



Illinois' 2025 Annual Comprehensive Housing Plan Progress Report

PLAN EFFECTIVE:

CALENDAR YEAR 2025

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 (“ACHP-PR”) is submitted in compliance with the Illinois Comprehensive Housing Planning Act (“the Act”) (**310 ILCS 110/**). Begun as an Executive Order in 2003 and subsequently enacted in 2006 through **Public Act 94-965**, 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 2026.¹

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, Illinois 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 the 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 (“DPA”), operating or rental housing subsidies, and support services.

This Progress Report tracks the calendar year 2025 progress towards serving Illinois’ eight designated Priority Populations and reports on activities by the programs highlighted in the **2025 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 resident 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 report), 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 persons 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

2025 Summary Chart: Meeting the Needs of Illinois' Priority Populations

2025 Funding Commitments Summary and Populations Served ²

Priority Population	2025 Highlight	Program Detail	Reporting Agency
Low-Income Households	1,925 family rental units funded	1,701 units board approved for the first time in 2025, 224 additional units approved with multi-year funding	IHDA
	6,103 homes purchased	\$1.1 billion in homeownership financing including first mortgages and down-payment assistance was provided	IHDA
	9,058 units of rental assistance	\$73 million in emergency rental assistance provided to residents via the Court-Based Rental Assistance Program	IHDA, IDHS
Low-Income Seniors	570 senior rental units funded	Units board approved for the first time in 2025	IHDA
	419,712 assisted	Community Care Program, LIHEAP, and IHWAP	IDoA, DCEO
Low-Income Persons with Disabilities	400 rental units funded	292 PSH rental units board approved for the first time; 108 additional units approved with multi-year funding.	IHDA
	371,088 individuals assisted	Supportive Living and Supportive Housing Programs, Supportive Housing (Bridge Rental Subsidy), Colbert Bridge Rental Subsidy, Specially Adapted Housing Grant for Veterans, HOPWA, LIHEAP, HRAP	HFS, IDPH, IDHS, DCEO, IDVA, IDHA
	551 units of rental assistance	RHS-LAAs, RHS-LTOS, HUD Section 811	IHDA
Homeless/ At-risk of homelessness	192,573 individuals assisted	Norman Programs, Youth Housing Advocacy and Cash Assistance, Supportive Living, Assistance to the Homeless, Crisis Response Housing Acceleration, Domestic Violence Prevention, ESG Program, ETH and ETH Bridge Programs, Eviction Mitigation, Homeless Prevention, Homeless Youth Program, Housing Navigator Emergency Room Pilot, Rapid Rehousing, Shelter Diversion, Supportive Housing Program, Triage Shelters, Unsheltered Pilot Program, HOPWA	DCFS, HFS, IDHS, IDPH
	194 shelter units funded	Approved HOME-ARP Non-Congregate Shelter units containing 422 shelter beds ³	IHDA
Other special needs populations	198 rental units funded	104 PSH/supportive units board approved for the first time; 94 additional units approved for multi-year funding	IHDA
	75 units of rental assistance	Re-entry Rental Assistance Program	IHDA, IDOC
	2 households assisted	Specially Adapted Housing Grant for Veterans	IDVA
	2-5 individuals assisted	Temporary housing with connections to wrap around services under the Prince Home Program for Veterans	IDVA
Live Near Work or Transportation	N/A	N/A	N/A
Preservation	Funding to preserve 1,373 rental units	Preservation units board approved for the first time in 2025	IHDA
Community Revitalization	2,477 rental units in revitalization areas	Affordable rental units funded in IHDA-identified areas in need of Community Revitalization	IHDA
	637 residential properties assisted	Strong Communities Program	
	560 households assisted	HRAP, IL HAFHR, CDBG Housing Rehabilitation	IHDA, DCEO
	6,378 clients assisted	Housing Counseling Resource Program, Cook County Mortgage Foreclosure Mediation Program	IHDA

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.

³HOME-ARP Non-Congregate Shelter Development Program units/beds are considered as supportive housing units for analysis purposes in this report.

ACHP Policy Priorities

Each year, the Housing Task Force includes a set of forward-looking policy priorities within the ACHP that target the most prevalent affordable housing challenges facing Illinois. 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.

2026 Policy Priorities

Currently the Housing Task Force and the State are operating in service of goals included within the **CY 2026 ACHP**, which is effective from January 1, 2026, until December 31, 2026. Activities occurring in 2026 will in turn be reported on in the CY 2026 ACHP-PR, to be presented to the Governor and General Assembly by April 1, 2027, per requirements of the Act.

Annual Progress Report on the 2025 Policy Priorities

This ACHP-PR reflects on, and recaps progress made toward the goals found in the CY 2025 ACHP, which was effective from January 1, 2025, to December 31, 2025. Listed below are summaries of the five annual policy priorities as presented in the 2025 ACHP:

1. Policy Priority #1: Address Inequities in Housing

For a variety of complex reasons, federal, state, and local policies have historically failed to allow non-white, lower-income, and rural populations to fully reap the societal and financial benefits of secure, stable, and affordable housing. Even with gains facilitated by federal legislation banning discrimination in the housing and financial markets, including the Fair Housing Act, Community Reinvestment Act, and Equal Credit Opportunity Act, among others, Illinois is still grappling with an entrenched legacy of discriminatory practices.

That said, the State, its agencies, and the Housing Task Force are firmly committed to directly addressing the effects of systemic racism and past use of government-sponsored discriminatory policies through improving access and equity in the affordable housing field. Since its inception, the Housing Task Force has been a source of unified conversation around addressing housing inequities and, it will continue to be a safe place to share innovations and new ideas across agencies and dedicated housing experts.

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

All Illinoisians deserve access to a variety of safe and comfortable housing options that meet their immediate and long-term needs in their community of choice. Though access facilitates choice and in turn inclusion, unfortunately, not all individuals are guaranteed it. Across Illinois' communities, there is a lack of affordable housing options available, especially for the lowest income and most at-risk households.

Specifically, there remains a significant and chronic unmet need for increased funding and creation of supportive housing, and stronger interagency collaboration to ensure services and housing are available and adequately paired to truly benefit residents. The Housing Task Force provides an opportunity to address this shortcoming by bringing together agencies, local units of government, federal/state/local funders, housing and service providers, advisory groups, and other partners to develop recommendations to expand housing access for hard-to-house and at-risk populations. Moving forward, the Housing Task Force remains strongly committed to addressing longstanding and systemic inequities that challenge housing access for the most vulnerable in Illinois.

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

Fundamentally, the affordable housing ecosystem must operate beyond simply providing dwelling units to individual households and actively engage in the essential work of community building focused on ensuring holistic resiliency for Illinois residents.

Resilient communities and households can better withstand and quickly recover from major economic and environmental disruptions. Communities lacking in resilience 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:

- **Environmental resilience** - 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.
- **Economic resilience** - A community's ability to withstand economic shock from such events as the Subprime Mortgage Crisis, Great Recession, or the COVID-19 pandemic.

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

In addition to its state agencies, Illinois is rich with housing-focused and community-based organizations, advocates, and other groups with knowledge, policy levers, and a strong desire to increase the supply of affordable housing. As demonstrated by the many plans, reports, and other housing related activity currently ongoing across the state, Illinois agencies and groups are clearly dedicated to serving residential housing needs. However, with robust action comes the need for decisive collaboration and coordination, which presents an opportunity for the Housing Task Force to step in and act in a leadership role. Moving forward, the Housing Task Force must act as the key driver to foster the mutual understanding necessary to productively balance the state's myriad competing goals and shifting target areas/populations to continue making progress. By establishing a centralized and enduring vision, the Housing Task Force can ensure Illinois makes lasting progress on expanding affordability for its residents.

5. Policy Priority #5: Rethinking The Comprehensive Housing Planning Act

Since its establishment, the Housing Task Force has provided a framework by which Illinois and its agencies can coordinate affordable housing funding and resident supportive services. Across its 20-year plus existence, the Housing Task Force and its membership have worked to ensure the housing and service needs of the most vulnerable Illinoisans are met.

On December 31, 2026, the Act is set to sunset, signaling the end of a more than 20-year long era of the Housing Task Force and the ACHP. The impending closure of this previous chapter welcomes the beginning of a new one and presents the Housing Task Force with an opportunity to enter a new phase focused on novel approaches, evolving priorities, and renewed purpose.

