assist approximately 1,400 households totaling approximately \$225.64 million in first mortgage volume in CY 2025.

IHDA Access Deferred (“Access 5%”)

This program is designed to increase home purchase accessibility by offering a repayable second mortgage of 5% of the purchase price (up to \$7,500) in down payment and/or closing cost assistance with a 30-year fixed-rate first mortgage to qualified households across Illinois. Repayment will be deferred for 30 years, unless repaid sooner, or in the event of a refinance or sale of the property, at which time the second mortgage will become due. IHDA provided \$12.54 million of assistance through the Access 5% program to assist 1,760 households to obtain first mortgages totaling \$371.12 million in CY 2024.

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Adams	2	13,625
Bond	5	30,850
Boone	22	163,500
Bureau	4	23,750
Carroll	3	19,800
Champaign	22	157,202
Christian	2	15,000
Clinton	2	11,670
Coles	1	7,500
Cook	706	5,229,641
De Witt	6	39,680
DeKalb	25	186,750
Douglas	1	6,750
DuPage	74	552,675
Edgar	1	5,750
Effingham	1	7,500
Fayette	1	6,100
Ford	2	12,375
Franklin	3	18,695
Fulton	14	63,690
Gallatin	1	7,500
Greene	1	7,500
Grundy	17	127,369
Hamilton	1	3,700
Henry	3	18,750
Iroquois	6	40,750
Jackson	3	19,250

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Jasper	1	3,345
Jefferson	4	18,765
Jersey	2	13,150
Johnson	1	7,000
Kane	72	535,465
Kankakee	18	122,765
Kendall	19	142,500
Knox	3	13,570
La Salle	18	126,755
Lake	91	676,825
Lee	3	20,850
Livingston	10	64,685
Logan	8	49,225
Macon	14	89,585
Macoupin	5	32,025
Madison	24	159,833
Marion	8	44,505
Marshall	4	21,288
Mason	3	14,295
McDonough	5	23,725
McHenry	54	404,250
McLean	39	284,525
Menard	1	3,150
Mercer	2	9,695
Monroe	1	7,500
Montgomery	3	19,000
Morgan	2	11,495
Ogle	8	55,995
Peoria	47	287,855
Perry	3	18,920
Piatt	5	34,295
Pike	1	5,750
Randolph	2	10,569
Rock Island	25	154,837
Saline	1	4,890
Sangamon	8	56,475
St. Clair	11	68,200
Stephenson	7	43,370
Tazewell	33	208,532
Vermilion	11	54,722
Warren	1	6,750
Whiteside	6	31,915
Will	134	998,500
Williamson	5	29,400
Winnebago	101	706,910

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Total	1,760	\$12,541,608

IHDA projects committing \$13.80 million in DPA through Access 5% to assist approximately 1,850 households totaling approximately \$380.42 million in first mortgage volume in CY 2025.

IHDA Access Repayable (“Access 10%”)

This program 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 is monthly amortizing over a 10-year period at 0% interest rate. IHDA provided \$16.53 million of assistance through the Access 10% program to assist 1,701 households to obtain first mortgages totaling \$343.25 million in CY 2024.

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Adams	6	59,413
Boone	16	158,008
Bureau	7	68,707
Carroll	1	6,700
Champaign	32	312,252
Christian	4	31,212
Clay	5	44,948
Clinton	3	26,607
Coles	4	36,800
Cook	642	6,361,798
Crawford	1	6,446
De Witt	5	40,980
DeKalb	17	169,083
Douglas	2	17,050
DuPage	59	586,327
Ford	2	19,667
Franklin	4	29,783
Fulton	5	41,535
Greene	1	8,200
Grundy	7	69,333
Hardin	1	3,722
Henry	2	14,276
Iroquois	2	19,917
Jackson	1	6,250
Jasper	1	9,833
Jefferson	2	15,664
Jersey	3	27,029
Jo Daviess	2	19,300
Kane	59	585,479
Kankakee	34	337,083
Kendall	26	257,563

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Knox	4	39,338
La Salle	21	199,555
Lake	70	695,251
Lee	4	39,833
Livingston	5	44,967
Logan	13	121,342
Macon	8	68,269
Macoupin	6	55,386
Madison	25	242,184
Marion	4	37,652
Marshall	1	9,990
Mason	2	18,500
Massac	3	27,434
McHenry	53	525,784
McLean	29	288,567
Monroe	1	9,917
Montgomery	3	25,773
Morgan	5	47,600
Ogle	15	142,250
Peoria	22	203,125
Perry	2	12,767
Piatt	6	51,965
Randolph	3	21,432
Richland	1	10,000
Rock Island	13	120,683
Sangamon	23	215,707
Shelby	1	9,917
St. Clair	15	143,426
Stark	4	32,642
Stephenson	32	287,993
Tazewell	32	293,120
Vermilion	6	45,448
Washington	2	19,917
Whiteside	12	111,240
Will	102	1,013,561
Williamson	9	79,155
Winnebago	184	1,792,145
Woodford	4	39,750
Total	1,701	16,534,548

IHDA projects committing \$19.31 million in DPA through Access 10% to assist approximately 1,900 households totaling approximately \$387.47 million in first mortgage volume in CY 2025.

2. SmartBuy

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

borrowers across Illinois affected by increasing student loan debt. IHDA will provide a safe, affordable 30-year fixed rate first mortgage with \$5,000 for down payment and/or closing cost assistance. The funds were provided in the form of a recorded second mortgage, 0% deferred (due upon sale, payoff, transfer, or refinance of the first mortgage). In addition, IHDA provided 15% of the purchase price (up to \$40,000) in assistance for student loan debt to borrowers looking to buy a home. Potential borrowers must have at least \$1,000 in student loan debt and must pay off their full remaining student loan balance at loan close. While the program was suspended in May 2021 due to lack of funding, it was reopened in December 2024. No assistance was provided in CY 2024.

In CY 2025, IHDA projects committing approximately \$22.50 million in DPA through SmartBuy to assist approximately 500 households totaling approximately \$115 million in first mortgage volume.

3. Opening Doors

The Opening Doors program, launched by IHDA in December 2020 was designed to increase home purchase accessibility for low and moderate-income homebuyers across Illinois. IHDA provided a 30-year first mortgage with a fixed interest rate with down payment and/or closing cost assistance. The assistance came as a forgivable second mortgage in the amount of a flat \$6,000 that will be forgiven monthly over five years. IHDA provided \$1.52 million of assistance through the Opening Doors program to assist 254 households to obtain first mortgages totaling \$41.96 million in CY 2024.

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Bureau	1	6,000
Christian	1	6,000
Cook	92	552,000
De Witt	1	6,000
DeKalb	4	24,000
DuPage	6	36,000
Ford	2	12,000
Franklin	1	6,000
Fulton	3	18,000
Grundy	2	12,000
Hamilton	1	6,000
Hancock	2	12,000
Henry	2	12,000
Jackson	1	6,000
Jersey	1	6,000
Kane	5	30,000
Kankakee	3	18,000
Kendall	2	12,000
Knox	1	6,000
La Salle	4	24,000
Lake	11	66,000
Logan	2	12,000
Macon	3	18,000
Macoupin	1	6,000
Madison	12	72,000
McDonough	1	6,000
McHenry	5	30,000
McLean	7	42,000
Morgan	1	6,000

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Ogle	3	18,000
Peoria	10	60,000
Perry	1	6,000
Pike	1	6,000
Rock Island	6	36,000
Sangamon	2	12,000
St. Clair	6	36,000
Stephenson	1	6,000
Tazewell	10	60,000
Union	1	6,000
Vermilion	2	12,000
Warren	1	6,000
Whiteside	4	24,000
Will	2	12,000
Winnebago	26	156,000
Total	254	\$1,524,000

The Opening Doors program closed November 2023 and at this time IHDA does not plan to reopen the program in CY 2025.

4. Illinois HFA1

Launched on June 1, 2023, Illinois HFA1 was designed to increase home purchase accessibility by offering a flat \$10,000 repayable second mortgage in down payment and/or closing cost assistance with a 30-year fixed rate mortgage to qualified households across Illinois. Repayment will be deferred for 30 years, unless repaid sooner, or in the event of a refinance or sale of the property, at which time funds will become due.

In CY 2024, IHDA provided \$90 thousand in assistance through the Illinois HFA1 program to assist nine households to obtain first mortgages totaling \$1.97 million.

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Cook	5	50,000
Kankakee	1	10,000
Lake	2	20,000
Winnebago	1	10,000
Total	9	\$90,000

The Illinois HFA1 program closed September 2023 and at this time IHDA does not plan to reopen the program in CY 2025.

5. Habitat for Humanity – Community Impact Loan Fund

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

Funding Round	Time Period	Funds Awarded	Number of Awards	Homeowners Assisted	Total Funds Disbursed
Round 4	February 2020 – February 2026	\$2,000,000	1	80 to date	\$1,505,000 to date

In February 2024, IHDA’s Board approved a resolution increasing the down payment assistance amount for 50% AMI households from \$20,000 to \$25,000 and for 80% AMI households from \$15,000 to \$20,000. Additionally, IHDA’s Board approved a 2-year extension to Round 4; the round is set to terminate February 27, 2026.

In CY 2024, \$590,000 was disbursed under Round 4 to assist 29 income-qualified homebuyers.

6. USDA Rural Development Section 502 Loan Program

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

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

In 2024, the USDA Rural Development committed \$11.9 million towards its rural homeownership direct loans, which provided 81 direct loans to very low- and low-income rural families. USDA Rural Development committed \$135.7 million towards guaranteed rural housing loans which assisted 1,124 low- and moderate-income rural families.

B. Housing Counseling Programs

1. Housing Counseling Resource Program

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

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

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

In February 2024, FHLBC announced that they would be awarding IHDA an additional \$1 million to disburse during the third year of the Program which runs from July 1, 2024, to June 9, 2025. In April 2024, the IHDA Board approved these additional funds in an aggregate amount of \$1 million between 20 housing counseling agencies.

Agencies report quarterly on their activities in increasing their reach to minority and low- and moderate-income homebuyers. In CY 2024, \$1,240,526 was disbursed to housing counseling agencies who assisted 11,270 potential homebuyers in one-on-one counseling and group homebuyer education, which helped support agencies existing in the program create 963 new homeowners.

2. Housing Stability Counseling Program

The Housing Stability Counseling Program (“HSCP”), administered by NeighborWorks America supports housing counseling services for households facing housing instability, such as eviction, default, foreclosure, loss of income, or homelessness. Eligible applicants included HUD-approved intermediaries, state housing finance agencies or NeighborWorks network organizations.

Following a Request for Application (“RFA”) process, IHDA was granted \$2,858,550 by NeighborWorks. To facilitate administration of the program, IHDA held an application round which received 22 applications totaling \$3.80 million in funding requests. Ultimately 21 grantees were approved for a combined \$2.70 million in funding. IHDA administered HSCP via a network of HUD-approved housing counseling agencies with demonstrated experience in providing housing stability counseling services to clients. HSCP eligible activities fall into three categories: counseling, program support, and operational oversight. The housing counseling agencies are paid based on approved files for clients they counsel, and they are eligible to receive program related support for their administrative costs.

In late 2022, NeighborWorks announced an extension of the program for an additional 12 months to February 28, 2024, and a program performance extension to March 31, 2024. IHDA applied for an extension and additional reallocation of funds. The program expired in March 2024.

In CY 2024, 287 unique households were assisted and \$739,440 was disbursed under the program before it closed operations.

3. Cook County Mortgage Foreclosure Mediation Program

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

Following reactivation in CY 2021, IHDA held an application funding round with five awards made. Program activity under Round 6 began in October 2021. Presently, the active CCMFMP program agreements are set to end November 30, 2026.

In July 2024, one agency decided to terminate their grant agreement; the program now has a total of four program partners. In CY 2024, 708 households were assisted in legal services by housing counseling agencies, and \$54,000 was disbursed.

C. Multifamily Financing

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

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

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

IHDA’s LIHTC program is governed by its Qualified Allocation Plan (“QAP”), which sets forth the application requirements, selection criteria, and rules under which IHDA provides LIHTC funding for affordable housing development. In accordance with its biannual update of the policy document, IHDA released the 2024-2025 QAP in the fall of 2023. This QAP outlined three explicit policy priorities, informed by and aligned with IHDA’s other policy objectives and legislatively mandated plans. These policy priorities were: Statewide Equity, Most Vulnerable

Populations, and Sustainability and Energy Efficiency. The three policy priorities are embedded in both the QAP’s mandatory requirements and scoring incentives and promote developments which include commitments to serving and expanding access to these priorities.

As a part of its commitment to providing funding for the state’s most vulnerable populations, the 2024-2025 QAP introduced a Permanent Supportive Housing (“PSH”) Track Scoring option for developments seeking 9% tax credits that commit at least 30% of their units to serving supportive housing populations. Developments not pursuing the PSH Track Scoring option under a 9% competitive funding round were able to instead utilize a standard “General Track Scoring” option, which includes various point incentives for developments serving any or all the QAP’s three policy priorities.

The 2024-2025 QAP was approved by IHDA’s Board in October 2023. While applications seeking 4% tax credits are accepted on an ongoing basis throughout the tenure of the QAP, IHDA holds one annual competitive funding round for applications seeking 9% tax credits.

In July 2024, under its 2024 9% LIHTC program, the IHDA Board made awards to 16 developments, three of which utilized the PSH Track Scoring option, totaling more than 23.8 million in federal 9% tax credits. Additionally, the IHDA Board simultaneously approved gap financing, or subordinate resource requests to the awarded developments under the 9% tax credit round totaling more than \$45.1 million. These investments will finance the creation and/or preservation of 792 affordable units across Illinois, 218 of which will be dedicated to serving supportive housing populations. For more details on the CY 2024 LIHTC program, please see the Housing Production Plan Tables in the back of this report. Below are 2024 and 2025 LIHTC program deadlines.

2024 LIHTC Program Application Deadlines	
2024 9% LIHTC Program Timeline	
2024 PPAs Due	12/8/2023
PPA Notification to Sponsors	2/2/2024
2024 Applications Due	3/29/2024
9% Recommendations to IHDA Board	7/19/2024
2024 4% LIHTC Program Timeline	
PPAs Due	On a rolling basis, 45 days prior to 4% determination request
Applications Due	Accepted on a quarterly basis with approved PPA through December 31, 2023
2025 LIHTC Program Application Deadlines	
2025 9% LIHTC Program Timeline	
2025 PPAs Due	10/7/2024
PPA Notification to Sponsors	12/13/2024
2025 Applications Due	3/6/2025
9% Recommendations to IHDA Board	6/20/2025

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

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

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

In CY 2024, IHDA approved \$8,242,130 in State Donation Tax Credit funding for six developments comprising 83 affordable units.

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

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

Administered by the U.S. Department of Housing and Urban Development (“HUD”), HOME provides formula grants to states and localities that communities use to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership to low-income people. HOME funds are awarded annually to participating jurisdictions (“PJs”) as defined by HUD. As a PJ under HOME, IHDA directs this resource toward funding affordable rental housing.

In CY 2024, IHDA’s Board approved \$65,827,211 in HOME allocations to help finance 344 affordable units in 15 multifamily developments.

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

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

In CY 2024, IHDA committed IAHTF funds to 26 multifamily development awards totaling \$72,239,778 in financing for 1,096 affordable units. Of that amount \$58,045,354 was first year financing for 896 units, and \$14,194,424 was multi-year financing to preserve 200 units.

4. IHDA Bond Financing

As an issuer of taxable and tax-exempt bonds, IHDA uses the proceeds to finance the creation and preservation of affordable housing. In CY 2024, IHDA’s Board approved \$167,168,000 in tax-exempt bonds to support 9 multifamily developments representing 1,156 affordable units. For taxable bonds, IHDA’s Board approved \$1,805,000 in bond proceeds to support one multifamily development representing 70 affordable units.

5. IHDA First Mortgage Loans

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

In CY 2024, IHDA awarded a combined \$6,050,000 in first mortgage loans to support two developments representing 239 affordable units.

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

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

In CY 2024 IHDA’s Board approved \$26,387,000 in funding for eight multifamily projects representing 450 affordable units.

D. Legislation and Policy Initiatives

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

The Next Gen Capacity Building Initiative offers capital, affordable housing development training, and technical assistance to emerging developers across the state with the goal of having the participants entering and succeeding in LIHTC. Priority is given to applicants with geographic diversity and BIPOC developers who have had challenges accessing cost effective capital. IHDA works closely with Local Initiatives Support Corporation (“LISC”), the designated technical assistance partner and community development financial institution tasked with implementing

the grant. In October 2024, IHDA and its partner LISC announced an open application round for emerging developers to apply and be part of the second training cohort of Next Gen. In November 2024, the inaugural cohort of Next Gen participants presented their capstone projects to a panel of affordable housing development practitioners and completed the training component of the program.

In CY 2024, \$84,154 was disbursed under the program.

Policy Priority #2: Advance Access for Priority Populations

The Housing Task Force affirms that housing is a human right, and that all Illinoisians should have access to safe housing options that meet their needs and enable them to live a fulfilling and dignified life in the communities of their choice. While access matters because it facilitates choice and in turn true inclusion, it is unfortunately not guaranteed for all individuals. Moving forward, IHDA and partner agencies are committed to meeting the housing and service needs of Illinois residents by addressing longstanding and systemic inequities that challenge housing access through utilizing remaining federal and state COVID-19 funding resources such as HOME-ARP, along with new funding options.

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

Advance Access for Priority Populations Recommendations:

1. Create new funding and capacity building opportunities for construction, rehabilitation, and technical assistance; and
2. Connect housing and service resources to best serve the priority populations.

A. Homeowner Assistance Programs

1. Specially Adapted Housing Grant for Veterans

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

Funded through the Illinois Affordable Housing Trust Fund, eligible veterans or service members may receive an IDVA grant for no more than 25% of the outstanding mortgage of a specially adapted house or \$15,000; whichever is less.

IDVA did not report activity under this program for CY 2024.

B. Multifamily Financing

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

As part of IHDA's 2019 Capital Bill funding allocation, the Authority created the Housing for Justice Involved Individuals Program. Individual projects can ask for up to \$475,000 to fund the acquisition, new construction, and/or rehabilitation of housing that serves individuals exiting the criminal justice system, jail, or prison. Housing is intended to be transitional and provide appropriate supportive services to facilitate the movement into permanent housing.

The first HJIIP RFA was released in January 2022. IHDA's Board approved 28 developments, though three projects opted to leave the program. IHDA has closed on 18 developments and anticipates closing the remaining seven in 2025.

The second HJIIP RFA was released in May 2024. Concept meetings took place in July, and applications were due September 27, 2024. In total, IHDA received 25 applications requesting more than \$11.87 million in funding, spanning six counties across Illinois. After evaluating the applications based on several key metrics, including development team capacity and strength of social services, IHDA's Board approved 22 developments totaling \$10.45 million in funding, which are shown in the corresponding reference table below. The HJIIP projects approved in 2024 will preserve or create 174 beds which will include six existing beds and 168 new beds.

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

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

Development Name	Sponsor	HJIIP Beds	2024 Board Approved Funding
City of Chicago			
3936 W. 21 st Street Housing for Justice Involved Individuals	Safer Foundation	4	\$475,000
146 N. Central Housing for Justice Involved Individuals	Safer Foundation	8	\$475,000
WIN WATCH Independent MU Living #2	WIN Recovery Pathway	5	\$475,000
PRCC's Housing for Justice Program	Puerto Rican Cultural Center	4	\$475,000
Prentice Place Improvement Project	Prentice Place	20	\$475,000
Reentry Community Housing Initiative (GRO #1)	GRO Community	12	\$475,000

Development Name		Sponsor	HJIP Beds	2024 Board Approved Funding
Hardin House Emerald		Hardin House	16	\$475,000
Ubuntu House		CP2, LLC & Firehouse Community Arts Center	8	\$475,000
Total			77	\$3,800,000
Chicago Metro				
Dixmoor Gardens	LifeHouse Group	Dixmoor	9	\$475,000
CIIC Empowerment Estates Site 1	Challenge II Change	Aurora	12	\$475,000
CIIC Empowerment Estates Site 2	Challenge II Change	Aurora	4	\$475,000
CIIC Empowerment Estates Site 3	Challenge II Change	Aurora	4	\$475,000
Southwest Reentry Expansion	BEDS Plus Care, Inc.	Southwest Cook County	4	\$475,000
Radical Hospitality House	Radical Hospitality Ministries	Wheaton	4	\$475,000
Aftercare Illinois – A First Step Program	African American Christian Foundation	Oak Park	5	\$475,000
VOA Elgin Site 1	Volunteers of America Illinois	Elgin	4	\$475,000
VOA Elgin Site 2	Volunteers of America Illinois	Elgin	4	\$475,000
SH Addison Recovery Home	Serenity House Counseling Services	Addison	10	\$475,000
Total			60	\$4,750,000
Other/Non-Metro				
WIN WATCH Independent MU Living #1	Women Recovery Pathway	Peoria	5	\$475,000
The House of Mary	House of Mary Corp	East St. Louis	10	\$475,000
Reentry Community Housing Initiative (GRO #3)	GRO Community	Rockford	10	\$475,000
Reentry Community Housing Initiative (GRO #2)	GRO Community	Peoria	12	\$475,000
Total			37	\$1,900,000
Grand Total All Set-Asides			174	\$10,450,000

2. Rental Housing Support Program

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

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

In 2024, IHDA committed a total of \$18,548,719 to the RHSP program for the continued support of 352 units. Activity under the two sub-programs is provided below. Additionally, for CY 2025, IHDA projects committing \$22 million to the RHS program and an additional \$4 million to new LTOS to be made available for approved developments as part of the Permanent Supportive Housing RFA Round.

Rental Housing Support – Local Administering Agencies

IHDA administers the program overall, but contracts with LAAs around the state who manage the program in their respective communities, including finding and screening eligible tenants. LAAs who currently work with RHS are listed in the reference table below, along with their respective coverage area. In CY 2024, IHDA committed \$13,877,134 for 310 units under the RHS – LAAs.

Long Term Operating Support

On an annual basis 10% of RHSP funds are made available to the LTOS Program. LTOS provides up to 15 years of a long-term, project-based rent subsidy to newly available affordable units. This program works to increase the supply of affordable housing to households earning at or below 30% AMI. The goal being to increase the supply of affordable housing to households earning at or less than 30% AMI by providing a long-term, unit-based rent subsidy.

Starting in 2018, IHDA posted a LTOS RFA to give rental subsidies for 15 years to eligible landlords serving households referred through the Statewide Referral Network. LTOS grants were awarded to the highest scoring applications to bridge the gap between the contract rent and what extremely low-income households can afford to pay. Eligible developments must be located outside the City of Chicago, meet the accessibility requirements listed in the RFA and commit to accepting tenants referred through the SRN to be considered. In CY 2024, IHDA disbursed \$4,671,585 to four LTOS developments to continue assistance to 42 units for a period of 15 years.

Agency Name	Service Area(s)	Units	2024 Funding Award
RHSP Funding: Local Administering Agencies (LAAs)			
CEDA	Suburban Cook County	39	\$1,973,821
DuPage County Housing Authority	DuPage County	40	\$2,193,108
Housing Choice Partners	Suburban Cook County	17	\$1,115,389
Henry County Housing Authority	Henry, Mercer, Bureau, Stark, Knox Counties	25	\$849,859
Housing Forward	Suburban Cook County	37	\$1,848,050
Illinois Association of Community Action Agencies	Henry, Mercer, Rock Island, Boone, Winnebago, Adams, Brown, Pike, Schuyler, Edwards, Gallatin, Hamilton, Saline, Wabash, Wayne, White, Bond, Clinton, Marion, Washington, Clay, Effingham, Fayette, Shelby, Moultrie, Christian, Montgomery, Franklin, Williams, Jefferson, Clark, Coles, Crawford, Cumberland, Douglas, Edgar, Jasper, Lawrence, Richland, Bureau, Carroll, LaSalle, Lee, Marshall, Ogle	54	\$1,596,605
Kendall Housing Authority (handled by DuPage Housing Authority)	Kendall, Grundy County (excluding Aurora and Joliet)	29	\$1,708,550
Lazarus House	Kane County	17	\$925,888
Madison CCD	Madison County	22	\$859,036
Winnebago County Housing Authority	Winnebago, Boone & Stephenson	30	\$806,827
Total		310	\$13,877,134
Long Term Operating Support (LTOS)			
Bradford Apartments	Waterloo	8	\$1,283,850
Haven House	Metropolis	14	\$1,119,366
Heritage Landing – Mt. Vernon	Mt. Vernon	16	\$1,378,562
Las Rosas	Chicago Metro	4	\$1,246,997
Total		42	\$4,671,585

3. Rental Housing Support Program Funding Allocation Task Force

Effective July 1, 2023, **Public Act 102-1135** increased the per transaction fee that Illinois County Recorders must collect for the Rental Housing Support Program Fund for the recording of real estate documents from \$10 to \$20,

with one dollar of the fee retained by the county. Additionally, the act established a Rental Housing Support Program Funding Allocation Task Force to study and make recommendations regarding the equitable distribution of RHSP funds across the state. The task force is also asked to work with IHDA as geographic based funding allocations under RHSP are required to be adjusted due to data released by the Census Bureau for the 2020 Decennial Census.

In 2024, the task force met three times to discuss RHSP operations and potential recommendations to include in its mandated report to the Illinois General Assembly which was completed in early 2025.

4. The Re-entry Demonstration Rental Housing Support Program

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

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

At the conclusion of CY 2024 there were 37 tenants placed in re-entry units, and a total of \$529,868 was paid in subsidy for the year.

C. Resources for Most Vulnerable Populations

1. Illinois Housing Search Website

ILHousingSearch.org is an online affordable housing locator that lists available affordable housing units throughout the state. Users can search for housing by geographical location, size, price, accessibility features, amenities, and other eligibility criteria. As of December 31, 2024, about 8,200 landlords had registered over 148,000 units throughout the state, with about 1,429 units available and 2,741 wait-listed listings on the site. The site is well utilized, with over 450,000 searches in the year 2024 alone.

2. HUD Section 811 Project Rental Assistance

The Section 811 Project Based Rental Assistance Demonstration Program (“Section 811 or “811”), funded by HUD, assists low-income households with long-term disabilities to live independently in the community by providing a project-based rental subsidy to support affordable housing with voluntary services and supports.

Through this program, IHDA works with affordable housing development owners to set aside units for eligible 811 populations through a Rental Assistance Contract (“RAC”). The program assists Illinois in its efforts to meet obligations to transition away from inappropriate institutionalization, set into place by the three consent decrees (Williams, Colbert, and Ligas), as well as Money Follows the Person Program, and State Operated Developmental Center (“SODC”) closures. Since the start of the program, 424 rental units have been IHDA Board approved to receive 811 subsidies, and 362 are listed in the PAIR system. Using HUD provided funding allocations received in federal FYs 2013 and 2019, IHDA processes rental assistance subsidy payments under the existing RACs.

In CY 2024, \$4,092,300 in new subsidy was provided for 55 units administered by seven providers.

CY 2023 Board Approved Section 811 Project	811 units	Grant (RAC Subsidy Amount)
Earle Family Residences	12	\$909,060

CY 2023 Board Approved Section 811 Project	811 units	Grant (RAC Subsidy Amount)
Taylor Place Apartments	8	\$624,600
Tuckaway Townhomes (FKA Johnsborg Workforce)	5	\$310,500
Wildwood Trace	8	\$596,160
Greenhaven Apartments (FKA Quentin Apartments)	9	\$670,680
Wildwood Commons	2	\$149,040
Casa Yucatan (4%)	11	\$832,260
Totals	55	\$4,092,300

3. Statewide Referral Network

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

Embedded within the State of Illinois’ housing locator website (ILHousingSearch.org) is a password-protected login through the Pre-Screening, Assessment, Intake and Referral (“PAIR”) module for SRN and Section 811 units. Launched in June 2015, the PAIR module is a waitlist management system managed by the Illinois Department of Human Services (“DHS”) and IHDA, supported by the Department of Healthcare and Family Services and the Department on Aging. There are over 3,100 units available within the SRN. As IHDA continues to create additional developments with SRN units, this number is expected to grow.

4. Permanent Supportive Housing Development Program

IHDA’s Permanent Supportive Housing Development (“PSH”) Program funds developments that serve extremely low-income persons with disabilities, persons experiencing homelessness and other vulnerable populations. These developments are also encouraged to set aside units for referrals through the Statewide Referral Network. This program leverages funds from a variety of State and federal sources, including but not limited to the National Housing Trust Fund, Illinois Affordable Housing Trust Fund, federal HOME dollars, and in CY 2024 American Rescue Plan Act – State Local Fiscal Recovery Funds. Under this PSH round, additional funding was made available for developments that had healthcare and housing partnerships through the Healthy Housing, Healthy Communities (“H3C”) Initiative, which is discussed under Policy #4 Maximize Impact of New Resources and Programming by Building Partnerships and Leadership Capacity.

In CY 2024, IHDA’s Board approved \$123,080,019 in funding for 14 awarded developments under PSH Round X.

CY 2023 Board Approved PSH Project	Units	Award Amount
Impact Laramie	6	\$2,812,761
East Garfield Park Homes	24	\$10,458
Getty Garden	20	\$11,363,392
Sue’s Landing	24	\$9,147,391
Parkview Apartments	22	\$9,025,846
Villa Guadalupe	53	\$10,553,811

CY 2023 Board Approved PSH Project	Units	Award Amount
Hill Street neighborhood	24	\$8,022,497
Jonquil Terrace	25	\$9,838,643
Las Rosas	20	\$12,257,078
Phoenix Manor (H3C)	55	\$8,000,000
Hope Manor Village Joliet	48	\$10,321,363
Rock Island Veterans Housing	25	\$7,804,283
Hope Village (H3C)	24	\$7,000,000
Mason Street Apartments	23	\$6,474,734
Total	393	\$123,080,019

Also in CY 2024, IHDA released an RFA for Round XI of the PSH Development Program. Applications were due February 13, 2025. Under this PSH round, additional funding is available from the State of Illinois' allocation of HOME-ARP funding for developments that are targeted toward HOME-ARP Qualifying Populations.

5. National Housing Trust Fund

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

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

In CY 2024, IHDA’s Board awarded \$44,576,951 to create 194 units of Permanent Supportive Housing through use of NHTF funds.

6. Illinois Supportive Housing Institute

In coordination with IHDA, the Corporation for Supportive Housing (“CSH”) administers the Illinois Supportive Housing Institute (“SHI”). IHDA’s goals for the SHI are to build the capacity of emerging supportive housing developers, expand PSH across Illinois, increase participation of developers outside of the Chicago Metro Area, and solicit development proposals for PSH targeting resident populations outside the Chicago Metro Area.

In CY 2024 following an award of \$240,000, IHDA and CSH entered into a new agreement to continue the SHI for 2024-2025, a third SHI was held from March-July 2024 with 11 participating development teams, and CSH and IHDA announced a 2025 SHI in November 2024.

7. Illinois Supportive Living Program

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

By providing personal care and other services, residents can live independently and choose what services they receive. HFS currently operates this program through a Medicaid 1915 (c) waiver, which allows payment for services that are not routinely covered by Medicaid. These include intermittent nursing, personal care, homemaking, laundry, maintenance, medication supervision, meals, social activities, recreation, arranging or providing transportation, health promotion and exercise and 24-hour staff to meet residents scheduled and unscheduled needs. The resident is responsible for paying the cost of room and board at the SLP community. In 2024, there were 166 providers with a capacity of 13,573 apartments. Of the 166 SLP communities, 11 SLPs serve people aged 22 to 64 with physical disabilities and 21 SLPs serve residents aged 65 years or older with a diagnosis of Alzheimer’s disease, dementia, Pick’s disease, brain injury or atrophy. In all, there are SLP communities in 74 counties in Illinois. The Centers for Medicare and Medicaid Services (“CMS”) has defined the Illinois SLP program as meeting the requirements of a “community-based setting.” Supportive Living Program providers are among the State’s nine current Medicaid waivers.

In 2024, HFS committed \$360,504,801 towards its Supportive Living Program, assisting 12,935 individuals.

D. Homelessness and Interagency Collaboration

1. Illinois Interagency Council on Homelessness

Since its inception in September 2021, the Illinois Interagency Task Force on Homelessness and Illinois Advisory Council on Homelessness have worked with the leadership of the Office to Prevent and End Homelessness to coordinate State of Illinois agency strategies and investments and partnering with the community to build a strong safety net and permanent housing for Illinoisans facing homelessness and housing insecurity.

In October 2024, the Interagency Task Force on Homelessness released the next State plan to end homelessness **Home Illinois: Illinois’ Plan to Prevent and End Homelessness, FY 2025-2026**. Spanning 16 state agencies, the plan includes policy, program, and process commitments to end homelessness. The plan framework includes a baseline of addressing racial equity, with four pillars of building more affordable and permanent supportive housing, bolstering the safety net, increasing financial security, and closing the mortality gap.