Policy Priority #1: Address Inequities in Housing

For a variety of complex reasons, federal, state, and local policies have historically failed to allow non-white, lower-income, and rural populations to fully reap the societal and financial benefits of secure, stable, and affordable housing. Even with gains facilitated by federal legislation banning discrimination in the housing and financial markets, including the Fair Housing Act, Community Reinvestment Act, and Equal Credit Opportunity Act, among others, Illinois is still grappling with an entrenched legacy of discriminatory practices.

That said, the State, its agencies, and the Housing Task Force are firmly committed to directly addressing the effects of systemic racism and past use of government-sponsored discriminatory policies through improving access and equity in the affordable housing field. Since its inception, the Housing Task Force has been a source of unified conversation around addressing housing inequities and it will continue to be a safe place to share innovations and new ideas across agencies and dedicated housing experts.

This priority and its recommendations draw from the findings of the Illinois Housing Blueprint, particularly its Homeownership Racial Equity Impact Assessment, the Home Illinois: Illinois' Plan to Prevent and End Homelessness, and 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 communities through more equitable planning practices.

A. Homeownership Financing

1. IHDA Access Mortgage

Access Mortgage is the Authority’s flagship down payment assistance suite that is available statewide to both first-time and repeat homebuyers. The program 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) for down payment and/or closing cost assistance, paired with a 30-year fixed-rate first mortgage to qualified households across Illinois. The second mortgage is forgiven monthly over ten years. In CY 2025, IHDA provided \$3.94 million in Access 4% program assistance to 735 households to obtain first mortgages totaling \$118.52 million. Counties not included in the table below indicate that no activity (disbursed funds) occurred in CY 2025.

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Adams	5	29,860
Bond	1	4,800
Boone	7	40,480
Bureau	3	17,320
Carroll	1	4,760
Champaign	7	39,800
Christian	4	17,880
Clinton	3	18,000
Coles	2	9,800
Cook	111	649,891
De Witt	2	8,960
DeKalb	4	24,000
Douglas	3	14,612
DuPage	10	59,600
Edwards	1	2,000
Effingham	1	6,000
Fayette	2	9,580
Ford	1	4,920
Franklin	3	14,160
Fulton	10	38,936
Greene	1	3,040
Grundy	3	17,596
Hamilton	3	11,580
Henry	11	58,056
Iroquois	1	4,000
Jefferson	3	14,040
Jersey	5	24,000
Jo Daviess	1	6,000
Kane	17	101,246
Kankakee	7	37,000
Kendall	2	12,000
Knox	4	20,320
La Salle	16	86,560

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Lake	12	72,000
Lee	6	35,460
Livingston	1	6,000
Logan	9	43,396
Macon	29	150,652
Macoupin	6	31,920
Madison	93	483,246
Marion	5	22,322
Marshall	1	3,515
Mason	2	8,680
McHenry	9	54,000
McLean	12	71,436
Mercer	2	9,000
Montgomery	2	9,220
Morgan	1	3,396
Ogle	4	24,000
Peoria	28	133,496
Piatt	1	5,100
Pike	1	5,800
Putnam	1	6,000
Rock Island	45	239,237
Saline	3	9,880
Sangamon	8	39,172
Schuyler	1	3,400
Scott	1	3,280
Shelby	1	3,500
St. Clair	51	288,351
Stark	1	3,760
Stephenson	4	16,956
Tazewell	30	153,640
Union	1	6,000
Vermilion	6	31,220
Warren	1	4,396
Washington	1	4,717
Wayne	4	14,464
White	2	7,320
Whiteside	6	31,920
Will	9	54,000
Williamson	5	23,120
Winnebago	74	407,548
Woodford	1	5,800
Total	735	\$3,941,117

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) for down payment and/or closing cost assistance paired with a 30-year fixed-rate first mortgage to qualified households across Illinois. Repayment of the second mortgage will be deferred for 30 years, unless repaid sooner or upon the refinance or sale of the property, at which time the second mortgage will become due. In CY 2025, IHDA provided \$12.94 million in Access 5% program assistance to 1,827 households to obtain first mortgages totaling \$381.04 million. Counties not included in the table below indicate that no activity (disbursed funds) occurred in CY 2025.

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Adams	14	90,345
Bond	1	6,950
Boone	17	127,000
Bureau	2	12,950
Champaign	31	223,420
Christian	1	7,500
Clay	5	33,475
Clinton	4	23,685
Coles	9	54,000
Cook	708	5,253,579
Cumberland	4	27,250
De Witt	4	28,845
DeKalb	23	172,500
Douglas	8	55,100
DuPage	73	543,075
Edgar	1	7,500
Effingham	4	21,050
Fayette	3	20,050
Ford	8	53,585
Franklin	5	21,770
Fulton	19	89,020
Greene	2	10,395
Grundy	10	75,000
Hancock	2	8,965
Henry	3	18,000
Iroquois	1	4,750
Jackson	2	8,995
Jefferson	4	22,920
Jersey	4	26,575
Johnson	1	3,725
Kane	61	457,500
Kankakee	22	162,186
Kendall	21	157,500
Knox	5	29,625
La Salle	22	151,375
Lake	58	433,950
Lee	4	25,095

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Livingston	11	72,445
Logan	9	59,567
Macon	20	128,100
Macoupin	8	46,169
Madison	43	277,107
Marion	8	48,787
Marshall	2	13,750
Mason	6	38,212
McDonough	6	27,375
McHenry	40	300,000
McLean	64	453,638
Mercer	2	14,900
Monroe	1	7,500
Montgomery	4	20,092
Morgan	5	32,075
Moultrie	1	7,500
Ogle	15	109,300
Peoria	40	239,985
Perry	1	7,500
Piatt	2	10,245
Pike	2	13,300
Putnam	1	4,125
Randolph	2	13,250
Rock Island	30	186,184
Saline	1	5,975
Sangamon	11	66,095
Scott	1	4,450
St. Clair	32	214,232
Stark	2	13,275
Stephenson	10	56,820
Tazewell	44	275,950
Vermilion	10	63,900
Warren	2	14,325
Washington	2	9,740
Wayne	3	17,725
Whiteside	3	20,825
Will	102	763,000
Williamson	8	53,145
Winnebago	98	700,865
Woodford	9	61,000
Total	1,827	\$12,941,633

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) for down payment and/or closing cost assistance, paired with a 30-year fixed-rate first mortgage to qualified households across Illinois. Repayment of the second mortgage is monthly amortizing over a 10-year period at 0% interest rate. In CY 2025, IHDA provided \$18.66 million in Access 10% program assistance to 1,915 households to obtain first mortgages totaling \$384.8 million. Counties not included in the table below indicate that no activity (disbursed funds) occurred in CY 2025.

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Adams	4	37,240
Bond	1	9,833
Boone	19	187,514
Bureau	3	26,787
Carroll	4	38,163
Cass	1	9,917
Champaign	31	306,269
Christian	4	38,873
Clark	1	9,917
Clay	3	29,033
Clinton	1	10,000
Coles	6	59,417
Cook	628	6,262,512
Cumberland	2	19,833
De Witt	10	96,151
DeKalb	17	167,505
Douglas	3	29,717
DuPage	52	514,560
Edgar	1	8,349
Effingham	4	37,518
Fayette	4	36,086
Ford	2	20,000
Franklin	5	44,971
Fulton	5	39,185
Grundy	13	128,833
Henry	4	34,445
Iroquois	2	19,750
Jackson	3	26,176
Jefferson	3	23,895
Johnson	1	5,015
Kane	71	704,038
Kankakee	30	296,008
Kendall	28	277,733
Knox	8	65,662
La Salle	30	286,864
Lake	69	684,582
Lawrence	1	4,100
Lee	6	53,028

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Livingston	7	69,533
Logan	15	134,384
Macon	34	303,334
Macoupin	2	19,748
Madison	44	417,221
Marion	4	34,071
Marshall	3	24,599
Mason	3	27,082
McDonough	1	10,000
McHenry	50	490,380
McLean	29	287,719
Menard	2	16,834
Mercer	1	10,000
Monroe	1	9,917
Montgomery	3	29,338
Morgan	5	47,643
Ogle	13	125,500
Peoria	51	484,888
Perry	1	9,667
Piatt	2	19,421
Pike	2	20,000
Putnam	1	10,000
Randolph	4	37,350
Rock Island	6	58,006
Saline	5	45,303
Sangamon	35	329,679
St. Clair	36	335,725
Stark	1	7,239
Stephenson	38	358,786
Tazewell	49	450,018
Union	1	9,171
Vermilion	12	115,049
Washington	1	9,833
White	1	8,400
Whiteside	9	87,883
Will	107	1,061,167
Williamson	17	147,415
Winnebago	232	2,279,714
Woodford	7	69,033
Total	1,915	\$18,660,529

2. SmartBuy

Originally launched in December 2020, SmartBuy was designed to increase home purchase accessibility and help build a new generation of wealth, for low- to moderate-income borrowers across Illinois affected by rising student loan debt. Through SmartBuy, IHDA provides a safe, affordable, 30-year fixed-rate first mortgage paired with \$5,000 for down payment and/or closing cost assistance in the form of a second mortgage. Repayment of the second mortgage is deferred for 30 years, unless repaid sooner or upon the refinance or sale of the property, at which time the second mortgage becomes due. In addition, IHDA provided 15% of the purchase price (up to \$40,000) in assistance for student loan debt to borrowers. Potential borrowers must have at least \$1,000 in student loan debt and pay off their remaining student loan balance at loan closing. While the program was suspended in May 2021 due to a lack of funding, it was reopened from December 2024 to February 2025. In CY 2025, IHDA provided \$18.6 million in SmartBuy assistance to 546 households to obtain first mortgages totaling \$124.35 million. Counties not included in the table below indicate that no activity (disbursed funds) occurred in CY 2025.