The plan includes housing projections on the amount of housing that would need to be created to meet the functional zero goal. The projections utilized the Homeless Management Information System (“HMIS”), Homeless Inventory Count (“HIC”) data, and the HUD Stella Modeling tool (“Stella M”). These data sources and tools were used to calculate the annual inflow, outflow, and unmet need. Based on these data points and assuming current trends continue, the Stella M system helped quantify the number of additional beds needed across the State of Illinois to meet functional zero. The model estimates the need for a total of 27,147 additional temporary and permanent housing units to reach functional zero. 10,972 of the 27,147 units would be classed as permanent supportive housing and other supportive housing (“PSH/OPH”). Additional analysis estimates a need for 4,913 units of transitional and permanent housing to support residents exiting incarceration and 13,974 units to support doubled up families identified in the education system.

The Office to Prevent and End Homelessness (“OPEH”), in partnership with UIC’s Institute for Research on Race and Public Policy convened a roundtable of Black leaders from across the state to discuss Black homelessness and reducing racial disparities in homelessness. In partnership with UIC, this roundtable effort included focus groups from across the state, a photojournalism project to capture the experiences of Black Illinoisians with lived experience, and a comprehensive report, “Black Homelessness in Illinois: Structural Drivers of Inequality,” detailing current disparities and recommendations to reduce the disproportionate impact that homelessness has on Black Illinoisians.

2. Interagency Working Group on Poverty and Economic Security

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

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

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

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

Since passage of the Strategic Plan in 2022, the IWGP has worked to support implementation. The IWGP has developed status updates on State actions being taken to advance each of the strategic pillars and conveyed those updates to the full Commission. In addition, IWGP members participate in subcommittees, of which there are five (one for each strategic pillar). Pillar 2 focuses on stabilizing homes and communities. IWGP-supported State actions in FY 2024 included supporting OPEH in its efforts to reach functional zero homelessness and supporting IHDA in the production of supportive housing units. IWGP member agencies also worked on housing stabilization for those with serious mental illness, substance use disorders, and re-entering citizens coming back to community from incarceration. The IWGP will continue these efforts in the coming year, continuing to seek ways to decrease the rates of poverty in Illinois.

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

It is vital that the affordable housing ecosystem operate beyond simply providing dwelling units to individual households, and instead actively engage in the essential work of ensuring resiliency for residents.

Resilient communities and households can better withstand and quickly recover from major economic and environmental disruptions. Communities lacking in resiliency, place their residents at greater risk of natural disasters and profound economic hardships which could lead to job loss, financial stress, and potentially homelessness.

Within this plan, two resilience subtypes are considered:

- 1) Environmental resiliency which is a community's ability to withstand extreme weather events like heat waves or flooding, the effects of which impact residents of low-income neighborhoods and communities of color at higher rates than residents who live in wealthier areas; and
- 2) Economic resiliency which speaks to a community's ability to withstand economic shock from such events as the Housing Mortgage Crisis or the COVID-19 pandemic.

Illinois households and communities that rely on low-wage, service-industry jobs for their livelihoods are acutely vulnerable financially. Considering this, policymakers should empower communities and families through affordable housing investments that thoughtfully consider economic development potential. Possibilities of new and better paying jobs could allow families to afford necessities, including housing costs, and ideally provide them ability to save for an emergency, a key resilience strategy. In building economically vibrant communities that offer pathways to both safe, stable, affordable housing, and gainful work, we reduce susceptibility to economic and environmental shocks. As Illinois moves forward post-COVID-19, affordable housing practitioners must proactively consider how affordable housing investments and robust capacity building should be paired with increased community access to both information and market potential provided by high-speed broadband internet access. Resident and community leader's ready access to information and market potential offered by Broadband Internet is fundamental for resiliency in the modern world.

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

Support Economic Resiliency and Energy Efficiency in Affordable Housing Recommendations:

1. Position affordable housing as a tool to support economic development in underserved lower-income rural communities across Illinois;
2. Better connect housing, economic development, and business entities; and
3. Connect housing, economic development and energy efficiency/renewable energy resources and programs.

A. Community Revitalization Programs

1. Land Bank Technical Assistance Program

IHDA established the Land Bank Technical Assistance Program funded by the Illinois Affordable Housing Trust Fund after two successful rounds of the Land Bank Capacity Program and Technical Assistance Network funded by the National Foreclosure Settlement. Under the program, technical assistance can be provided to any Illinois unit of local government outside of Cook County, which is interested in forming or joining a land bank.

TA Program Eligible Grant Activities include the following:

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

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

Under a second round of the program, two awards totaling \$500,000 (\$250,000 each) were approved for the existing TA Providers. This round will terminate on June 17, 2025. Across CY 2024, \$172,684 was disbursed for program activity and a combined 606 hours of technical assistance were given; a combined eight entities were assisted by the TA providers, which includes three land banks and five units of local government.

In total, six land banks have been created to date and are stabilizing neighborhoods and advancing the reinvestment and redevelopment goals of the members (municipalities and counties).

2. Strong Communities Program

Created in 2020, using Capital Bill funds, the Strong Communities Program (“SCP”) provides grants to municipalities, counties, and land banks to return vacant and abandoned residential properties to productive and taxable use through rehabilitation and provides funds for demolition in cases where properties are beyond repair and negatively impacting surrounding neighborhoods. SCP aims to increase property values, create jobs, help reduce crime, generate additional tax revenue, and attract further community investment.

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

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

SCP Funding Round	Time Period	Funds Awarded	Number of Awards	Unique Properties Receiving Services
Round 1	March 2021 - March 2023	\$10M	68	554
Round 1.5	April 2022 – April 2024	\$4,309,403.92 (not to exceed)	48	201
Round 2	March 2023 – November 2025	\$19,021,000	68	212 to date

In CY 2024, a total of \$3,974,870 was disbursed to assist 413 unique properties under active rounds of the program.

B. Homeowner Assistance Programs

1. Home Repair and Accessibility Program

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

Round 1 of HRAP is planned to expire in March 2025. In May 2024, the IHDA Board approved a resolution to allocate a total of \$2.9 million in additional awards to the highest performing grantees at the end of year one of HRAP Round 1. This \$2.9 million came from two sources: \$1.2 million in funds from two HRAP Round 1 awardees who did not close on their grant and one HRAP Round 1 grantee who elected to terminate their grant agreement, and \$1.7 million in undisbursed funds from Round 3 of the Home Accessibility Program (HAP). The new funding total for HRAP Round 1 is \$17,700,000.

In CY 2024, \$6,681,399 was disbursed to assist 218 households.

2. Illinois Homeowner Assistance Fund Home Repair Program

Funded with \$28,750,000 in American Rescue Plan Act ("ARPA") dollars, the Illinois Homeowner Assistance Fund Home Repair Program ("HAFHR") provides grants ranging from one to five million dollars to eligible nonprofits and/or units of government with demonstrated experience in owner occupied home repair. Under the program, the grantee organizations will in turn make home repair grants up to \$60,000 per eligible homeowner to address critical home maintenance needs that were delayed and exacerbated due to the COVID-19 pandemic. Eligible repairs will maintain the habitability of the home and prevent homeowner displacement, including safety repairs, code violation repairs, roofing, electrical/plumbing systems, and modifications or improvements to allow elderly or disabled persons to age in place.

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

In CY 2024, \$2,047,683 was disbursed to assist 36 unique households.

3. Community Development Block Grant Housing Rehabilitation Program

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

In 2024, the Community Development Block Grant Housing Rehabilitation Program committed \$8.4 million to assist 130 households throughout Illinois.

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

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

impairments.

In 2024, the USDA Rural Development committed \$948,000 towards its rural Section 504 loan program, which assisted 86 very low- and low-income rural households across Illinois.

In 2024, the USDA Rural Development committed \$1.6 million towards its rural Section 504 grant program, which assisted 59 very low-income rural households across Illinois.

5. [USDA Rural Development 504 Rural Disaster Home Repair Grant Program](#)

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

In 2024, the USDA Rural Development committed \$926,000 towards the 504 Rural Disaster Home Repair Grant Program, which assisted 45 low- and very low-income households in an eligible rural area in Illinois.

6. [Illinois Low Income Home Energy Assistance Program](#)

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

In CY 2024, over \$281 million in LIHEAP funds were utilized to assist 361,094 households throughout Illinois.

7. [Home Weatherization Assistance Program](#)

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

In CY 2024, over \$62 million in IHWAP funds were distributed to assist 3,254 Illinois households.

C. [Technical Assistance and Capacity Building Programs](#)

1. [Community Revitalization Technical Assistance Network](#)

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

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

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

To date, IHDA’s CR Technical Assistance has been provided to developers and city officials/local champions in more than 160 communities throughout the state. The below table provides information on the types of technical assistance being provided to individual projects/communities.

Community Revitalization Technical Assistance Type	CY 2024
Traditional Community Revitalization Partnerships	10
Low Income Housing Tax Credit Applications with Community Revitalization (9% and 4%)	24
Community Revitalization: Discussion Phase/Inactive	27

2. 9% LIHTC Community Revitalization Plans

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

In CY 2024, 44 full developer applications were submitted for LIHTC funding, of which 18 developments intended to score under the traditional Community Revitalization scoring category, and 15 developments attempted to supplement their Quality of Life Index score with Community Revitalization indicators. Ultimately, 16 developments were awarded credits with five of those having scored under the Community Revitalization category.

9% LIHTC Round	Full Applications Submitted	Full Applications with Community Revitalization	LIHTC Allocations Awarded	Awardees with Community Revitalization	Awardees that received CRTA
2024	44	18	16	15	5

3. IHDA Market Tools

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

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

- **Quality of Life Index (“QOLI”)** is a census tract-based planning tool intended to determine areas of high livability. It is meant to bring awareness to where communities are strong and where they can improve the quality of life for their residents. The QOLI is currently one option to obtain points in the QAP under the Community Characteristics scoring section.
- The **IHDA Market Analysis Application** summarizes economic, demographic, and housing information based on the market area that a user selects, providing functionality that enables users to conduct their own assessment of market needs to be served by their ideas.
- **Revitalization Impact Areas (“RIAs”)** are targeted geographic areas that demonstrate the most commonly noted market conditions suggesting that concerted community development planning would be especially

beneficial.

- The **Affordable Rental Unit Survey (“ARUS”)** measures the number of rental units in a specific census tract that are affordable to households earning various percentages of AMI and can be used to target underserved income levels.
- The **Affordability Risk Index (“ARI”)** measures change over time in indicators that tend to signal decreasing affordability in a census tract and is also linked directly to points in the QAP.
- The **Food Access Tool** was developed by the Authority as a way for developers to demonstrate that their potential projects are within an acceptable distance to fresh healthy food. Affirming access to fresh food, or providing documentation that demonstrates plans to do so, is presently a requirement under the QAP.

4. Homes for a Changing Region

Sourced from the Illinois Affordable Housing Trust Fund, IHDA funds the Metropolitan Mayor’s Caucus (“MMC”) to administer the Homes for a Changing Region grant, which aims to increase the capacity of participating communities across the Chicago Metro Area to implement policies at the local level that could increase the supply of and access to a healthy range of housing options, including affordable housing.

In February 2024, IHDA entered into an agreement with MMC to fund Phase 3 of their Homes for a Changing Region program. This grant will provide \$335,000 over the course of two years to fund planning activities in seven communities, four of which must be Non-Exempt Local Governments (“NELGs”) under the Affordable Housing Planning and Appeal Act (“AHPAA”). NELGs are defined communities, have at least 1,000 persons, and have less than 10% of their total year-round occupied housing stock rated affordable per AHPAA’s terms. Throughout 2024, MMC secured partnerships and performed planning activities with five distinct communities, three of whom met the NELG requirement. The five communities include: Elmhurst (NELG), Lincolnshire (NELG), Lincolnwood (NELG), Oswego, and University Park. Action Plans for these five communities are expected to be finalized in CY 2025, and applications for the remaining two partner communities are expected to remain open through February 2025.

5. Chicago Rehabilitation Network Technical Assistance Grant

Funded through the Illinois Affordable Housing Trust Fund, the Chicago Rehabilitation Network (“CRN”) provides training and technical assistance to its nonprofit members and others through its Community Empowerment Series Workshops. CRN’s workshops combine practical tools and real-world practitioner knowledge including finance skills for real estate, proforma development, single family and multifamily housing development, project and construction management, and property and asset management.

In CY 2024, IHDA’s Board approved a renewal of the grant, set to terminate in 2026. CRN continued hosting its yearly Community Empowerment Series. In CY 2024, IHDA disbursed \$144,145 to support eight CRN workshops which totaled 16 individual class sessions, and 81 total attendees representing 47 distinct organizations.

CRN Funding Round	Time Period	Funds Awarded	Number of Awards
Round 4	September 2022 – September 2024	\$330,000	1
Round 5	October 2024 – September 2026	\$330,000	1

D. Legislation and Policy Initiatives

1. Community Land Trust Task Force

In May 2023, the Illinois General Assembly passed the Community Land Trust Task Force Act (**Public Act 103-0250**) establishing a task force with the overarching goals of understanding how community land trusts (“CLTs”) are presently in use across Illinois and how they could be more readily utilized as a tool for creating and maintaining housing affordability in the state, and for a report to be prepared and submitted no later than December 31, 2025, making specific recommendations of legislative and budgetary action that support use of CLTs to foster affordable housing and homeownership in Illinois.

In 2024, the task force met six times to discuss challenges facing CLTs such as financing, inventory, achieving scale, capacity, partnerships, and public awareness, and how through addressing these issues, CLTs can play a role in

the state’s housing affordability initiatives. Discussions culminated in December with the release of a report prepared by the Institute for Housing Studies (“IHS”) at DePaul University. The report summarizes key themes of the task force’s discussions on housing affordability challenges facing Illinois residents, how CLTs can respond to these challenges, and recommendations for the State to better support CLTs. Overall, the report calls for dedicated State funding, increased partnerships between CLTs and land banks, changes to local tax assessment and sale processes, and expanded technical assistance, among other items.

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

Illinois is rich with organizations and groups with knowledge and policy levers at their disposal to increase housing supply and affordability. Due to the COVID-19 pandemic, the state saw a robust one-time federal injection of funds for affordable housing, which State agencies and programs are still working to distribute. While the state is on a stronger footing entering 2024 than it was at the onset of the pandemic, Illinois' housing leadership network must work together to create the mutual understanding necessary to productively balance the state's myriad competing goals and shifting target areas/populations to continue making progress.

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

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

1. Coordinate policies that target inequities and promote equal access to affordable housing;
2. Expand interagency coordination to collaboratively assist priority populations;
3. Promote Illinois' housing and service resources via education, outreach, and targeted communication; and
4. Embrace innovation and resourcefulness while exploring and rethinking the reduction of barriers to affordable housing opportunities in Illinois.

A. COVID-Related Emergency Funding

1. Illinois Homeowners Assistance Fund

In response to the economic crisis caused by the COVID-19 pandemic, the Illinois Homeowner Assistance Fund (“ILHAF”) program was created using funding provided by the American Rescue Plan Act of 2021. The program which was deployed across two rounds (“ILHAF1” and “ILHAF2”), was designed to prevent mortgage delinquencies, defaults, and foreclosures for homeowners experiencing financial hardships due to the pandemic.

Under ILHAF2, homeowners were eligible for assistance up to \$60,000 to cover delinquent first, second, and third mortgages, as well as other homeowner assistance for property taxes, homeowner’s association fees, property insurance, flood insurance, lot rent, and manufactured/mobile home loans. Due to limited funds, the ILHAF2 program application portal closed October 31, 2023. Funding disbursed in CY 2024 is shown in the below table. Certain counties depict negative balances due to payments which occurred in one year and were subsequently refunded or canceled in a later year. Also, counties which are not included in the table indicate that no activity (disbursed applications or funds) occurred in CY 2024.

City	Disbursed Applications, CY 24	Amount Disbursed, CY 24 (\$)
City of Chicago	73	948,426

County	Disbursed Applications, CY 24	Amount Disbursed, CY 24 (\$)
Adams	2	5,706
Alexander	1	1,183
Bond	1	7,963
Boone	2	30,079
Carroll	1	36,084
Champaign	7	(24,636)
Coles	2	4,080
Cook	176	2,267,347
Crawford	1	4,248
Cumberland	0	(47)
DeKalb	0	(3,238)
DuPage	21	243,010
Grundy	5	78,799
Jackson	1	(715)
Jasper	1	8,865
Kane	16	231,148
Kankakee	3	1,906
Kendall	3	18,788
Knox	2	(987)
La Salle	1	12,027
Lake	21	80,471
Lawrence	1	17,747
Livingston	2	58,850
Logan	2	61,721
Macon	2	47,643
Madison	8	15,601
Marion	4	9,260

County	Disbursed Applications, CY 24	Amount Disbursed, CY 24 (\$)
Mason	1	16,391
McHenry	5	22,205
McLean	0	(3,176)
Peoria	12	51,875
Piatt	0	(1,932)
Rock Island	0	(3,409)
St. Clair	8	132,884
Saline	1	3,559
Sangamon	2	23,122
Scott	1	3,026
Shelby	1	1,206
Stephenson	0	(10,837)
Tazewell	3	30,111
Vermilion	1	10,971
Wabash	1	1,123
Washington	1	60,000
Whiteside	2	20,240
Will	26	94,382
Winnebago	9	63,192
Woodford	0	(1,888)
Total	360	3,725,948

2. Court-Based Rental Assistance Program

Launched in response to the COVID-19 pandemic, the Court-Based Rental Assistance Program (“CBRAP”) was designed to assist renters in eviction court. Since its 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 up to \$60 million, CBRAP1 was designed to assist renters in eviction court. Renters must have experienced financial hardship, directly or indirectly, due to the pandemic and may qualify for a one-time grant matched to 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. The financial assistance was paid as a grant, not to exceed \$25,000, or a total of 18 months or 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 the addition of Cook County eviction litigants, IHDA-led CBRAP2 was fully statewide in coverage. In March 2024, the grant cap was modified from \$25,000 to \$10,000, and from three future months’ rent to up to two months. Due to limited remaining ARPA funds, the CBRAP2 application portal closed May 31, 2024.

Considering the closure of CBRAP2, IHDA launched State CBRAP in 2024 which is funded through a \$75 million appropriation of General Revenue Funds (“GRF”) 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 future months’ rent.

In CY 2024, a combined \$45,326,901 was disbursed to assist 5,645 households under CBRAP. As displayed in the following tables, this includes \$31,032,237 disbursed to assist 3,794 households under CBRAP2, and \$14,294,664 disbursed to assist 1,851 households under State CBRAP. Counties which are not included in the tables indicate that no activity (disbursed applications or funds) occurred in CY 2024.

County	CBRAP2 Disbursed Applications, CY 24	Amount Disbursed, CY 24 (\$)
Adams	25	136,364
Alexander	1	3,610
Bond	1	6,300
Boone	1	7,900
Champaign	186	934,828
Christian	1	1,226
Clinton	4	22,334
Coles	10	66,848
Cook	2,075	19,005,177
Crawford	1	2,421
DeKalb	21	126,433
DuPage	208	2,057,832
Franklin	12	87,148
Fulton	1	7,800
Grundy	1	6,367
Hancock	1	4,030
Henry	4	18,389
Iroquois	1	3,246
Jackson	34	133,713
Jersey	1	4,071
Kane	135	1,255,169
Kankakee	38	247,923
Kendall	42	410,447
Knox	21	81,439
La Salle	4	34,870
Lake	104	866,575
Lawrence	2	8,037
Livingston	1	9,000
Macon	22	98,078
Madison	59	315,087
Marion	5	31,203
Massac	3	10,168
McDonough	18	86,511
McHenry	28	263,146
McLean	37	247,268

County	CBRAP2 Disbursed Applications, CY 24	Amount Disbursed, CY 24 (\$)
Menard	1	5,544
Mercer	2	12,488
Monroe	1	5,787
Morgan	2	12,467
Moultrie	4	19,252
Ogle	5	25,940
Peoria	50	309,322
Perry	1	4,900
Pulaski	1	4,155
Randolph	7	53,184
Rock Island	46	206,720
St. Clair	213	1,413,358
Saline	3	12,676
Sangamon	80	426,212
Schuyler	2	7,725
Stephenson	22	198,716
Tazewell	5	30,473
Vermilion	8	59,873
Whiteside	5	22,693
Will	83	771,470
Williamson	18	75,485
Winnebago	125	741,607
Woodford	2	11,232
Total	3,794	31,032,237

County	State CBRAP Disbursed Applications, CY 24	Amount Disbursed, CY 24 (\$)
Adams	9	41,389
Boone	3	25,364
Bureau	1	7,801
Champaign	52	263,538
Christian	2	2,820
Coles	4	14,966
Cook	1,234	10,380,824
DeKalb	10	63,398
Douglas	1	13,021
DuPage	62	524,783
Franklin	1	6,000
Fulton	1	3,018
Hamilton	1	3,344
Henderson	1	2,606
Henry	1	5,242
Iroquois	1	6,638

County	State CBRAP Disbursed Applications, CY 24	Amount Disbursed, CY 24 (\$)
Jackson	19	89,676
Jefferson	1	4,298
Jo Daviess	1	4,650
Kane	37	322,980
Kankakee	13	96,006
Kendall	9	79,597
Knox	12	45,105
Lake	31	236,528
Macon	15	69,413
Madison	20	95,660
McDonough	11	43,190
McHenry	7	69,601
McLean	18	119,600
Morgan	1	1,390
Ogle	4	15,881
Peoria	10	58,612
Piatt	2	16,230
Rock Island	21	100,635
St. Clair	102	597,136
Sangamon	34	207,280
Stephenson	4	36,138
Tazewell	2	8,858
Vermillion	1	4,694
Warren	4	12,678
Washington	1	1,500
Will	40	337,033
Williamson	3	13,288
Winnebago	44	242,254
Total	1,851	14,294,664

3. Asylum Seekers Emergency Rental Assistance Program

In CY 2024, IHDA continued to provide program operations assistance under the Asylum Seekers Emergency Rental Assistance Program (“ASERAP”) that is administered by the Illinois Department of Human Services (“DHS”). Under the program eligible participants may receive up to three months of rental assistance (plus move-in fee when applicable), with the option of one three-month renewal, not to exceed six months of rental assistance in total, as individuals transition from temporary shelter stays into affordable rental housing. In CY 2024, \$20,811,159 was disbursed for 3,523 approved applications.

County	Disbursed Applications, CY 24	Amount Disbursed, CY 24 (\$)
Cass	1	3,000
Cook	3,451	20,449,576.32
DuPage	3	22,400
Kane	2	8,820

County	Disbursed Applications, CY 24	Amount Disbursed, CY 24 (\$)
Kankakee	5	22,110
Knox	1	4,220
Lake	9	44,971
McHenry	1	6,300
Will	42	214,746
Winnebago	8	35,016
Total	3,523	20,811,159

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

Key to the successful administration of its COVID-19 assistance programs, IHDA partners with Housing Stability Services (“HSS”) partners, which are housing counseling agencies, community-based organizations, and non-profit organizations including legal assistance groups, to assist with community outreach and information dissemination, client intake, and associated assistance/follow up, and equipment and technology to facilitate in support of the programs. The following are summaries of HSS provider activity in CY 2024.

For the HSS partners connected with the Illinois Rental Payment Program (“ILRPP”), IHDA disbursed \$614,506.78 in CY 2024 for assistance with rental assistance applications. These funds were part of the \$7.1 million awarded to HSS program partners in 2021 for application assistance under rounds one and two of the Emergency Rental Assistance (“ERA”) program, CBRAP1, and ASERAP.

In CY 2024, for HSS activity under ILHAF, IHDA disbursed \$741,982.46 to the ILHAF2 program partners who provided assistance with applications for rental assistance, of which 437 were approved by IHDA. Additionally, IHDA disbursed \$1,685,347 to the Legal Aid partners who assisted as follows: provided assistance to 749 unique homeowners; completed 91 IHDA applications with clients; resolved 88 cases through mediation; accepted 586 eviction cases; and closed 658 eviction cases. Legal Aid partners also resolved 114 delinquencies and handled 116 over-grant payment cap cases. Furthermore, these partners tracked clients after six months and noted that 120 clients had retained their homes.

In CY 2024, for the HSS providers under CBRAP, IHDA ended the agency agreements awarded in late 2023, as the ARPA-funded CBRAP2 program closed mid-year. IHDA disbursed \$917,758 of the \$2.2 million awarded to the HSS program partners who assisted with CBRAP2 application submissions. There is not currently HSS support for State CBRAP.

In CY 2024, for the HSS providers under ASERAP, IHDA extended agreements through January 2025 to 13 agencies, and increased funding to four agencies who had demonstrated the most capacity to complete their grant deliverables under ASERAP2. IHDA disbursed a combined \$1,649,601 to these HSS program partners, with the Authority approving 3,536 ASERAP2 applications.

HSS Grantee Name (for ASERAP2.0)	Recommended Grant Amount, CY 24
CEDA	\$96,586
Federación de Clubes Michoacanos en Illinois dba Casa Michoacán	\$91,154
Metropolitan Tenants Organization	\$52,612
Northside Community Development Corporation	\$98,595
Total	\$338,947

5. American Rescue Plan Act: HOME-ARP

In CY 2024 IHDA finalized and published two RFAs under which to administer its HOME-ARP allocation, a funding source established by the Federal government under President Biden to assist the following qualifying populations as outlined in HUD Notice **CPD-21-10**:

- Homeless;
- At-risk of homelessness;
- Those fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; and
- Other populations where supportive services or assistance would prevent the family’s homelessness or would serve those with the greatest risk of housing instability.

Per its Allocation Plan, IHDA intends to commit funding to developments serving these Qualifying Populations under two programs: a new Non-Congregate Shelter Development Program and through IHDA’s existing Permanent Supportive Housing Development Program. Funding amounts are outlined in the table below:

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

Both programs’ RFAs were published and accepted preliminary applications for HOME-ARP funds in fall 2024. IHDA anticipates reviewing and finalizing its recommendations for HOME-ARP awards to the IHDA Board in CY 2025.

B. Healthcare and Housing Initiatives

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

IHDA was awarded a \$120,000 grant from the National Council of State Housing Agencies (“NCSHA”), with funding from the Robert Wood Johnson Foundation to support partnerships between HFAs and hospitals, health systems, insurers, and other health entities to expand financing for affordable housing. Under the purview of this grant, IHDA engaged the healthcare industry through direct outreach, network building events and project technical assistance. \$15 million in Capital Bill funding was allocated to fund affordable housing projects that had a qualifying financial commitment from the health sector. In July 2023, IHDA released H3C funding as an option in its Permanent Supportive Housing Round X RFA. In 2024, IHDA awarded 14 applications representing a total of 393 units with \$123,206,124 in funding. This included two H3C specific awards totaling \$15 million to support development of 55 PSH units. More information on IHDA’s PSH Program can be found under Policy Priority #1 Address Inequities in Housing.

2024 Housing Production Tables

A. 2024 Housing Production Plan: Multifamily Programs

Agency and Program*	Funding Source	2024 Funds Estimated	2024 Funds Committed	Priority Population		
				Low-income	Senior	Supportive
IHDA Administered						
Low Income Housing Tax Credit (9%)	Federal Credits	33,000	-	\$247,047,522	\$216,663,404	\$129,116,266
	Equity Raised	\$300,300,000	\$592,827,192			
Low Income Housing Tax Credit (4%)	Federal Credits	-	-	\$91,195,817	\$126,623,315	\$36,579,584
	Equity Raised	\$290,000,000	\$254,398,716			
Illinois State Donation Tax Credit (IAHTC)***	Donation Amount	\$49,604,032	\$8,242,130	\$7,562,576	-	\$494,554
	Tax Credit Allocation	24,802,016	29,275,543			
American Resue Plan ("ARP") – Covid-19 Affordable Housing Grant Program	Federal (ARPA)	\$201,000,000	\$48,053,674	\$18,975,836	\$21,753,030	\$7,324,808
American Rescue Plan Act ("ARP") - State Local Fiscal Recovery Funds ("SLFRF")	N/A	N/A	\$35,266,048	\$1,584,485	-	\$33,681,563
Illinois Affordable Housing Trust Fund ("IAHTF")	State (IAHTF)	\$100,000,000	\$72,239,778	\$14,642,114	\$8,597,145	\$49,000,520
National Housing Trust Fund ("NHTF")	FHFA/HUD	\$14,524,244	\$44,576,951	\$4,482,848	\$736,679	\$39,357,424
Build Illinois Capital Plan***	State (Capital Funds)	\$78,089,090	\$7,475,000	-	-	\$7,000,000
Tax-Exempt Bonds	Federal	\$400,000,000	\$167,168,000	\$59,470,950	\$100,439,462	\$7,257,588
Taxable Bonds	Private	\$50,000,000	\$1,805,000	\$1,805,000	-	-
HOME	Federal	\$19,095,801	\$65,827,211	\$30,636,830	\$10,482,408	\$24,707,973
IHDA Construction to Permanent 1st Mortgage and IHDA Permanent 1st Mortgage	Federal	\$100,000,000	\$6,050,000	\$2,550,000	\$3,300,813	\$199,187
IHDA/HUD Federal Financing Bank/US Treasury Mortgage	Federal	\$30,000,000	\$26,387,000	\$14,290,554	\$7,040,681	\$5,055,765
Other IHDA Financing**	N/A	N/A	\$1,045,719	\$1,045,719	-	-
CY 2024 Total Funds, Estimated and Committed***		\$1,722,727,188	\$1,331,362,419	\$495,290,251	\$495,636,936	\$339,775,232
Total # Units Preserved***	Single Year Financing		1,242	609	633	170
	Multi-Year Financing		287	28	259	52
Total Units***	Single Year Financing		2,659	1,356	1,339	653
	Multi-Year Financing		1,580	904	732	326
	Total		4,239	2,260	2,071	979

*The 2024 ACHP budgeted HOME-ARP funds for CY 2024 which are not reflected in the table above as funds are set to be allocated in CY 2025.

**Other IHDA Funds utilized in CY 2024 includes TCAP Funding.

***Total housing units preserved/financed as well as total funds committed, under individual priority populations may not equal overall total units preserved/financed or total funds committed as individual housing units and their respective financing sources may exist coterminously under multiple priority population categories.

B. 2024 Housing Production Plan: Single-Family Programs

Agency and Program	Funding Source	2024 Funds Estimated*	2024 Funds Committed		Priority Population(s)	Number Assisted
			1 st Mortgage	2 nd Mortgage		
IHDA Administered						
Homeownership Programs			1st Mortgage	2nd Mortgage		
Access 4%	State	\$23,725,065	\$218,000,274	\$7,251,778	Low-Income	1,392
Access 5%	State	\$4,004,933	\$371,117,429	\$12,541,608	Low-Income	1,760
Access 10%	State	\$11,593,400	\$343,251,434	\$16,534,548	Low-Income	1,701
Opening Doors**	State (Capital Bill)	\$8,556,275	\$41,957,768	\$1,524,000	Low-Income	254
SmartBuy	State (Capital Bill)	\$19,224,000	-	-	Low-Income	No program activity in CY 2024
Illinois HFA1	State	\$1,068,750	\$1,974,616	\$90,000	Low-Income	9
Habitat for Humanity: Community Impact Loan Fund	State (IAHTF)	\$400,000		-	Low-Income	29
Single Family Revitalization Grants			Grant Amount			
Home Repair and Accessibility Program	State (IAHTF)	\$6,502,500		\$2,900,000	Low-Income, Seniors, Persons with Disabilities	218
Illinois Homeowner Assistance Fund Home Repair Program	Federal (ARPA)	\$28,750,000		-	Low-Income, Moderate Income	36
Strong Communities Program***	State (Capital Bill)	\$2,250,000		-	Low-Income, Moderate-Income, Community Revitalization	413
IDVA Administered						
Adaptive Housing Program for Veterans****	State (IAHTF)	\$240,000		-	Low-Income, Other Special Needs Populations	-
DCEO Administered						
CDBG Housing Rehabilitation	Federal	\$8,400,000		\$8,400,000	Low-Income	130
Illinois Home Weatherization Assistance Program	Federal/State	\$53,200,000		\$62,271,362	Low-Income	3,254
CY 2024 Total IHDA 1st and 2nd Mortgage Funds Committed			\$976,301,521	\$37,941,934		
CY 2024 Total Funds Estimated and Committed, and Number Assisted		\$167,914,923		\$111,513,296 *****		9,196

*Estimates were directly reported by each administering agency.

**IHDA's Opening Doors Program is funded in part through Build Illinois Capital Plan funds, along with federal American Rescue Plan Act ("ARPA") and Coronavirus State and Local Fiscal Recovery Funds ("SLFRF") funds.

***Allows for demolition and maintenance, and limited renovation activity on vacant/abandoned/distressed single family residential properties.

****IDVA did not report activity under this program for CY 2024.

*****Includes IHDA 2nd mortgage activity, IHDA grant activity, and IDVA and DCEO funding programs included within this table.