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Adams	6	177,043
Boone	4	124,592
Carroll	1	23,737
Champaign	11	308,329
Cook	250	8,630,760
DeKalb	5	166,403
DuPage	32	1,084,982
Fulton	2	74,673
Jackson	2	66,196
Jo Daviess	1	45,000
Kane	24	846,344
Kankakee	5	140,956
Kendall	17	586,329
Knox	1	25,822
La Salle	4	106,053
Lake	23	782,949
Lee	1	21,244
Livingston	1	45,000
Macon	2	54,804
Macoupin	1	36,278
Madison	15	510,299
Mason	1	19,381
McHenry	15	557,452
McLean	7	225,644
Menard	1	18,675
Monroe	3	65,419
Montgomery	1	19,832
Ogle	4	131,887
Peoria	13	439,993
Perry	1	41,109
Piatt	2	72,938
Pike	1	19,261
Putnam	1	45,000

County	Household(s) Assisted	Down Payment Assistance Amount (\$)
Rock Island	7	273,301
Sangamon	6	224,735
St. Clair	8	310,413
Stephenson	2	56,927
Tazewell	9	296,325
Vermilion	1	40,604
Washington	2	52,976
Whiteside	2	73,952
Will	25	870,676
Williamson	1	38,335
Winnebago	23	769,188
Woodford	2	78,153
Total	546	\$18,599,969

3. 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- and very low-income families throughout the state. Funded through the Illinois Affordable Housing Trust Fund, the program provides forgivable subordinate mortgage loans 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 \$20,000 and households at or below 50% AMI are eligible to receive up to \$25,000. 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	100 to date	\$2,000,000 to date

In CY 2025, \$437,895 was disbursed under Round 4 to assist 18 income-qualified homebuyers.

B. Housing Counseling Programs

1. Housing Counseling Resource Program (“HCRP”)

HCRP is funded by the Federal Home Loan Bank of Chicago (“FHLBC”) and administered locally by IHDA and the Wisconsin Housing and Economic Development Authority (“WHEDA”), provides \$1 million in annual grants to HUD-approved housing counseling agencies across Illinois and Wisconsin.

Funds are used for capacity-building activities that expand organizational reach to low- and moderate- income and underrepresented 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 targeted communities.

In February 2024, FHLBC announced that they would be awarding IHDA an additional \$1 million to disburse during the third year of HCRP which ran from July 1, 2024, to June 9, 2025. In April 2024, the IHDA Board approved \$1 million in additional funds to be granted across 20 housing counseling agencies. Round 1 was completed in June 2025.

In February 2025, the IHDA Board approved entering into an agreement for Round 2 of HCRP, in which FHLBC would award IHDA \$6 million in grant funds to be disbursed over a two-year term from July 2025 to July 2027.

Agencies report quarterly on their activities in increasing their reach to low- and moderate-income and underrepresented homebuyers and homeowners. In CY 2025, \$2,152,126 was disbursed to housing counseling agencies who assisted 6,239 potential homebuyers in one-on-one counseling and group homebuyer education, which helped support contracted HCRP agencies create 606 new homeowners.

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

Funded in 2010 by the Circuit Court of Cook County, the CCMFMP was first established in response to the Great Recession. The program was designed to provide Cook County homeowners in foreclosure with critical support 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 is initiated. The program has three components: community outreach, helpline and housing counseling, and legal aid and mediation. IHDA manages the helpline and housing counseling agency component 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.

In 2021, IHDA held an application funding round with five awards made, and program activity under Round 6 began in October. Presently, the active CCMFMP program agreements are set to end on 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 2025, 139 households were assisted in legal services by housing counseling agencies and \$35,800 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 (“IRS”) allocates federal tax credits to states and other local allocating agencies, which then award the credits to eligible affordable housing developments who use the equity generated from the sale of the tax credits to lower the debt service. Units financed by LIHTC must maintain affordable rents for a minimum of 30 years.

There are two types of LIHTC: the “9% credit” and the “4% credit”. The 9% credit, known as the competitive tax credit, is allocated annually to housing finance agencies based on state population and can subsidize up to 70% of the eligible development costs for new construction and/or the substantial rehabilitation of housing projects that are not otherwise subsidized by the federal government. 4% credits are generated through issuance of tax-exempt private activity bonds when 50% or more of a project’s eligible cost are financed with the bonds. 4% credits are primarily used for acquisition/rehabilitation projects, not new construction.

IHDA’s LIHTC program is governed by its Qualified Allocation Plan (“QAP”), which details 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 internal 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 encourage development proposals 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% credits that commit at least 30% of their units to serving supportive housing populations. Developments not pursuing the PSH Track Scoring option instead utilized a standard “General Track Scoring” option, which includes various 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 a rolling basis throughout the tenure of the QAP, IHDA holds a single annual competitive funding round for applications seeking 9% credits.

In June 2025, the IHDA Board approved awards to 16 developments totaling more than 24.4 million in federal 9% credits. Additionally, the IHDA Board simultaneously approved gap financing, or subordinate resource requests, to the awarded developments totaling more than \$27.6 million. These investments will finance the creation and/or preservation of 824 affordable units across Illinois, 117 of which will be dedicated to serving supportive housing populations. All awarded developments pursued the QAP’s General Scoring Track. For more details on the CY 2025 LIHTC program, please see the Housing Production Plan Tables in the back of this report. Below are 2025 and 2026 LIHTC program deadlines.

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
2025 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, 2024
2026 LIHTC Program Application Deadlines	
2026 9% LIHTC Program Timeline	
2026 PPAs Due	9/17/2025
PPA Notification to Sponsors	11/25/2025
2026 Applications Due	2/25/2026
9% Recommendations to IHDA Board	6/26/2026

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

The State Donation Tax Credit encourages private investment in affordable housing by providing donors of eligible 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 elect to transfer the credits to the affordable housing project, which creates additional financing through syndication of the credits.

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

In CY 2025, IHDA approved \$42,409,535 in State Donation Tax Credit funding for 18 developments comprising 893 total affordable units, of which 305 are IAHTC supported.

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 IHDA-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 to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership to low-income persons. HOME funds are awarded annually to participating jurisdictions (“PJs”) as defined by HUD and, as a PJ under HOME, IHDA directs this resource toward funding affordable rental housing.

In CY 2025, IHDA’s Board approved \$39,029,112 in HOME allocations to help finance 192 HOME-supported units in 11 multifamily developments containing an overall 702 affordable units.

Funded through a state real estate transfer tax, IAHTF offers financing for the acquisition, rehabilitation, and new construction of affordable rental housing. Multifamily developments proposing to use IAHTF 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: Up to 15% of total development cost; and
- Non-Metro Set-Asides: Up to 25% of total development cost.

In CY 2025, IHDA committed IAHTF to 13 multifamily developments totaling \$45,076,132 in financing for 503 affordable units. Of that amount \$34,768,043 was first-year financing for 369 units, and \$10,308,089 was multi-year financing for 134 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 2025, IHDA's Board approved \$183,165,669 in tax-exempt bonds to support seven multifamily developments representing 958 affordable units. For taxable bonds, IHDA's Board approved \$1,845,000 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 the creation and preservation of affordable housing units in underserved markets: a Construction-to-Permanent Loan and a Permanent Loan.

In CY 2025, IHDA awarded one \$2,474,000 first mortgage loan to a development containing 94 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 2025 IHDA's Board approved \$16,332,000 in FFB for three multifamily projects representing 228 affordable units.