C. 2023 Housing Production Plan: Residential Services Programs

Agency and Program	Funding Source	2024 Funds Estimated*	2024 Funds Committed	Priority Population(s)	Number Assisted
DCEO Administered					
Low-Income Home Energy Assistance Program ("LIHEAP")	Federal (LIHEAP)/ State	\$280,000,000	\$281,208,671	Low-Income Families with Children under 5, Seniors, Other Special Needs Populations	361,094 households
DCFS Administered					
Norman Housing Advocacy	State (GRF)/Federal (Title IV-B)	\$3,100,000	\$3,724,621	DCFS involved families who are homeless or at risk of homelessness	2,439 Families part of Norman Consent Decree
Norman Cash Assistance Program	State (GRF)/Federal (Title IV-B)	\$6,000,000	\$6,226,207		4,750 Families part of Norman Consent Decree
Youth Housing Advocacy	State (GRF)/Federal	\$1,500,000	\$1,411,743	Youth Aging Out of DCFS Care	539 Youth Aging Out
Youth Cash Assistance	State (GRF)/Federal	\$700,000	\$322,013		220 Youth Aging Out
HFS Administered**					
Supportive Living Program	Federal (Medicaid)/ State	\$446,309,191	\$360,504,801	Low-Income Seniors, Persons with Disabilities	12,935 individuals
DHS Administered**					
Colbert Bridge Rental Subsidy Initiative	State (GRF)	\$18,454,929	\$18,696,252	Persons with Disabilities (Colbert Consent Decree Class Members Only)	1,251 individuals
Emergency and Transitional Housing	State (GRF, IAHTF)	\$52,362,132	\$52,362,132	Homeless Persons	23,521 households
Homeless Prevention Program	State (GRF, IAHTF)	\$21,800,000	\$21,800,000	Persons at Risk of Homelessness	6,179 households
Supportive Housing Program	State (GRF)/ Federal (Medicaid)	\$23,569,841	\$23,569,841	Homeless Persons, Other Special Needs Populations	8,886 households
Supportive Housing Program (Bridge Rental Subsidy)	State (GRF)	\$19,705,935	\$25,243,281	Persons with Disabilities (Williams Consent Decree Populations)	1,804 individuals
Domestic Violence Program	State (GRF)/Federal (ARPA, DFI)	\$69,077,955	\$63,310,999	Homeless Persons, Persons at Risk of Homelessness	54,402 individuals (adults & children)
Assistance to the Homeless Fund	State (GRF, IAHTF)	\$1,000,000	-	Homeless Persons	-
Homeless Youth Services Program	State (GRF, IAHTF)	\$8,403,100	\$8,093,249	Homeless Persons	2,000 youth
Homeless Youth Services YES ("Youth Employment Services")	Federal (HOME-ARP)	\$700,000	\$1,847,536	Homeless Persons	270 youth
Emergency Solutions Grant	Federal	\$5,427,961	\$4,918,196	Homeless Persons	29,702 individuals
IDoA Administered**					
Community Care Program	State (GRF)	\$1,259,012,500	\$1,299,942,500	Low-Income Seniors	66,970 individuals
IDVA Administered					
Prince Home Program for Veterans***	Federal	\$759,300	-	Homeless, Other Special Needs Populations	-

Agency and Program	Funding Source	2024 Funds Estimated*	2024 Funds Committed	Priority Population(s)	Number Assisted
MVH Homeless Program 0980 Home Fund - 1900 Line***	Federal	\$59,800	-	Homeless, Other Special Needs Populations	-
IDPH Administered					
Housing for Persons with HIV/AIDS ("HOPWA")	Federal (HOPWA)	\$2,303,383	\$2,467,851	Low-Income, Seniors, Persons with Disabilities, Homeless Persons, Other Special Needs Populations	499 individuals
IHDA Administered					
Asylum Seekers Emergency Rental Assistance Program****	Federal (ARPA)	\$15,000,000	\$20,811,159	Low-Income, Homeless Persons, Persons at Risk of Homelessness	3,523 households
Court-Based Rental Assistance Program****	Federal (ARPA)/State	\$26,000,000	\$45,326,900	Low-Income, Persons at Risk of Homelessness	5,645 households
Illinois Emergency Homeowner Assistance Fund	Federal (ARPA)	\$1,500,000	\$3,725,948	Low-Income, Persons at Risk of Homelessness	360 households
Housing Counseling Resource Program ("HCRP")	Federal Home Loan Bank of Chicago	\$1,000,000	-	Low-income	11,270 households
Housing Stability Counseling Program ("HSCP")	Federal (ARPA)	\$320,000	-	Low- Income	287 households
Cook County Mortgage Foreclosure Mediation Program ("CCMFMP")	Circuit Court of Cook County, Chancery Division	\$180,000	\$100,000	Low-Income, Persons at Risk of Homelessness	708 households
Rental Housing Support Program	State (RHS Fund)	\$11,000,000	\$13,877,134	Low-Income, Seniors, Homeless Persons, Other Special Needs Populations	310 renters
Long Term Operating Support Program ("LTOS")	State (RHS Fund)	\$3,000,000	\$4,671,585	Low-Income, Seniors, Homeless Persons, Other Special Needs Populations	42 renters
HUD Section 811 Project Rental Assistance	Federal (FY 19 HUD Section 811 PRA)	\$6,440,000	\$4,092,300	Low-Income, Persons with Disabilities, Other Special Needs Populations	55 renters
CY 2024 Total Funds Estimated and Committed		\$2,284,686,027	\$2,268,254,919		

*Estimates were directly reported by each administering agency. Also, residential services programs are not necessarily tied to units assisted via multifamily and single-family production efforts.

**DHS, HFS, and IDoA provide additional funding for services to low-income people with disabilities and seniors living in institutions, in small community settings, and in their homes.

***IDVA did not report activity under this program for CY 2024.

****The Asylum Seekers Emergency Rental Assistance Program and the Court-Based Rental Assistance Program are each jointly administered by DHS and IHDA.

D. 2024 Housing Production Plan: IHDA Housing Focused Technical Assistance & Capacity Building Programs

Agency and Program*	Funding Source	2024 Funds Estimated	2024 Funds Committed	Priority Population(s)	Number Assisted
IHDA Administered					
Land Bank Technical Assistance Program	State (IAHTF)	\$196,802	-	NA (Technical Assistance)	8 entities received technical assistance on land bank feasibility and structure
Statewide Technical Assistance Planning**	State (IAHTF)	\$455,000	\$665,000	N/A (Technical Assistance/ Capacity Building)	Technical assistance and training providing community level affordable housing planning
Next Generation Capacity Building Initiative ("Next Gen")	State (Affordable Housing Bond Program)	\$1,702,900	-	N/A (Capacity Building)	Technical assistance providing capacity building to emerging BIPOC developers with the eventual goal to enter and succeed in the LIHTC space.
Supportive Housing Institute Grant ("SHI")	State (IAHTF)	\$240,000	\$240,000	N/A (Capacity Building)	The SHI provides training and technical assistance to emerging development teams outside of the Chicago Metro area on Permanent Supportive Housing.
CY 2024 Total Funds Estimated and Committed		\$2,594,702	\$905,000		

*Programs are not tied to individual multi- or single-family housing units produced or assisted, or residential services provided. They support technical assistance and capacity building in furtherance of broader statewide housing production and preservation efforts.

**This item includes IHDA's Technical Assistance Grants to both the Chicago Rehabilitation Network and the Metropolitan Mayor's Caucus ("MMC") for its Homes for a Changing Region Program.

E. IHDA Multifamily Project List (CY 2024): Occupancy Characteristics³

#	Development	City	County	Total Units	Total Affordable Units	Family Units	Senior Units	PSH Units	Preservation Units	≤30%	≤50%	≤60%	≤80%	>80% & Other ⁴
1	1237 N. California Avenue Family Apartments	Chicago	Cook	40	40	40	-	4	-	18	8	-	14	-
2	1535 N. Pulaski Road Elderly	Chicago	Cook	61	61	-	61	12	-	12	46	2	-	1 ⁵
3	2024 South Side	Chicago	Cook	8	8	8	-	-	-	-	-	-	8	-
4	3959 N. Lincoln Avenue 4%	Chicago	Cook	42	42	42	-	42	-	23	19	-	-	-
5	3959 N. Lincoln Avenue 9%	Chicago	Cook	22	22	22	-	22	-	12	10	-	-	-
6	6301 S. Western Ave.	Chicago	Cook	44	44	44	-	7	-	15	-	29	-	-
7	6900 Crandon (South Shore Crandon)	Chicago	Cook	151	151	-	151	7	151	7	-	142	-	2 ⁶
8	Access South Cook	Park Forest	Cook	44	44	44	-	11	-	15	7	22	-	-
9	Addison Horizon Senior Living Community	Addison	DuPage	62	62	-	62	10	-	10	16	31	-	5 ⁷
10	Be Neighbors Veterans Community	Springfield	Sangamon	18	18	18	-	18	-	18	-	-	-	-
11	Brainerd Senior Preservation	Chicago	Cook	60	60	-	60	16	60	7	27	26	-	-
12	Bristol Place Senior Residences	Champaign	Champaign	60	60	-	60	9	-	15	21	23	-	1 ⁸

³ Family units, senior units, PSH units, and preservation units may exist coterminously; the sum of these units within each development may either exceed or fall short of the development's total number of units

⁴ Column includes count of IHDA-funded units that are income-restricted between >80% AMI and <100% AMI, market rate units (≥100% AMI), and other non-standard counts of units and/or beds that are not bound to income restrictions due to the supporting funding source and/or program

⁵ 1 market rate unit

⁶ 2 market rate units

⁷ 5 market rate units

⁸ 1 market rate unit

#	Development	City	County	Total Units	Total Affordable Units	Family Units	Senior Units	PSH Units	Preservation Units	≤30%	≤50%	≤60%	≤80%	>80% & Other ⁴
13	Broadview Community Flats	Broadview	Cook	36	36	36	-	7	-	13	9	-	14	-
14	Buena Vista Apartments	Elgin	Kane	231	231	231	-	12	231	12	-	218	-	1 ⁹
15	Carefree Village	Oak Forest	Cook	55	55	-	55	11	-	9	12	34	-	-
16	Cary Horizon Senior Living Community	Cary	McHenry	45	45	-	45	7	-	7	12	26	-	-
17	Casa Yucatan (4%)	Chicago	Cook	70	70	70	-	-	-	11	1	46	12	-
18	Casa Yucatan (9%)	Chicago	Cook	32	32	32	-	4	-	24	-	8	-	-
19	Churchview Garden Homes	Peoria	Peoria	47	47	47	-	8	-	8	-	35	4	-
20	Deerfield Supportive Living	Deerfield	Cook	147	147	-	147	-	-	-	113	20	14	-
21	Diamond Senior Apartments at Carroll Tower	St. Charles	Kane	108	108	-	108	-	108	6	-	102	-	-
22	Dixmoor Gardens	Dixmoor	Cook	1	1	-	-	-	-	-	-	-	-	1 ¹⁰
23	Downtown Villas	Jacksonville	Morgan	44	44	44	-	3	-	10	17	17	-	-
24	East Garfield Park Homes	Chicago	Cook	24	24	24	-	24	-	24	-	-	-	-
25	Evanston Community Land Trust	Evanston	Cook	1	0	-	-	-	-	-	-	-	-	1 ¹¹
26	Eve B. Lee Place	Libertyville	Lake	34	34	-	34	6	-	8	-	26	-	-
27	Expansion of Hope	Rantoul	Champaign	8	8	8	-	-	-	-	-	-	8	-
28	Forest Downs	Harvard	McHenry	4	4	4	-	-	-	-	-	-	4	-
29	Fox Hill Senior Living	Yorkville	Kendall	48	48	-	48	8	-	12	13	6	17	-

⁹ 1 market rate unit

¹⁰ 1 non-income restricted unit containing nine beds funded under HJIP

¹¹ 1 income restricted unit at 120% AMI funded under IAHTC

#	Development	City	County	Total Units	Total Affordable Units	Family Units	Senior Units	PSH Units	Preservation Units	≤30%	≤50%	≤60%	≤80%	>80% & Other ⁴
30	Framing Hope 2024	Rockford	Winnebago	7	7	7	-	-	-	-	-	-	7	-
31	Garden Apartments	Worth	Cook	16	16	16	-	16	-	16	-	-	-	-
32	Garfield School Apartments	Decatur	Macon	63	63	-	63	10	-	14	11	21	17	-
33	Getty Garden	Rockton	Winnebago	20	20	20	-	20	20	20	-	-	-	-
34	Gifford's Crossing	Elgin	Kane	36	36	36	-	6	-	11	-	25	-	-
35	Green Haven FKA Quentin Apartments	Palatine	Cook	58	58	58	-	9	-	12	23	3	20	-
36	Griswold Estates	White Hall	Greene	52	52	52	-	8	-	8	24	20	-	-
37	Heart of Uptown Apartments	Chicago	Cook	103	103	103	-	6	103	20	25	46	12	-
38	Highland Park Townhomes	Highland Park	Lake	8	4	8	-	-	-	-	-	-	4	4
39	Hill Street Neighborhood	Mt. Morris	Ogle	24	24	24	-	12	-	-	24	-	-	-
40	Hillside Senior Apartments	Hillside	Cook	42	42	-	42	11	-	7	18	17	-	-
41	HODC LCHA Preservation	Lake Zurich	Lake	10	10	10	-	-	10	-	2	8	-	-
42	Hope Manor Village Joliet	Joliet	Will	48	48	48	-	48	-	-	48	-	-	-
43	Hope Village	Urbana	Champaign	24	24	24	-	24	-	24	-	-	-	-
44	Humboldt Park Passive Living (West Humboldt Park)	Chicago	Cook	60	60	60	-	6	-	6	-	42	-	12 ¹²
45	Hunters Run	Coal City	Grundy	44	44	-	44	7	-	11	-	33	-	-
46	Impact Laramie	Skokie	Cook	6	6	6	-	6	6	6	-	-	-	-
47	Johnsburg Workforce Housing	Johnsburg	McHenry	49	49	49	-	8	-	16	-	17	16	-
48	Jonquil Terrace	Chicago	Cook	25	25	25	-	25	25	25	-	-	-	-

¹² 12 market rate units

#	Development	City	County	Total Units	Total Affordable Units	Family Units	Senior Units	PSH Units	Preservation Units	≤30%	≤50%	≤60%	≤80%	>80% & Other ⁴
49	Lafayette Apartments	Rockford	Winnebago	54	54	54	-	16	54	16	17	21	-	-
50	Lake Plain Senior Residences	Beach Park	Lake	40	40	-	40	6	-	6	-	34	-	-
51	Las Rosas (fka San Pablo)	Aurora	Kane	20	20	20	-	20	-	14	6	-	-	-
52	Leyden Apartments	Franklin Park	Cook	80	80	-	80	4	-	4	12	64	-	-
53	Lincoln Senior Flats	Lincoln	Logan	57	57	-	57	3	-	15	-	42	-	-
54	Mason Street Apartments	Springfield	Sangamon	23	23	23	-	22	-	22	-	-	-	1 ¹³
55	McHenry Senior Commons	McHenry	McHenry	40	40	-	40	6	-	12	1	27	-	-
56	Mt Pisgah Place	Evanston	Cook	33	33	33	-	5	-	5	9	18	-	1 ¹⁴
57	New Holland Apartments	Danville	Vermilion	44	44	44	-	-	44	-	7	37	-	-
58	North Bend Residences	Fairview Heights	St. Clair	60	60	-	60	9	-	12	39	9	-	-
59	Oak and Larabee	Chicago	Cook	78	78	78	-	12	-	12	-	26	5	35 ¹⁵
60	Parker Glen II	Champaign	Champaign	56	56	56	-	9	-	18	7	9	22	-
61	Parkview Apartments	Moline	Rock Island	22	22	22	-	16	-	16	6	-	-	-
62	Ravine Terrace	Waukegan	Lake	98	98	-	98	5	98	5	54	39	-	-
63	Revive Center Cressey House	Chicago	Cook	28	28	28	-	28	28	28	-	-	-	-
64	Rock Island Veterans Housing	Rock Island	Rock Island	25	25	25	-	25	-	25	-	-	-	-
65	South Boulevard Shores	Evanston	Cook	60	60	60	-	9	-	21	-	17	22	-
66	Starling Senior Apartments	Lake Villa	Lake	40	40	-	40	6	-	12	-	28	-	-