D. Legislation and Policy Initiatives

1. Next Generation Capacity Building Initiative ("Next Gen")

Next Gen offers capital, affordable housing development training, and technical assistance to emerging developers across the state with the goal of having the participants enter and succeed in LIHTC. Priority is given to applicants with geographic diversity and developers who have experienced challenges accessing cost effective capital for affordable housing. IHDA works closely with the Local Initiatives Support Corporation ("LISC"), the designated technical assistance partner and Community Development Financial Institution ("CDFI") tasked with implementing the grant. In the fall of 2025, IHDA and LISC announced an open application round for emerging developers to apply and be part of the third training cohort. In November 2025, the second 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 2025, \$813,717 was disbursed to LISC under the program.

Policy Priority #2: Advance Access for Priority Populations

All Illinoisians deserve access to a variety of safe and comfortable housing options that meet their immediate and long-term needs in their community of choice. Though access facilitates choice and in turn inclusion, unfortunately, not all individuals are guaranteed it. Across Illinois, there is a lack of affordable housing options available, especially for the lowest income and most at-risk households.

Specifically, there remains a significant and chronic unmet need for increased funding and creation of supportive housing, and stronger interagency collaboration to ensure services and housing are available and adequately paired to truly benefit residents. The Housing Task Force provides an opportunity to address this shortcoming by bringing together agencies, local units of government, federal/state/local funders, housing and service providers, advisory groups, and other partners to develop recommendations to expand housing access for hard-to-house and at-risk populations. Moving forward, the Housing Task Force remains committed to addressing longstanding and systemic inequities that challenge housing access for the most vulnerable in Illinois.

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 for Veterans, which is a benefit available to veterans or servicemembers 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 U.S. Department of 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 IAHTF, eligible veterans or servicemembers 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.

In CY 2025, \$30,000 was expended for grants to two qualifying veteran households.

B. Multifamily Financing

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

As part of IHDA's 2019 Rebuild Illinois Capital Bill funding allocation, the Authority created HJIIP. 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 movement into permanent housing.

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.

The first HJIIP RFA was released in January 2022. IHDA's Board approved 28 developments, though five projects opted to leave the program. To date, IHDA has closed 20 developments and anticipates closing the remaining three in 2026.

A second HJIIP RFA was released in May 2024, with concept meetings in July and applications due September 27, 2024. In total, IHDA received 25 applications requesting more than \$11.87 million in funding across six counties. After evaluating the applications based on several 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. To date, IHDA has closed financing on five of the 22 developments awarded under the second HJIIP RFA. Additional closings are expected across 2026.

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 (“RHSP”)

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 2025, IHDA committed a total of \$13,700,248 to RHSP for awards to support 391 units across its operational components. Activity under the two sub-programs is provided below. Additionally, for CY 2026, 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 2025, IHDA awarded \$13,700,248 in grants to 14 LAAs to support 391 units. These awards include those for the Re-Entry Rental Assistance Program that operates alongside the RHS-LAAs sub-program of RHSP and is described in its own subsection to follow.

Long Term Operating Support

On an annual basis, 10% of RHSP funds are made available for 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 by providing a long-term, unit-based rent subsidy. In CY 2025, no new awards for LTOS were made due to a lack of available funding. However, \$1,650,741 in subsidy was disbursed to support 220 affordable units under 28 existing LTOS provider contracts.

Agency Name	Service Area(s)	Units	2025 Funding Award
RHS Funding: Local Administering Agencies (LAAs)			
CEDA	Suburban Cook County	29	\$1,016,682
Community Partnership for Affordable Housing	Lake County	39	\$1,324,876
DuPage County Housing Authority	DuPage County	16	\$747,318
Housing Choice Partners	Suburban Cook County	23	\$1,151,364
IACAA	Various	21	\$653,220
Kankakee County Housing Authority	Kankakee & Will Counties	21	\$799,241
Lazarus House	Kane County	31	\$1,087,327
Rock Island Housing Authority	City of Rock Island	44	\$1,307,215
Community Partnership for Affordable Housing (Re-Entry)	Lake County	10	\$422,808
Housing Authority of Champaign County (Re-Entry)	Champaign County	10	\$308,357
Housing Choice Partners (Re-Entry)	Suburban Cook County	30	\$1,342,945
Winnebago County Housing Authority (Re-Entry)	Winnebago, Boone, Stephenson, Ogle, Jo Davies Counties	25	\$706,815
CEFS Opportunity Council	Clay, Effingham, Shelby, Fayette, Christian, Moultrie & Montgomery Counties	23	\$579,902
Two Rivers Regional Council of Public Officials	Adams, Brown, Pike & Schuyler Counties	49	\$1,465,764
Total		391	\$13,700,248

3. Rental Housing Support Program Funding Allocation Task Force

Effective July 1, 2023, **Public Act 102-1135** increased the real estate recordation document fee that Illinois County Recorders must collect for RHSP 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 was 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 Rental Housing Support Re-entry Program

As a result of the 2018 Illinois Criminal Justice Information Act (**Public Act 1000-0575**), 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. The Working Group 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 Illinois Criminal Justice Information 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 Rental Housing Support Re-Entry Program, funded through RHSP and administered alongside the RHS LAAs sub-program, to provide rental assistance to LAAs to identify local property owners to create a pool of affordable housing for up to 100 individuals exiting the IDOC 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.

In CY 2025, IHDA awarded a combined \$2,780,925 to four service providers to support 75 units of re-entry housing. These totals are included in the previously mentioned \$13,700,248 committed under the RHS-LAAs program for 391 units. Additionally, 38 tenants placed in re-entry units, and a total of \$567,704 was paid in subsidy for the year on units under existing contracts.

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, 2025, about 8,300 landlords had registered more than 151,000 units, with about 3,742 units available and 2,607 wait-listed listings on the site. The site is well utilized, with over 425,000 searches in 2025 alone.

2. HUD Section 811 Project Rental Assistance (“Section 811” or “811”)

Section 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 support.

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, 439 rental units have been approved by the IHDA Board to receive 811 subsidies, and 364 are listed in the PAIR⁴ system. Utilizing HUD funding allocations received in federal FYs 2012, 2013 and 2019, IHDA processes rental assistance subsidy payments under the existing RACs.

In CY 2025, \$1,346,520 in new subsidy was provided for 15 units administered by seven providers.

CY 2025 Board Approved Section 811 Project	811 units	Grant (RAC Subsidy Amount)
LeClaire Courts A-South	3	\$274,680
LeClaire Courts A-North	7	\$630,720
Tower Court Residences	5	\$441,120
Totals	15	\$1,346,520

⁴ The Pre-Screening, Assessment, Intake, and Referral “Pair” system is a waitlist management system for Statewide Referral Network and Section 811 units. PAIR pre-screens individuals eligibility under both programs and then allows persons to apply for one or both waiting lists.

3. Statewide Referral Network (“SRN”)

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

Embedded within ILHousingSearch.org is a special 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 (“IDHS”) and IHDA, supported by the Illinois Department of Healthcare and Family Services and the Illinois Department on Aging. There are over 3,300 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 Program funds developments that serve extremely low-income persons with disabilities, persons experiencing homelessness, and other vulnerable populations. This program leverages funds from a variety of state and federal sources, including the National Housing Trust Fund, IAHTF, HOME, and, for CY 2025, HOME American Rescue Plan Act (“HOME-ARP”) funds. Under this round, updates were made to directly incentivize coordination with Continuums of Care to serve households experiencing homelessness, and to encourage projects targeting HOME-ARP Qualifying Populations.

In CY 2025, IHDA’s Board approved \$50,261,692 in funding for seven awarded developments under PSH Round XI.

CY 2025 Board Approved PSH Project	Units	Award Amount
Tendick Street Apartments	23	\$7,220,809
Haven Hill Acres – Phase I	20	\$7,484,549
Augusta Home	12	\$5,152,301
Hero Homes (HOME-ARP)	20	\$10,103,276
Pearl Street Commons II (HOME-ARP)	10	\$5,383,672
Hope Springs Addition (HOME-ARP)	24	\$7,417,085
Cityview on Yale (HOME-ARP)	20	\$7,500,000
Total	129	\$50,261,692

Also in CY 2025, IHDA released an RFA for Round XII of the PSH Development Program. Applications were due January 26, 2026. Under this PSH round, additional funding is available from the State of Illinois’ Opioid Remediation Funds (“ORF”) for developments offering supportive services targeted toward ORF qualifying populations.

5. National Housing Trust Fund (“NHTF”)

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. NHTF is not subject to the federal appropriations process.

State housing finance agencies are the 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 their **Consolidated Plan**.