¹³ 1 market rate unit

¹⁴ 1 market rate unit

¹⁵ 35 market rate units

#	Development	City	County	Total Units	Total Affordable Units	Family Units	Senior Units	PSH Units	Preservation Units	≤30%	≤50%	≤60%	≤80%	>80% & Other ⁴
67	Stationview Lofts	Morton Grove	Cook	36	36	36	-	-	-	-	-	9	-	27 ¹⁶
68	Steer Place Apartments	Urbana	Champaign	108	108	-	108	17	108	22	43	43	-	-
69	Stevens Apartments	Wood River	Madison	46	46	46	-	7	-	7	-	39	-	-
70	Sue's Landing	Bloomington	McLean	24	24	24	-	24	-	24	-	-	-	-
71	Taft and Exmoor	Glen Ellyn	DuPage	42	42	42	-	23	-	16	4	17	5	-
72	Taylor Place Apartments	McHenry	McHenry	50	50	50	-	8	-	16	14	-	20	-
73	The Commons of Mattoon	Mattoon	Coles	25	25	25	-	25	-	25	-	-	-	-
74	The Forum	Troy	Madison	60	60	-	60	9	-	12	14	18	16	-
75	The Villager & Briarwood West	Crystal Lake	McHenry	116	116	116	-	-	116	6	6	99	5	-
76	Timber Trails Apartments	Harrisburg	Saline	50	50	50	-	3	-	13	-	37	-	-
77	Tower Court Residences	Naperville	Will	71	71	-	71	71	-	15	28	28	-	-
78	Trolley Circle	Belleville	St. Clair	70	70	-	70	11	-	22	-	26	22	-
79	Unlocking Doors 2024	Crystal Lake	McHenry	3	3	3	-	-	-	-	-	-	3	-
80	Venice Homes Revitalization	Venice	Madison	40	40	40	-	6	-	6	4	30	-	-
81	Villa Guadalupe	Chicago	Cook	53	53	-	53	47	53	44	9	-	-	-
82	Vivian's Village Phase 2	Cahokia Heights	St. Clair	36	36	36	-	6	-	6	6	24	-	-
83	Walden Oaks	Woodstock	Cook	191	191	-	191	10	191	10	140	40	-	1 ¹⁷
84	Wildwood Commons	Elgin	Kane	24	24	24	-	24	-	24	-	-	-	-
85	Wildwood Trace	Elgin	Kane	50	50	50	-	10	-	15	-	35	-	-
86	Willa Rawls Manor	Chicago	Cook	123	123	-	123	7	123	7	-	116	-	-
87	Woodland Court	West Chicago	DuPage	14	14	14	-	-	-	-	-	-	14	-

¹⁶ 27 market rate units

¹⁷ 1 market rate unit

#	Development	City	County	Total Units	Total Affordable Units	Family Units	Senior Units	PSH Units	Preservation Units	≤30%	≤50%	≤60%	≤80%	>80% & Other ⁴
Total First Year Financing				2,696	2,659	1,356	1,339	653	1,242	563	705	1,234	157	37
Total Multi-Year Financing				1,636	1,580	904	732	326	287	462	227	743	148	56
Grand Totals				4,332	4,239	2,260	2,071	979	1,529	1,025	932	1,977	305	93

F. IHDA Multifamily Project List (CY 2024): Funding Characteristics

#	Development	City	County	9% LIHTC	4% LIHTC	State Housing Tax Credit	IAHTF	National Housing Trust Fund	HOME	Tax-Exempt Bonds	Taxable Bonds
1	1237 N. California Avenue Family Apartments	Chicago	Cook	-	\$14,273,034	-	\$2,978,954	-	-	-	-
2	1535 N. Pulaski Road Elderly	Chicago	Cook	\$16,941,003	-	-	-	-	-	-	-
3	2024 South Side	Chicago	Cook	-	-	\$2,608,375	-	-	-	-	-
4	3959 N. Lincoln Avenue 4%	Chicago	Cook	-	\$13,703,619	-	-	-	-	-	-
5	3959 N. Lincoln Avenue 9%	Chicago	Cook	\$13,498,650	-	-	-	-	-	-	-
6	6301 S. Western Ave.	Chicago	Cook	\$15,615,754	-	-	-	-	-	-	-
7	6900 Crandon (South Shore Crandon)	Chicago	Cook	-	\$22,209,952	-	-	-	-	\$16,836,000	-
8	Access South Cook	Park Forest	Cook	\$12,598,740	-	-	-	\$5,977,130	-	-	-
9	Addison Horizon Senior Living Community	Addison	DuPage	\$13,573,643	-	-	-	-	-	-	-
10	Be Neighbors Veterans Community	Springfield	Sangamon	-	-	-	\$936,876	\$3,863,124	-	-	-
11	Brainerd Senior Preservation	Chicago	Cook	-	\$8,433,162	-	\$2,610,000	-	-	-	-
12	Bristol Place Senior Residences	Champaign	Champaign	\$11,998,800	-	-	-	-	-	-	-
13	Broadview Community Flats	Broadview	Cook	\$16,099,511	-	-	-	-	-	-	-
14	Buena Vista Apartments	Elgin	Kane	-	\$28,479,375	-	-	-	-	\$43,083,000	-
15	Carefree Village	Oak Forest	Cook	\$16,946,338	-	-	-	-	-	-	-
16	Cary Horizon Senior Living Community	Cary	McHenry	\$16,764,327	-	-	-	-	-	-	-

Funding characteristics, continued

#	Development	City	County	FFB	IHDA 1st Mortgage	ARPA-SLFRF	COVID-19 AHGP	Capital Bill Funds	TCAP	Total
1	1237 N. California Avenue Family Apartments	Chicago	Cook	-	-	-	-	-	-	\$17,251,988
2	1535 N. Pulaski Road Elderly	Chicago	Cook	-	-	-	-	-	-	\$16,941,003
3	2024 South Side	Chicago	Cook	-	-	-	-	-	-	\$2,608,375
4	3959 N. Lincoln Avenue 4%	Chicago	Cook	-	-	-	-	-	-	\$13,703,619
5	3959 N. Lincoln Avenue 9%	Chicago	Cook	-	-	-	-	-	-	\$13,498,650
6	6301 S. Western Ave.	Chicago	Cook	-	-	-	-	-	-	\$15,615,754
7	6900 Crandon (South Shore Crandon)	Chicago	Cook	-	-	-	-	-	-	\$39,045,952
8	Access South Cook	Park Forest	Cook	-	-	-	-	-	-	\$18,575,870
9	Addison Horizon Senior Living Community	Addison	DuPage	\$2,500,000	-	-	\$3,441,000	-	-	\$19,514,643
10	Be Neighbors Veterans Community	Springfield	Sangamon	-	-	-	-	-	-	\$4,800,000
11	Brainerd Senior Preservation	Chicago	Cook	-	-	-	-	-	-	\$11,043,162
12	Bristol Place Senior Residences	Champaign	Champaign	-	-	-	\$2,800,000	-	-	\$14,798,800
13	Broadview Community Flats	Broadview	Cook	-	-	-	-	-	-	\$16,099,511
14	Buena Vista Apartments	Elgin	Kane	-	-	-	-	-	-	\$71,562,375
15	Carefree Village	Oak Forest	Cook	-	-	-	-	-	-	\$16,946,338
16	Cary Horizon Senior Living Community	Cary	McHenry	-	-	-	-	-	-	\$16,764,327

#	Development	City	County	9% LIHTC	4% LIHTC	State Housing Tax Credit	IAHTF	National Housing Trust Fund	HOME	Tax-Exempt Bonds	Taxable Bonds
17	Casa Yucatan (4%)	Chicago	Cook	-	\$13,000,741	-	-	-	\$4,310,000	-	\$1,805,000
18	Casa Yucatan (9%)	Chicago	Cook	\$13,403,538	-	-	\$1,880,000	-	-	-	-
19	Churchview Garden Homes	Peoria	Peoria	\$13,198,680	-	-	-	-	\$3,107,076	-	-
20	Deerfield Supportive Living	Deerfield	Cook	-	\$22,872,963	-	-	-	-	-	-
21	Diamond Senior Apartments at Carroll Tower	St. Charles	Kane	-	\$13,604,272	-	\$2,500,000	-	-	\$20,500,000	-
22	Dixmoor Gardens	Dixmoor	Cook	-	-	-	-	-	-	-	-
23	Downtown Villas	Jacksonville	Morgan	\$10,327,736	-	-	-	-	-	-	-
24	East Garfield Park Homes	Chicago	Cook	-	-	-	\$5,625,378	-	\$4,832,842	-	-
25	Evanston Community Land Trust	Evanston	Cook	-	-	\$185,000	-	-	-	-	-
26	Eve B. Lee Place	Libertyville	Lake	\$12,537,741	-	-	-	-	-	-	-
27	Expansion of Hope	Rantoul	Champaign	-	-	-	-	-	-	-	-
28	Forest Downs	Harvard	McHenry	-	-	-	-	-	-	-	-
29	Fox Hill Senior Living	Yorkville	Kendall	\$13,725,000	-	-	-	-	\$4,252,697	-	-
30	Framing Hope 2024	Rockford	Winnebago	-	-	\$931,494	-	-	-	-	-
31	Garden Apartments	Worth	Cook	-	-	-	\$3,674,951	\$4,172,968	-	-	-
32	Garfield School Apartments	Decatur	Macon	\$16,505,369	-	-	-	-	-	-	-
33	Getty Garden	Rockton	Winnebago	-	-	-	\$3,281,313	-	-	-	-
34	Gifford's Crossing	Elgin	Kane	\$13,537,676	-	-	-	-	\$7,085,728	-	-
35	Green Haven FKA Quentin Apartments	Palatine	Cook	\$13,948,605	-	-	-	-	-	\$4,126,000	-

Funding characteristics, continued

#	Development	City	County	FFB	IHDA 1st Mortgage	ARPA-SLFRF	COVID-19 AHGP	Capital Bill Funds	TCAP	Total
17	Casa Yucatan (4%)	Chicago	Cook	-	-	-	-	-	-	\$19,115,741
18	Casa Yucatan (9%)	Chicago	Cook	-	-	-	-	-	-	\$15,283,538
19	Churchview Garden Homes	Peoria	Peoria	-	-	-	-	-	-	\$16,305,756
20	Deerfield Supportive Living	Deerfield	Cook	-	-	-	-	-	-	\$22,872,963
21	Diamond Senior Apartments at Carroll Tower	St. Charles	Kane	-	-	-	-	-	-	\$36,604,272
22	Dixmoor Gardens	Dixmoor	Cook	-	-	-	-	\$475,000	-	\$475,000
23	Downtown Villas	Jacksonville	Morgan	-	-	-	\$3,073,396	-	-	\$13,401,132
24	East Garfield Park Homes	Chicago	Cook	-	-	-	-	-	-	\$10,458,220
25	Evanston Community Land Trust	Evanston	Cook	-	-	-	-	-	-	\$185,000
26	Eve B. Lee Place	Libertyville	Lake	\$2,427,000	-	-	\$4,924,000	-	-	\$19,888,741
27	Expansion of Hope	Rantoul	Champaign	-	-	-	-	-	-	-
28	Forest Downs	Harvard	McHenry	-	-	-	-	-	-	-
29	Fox Hill Senior Living	Yorkville	Kendall	-	-	-	-	-	-	\$17,977,697
30	Framing Hope 2024	Rockford	Winnebago	-	-	-	-	-	-	\$931,494
31	Garden Apartments	Worth	Cook	-	-	-	-	-	-	\$7,847,919
32	Garfield School Apartments	Decatur	Macon	-	-	-	-	-	-	\$16,505,369
33	Getty Garden	Rockton	Winnebago	-	-	\$8,082,079	-	-	-	\$11,363,392
34	Gifford's Crossing	Elgin	Kane	-	-	-	-	-	-	\$20,623,404
35	Green Haven FKA Quentin Apartments	Palatine	Cook	-	-	-	\$8,300,000	-	-	\$26,374,605

#	Development	City	County	9% LIHTC	4% LIHTC	State Housing Tax Credit	IAHTF	National Housing Trust Fund	HOME	Tax-Exempt Bonds	Taxable Bonds
36	Griswold Estates	White Hall	Greene	\$14,898,967	-	-	-	-	-	-	-
37	Heart of Uptown Apartments	Chicago	Cook	-	\$20,693,524	-	\$1,772,500	-	-	-	-
38	Highland Park Townhomes	Highland Park	Lake	-	-	-	-	-	-	-	-
39	Hill Street Neighborhood	Mt. Morris	Ogle	-	-	-	\$3,005,479	-	\$5,017,018	-	-
40	Hillside Senior Apartments	Hillside	Cook	\$13,260,030	-	-	-	-	\$1,700,000	-	-
41	HODC LCHA Preservation	Lake Zurich	Lake	-	-	-	-	-	-	-	-
42	Hope Manor Village Joliet	Joliet	Will	-	\$10,187,111	-	\$3,321,363	-	\$7,000,000	-	-
43	Hope Village	Urbana	Champaign	-	-	-	-	-	-	-	-
44	Humboldt Park Passive Living (West Humboldt Park)	Chicago	Cook	\$14,098,500	-	-	-	-	-	-	-
45	Hunters Run	Coal City	Grundy	\$15,520,164	-	-	-	-	-	-	-
46	Impact Laramie	Skokie	Cook	-	-	-	\$2,812,761	-	-	-	-
47	Johnsburg Workforce Housing	Johnsburg	McHenry	\$13,648,499	-	-	-	-	\$5,234,629	-	-
48	Jonquil Terrace	Chicago	Cook	-	-	-	\$4,484,514	-	-	-	-
49	Lafayette Apartments	Rockford	Winnebago	-	\$6,061,629	-	-	-	\$2,374,000	-	-
50	Lake Plain Senior Residences	Beach Park	Lake	\$16,282,327	-	-	-	-	-	-	-
51	Las Rosas (fka San Pablo)	Aurora	Kane	-	-	-	\$2,675,569	-	-	-	-
52	Leyden Apartments	Franklin Park	Cook	-	\$13,314,343	-	-	-	\$5,982,876	\$1,960,000	-
53	Lincoln Senior Flats	Lincoln	Logan	\$12,139,225	-	-	\$670,000	-	-	-	-

Funding characteristics, continued

#	Development	City	County	FFB	IHDA 1st Mortgage	ARPA-SLFRF	COVID-19 AHGP	Capital Bill Funds	TCAP	Total
36	Griswold Estates	White Hall	Greene	-	-	-	-	-	-	\$14,898,967
37	Heart of Uptown Apartments	Chicago	Cook	-	-	-	-	-	-	\$22,466,024
38	Highland Park Townhomes	Highland Park	Lake	-	-	-	-	-	\$1,045,719	\$1,045,719
39	Hill Street Neighborhood	Mt. Morris	Ogle	-	-	-	-	-	-	\$8,022,497
40	Hillside Senior Apartments	Hillside	Cook	-	-	-	-	-	-	\$14,960,030
41	HODC LCHA Preservation	Lake Zurich	Lake	-	-	-	-	-	-	-
42	Hope Manor Village Joliet	Joliet	Will	-	-	-	-	-	-	\$20,508,474
43	Hope Village	Urbana	Champaign	-	-	-	-	\$7,000,000	-	\$7,000,000
44	Humboldt Park Passive Living (West Humboldt Park)	Chicago	Cook	-	-	-	-	-	-	\$14,098,500
45	Hunters Run	Coal City	Grundy	-	-	-	-	-	-	\$15,520,164
46	Impact Laramie	Skokie	Cook	-	-	-	-	-	-	\$2,812,761
47	Johnsburg Workforce Housing	Johnsburg	McHenry	-	-	-	-	-	-	\$18,883,128
48	Jonquil Terrace	Chicago	Cook	-	-	\$5,354,129	-	-	-	\$9,838,643
49	Lafayette Apartments	Rockford	Winnebago	-	-	-	-	-	-	\$8,435,629
50	Lake Plain Senior Residences	Beach Park	Lake	-	-	-	-	-	-	\$16,282,327
51	Las Rosas (fka San Pablo)	Aurora	Kane	-	-	\$9,581,509	-	-	-	\$12,257,078
52	Leyden Apartments	Franklin Park	Cook	-	-	-	-	-	-	\$21,257,219
53	Lincoln Senior Flats	Lincoln	Logan	-	-	-	\$3,338,365	-	-	\$16,147,590

#	Development	City	County	9% LIHTC	4% LIHTC	State Housing Tax Credit	IAHTF	National Housing Trust Fund	HOME	Tax-Exempt Bonds	Taxable Bonds
54	Mason Street Apartments	Springfield	Sangamon	-	-	-	\$2,111,448	-	\$4,363,286	-	-
55	McHenry Senior Commons	McHenry	McHenry	\$16,862,315	-	-	-	-	-	-	-
56	Mt Pisgah Place	Evanston	Cook	\$13,798,602	-	-	-	-	-	-	-
57	New Holland Apartments	Danville	Vermilion	-	\$5,248,065	-	\$4,776,000	-	-	-	-
58	North Bend Residences	Fairview Heights	St. Clair	\$13,198,680	-	-	-	-	-	-	-
59	Oak and Larabee	Chicago	Cook	\$13,573,643	-	-	-	-	-	-	-
60	Parker Glen II	Champaign	Champaign	\$12,346,169	-	-	-	-	\$2,714,096	-	-
61	Parkview Apartments	Moline	Rock Island	-	-	-	\$3,216,067	-	-	-	-
62	Ravine Terrace	Waukegan	Lake	-	\$24,573,992	-	-	-	-	\$32,500,000	-
63	Revive Center Cressey House	Chicago	Cook	-	-	\$442,554	\$1,896,961	\$6,164,445	-	-	-
64	Rock Island Veterans Housing	Rock Island	Rock Island	-	-	-	\$1,365,731	\$6,438,552	-	-	-
65	South Boulevard Shores	Evanston	Cook	\$13,498,650	-	-	-	-	\$4,166,000	-	-
66	Starling Senior Apartments	Lake Villa	Lake	\$13,648,499	-	-	-	-	-	-	-
67	Stationview Lofts	Morton Grove	Cook	-	-	-	\$1,490,959	-	-	-	-
68	Steer Place Apartments	Urbana	Champaign	\$12,336,266	-	-	-	-	-	-	-
69	Stevens Apartments	Wood River	Madison	\$10,510,060	-	-	-	-	-	-	-
70	Sue's Landing	Bloomington	McLean	-	-	-	\$2,708,839	-	-	-	-
71	Taft and Exmoor	Glen Ellyn	DuPage	\$16,408,383	-	-	-	-	-	-	-
72	Taylor Place Apartments	McHenry	McHenry	\$13,648,635	-	-	-	-	-	-	-
73	The Commons of Mattoon	Mattoon	Coles	-	-	\$52,000	\$3,202,636	\$5,216,400	-	-	-