In CY 2025, IHDA’s Board awarded \$9,311,055 to three projects to support creation of 60 units of PSH with NHTF.

6. Illinois Supportive Housing Institute (“SHI”)

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

In CY 2025, IHDA and CSH entered into a new agreement to continue the SHI for 2026 and 2027. Under an existing agreement for 2024-2025, a fourth SHI was held from March through June 2025 with 11 participating development teams. CSH and IHDA additionally announced a 2026 SHI in November 2025.

7. Illinois Supportive Living Program (“SLP”)

The 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 provides services to seniors (aged 65 and older) and persons with physical disabilities (aged 22-64). The goal 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 2025, there were 169 providers with a capacity of 13,926 apartments/units. Of those 169 SLP communities, 11 serve people aged 22 to 64 with physical disabilities and 22 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”. SLP providers are among the State’s nine current Medicaid waivers.

In 2025, HFS committed \$388,198,066 towards SLP, assisting 13,506 individuals.

D. Homelessness and Interagency Collaboration

1. Illinois Interagency Council on Homelessness

Formed in September 2021, the Illinois Interagency Task Force on Homelessness and the Illinois Community Advisory Council on Homelessness have worked with the leadership of the Illinois Office to Prevent and End Homelessness (“OPEH”) to coordinate Illinois state 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.

The Interagency Task Force on Homelessness continues to drive progress on the 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 in Illinois. Based on these data points and, assuming current trends continue, the Stella M model estimates Illinois needs a total of 27,147 additional temporary and permanent housing units to reach functional zero. 10,972 of the 27,147 units would be classified 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.

OPEH advanced efforts focusing on expanding access to supportive and affordable housing for people experiencing homelessness, particularly those facing systemic barriers such as criminal records or racial disparities. OPEH collaborated with state agencies and community partners to explore policy solutions that would create supportive housing opportunities for individuals with lifetime housing bans, including Ohio's Returning Home Ohio model and establishing an interagency steering committee to assess the feasibility of implementing a similar program in Illinois. OPEH worked alongside IDHS and IHDA to include Opioid Remediation Funds as a funding source for the development of PSH. The office also advanced equity-driven housing policy work by convening a racial equity roundtable on Latino homelessness and commissioning research through the University of Illinois Chicago's Institute for Research on Race and Public Policy to examine structural causes of disparities in housing instability.

2. Interagency Working Group on Poverty and Economic Security ("IWGP")

The Illinois General Assembly passed the Intergenerational Poverty Act (**Public Act 101-636**) in the summer of 2020, establishing an interagency working group 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 on Poverty Elimination and Economic Security.

The full group meets on a quarterly basis. Statutory membership includes Illinois agency heads covering Human Services, Labor, Aging, Agriculture, Education, Public Health, Commerce and Economic Opportunity, Corrections, and the 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, the IWGP has worked to support implementation. The IWGP has developed yearly status updates on 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). The second pillar focuses on stabilizing homes and communities. IWGP-supported actions in FY 2025 included Department of Commerce and Economic Opportunity ("DCEO") participation in the Ad-Hoc Missing Middle Housing Solutions Advisory Committee which developed strategies to address the housing gap for middle-income Illinois residents and IHDA's production of supportive housing units through several of its programs including LIHTC, PSH, and Non-Congregate Shelter. IWGP member agencies also worked on housing stabilization for those with serious mental health conditions, substance use disorders, and re-entering citizens coming back to community from incarceration. The IWGP and its members will continue these efforts in the coming year, continuing to seek ways to decrease the poverty rate in Illinois.

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

Fundamentally, the affordable housing ecosystem must operate beyond simply providing dwelling units to individual households but actively engage in the essential work of community building focused on ensuring holistic resiliency for Illinois' residents.

Resilient communities and households can better withstand and quickly recover from major economic and environmental disruptions. Communities lacking resilience 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** - 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.
2. **Economic resiliency** - A community's ability to withstand economic shock from such events as the Subprime Mortgage Crisis, Great Recession, or the COVID-19 pandemic.

Illinois households and communities that rely heavily on low-wage, service-industry jobs for their livelihoods are acutely vulnerable. Reflecting on this, policymakers should empower these communities and families through affordable housing and infrastructure investments that thoughtfully consider economic development and resiliency potential. The possibilities of new and better paying jobs combined with advantages to residents offered by energy, transportation, and other infrastructure/community development investments could allow families increased peace of mind, a greater capacity to afford necessities like housing costs, and bolster the ability to save for an emergency, itself a key resilience strategy.

As the Housing Task Force believes affordable housing is a key ingredient in both economic and environmental resiliency for Illinois communities, it committed to better connecting available economic development and clean energy resources to affordable housing residents and their communities as a mechanism for strengthening social, civic, and physical infrastructure

This priority and its recommendations draw from the findings of Illinois Housing Blueprint Working Groups, an analysis of statewide housing challenges, 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, low-income, and rural communities across Illinois;
2. Better connect housing, economic development, and business development entities.

A. Community Revitalization Programs

1. Land Bank Technical Assistance Program (“TA Program”)

IHDA established the Land Bank Technical Assistance Program funded by IAHTF 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 Program activities include guidance on various processes including feasibility analysis, the abandonment process, and assisting with drafting requisite documentation (including intergovernmental agreements) to join or create a land bank. Expected outcomes include the creation of seven to 10 feasibility studies and 15 to 20 intergovernmental agreements and other necessary or related documentation.

Round two of the TA Program ended in June 2025. Under a third round of the TA Program, three awards totaling \$935,000 were approved for the two existing TA Providers along with an additional new provider. This round began on November 6, 2025, and will run for two years. Across CY 2025, \$163,046 was disbursed for program activity and a combined 899 hours of technical assistance were given; a combined nine land banks were assisted by the TA Program providers.

In total, seven 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 (“SCP”)

Created in 2020 utilizing Rebuild Illinois Capital Bill funding, SCP provides grants to municipalities, counties, and land banks to return vacant and abandoned residential properties to productive and taxable use through rehabilitation or provides funds for demolition in cases where properties are beyond repair and negatively impacting surrounding neighbors. SCP aims to increase property values, create jobs, reduce crime, generate additional tax revenue, and attract further community investment.

SCP is available statewide and 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 eligible construction costs, demolition, lot clean up and greening, and grantee administrative costs.

In May 2025, the IHDA Board approved three requests: to extend the grant term for 67 of the 68 SCP grantees by an additional 12 months, a request to de-obligate funds for one grantee, and a request to reallocate additional funds to the top 16 performing grantees (along with a final request to make an exception to the maximum grant amount of \$750,000 for high performing grantees). SCP Round 2 grants will terminate in November 2026.

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 2026	\$19,021,000	68	816 to date

In CY 2025, a total of \$9,987,666 was disbursed to assist 637 unique properties under the program’s second round.

B. Homeowner Assistance Programs

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

Funded by IAHTF, HRAP assists low- and very low-income homeowners to make 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 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 completed in March 2025. A Request for Applications for Round 2 of HRAP was released by IHDA on February 3, 2025. 44 applications were received and 36 applicants were recommended for a combined funding of \$16 million. IHDA’s Board approved these organizations along with amending the maximum assistance amount to \$50,000 for full rehabilitation projects and \$25,000 for “Roof Only” projects in June 2025. Two awardees opted out of the program before executing grant agreements, making a final total of 34 grantees for the program’s second round.

In CY 2025, \$5,121,466 was disbursed to assist 149 households.

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

Funded with \$28,750,000 in American Rescue Plan Act (“ARPA”) dollars, 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 homeowners 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 carry a 3-year forgivable recapture agreement.

In November 2025, the IHDA Board approved a third benchmark requiring that grantees have either expended or obligated (homes actively under construction) at least 90% of their grant funding by April 30, 2026, which aimed at ensuring the effective utilization of all funds and allow final reallocation of these limited funds if necessary. This additional benchmark ensures that ARPA resources remain invested in Illinois, as any unused funds must be returned to the U.S. Department of the Treasury.

In CY 2025, \$15,191,585 was approved to assist 276 unique households.

3. Community Development Block Grant Housing Rehabilitation Program

Administered by the Illinois Department of Commerce and Economic Opportunity, the Community Development Block Grant Housing Rehabilitation Program, assists eligible local governments by 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 per home.

In 2025, the Community Development Block Grant Housing Rehabilitation Program committed \$8 million to assist 135 households throughout Illinois.

4. Illinois Low-Income Home Energy Assistance Program (“LIHEAP”)

LIHEAP is designed to assist eligible low-income households with paying for winter energy services by providing a one-time benefit. 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 2025, over \$231 million in LIHEAP funds were utilized to assist 341,299 households throughout Illinois.

5. Home Weatherization Assistance Program (“IHWAP”)

Administered by DCEO, IHWAP helps low-income residents save on and curb heating costs while increasing the comfort of their homes to conserve energy. 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 2025, over \$27 million in IHWAP funds were distributed to assist 1,952 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 throughout Illinois to identify local housing needs and to empower them to take steps to meet those needs. Since 2016, IHDA has offered free planning services to communities and organizations statewide through its Community Revitalization 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 satisfies 10 points in the Community Revitalization category in IHDA’s 9% Credit program.

Long-term comprehensive planning partnerships are not available within the Chicago Metropolitan; however, communities and organizations located in this area may partner with IHDA to undertake select planning activities and components.

To date, IHDA’s Community Revitalization Technical Assistance Network has been provided to developers and city officials/local champions in more than 165 communities throughout the state. The table below provides information on the types of technical assistance being provided to individual projects/communities.

Community Revitalization Technical Assistance Type	CY 2025
Traditional Community Revitalization Partnerships	6
Low-Income Housing Tax Credit Applications with Community Revitalization (9% and 4%)	39
Community Revitalization Pipeline	4

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 2025, 38 full developer applications were submitted for 9% Credits, of which five developments intended to score under the traditional Community Revitalization scoring category, and 26 developments attempted to supplement their Quality-of-Life Index score with Community Revitalization indicators. Ultimately, 16 developments

were awarded credits, with 13 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 CR TA
2025	38	32	16	13	12

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. 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

IHDA provides funding to the Metropolitan Mayor’s Caucus (“MMC”) to administer the Homes for a Changing Region grant. Supported by IAHTF, the program aims to increase the capacity of participating communities across the Chicago Metropolitan Area to implement policies at the local level to increase the supply of and access to a healthy range of housing options, including affordable housing.

In February 2024, IHDA entered into a two-year grant agreement with MMC to fund Phase 3 of their Homes for a Changing Region program. Amended in November 2025, the grant provides \$335,000 to fund planning activities in seven communities, three of which must be Non-Exempt Local Governments (“NELGs”) under the Affordable Housing Planning and Appeal Act (“AHPAA”). NELGs are communities with an overall housing stock affordability rate of less than 10%. Throughout 2025, MMC completed partnerships and housing action plans with three communities (Lincolnshire (NELG), Lincolnwood (NELG), and University Park) as well as a report detailing interviews with program alumni highlighting their most pertinent takeaways of participation. Housing action plans for the remaining two partnership communities (Elmhurst (NELG) and Lindenhurst) as well as published website detailing housing strategy case studies are expected to be finalized in early CY 2026 ahead of the grant’s termination.

5. Chicago Rehabilitation Network Technical Assistance Grant

Funded through IAHTF, 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 that will terminate in 2026. In CY 2025, IHDA disbursed \$170,616 to support eight CRN workshops which totaled 16 individual class sessions, and 58 total attendees representing 42 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

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

In addition to its state agencies, Illinois is rich with housing-focused and community-based organizations, advocates, and other groups with knowledge, policy levers, and a strong desire to increase the supply of affordable housing. As demonstrated by the many plans, reports, and other housing related activity currently ongoing across the state, Illinois agencies and groups are clearly dedicated to serving residential housing needs. However, with robust action comes the need for decisive collaboration and coordination, which presents an opportunity for the Housing Task Force to step in and act in a leadership role. Moving forward, the Housing Task Force must act as the key driver to foster the mutual understanding necessary to productively balance the state's myriad competing goals and shifting target areas/populations to continue making progress. By establishing a centralized and enduring vision, the Housing Task Force can ensure Illinois makes lasting progress on expanding affordability for its residents.

This priority and its recommendations draw from the **Home Illinois: Illinois' Plan to Prevent and End Homelessness**, the Governor's Rural Affairs Council, 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; and
2. 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 (“ILHAF”)

In response to the economic crisis caused by the COVID-19 pandemic, ILHAF 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 for property taxes, homeowner’s association fees, property insurance, flood insurance, lot rent, and manufactured/mobile home loans. Due to full deployment of IHDA’s ILHAF funds, the ILHAF2 application portal closed October 31, 2023, and disbursements primarily concluded in 2024. However, in CY 2025 an additional \$23,273.35 was disbursed for one household which had been previously approved for funding. No other payments were made as ILHAF is formally closed. In total, \$298.6 million in ILHAF funding was disbursed by IHDA across ILHAF1 and ILHAF2 to assist 16,845 homeowners.

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

Launched in response to the COVID-19 pandemic, 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, IDHS, 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 who experienced financial hardship, directly or indirectly, due to the pandemic with a one-time grant 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 from 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 and the financial assistance was paid as a grant, not to exceed \$25,000, covering a total of 18 months, including up to three months of future rent.

In 2023, Chicago and then Cook County residents became eligible for CBRAP2, with IHDA incorporating the City of Chicago in July and Cook County in November. With the addition of these eviction litigants, 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.

IHDA launched State CBRAP in 2024 (State FY 2025) which was funded through a \$75 million appropriation of General Revenue Funds (“GRF”) from the Illinois General Assembly as part of Home Illinois. State CBRAP offered a one-time grant up to \$15,000 per household covering past due rent, up to \$500 in court costs, and up to two future months’ rent. Under State FY 2026, total CBRAP assistance will be up to \$10,000 which can be applied to past due rent, up to two months future rent, and up to \$700 in court costs.

In CY 2025, a combined \$72,973,732 was disbursed to assist 9,058 households under State CBRAP. Counties not included in the table below indicate that no activity (disbursed applications or funds) occurred in CY 2025.

County	CBRAP Disbursed Applications, CY 25	Amount Disbursed, CY 25 (\$)
Adams	72	\$468,395
Alexander	2	\$10,181
Bond	1	\$2,120
Boone	5	\$36,655
Bureau	2	12,224
Cass	1	3,560

County	CBRAP Disbursed Applications, CY 25	Amount Disbursed, CY 25 (\$)
Champaign	274	1,696,632
Christian	1	7,280
Coles	13	80,163
Cook	5,763	49,137,559
DeKalb	69	452,975
DeWitt	1	4,400
Douglas	1	10,000
DuPage	328	3,137,049
Edgar	1	9,302
Effingham	6	39,025
Ford	1	15,000
Franklin	7	43,402
Fulton	3	14,483
Greene	1	6,000
Grundy	5	25,700
Hancock	2	21,293
Henry	7	44,909
Iroquois	2	3,482
Jackson	115	646,219
Jefferson	4	30,968
Jo Daviess	4	21,795
Johnson	1	15,000
Kane	183	1,730,732
Kankakee	60	445,590
Kendall	46	430,966
Knox	43	160,955
La Salle	11	83,183
Lake	235	1,845,311
Lawrence	1	2,150
Lee	1	2,474
Livingston	5	16,038
Logan	2	6,621
Macon	87	659,677
Madison	111	756,329
Marion	15	77,539
Marshall	1	15,000
Massac	1	3,530
McDonough	60	331,280
McHenry	37	336,600
McLean	92	658,465
Menard	3	16,570
Mercer	2	12,784
Monroe	3	25,157

County	CBRAP Disbursed Applications, CY 25	Amount Disbursed, CY 25 (\$)
Montgomery	4	20,738
Morgan	4	26,679
Moultrie	4	27,437
Ogle	11	62,874
Peoria	86	581,915
Perry	4	33,150
Randolph	5	32,046
Richland	2	12,538
Rock Island	85	566,184
St. Clair	396	2,631,160
Saline	5	14,349
Sangamon	146	879,683
Shelby	6	26,339
Stark	1	2,050
Stephenson	21	152,840
Tazewell	7	49,650
Union	2	14,297
Vermilion	29	204,274
Warren	5	27,279
Whiteside	17	118,032
Will	235	2,044,975
Williamson	47	289,911
Winnebago	244	1,536,192
Woodford	1	6,421
Total	9,058	\$72,973,732

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

Key to the successful administration of its COVID-19 emergency housing assistance programs, IHDA partnered with Housing Stability Services (“HSS”) partners consisting of housing counseling agencies, community-based organizations, and non-profit organizations, including legal assistance groups. Their mission was to assist with community outreach and information dissemination, client intake, associated assistance/follow up, and purchase equipment and technology in support of the programs. The following are summaries of HSS provider activity in CY 2025.