Funding characteristics, continued

#	Development	City	County	FFB	IHDA 1st Mortgage	ARPA-SLFRF	COVID-19 AHGP	Capital Bill Funds	TCAP	Total
54	Mason Street Apartments	Springfield	Sangamon	-	-	-	-	s	-	\$6,474,734
55	McHenry Senior Commons	McHenry	McHenry	-	-	-	-	-	-	\$16,862,315
56	Mt Pisgah Place	Evanston	Cook	-	-	-	-	-	-	\$13,798,602
57	New Holland Apartments	Danville	Vermilion	-	-	-	-	-	-	\$10,024,065
58	North Bend Residences	Fairview Heights	St. Clair	-	-	-	\$2,842,107	-	-	\$16,040,787
59	Oak and Larabee	Chicago	Cook	\$6,270,000	-	-	\$2,300,000	-	-	\$22,143,643
60	Parker Glen II	Champaign	Champaign	\$1,790,000	-	-	-	-	-	\$16,850,265
61	Parkview Apartments	Moline	Rock Island	-	-	\$5,809,779	-	-	-	\$9,025,846
62	Ravine Terrace	Waukegan	Lake	-	-	-	-	-	-	\$57,073,992
63	Revive Center Cressey House	Chicago	Cook	-	-	-	-	-	-	\$8,503,960
64	Rock Island Veterans Housing	Rock Island	Rock Island	-	-	-	-	-	-	\$7,804,283
65	South Boulevard Shores	Evanston	Cook	\$7,280,000	-	-	-	-	-	\$24,944,650
66	Starling Senior Apartments	Lake Villa	Lake	\$1,920,000	-	-	\$3,953,000	-	-	\$19,521,499
67	Stationview Lofts	Morton Grove	Cook	-	-	-	-	-	-	\$1,490,959
68	Steer Place Apartments	Urbana	Champaign	-	-	-	-	-	-	\$12,336,266
69	Stevens Apartments	Wood River	Madison	-	-	-	\$4,063,608	-	-	\$14,573,668
70	Sue's Landing	Bloomington	McLean	-	-	\$6,438,552	-	-	-	\$9,147,391
71	Taft and Exmoor	Glen Ellyn	DuPage	-	-	-	-	-	-	\$16,408,383
72	Taylor Place Apartments	McHenry	McHenry	-	-	-	\$3,769,755	-	-	\$17,418,390
73	The Commons of Mattoon	Mattoon	Coles	-	-	-	-	-	-	\$8,471,036

#	Development	City	County	9% LIHTC	4% LIHTC	State Housing Tax Credit	IAHTF	National Housing Trust Fund	HOME	Tax-Exempt Bonds	Taxable Bonds
74	The Forum	Troy	Madison	\$14,291,958	-	-	-	-	-	-	-
75	The Villager & Briarwood West	Crystal Lake	McHenry	-	\$9,354,119	-	-	-	-	\$15,150,000	-
76	Timber Trails Apartments	Harrisburg	Saline	\$12,131,248	-	-	-	-	\$3,686,963	-	-
77	Tower Court Residences	Naperville	Will	\$18,076,699	-	-	-	-	-	-	-
78	Trolley Circle	Belleville	St. Clair	\$12,474,065	-	-	-	-	-	-	-
79	Unlocking Doors 2024	Crystal Lake	McHenry	-	-	-	-	-	-	-	-
80	Venice Homes Revitalization	Venice	Madison	\$15,677,668	-	-	-	-	-	-	-
81	Villa Guadalupe	Chicago	Cook	-	-	-	\$4,046,479	\$6,507,332	-	-	-
82	Vivian's Village Phase 2	Cahokia Heights	St. Clair	\$16,565,868	-	-	-	-	-	-	-
83	Walden Oaks	Woodstock	Cook	-	\$12,431,750	-	\$3,262,000	-	-	\$13,173,000	-
84	Wildwood Commons	Elgin	Kane	-	-	-	\$1,933,000	\$6,237,000	-	-	-
85	Wildwood Trace	Elgin	Kane	\$12,710,961	-	-	-	-	-	-	-
86	Willa Rawls Manor	Chicago	Cook	-	\$15,957,065	-	-	-	-	\$19,840,000	-
87	Woodland Court	West Chicago	DuPage	-	-	\$4,022,707	-	-	-	-	-
Total First Year Financing				\$256,955,301	\$232,188,764	\$7,747,576	\$58,045,354	\$12,945,884	\$33,880,022	\$146,206,000	\$1,805,000
Total Multi-Year Financing				\$335,871,891	\$22,209,952	\$494,554	\$14,194,424	\$31,631,067	\$31,947,189	\$20,962,000	-
Grand Totals				\$592,827,192	\$254,398,716	\$8,242,130	\$72,239,778	\$44,576,951	\$65,827,211	\$167,168,000	\$1,805,000

Funding characteristics, continued

#	Development	City	County	FFB	IHDA 1st Mortgage	ARPA-SLFRF	COVID-19 AHGP	Capital Bill Funds	TCAP	Total
74	The Forum	Troy	Madison	-	-	-	-	-	-	\$14,291,958
75	The Villager & Briarwood West	Crystal Lake	McHenry	-	\$2,550,000	-	-	-	-	\$27,054,119
76	Timber Trails Apartments	Harrisburg	Saline	-	-	-	-	-	-	\$15,818,211
77	Tower Court Residences	Naperville	Will	-	-	-	-	-	-	\$18,076,699
78	Trolley Circle	Belleville	St. Clair	\$1,600,000	-	-	\$4,211,000	-	-	\$18,285,065
79	Unlocking Doors 2024	Crystal Lake	McHenry	-	-	-	-	-	-	-
80	Venice Homes Revitalization	Venice	Madison	-	-	-	-	-	-	\$15,677,668
81	Villa Guadalupe	Chicago	Cook	-	-	-	-	-	-	\$10,553,811
82	Vivian's Village Phase 2	Cahokia Heights	St. Clair	-	-	-	-	-	-	\$16,565,868
83	Walden Oaks	Woodstock	Cook	-	-	-	-	-	-	\$28,866,750
84	Wildwood Commons	Elgin	Kane	-	-	-	-	-	-	\$8,170,000
85	Wildwood Trace	Elgin	Kane	\$2,600,000	-	-	\$1,037,443	-	-	\$16,348,404
86	Willa Rawls Manor	Chicago	Cook	-	\$3,500,000	-	-	-	-	\$39,297,065
87	Woodland Court	West Chicago	DuPage	-	-	-	-	-	-	\$4,022,707
Total First Year Financing				-	\$6,050,000	\$35,266,048	-	\$7,475,000	\$1,045,719	\$799,610,668
Total Multi-Year Financing				\$26,387,000	-	-	\$48,053,674	-	-	\$531,751,751
Grand Totals				\$26,387,000	\$6,050,000	\$35,266,048	\$48,053,674	\$7,475,000	\$1,045,719	\$1,331,362,419

Appendix A: Glossary of Terms, Acronyms, and Agencies

State Agencies and Departments

CDB

Illinois Capital Development Board

CFPB

Consumer Financial Protection Bureau

CMS

Illinois Department of Central Management Services

DCEO

Illinois Department of Commerce and Economic Opportunity

DCFS

Illinois Department of Children and Family Services

DJJ

Illinois Department of Juvenile Justice

DMH

IDHS Division of Mental Health

GOMB

Governor's Office of Management and Budget

IDFPR

Illinois Department of Financial and Professional Regulation

HFS

Illinois Department of Healthcare and Family Services

IDHR

Illinois Department of Human Rights

DHS

Illinois Department of Human Services

IDNR

Illinois Department of Natural Resources

IDoA

Illinois Department on Aging

IDOC

Illinois Department of Corrections

IDOR

Illinois Department of Revenue

IDOT

Illinois Department of Transportation

IDPH

Illinois Department of Public Health

IDVA

Illinois Department of Veterans Affairs

IEMA-OHS

Illinois Emergency Management Agency – Office of Homeland Security

IEPA

Illinois Environmental Protection Agency

IHDA

Illinois Housing Development Authority

ISTHA

Illinois State Toll Highway Authority (“Illinois Tollway”)

Federal, State, Local, and Other Partners

AAAs

Area Agency on Aging – Public or private non-profit agency designated by a state to address the needs and concerns of all older persons at the regional and local levels. AAAs are responsible for program and service planning in designated areas.

CAAs

Community Action Agencies – Local private and non-profit organizations created by the federal government in 1964 under the Economic Opportunity Act, to alleviate poverty and empower low-income families.

CDFIs

Community Development Finance Institution – Private financial institution whose mission is to provide financial products and services, along with training and technical assistance, to underserved communities, including low-moderate-income consumers, communities of color, women, or minority groups who can experience challenges accessing credit. CDFIs deliver financial community assets in disinvested places, whether they are rural, urban, suburban, or otherwise.

CHDOs

Community Housing Development Organizations – Private non-profit, community-based organizations that develop affordable housing for their communities. CHDOs are eligible for certain set-aside funding from HUD under the HOME Program.

CIC

Community Investment Corporation – A non-profit corporate whose mission is to be a leading force in affordable housing and neighborhood revitalization through financing, program, and policy leadership. CIC is a source of financing for the acquisition, rehabilitation, and preservation of affordable rental housing in Chicago neighborhoods and suburban communities.

CIL

Centers for Independent Living – A private, non-residential, community-based, non-profit organization mandated to provide services and programs for people with disabilities to help them live more independently, including advocacy, peer support, independent living skills development, information and referral, and transition.

CMS

Centers for Medicare and Medicaid Services – A division of the United States Department of Health and Human Services

COC

Continuum of Care – A local planning body that coordinates housing and services planning and funding for homeless families and individuals. The CoC tracks and manages homeless needs and services in its area.

CSH

Corporation for Supportive Housing – A non-profit technical assistance provider for homeless and special needs housing and services.

FHA

Federal Housing Administration – A division of HUD which provides insurance on mortgages for single family homes, multifamily properties, residential care facilities, and hospitals throughout the United States.

FHLBC

Federal Home Loan Bank of Chicago – Serving Illinois and Wisconsin FHLBC is one of 11 district FHL Banks chartered by the U.S. Congress to support mortgage lending and community investment.

GRAC

Governor's Rural Affairs Council – The council serves as a link between state and local agencies to help improve the delivery of State of Illinois services to rural areas.

GSE

Government Sponsored Enterprise (Most commonly referring to FHLB, Fannie Mae, Ginnie Mae, & Freddie Mac)

HUD

U.S. Department of Housing and Urban Development

HFA

Housing Finance Authority – A state-chartered entity established to meet the diverse affordable housing needs of residents. Most HFAs are independent but operate under the direction of a board of directors appointed by each state’s governor. They administer a wide range of affordable housing and community development programs.

IFF

Formerly Illinois Facilities Fund – A Midwest-based CDFI providing lending and real estate consulting services to help non-profits finance, plan, and build facilities critical to their mission and success. IFF focuses on organizations that serve low- and moderate-income communities and special needs populations.

IIRA

Illinois Institute for Rural Affairs – Builds the capacity of community leaders and policymakers by providing technical support, applied research, policy evaluation, and training across the state. IIRA is a clearinghouse for information on rural issues in Illinois, coordinates rural research, and works with state agencies on important issues for rural communities.

ILGA

Illinois General Assembly

IMHPAC

Illinois Mental Health Planning and Advisory Council – A requirement of each state receiving funds under the Federal Mental Health Block Grant, the council exists to exchange information, recommendations, advise on proposed plans affecting mental health services by state agencies and their implementation, along with monitor, review, and evaluate the allocation and adequacy of mental health services, and develop and take advocacy positions concerning legislation and regulations affecting mental health.

Illinois Office to Prevent and End Homelessness (“OPEH”)

Provides administrative support and coordinates the efforts outlined in Executive Order **2021-21** which mandates the creation of the Illinois Interagency Task Force on Homelessness, Community Advisory Council on Homelessness and the position of State Homelessness Chief.

LAAs

Local Administering Agencies under the Rental Housing Support Program

LISC

Local Initiatives Support Corporation – A national non-profit with local offices that provide financing and technical assistance to local partners and developers to make investments in housing, business, jobs and financial stability, education, safety, and health.

LSHAC

Lead Safe Housing Advisory Council

LSHSTF

Lead Safe Housing State Task Force – Exists to advise on lead poisoning prevention activities, including development of handbooks, and training for property owners and tenants, explaining standards and State and federal requirements for lead-safe housing.

NCSHA

National Council of State Housing Agencies – The national membership group for Housing Finance Authorities, that advances through advocacy and education, the efforts of HFAs and their partners to provide affordable housing.

NGA

National Governors Association – A national resource for governors of states, territories, and commonwealths, dedicated to bipartisan solutions to priority issues in public policy and governance at the state, national, and global levels.

NHS

Neighborhood Housing Services of Chicago, Inc. – Works to stabilize and revitalize low and moderate-income communities throughout Chicagoland by helping families purchase and maintain their own homes.

OAG

Illinois Office of the Attorney General

OASAC

Older Adults Services Advisory Committee – Created to advise the directors of the Illinois Departments of Aging, Healthcare and Family Services, and Public Health on the Older Adults Services Act, and the delivery of services to older adults in general.

OMB

U.S. Office of Management and Budget

PHA

Public Housing Authority

Re-entry Working Group

Governor’s Statewide Community Safety & Reentry Commission

SBDCs

Small Business Development Center – Provides counseling and training to small businesses including working with the Small Business Administration (“SBA”) to develop and provide information tools to support business start-ups and existing business expansion.

SHPA

Supportive Housing Providers Association – An Illinois statewide membership association of non-profit providers of supportive housing

SHWG

Supportive Housing Working Group

TA Providers

Technical Assistance Providers

USDA-RD

U.S. Department of Agriculture-Rural Development Office - Committed to helping improve the economy and quality of life in rural areas through programs such as loans, grants, and loan guarantees to support economic development and essential services such as housing, health care, first responder services and equipment, and water, electric, and communications infrastructure. Funds are available to help rural residents purchase or rent affordable housing and make health and safety repairs to their homes.

Funding Programs and Projects

American Rescue Plan Act (“ARP” or “ARPA”)

The American Rescue Plan Act of 2021, also called the COVID-19 Stimulus Package or American Rescue Plan, is a US \$1.9 trillion economic stimulus bill passed by the 117th United States Congress and signed into law by President Joe Biden on March 11, 2021, to speed up the country's recovery from the economic and health effects of the COVID-19 pandemic and recession. Key housing provisions include emergency mortgage and rental assistance, funds for housing assistance and supportive services for people experiencing or at risk of homelessness, funds for housing counseling services, along with other housing and residential services based relief measure

Build Illinois Bond Fund / Capital Fund

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

CCRS

Comprehensive Care in Residential Settings (“IDoA”) – A demonstration project that offers a social model of affordable assisted living. Facilities combine affordable rent with state-assisted care services provided through IDoA’s Aging Community Care Program (“CCP”). Services are tailored to each individual resident through assessment completed by a care coordination Unit (“CCU”).

CDAP

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

CDBG

Community Development Block Grant – Annual federal grants available on a formula basis to states, cities, and counties through HUD. Certain housing activities for low- and moderate-income persons constitute eligible uses, such as housing rehabilitation, land acquisition, and homebuyer assistance.

CDBG Disaster Recovery Program

Per Congressional authorization, HUD can provide funds to help rebuild disaster-impacted areas and provide crucial seed money to start the long-term recovery process. These flexible grants can help cities, counties, Indian tribes, and States recover from Presidentially declared disasters, especially in low-income areas.