In CY 2025, for HSS activity under ILHAF, IHDA disbursed final payment of \$324,454 to Legal Aid program partners who assisted homeowners as follows: provided assistance to 142 unique homeowners; completed 15 IHDA applications with clients; resolved 18 cases through mediation; accepted 120 cases; and closed 129 cases. Legal Aid partners also resolved seven delinquencies and handled four over-grant payment cap cases. Additionally, these partners tracked clients after six months and noted five had retained their homes.

Though initially supported by HSS partners, there is not currently HSS support for CBRAP, as under the State CBRAP iteration of the program, it is supported by a network of independently funded legal aid organizations that offer free legal counseling and mediation services.

For ASERAP, HSS agreements expired in January 2025 with HSS wraparound services having been provided through December 2024. IHDA disbursed final payment of \$150,628 to the program partners. No additional activity

is expected as ASERAP is closed.

4. 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 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 intended to commit funding to developments serving the following 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			

Non-Congregate Shelter Acquisition/Development

Non-congregate shelter is defined as one or more buildings that provide private units or rooms as temporary shelter to individuals and families and does not require occupants to sign a lease or occupancy agreement. IHDA sought to expand the statewide availability of quality emergency shelter space, the need for which was outlined in IHDA’s HOME-ARP Allocation Plan, to better serve Illinois’ residents at the greatest need for emergency housing resources.

In CY 2025 under its one-time Non-Congregate Shelter Development Program RFA, IHDA received six applications requesting a combined \$50,013,694 which if awarded, would support creation of 225 shelter units. Of these applications, IHDA awarded four projects a combined \$39,960,222 to support development of 194 non-congregate shelter units that will contain 422 beds. This final award total includes IHDA’s initial \$37.5 million earmarked for the Non-Congregate Shelter Development Program as well as an additional \$848,940 IHDA received from HUD following a recalculation of the portion of HOME-ARP funding Illinois was entitled.

Affordable Rental Housing Development

As part of its PSH Development Program Round XI, IHDA utilized \$15 million in HOME-ARP funds to finance the development of PSH units that serve HOME-ARP qualifying populations.

In CY 2025, IHDA received 11 applications requesting a total of \$75,465,760 in financing which, if awarded, would fund 306 units of permanent supportive housing. As part of its PSH application review process, IHDA determined those applications with target service populations that aligned with HOME-ARP’s qualifying populations. Ultimately, IHDA awarded four projects a combined \$15 million to support the development of 34 HOME-ARP qualifying PSH units.

Policy Priority #5: Rethinking The Comprehensive Housing Planning Act

Since its establishment, the Housing Task Force has provided a framework by which Illinois and its agencies can coordinate affordable housing funding and residential services. Across its 20-year plus existence, the Housing Task Force and its membership have worked to ensure the housing and service needs of the most vulnerable Illinoisans are met.

On December 31, 2026, the Act is set to sunset, signaling the end of a more than 20-year long era of the Housing Task Force and ACHP. The impending closure of this previous chapter welcomes the beginning of a new one and presents the Housing Task Force with an opportunity to enter a new phase focused on novel approaches, evolving priorities, and renewed purpose.

In 2025, the Housing Task Force focused on renewing the Act with several considerations:

- Revising the Act requirements for improved administration and better statewide coordination of funding and reporting;
- Focusing on planning linkages and opportunities to align with other statewide housing planning efforts;
- Considering new priority populations for inclusion / considering revising existing priority populations; and
- Utilizing the Housing Task Force membership to target new ideas and better statewide representation and inclusion.

Rethinking The Comprehensive Housing Planning Act Recommendations

1. Establish a temporary Working Group of the Housing Task Force designed to consider, weigh, and research key changes to the Act;
2. Utilize IHDA's Policy and Research Team and other resources to inform the Housing Task Force and CHPA Working Group; and
3. Advise the development of new legislation that extends the Act and enables a newly structured task force which would be responsive to the changing housing environment and needs across the state.

A. 2025 Comprehensive Housing Planning Act Working Group

1. CHPA Legislative Proposal

Across 2025, IHDA and the Housing Task Force's CHPA Working Group worked to envision a renewed and more effective CHPA. Recommendations determined during CY 2025's working group and Task Force meetings have since been moved into a legislative proposal which will require adoption by the Illinois General Assembly for official enactment. Generally, recommendations within the proposal include:

- Redefined Priority Populations to ensure these underserved groups are measurable and adequately structured to address the present and expected future housing and service needs of Illinois, with provision for the inclusion for other Task Force identified populations as necessary;
- Updated Task Force deliverables including a three-year Comprehensive Housing Plan and reporting cycle, with provision for annual plan amendment as needed;
- Creation of a Priority Initiatives section in the legislation that defines program types or strategies for serving low-income households, such as Employer-Assisted Housing, preservation programs, technical assistance and capacity building, etc. that addresses a pre-existing community need;
- Creation of official Task Force purpose and mission statements to better define and guide Comprehensive Housing Plan activities; and
- Imposition of new membership requirements and expectations to provide additional definition around industries for an appointed Housing Expert, term limits for appointed members, and roles and responsibilities for all Task Force members, both appointed and ex-officio.

As the Governor's Office has approved this groundwork, in 2026, IHDA will work directly with elected officials to move this legislation forward on behalf of the Housing Task Force. In IHDA's capacity as administrator of the Housing Task Force, efforts will focus on the following:

- Approving the proposed updated CHPA language in the Illinois General Assembly;
- Developing a new Comprehensive Housing Plan within 18 months of the CY 2025 ACHP that operationalizes data-based policy goals and recommendations surrounding the law's new priority populations and initiatives; and
- Envisioning goals for expanding public access to the development of and data behind the CHPA and its annuals Progress Reports via increased public engagement activities and public facing resources.

2025 Housing Production Tables

A. 2025 Housing Production Plan: Multifamily Programs

Agency and Program*	Funding Source	2025 Funds* Estimated	2025 Funds Committed	Priority Population		
				Low-income	Senior	Supportive
IHDA Administered						
Low-Income Housing Tax Credit (9%)**	Federal Credits	28,500,000	-	\$157,747,192	\$49,312,632	\$38,938,319
	Equity Raised	\$242,250,000	\$245,998,143			
Low-Income Housing Tax Credit (4%)**	Federal Credits	-	-	\$160,533,487	\$42,002,202	\$19,532,408
	Equity Raised	\$267,914,000	\$222,068,097			
Illinois State Donation Tax Credit (IAHTC)**	Donation Amount	\$54,688,000	\$42,409,535	\$36,021,633	\$1,451,504	\$1,376,398
	Tax Credit Allocation	27,344,222	29,500,786			
Illinois Affordable Housing Trust Fund ("IAHTF")	State (IAHTF)	\$50,000,000	\$45,076,132	\$8,987,823	\$1,932,281	\$34,156,028
National Housing Trust Fund ("NHTF")	FHFA/HUD	\$6,053,000	\$9,311,055	-	-	\$9,311,055
Build Illinois Capital Plan	State (Capital Funds)	\$27,075,000	-	-	-	-
Tax-Exempt Bonds	Federal	\$400,000,000	\$183,165,669	\$138,311,447	\$35,224,998	\$9,629,224
Taxable Bonds	Private	-	\$1,845,000	\$1,845,000	-	-
HOME	Federal	\$15,909,000	\$39,029,112	\$18,941,254	\$8,262,695	\$11,825,163
HOME-ARP	Federal (ARPA)	\$52,771,000	\$54,960,222	\$2,252,651	-	\$52,707,572
IHDA Construction to Permanent 1st Mortgage and IHDA Permanent 1st Mortgage IHDA/HUD Federal Financing Bank/US Treasury Mortgage	Federal	\$100,000,000	\$2,474,000	\$2,342,404	-	\$131,596
	Federal	\$30,000,000	\$16,332,000	\$4,668,045	\$10,035,725	\$1,628,229
Other IHDA Financing***	N/A	Not Applicable	\$4,180,123	\$3,680,123	-	\$500,000
CY 2025 Total Funds, Estimated and Committed****		\$1,246,660,000	\$866,849,088	\$535,331,060	\$148,222,036	\$179,735,991
Total # Units Preserved****	Single Year Financing		1,373	981	392	78
	Multi-Year Financing		-	-	-	-
Total Units****	Single Year Financing		2,422	1,701	570	486
	Multi-Year Financing		224	224	0	108
	Total		2,646	1,925	570	594

*Estimates were reported directly by each administering agency.