Emergency Solutions Grant (“ESG”)

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

GRF

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

HERA

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

HOME

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

HOME-ARP

A separate supplement to the HOME Investment Partnerships Program authorized under the American Rescue Plan Act of 2021 (“ARP”). HOME-ARP is a homelessness assistance and supportive services program, to help create housing and services for people experiencing or at risk of homelessness and other qualifying populations.

Homes for a Changing Region

Grant funded by IHDA through the Illinois Affordable Housing Trust Fund designed to provide housing needs analysis and foster local meetings aimed at helping communities understand how a balanced housing stock can address their needs.

HOPWA

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

Housing for Justice Involved Individuals Program (HJIIP)

IHDA provides financing for the acquisition, rehabilitation, and/or new construction of HJIIP projects that serve the most vulnerable populations and that offer flexible, voluntary supportive services designed to increase housing stability.

Housing Trust Fund (“HTF”)

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

IHWAP

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

Illinois Affordable Housing Tax Credit (“IAHTC”)

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

Illinois Affordable Housing Trust Fund (“IAHTF”)

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

Illinois Homeowner Assistance Fund (“IL HAF”)

Created by the American Rescue Plan Act, ILHAF was designed to prevent mortgage delinquencies and defaults, foreclosures, loss of utilities or home energy services and displacement of homeowners experiencing financial hardship after January 21, 2020. The fund provided up to \$60,000 to eligible homeowners at or below 150% AMI for past due mortgage payments, property taxes, property insurance, and homeowner and/or condo association fees — paid directly to the servicer, taxing body or other approved entity.

Illinois Homeowner Assistance Fund Home Repair Program (“HAFHR”)

The Illinois Homeowner Assistance Fund Home Repair Program allows eligible homeowners the ability to address home maintenance needs that were delayed and exacerbated due to the COVID-19 pandemic. Eligible repairs will maintain the habitability of a home and prevent homeowner displacement. Household income must be at or below 150% AMI based on household size. Households must own and occupy the home, and certify a financial hardship after January 21, 2020, related to the COVID-19 pandemic. Those who received HAF housing assistance are eligible to apply. The home repair grants will carry a 3-year forgivable recapture agreement.

Illinois Rental Repayment Program (ILRPP)

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

LIHEAP

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

LIHTC

Low-Income Housing Tax Credit – Created in 1986, the federal LIHTC program promotes the development of affordable housing for low-income households. LIHTC is administered at a state level and is the primary vehicle for affordable housing construction in the United States. As a LIHTC administrator, IHDA is required to publish a Qualified Allocation Plan (“QAP”) that details how it intends to award tax credits.

MCC

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

MRB

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

National Housing Trust Fund (“NHTF”)

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

Next Generation Capacity Building Initiative (“Next Gen”)

This initiative provides support for emerging housing developers to enter and succeed within the LIHTC program. Next Gen gives the opportunity for developers across Illinois to gain LIHTC knowledge through cohort training and project specific affordable housing technical assistance. Priority is given to applicants with geographic diversity and BIPOC developers who have had challenges accessing capital. Developers who complete the training program are also eligible to apply for predevelopment loans for their affordable housing projects.

NSP

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

RHSP

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

Section 811 Project Rental Assistance (“Section 811”)

The Section 811 program was authorized by the Frank Melville Supportive Housing Investment Act of 2010 and seeks to expand the supply of supportive housing that promotes community integration for low-income people with disabilities.

State and Local Fiscal Recovery Funds (“SLFRF”)

The Coronavirus State and Local Fiscal Recovery Funds program authorized by the American Rescue Plan Act, which delivered \$350 billion to state, territorial, local, and Tribal governments across the country to support their response to and recovery from the COVID-19 public health emergency.

State Designated Cultural Districts

Grant program that sees municipalities in Illinois partner with local 501(c)(3) organizations to promote a distinct cultural area within the municipality

Other Relevant Terms

AHPAA

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

Area Median Income (“AMI”)

The median income of the county or metropolitan statistical area, adjusted for household size, as determined from time to time by HUD for purposes of Section 8 of the United States Housing Act of 1937.

Blueprint Working Groups

Comprised of members of the Illinois State Housing Task Force, IHDA staff, and other housing experts. to develop recommendations for creating and enhancing partnerships and investment opportunities with local governments, philanthropy, and other key partners, along with real estate, economic development, and design professionals to increase housing affordability and support economically and environmentally sustainable communities.

Calendar Year

12 consecutive months beginning January 1 and ending December 31.

Care Coordination Plan

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

Choice Neighborhoods Initiative

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

Colbert v. Pritzker Consent Decree

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

Community Advisory Council on Homelessness

Consists of diverse stakeholders representing the goals and populations outlined in Executive Order 2021-21, and includes representatives from rural, urban, and suburban communities. The Advisory Council provides guidance and recommendations to the Task Force on strategy and implementation.

Consolidated Plan

A HUD approved three- to five-year plan, or Annual Action Plan, describing the jurisdiction’s community development priorities and multi-year goals based on an assessment of housing and community development needs and an analysis of housing and economic market conditions and available resources.

Continuum of Care (“CoC”)

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

Comprehensive Housing Planning Act

Illinois Public Act 94-965 provides that the State of Illinois shall prepare, and be guided by, an Annual Comprehensive Housing Plan (“ACHP”) that specifically addresses certain underserved populations. The Act created the Housing Task Force which must prepare the ACHP.

CRP

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

for the benefit of the entire community.

Disadvantaged Business Enterprise (“DBE”)

An entity owned and controlled by at least 51% of socially and economically disadvantaged individuals.

EAH

Employer Assisted Housing – Public/Private assistance provided to prospective homebuyers through their employer and a public agency.

Fiscal Year

12 consecutive months ending on the last day of any month except December.

Healthcare Partner

A hospital, healthcare organization, insurer, or Managed Care Organization (MCO) with investment and/or partnerships, or intent to invest and/or partner in support of affordable housing and supportive services.

HEARTH Act

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

Home Illinois: Illinois’ Plan to Prevent and End Homelessness

The Plan sets the foundational vision to end homelessness in the state, and identifies major themes, strategies, activities and consolidates information on current and pending commitments from state agencies for programs and services. The Plan identifies major themes or pillars of the effort to end homelessness including a focus on Racial Equity as a primary focus; Build Affordable & Permanent Supportive Housing; Bolster the Safety Net; and Secure Financial Stability and Close the Mortality Gap.

“Homelessness”, Definition of

For purposes of this report, please refer to the definition of Homelessness as provided in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a)). Notably, this definition includes an individual family who lacks a fixed, regular, and adequate nighttime residence.

Housing Near Work or Transportation

Persons unable to afford housing that has access to work opportunities or transportation options.

Housing Production Plan

Highlights how the State will invest its resources to create additional housing to serve the needs of priority populations.

HUD Lead Safe Housing and EPA Remodeling and Repair Rules

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

Illinois Housing Blueprint

Forward-thinking and grassroots planning initiative that amplifies the voices and experiences of those living and working in communities throughout the state to guide future housing policy and investment in Illinois in the coming

years.

Illinois Housing Task Force (“HTF”)

A consortium of state and federal agency representatives, appointed housing experts, invited guests, and coordinated by IHDA. The group meets throughout the year to inform and guide housing policy in Illinois, including through development of the Annual Comprehensive Housing Plan.

Illinois Interagency Task Force on Homelessness

Comprised of state agency leadership and is tasked with developing a state plan on homelessness.

ILHousingsearch.org

An interagency, statewide housing locator system launched in 2009 to allow those seeking housing to search for and landlords with vacant units the ability to list rental properties at no cost. ILHousingSearch.org is an interactive web portal designed to allow users to search the most current listings by a wide range of criteria including rent range, accessibility features, location, bedrooms, screening criteria, acceptance of vouchers, school district, allowance of pets, deposits and fees and proximity to transit. The housing locator is supported by a call center with a toll-free number to assist users, and support property owners or managers with registration and property listing to maintain the most current listings possible. Funded by IHDA, DHS, HFS and IDoA.

Illinois Supportive Housing Institute

A four-month training institute, sponsored by IHDA and led by the Corporation for Supportive Housing (“CSH”) to provide targeted training and technical assistance to development teams, with the goal of helping teams navigate the development process and increase the supply of quality supportive housing throughout Illinois.

Ligas v. Eagleson Consent Decree

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

Low- Income Households

Households earning below 50% of the Area Median Income, with particular emphasis on households earning below 30% of the Area Median Income (“extremely low-income”).

Low- Income Seniors

Older adults 65 and over with limited assets and assessed need for resources and services.

Low-Income Persons with Disabilities

Persons with any form of disability, including, but not limited to, physical disability, developmental disability, intellectual disability, mental illness, co-occurring mental illness and substance abuse disorder, and HIV/AIDS.

Minority Business Enterprise (“MBE”)

An independent business located in the United States that is at least 51% owned and controlled by one or more minority persons.

Money Follows the Person

A federal rebalancing demonstration program enacted by the Deficit Reduction Act (“DRA”) of 2005. Part of a comprehensive strategy to assist states in collaboration with stakeholders, to make widespread changes to their long-term care support systems by allowing people who need long-term care to live in their own homes and communities or in a setting of their choice. MFP is administered by HFS.

NOFA – Notice of Funding Availability

An announcement of the availability of targeted funding to be used for a specific purpose, which can be requested through an application process, frequently used by State and federal agencies.

NOFO – Notice of Funding Opportunity

A publicly available document by which State and federal agencies make known their intentions to award

discretionary grants or cooperative agreements, usually because of competition for funds.

Norman Decree

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

Ongoing community revitalization efforts

Implementation of intentional efforts that are likely to lead to measurable increases in access to employment, living wage jobs, healthcare, supportive services, community amenities, transportation, quality, and affordable housing stock.

Participating State Agencies

State of Illinois’s Agencies that provide housing related assistance and services i.e. DCEO, DCFS, HFS, DHS, IDoA, IDPH, IDVA.

Permanent Supportive Housing (“PSH”)

A project that creates units for people who need supportive services to access and maintain affordable housing, including households who are experiencing or at risk of homelessness, are living with chronic disabilities, and/or are experiencing or at risk of institutionalization. Supportive services must be appropriate to the needs and preferences of residents and be available either on site or closely integrated with the housing. The housing should be permanent (not time-limited, not transitional), affordable (typically rent subsidized or otherwise targeted to extremely low-income tenants who make ≤30% of the Area Median Income), and independent (tenant holds the lease with normal rights and responsibilities). Services should be flexible (responsive to tenants’ needs and desires), voluntary (participation is not a condition of tenancy), and sustainable (focus of services is on maintaining housing stability and good health).

Persons Experiencing Homelessness

Persons in need of permanent housing with supportive services.

Pre-screening, Assessment, Intake, and Referral Module (“PAIR Module”)

The online system that has the SRN and Section 811 unit waiting lists.

Priority Population

Vulnerable groups of individuals and families in need of investment for resources and services. Population designated by The Comprehensive Housing Planning Act (310 ILCS 110/).

Qualified Allocation Plan (“QAP”)

Sets forth the criteria under which IHDA offers affordable housing development funding for evaluating all projects that apply for a tax credit allocation in the form of federal Low-Income Housing Tax Credits.

Quality-of-Life Index (“QOLI”)

Statewide planning tool intended to determine areas of high livability within Illinois. This census tract-based tool is carefully designed to bring awareness to the details that make communities strong and where communities can improve the quality-of-life for its residents.

RFP

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

RFA

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

Section 1115 Waiver

Section 1115 of the Social Security Act gives the Secretary of Health and Human Services the authority to waive provisions of major health and welfare programs authorized under the Act, including certain Medicaid requirements, and to allow a state to use federal Medicaid funds in ways that are not otherwise allowed under federal rules. The authority is provided at the Secretary’s discretion for demonstration projects that the Secretary determines promote Medicaid program objectives. There are comprehensive Section 1115 Medicaid waivers that allow broad changes

in eligibility, benefits, cost sharing and provider payments. There also are more narrowly drawn Section 1115 waivers, as well as Section 1915 Medicaid waivers that focus on specific services and populations.

Special Needs Populations

Persons with criminal records and veterans experiencing, or at risk of, homelessness.

Supportive Housing Populations

Households headed by persons with chronic disabilities and/or households that are homeless, at-risk of homelessness or unnecessary institutionalization, and other special needs populations who need access to supportive services to maintain housing stability, including justice-involved persons and victims of domestic violence, and those that meet the definition of “Qualifying Populations” under the HOME-ARP Program.

Supportive Housing Working Group

A working group created by the Housing Task Force in 2007 to evaluate and present a common understanding of barriers and best practices for an increased and improved development of supportive housing.

State Homelessness Chief

Serves as a policymaker and spokesperson on homelessness prevention, including coordinating the multi-agency effort to prevent and end homelessness (called Home Illinois) through legislation, rules, and budgets and communicating with the Illinois General Assembly, federal, and local leaders on these critical issues. The Illinois Department of Human Services houses the Illinois Office to Prevent and End Homelessness.

Statewide Referral Network

Tied primarily to IHDA’s Low-Income Housing Tax Credit Program, the Statewide Referral Network (“SRN”) was developed in 2008 as an overlay on the housing locator system. The SRN is an interagency initiative between the Illinois Housing Development Authority, Illinois Department of Human Services, the Illinois Department on Aging, the Illinois Department of Healthcare and Family Services that links vulnerable populations to affordable housing across Illinois. Eligible populations include persons with disabilities, persons experiencing homelessness and persons at-risk of homelessness.

Statewide Referral Network Units

30% AMI units set aside for households earning at or below 30% AMI, which are headed by Supportive Housing Populations and referred through a statewide referral network.

Tax Increment Financing

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

Williams v. Pritzker Consent Decree

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

Women Business Enterprise (“WBE”)

An independent business located in the United States that is at least 51% owned or controlled by one or more women.

Appendix B: Housing Task Force Members

Task Force Members/Housing Task Force Chair

Executive Director, Illinois Housing Development Authority

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

Task Force Members/Governor-appointed Housing Expert Members

Syed Abedi, Community Member – Plainfield Park District Board of Commissioners, Village of Plainfield

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

Allison Clements, Illinois Housing Council – Executive Director

George Dinges, Development Services Group – President/Vice President

Nancy Firfer, Metropolitan Mayors Caucus – Senior Advisor

David Hirsch, Greystone & Co., Affordable Production Manager

Peter Holsten, Holsten Real Estate Development & Management Corporation – President

Brian Hollenback, Rock Island Economic Growth Corporation – Executive Director

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

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

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

Mike Niehaus, Windsor Homes – Executive Director

Sylvia Puente, Latino Policy Forum – President & CEO

Robin Snyderman, Principal – BRicK Partners, LLC

Lily Walton, Champaign County Housing Authority – Executive Director

Raymond Lai, McLean County Regional Planning Commission – Executive Director

Catherine Brown, Clear Innovative Solutions, LLC

Member Position Vacant (formerly David Esposito, Supportive Housing Providers Association)

Task Force Members/Governor-appointed Agency Members

U.S. Department of Housing and Urban Development

U.S. Department of Agriculture – Rural Development

Task Force Members/State Agency Members

Illinois Governor's Office

Illinois Lieutenant Governor

Illinois Governor's Office of Management and Budget

Illinois Department on Aging

Illinois Department of Children and Family Services

Illinois Department of Commerce and Economic Opportunity

Illinois Department of Corrections

Illinois Department of Financial and Professional Regulation

Illinois Department of Healthcare and Family Services

Illinois Department of Human Rights

Illinois Department of Human Services

Illinois Department of Juvenile Justice

Illinois Department of Natural Resources

Illinois Department of Public Health

Illinois Department of Transportation

Illinois Department of Veterans' Affairs

Illinois Emergency Management Agency – Office of Homeland Security

Illinois Environmental Protection Agency

Illinois Housing Development Authority

Task Force Members/Illinois General Assembly Members

The President of the Illinois Senate or designee

The Minority Leader of the Illinois Senate or designee

The Speaker of the Housing of Representatives or designee

The Minority Leaders of the Illinois House of Representatives or designee

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

(310 ILCS 110/) Comprehensive Housing Planning Act.

(310 ILCS 110/1)

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

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

(310 ILCS 110/5)

Sec. 5. Definitions. In this Act:

"Authority" means the Illinois Housing Development Authority.

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

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

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

(310 ILCS 110/10)

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

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

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

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

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

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

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

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

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

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

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

(310 ILCS 110/15)

Sec. 15. Annual Comprehensive Housing Plan.

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

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

(2) low-income senior citizens;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(310 ILCS 110/20)

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

(1) (Blank).

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

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

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

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

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

(310 ILCS 110/25)

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

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

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

(3) Develop the Annual Comprehensive Housing Plan.

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

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

(310 ILCS 110/30)

Sec. 30. (Repealed).

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

(310 ILCS 110/90)

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

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

(310 ILCS 110/99)

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

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