**Federal/state tax credit amounts are not included when calculating funding totals estimated or committed.

***Other IHDA Funds utilized in CY 2025 includes TCAP and ERA2 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. 2025 Housing Production Plan: Single-Family Programs

Agency and Program*	Funding Source	2025 Funds Estimated*	2025 Funds Committed		Priority Population(s)	Number Assisted
			1 st Mortgage	2 nd Mortgage		
IHDA Administered						
Homeownership Programs			1st Mortgage	2nd Mortgage		
Access 4%**	State	\$13,586,000	\$118,523,556	\$3,941,117	Low-Income	735
Access 5%**	State	\$13,883,000	\$381,038,171	\$12,941,633	Low-Income	1,827
Access 10%**	State	\$19,858,000	\$384,803,841	\$18,660,529	Low-Income	1,915
SmartBuy**	State (Capital Bill)	\$17,302,000	\$124,352,795	\$18,599,969	Low-Income	546
Habitat for Humanity: Community Impact Loan Fund	State (IAHTF)	\$400,000		\$437,895	Low-Income	18
Single Family Revitalization Grants			Grant Amount			
Home Repair and Accessibility Program	State (IAHTF)	\$4,550,000		\$16,000,000	Low-Income, Seniors, Persons with Disabilities	149
Illinois Homeowner Assistance Fund Home Repair Program	Federal (ARPA)	\$8,125,000		-	Low-Income, Moderate Income	276
Strong Communities Program***	State (Capital Bill)	\$8,000,000		-	Community Revitalization	637
IDVA Administered						
Specially Adapted Housing Grant for Veterans	State (IAHTF)	\$240,000		\$30,000	Low-Income, Other Special Needs Populations	2
DCEO Administered						
CDBG Housing Rehabilitation	Federal	\$7,000,000		\$8,000,000	Low-Income	135
Illinois Home Weatherization Assistance Program	Federal/State	\$55,000,000		\$27,495,977	Low-Income	1,952
CY 2025 Total IHDA 1st and 2nd Mortgage Funds Committed			\$1,008,718,363	\$54,581,143		
CY 2025 Total Funds Estimated and Committed, and Number Assisted		\$147,944,000		\$106,107,120 ****		8,192

*Estimates were directly reported by each administering agency.

**Estimate totals represent funding amounts available for down payment assistance ("DPA"), closing cost assistance, and/or 2nd mortgages.

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

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

C. 2025 Housing Production Plan: Residential Services Programs

Agency and Program*	Funding Source	2025 Funds Estimated*	2025 Funds Committed	Priority Population(s)	Number Assisted
DCEO Administered					
Low-Income Home Energy Assistance Program ("LIHEAP")	Federal (LIHEAP)/ State	\$219,000,000	\$231,909,755	Low-Income Families with Children under 5, Seniors, Other Special Needs Populations	341,299 households
DCFS Administered					
Norman Housing Advocacy	State (GRF)/Federal (Title IV-B)	\$4,800,000	\$3,578,215,56	DCFS involved families who are homeless or at risk of homelessness	2,580 Families part of Norman Consent Decree
Norman Cash Assistance Program	State (GRF)/Federal (Title IV-B)	\$8,750,000	\$6,359,188		4,759 Families part of Norman Consent Decree
Youth Housing Advocacy	State (GRF)/Federal	\$1,600,000	\$1,593,809	Youth Aging Out of DCFS Care	652 Youth Aging Out
Youth Cash Assistance	State (GRF)/Federal	\$500,000	\$257,238		206 Youth Aging Out
HFS Administered**					
Supportive Living Program	Federal (Medicaid)/ State	\$507,028,000	\$388,198,066	Low-Income Seniors, Persons with Disabilities	13,506 individuals
IDHS Administered**					
Assistance to the Homeless Fund	State (GRF, IAHTF)	\$1,000,000	\$1,500,000	Low-Income, Homeless Persons	45 providers
Colbert Bridge Rental Subsidy Initiative	State (GRF)	\$18,731,000	\$19,976,527	Persons with Disabilities (Colbert Consent Decree Class Members Only)	1,296 individuals
Crisis Response Housing Acceleration Program***	State (GRF)	\$3,250,000	\$2,625,000	Low-Income, Homeless Persons	375 individuals
Domestic Violence Prevention and Intervention Program	State (GRF)/Federal (ARPA, DFI, FVPSA)	\$69,975,000	\$70,669,748	Low-Income, Homeless Persons, Victims or Survivors of Domestic Violence	51,936 individuals (adults & children)
Emergency and Transitional Housing	State (GRF, IAHTF)	\$52,362,000	\$50,791,268	Low-Income, Homeless Persons	37,191 households
Emergency Solutions Grant Program	Federal (ESG Grant)	\$5,398,000	\$5,190,081	Low-Income, Homeless Persons	32,309 individuals
ETH Bridge Program***	State (GRF)	\$5,150,000	\$3,425,000	Low-Income, Homeless Persons	28 individuals
Eviction Mitigation Program	State (GRF)	\$5,000,000	\$5,000,000	Low-Income, Homeless Persons	5,021 renters
Homeless Prevention Program	State (GRF, IAHTF)	\$27,200,000	\$27,143,718	Persons at Risk of Homelessness	8,709 households
Homeless Youth Program***	State (GRF, IAHTF)	\$12,900,000	\$11,514,493	Homeless Persons (Youth ages 14-24)	2,589 youth via 30 providers
Housing Navigator Emergency Room Pilot***	State (GRF)	\$1,000,000	\$1,000,000	Low-Income, Homeless Persons	120 individuals
Permanent Supportive Housing Program (Scattered Site)***	State (GRF)	\$12,500,000	\$15,395,000	Low-Income, Homeless Persons	525 individuals

Agency and Program*	Funding Source	2025 Funds Estimated*	2025 Funds Committed	Priority Population(s)	Number Assisted
Rapid Re-Housing Program***	State (GRF)	\$25,000,000	\$26,855,000	Homeless Persons	6,571 individuals
Shelter Diversion Program***	State (GRF)	\$4,700,000	\$4,092,181	Low-Income, Homeless Persons	6,271 individuals
Supportive Housing Program	State (GRF)/Federal (Medicaid)	\$23,570,000	\$23,944,841	Homeless Persons, Other Special Needs Populations	12,803 households
Supportive Housing Program (Bridge Rental Subsidy)	State (GRF)	\$20,796,000	\$29,137,566	Persons with Disabilities (Williams Consent Decree Populations)	1,283 individuals
Triage Shelters***	State (GRF)	\$8,639,000	\$4,819,488	Low-Income, Homeless Persons	5,452 individuals
Unsheltered Pilot Program	State (GRF)	N/A	\$2,000,000	Low-Income, Homeless Persons	700 individuals
IDoA Administered**					
Community Care Program	State (GRF)	\$1,410,582,000	\$1,515,002,739	Low-Income Seniors	76,461 individuals
IDVA Administered					
Prince Home Program for Veterans	State (GRF)	\$864,000	\$348,232	Homeless, Other Special Needs Populations	2 to 5 individuals
MVH Homeless Program 0980 Home Fund - 1900 Line	State (0980 Home Fund)	\$131,000	\$1,170,300	Homeless, Other Special Needs Populations	2 to 5 individuals
IDPH Administered					
Housing for Persons with HIV/AIDS ("HOPWA")	Federal (HOPWA)	\$2,468,000	\$3,302,602	Low-Income, Seniors, Persons with Disabilities, Homeless Persons, Other Special Needs Populations	750 individuals
IHDA Administered					
Court-Based Rental Assistance Program****	State (GRF)	\$75,000,000	\$72,973,732	Low-Income, Persons at Risk of Homelessness	9,058 households
Housing Counseling Resource Program ("HCRP")	Federal Home Loan Bank of Chicago	\$3,000,000	\$6,000,000	Low-income	6,239 households
Cook County Mortgage Foreclosure Mediation Program ("CCMFMP")	Circuit Court of Cook County, Chancery Division	\$300,000	-	Low-Income, Persons at Risk of Homelessness	139 households
Rental Housing Support Program	State (RHS Fund)	\$11,000,000	\$10,919,323	Low-Income, Seniors, Homeless Persons, Other Special Needs Populations	316 renters
Long Term Operating Support Program ("LTOS")	State (RHS Fund)	\$4,000,000	-	Low-Income, Seniors, Homeless Persons, Other Special Needs Populations	220 renters
Re-Entry Rental Assistance Program	State (RHS Fund)	\$3,000,000	\$2,780,925	Low-Income, Other Special Needs Populations	75 renters

Agency and Program*	Funding Source	2025 Funds Estimated*	2025 Funds Committed	Priority Population(s)	Number Assisted
HUD Section 811 Project Rental Assistance	Federal (FY 19 HUD Section 811 PRA)	\$2,080,000	\$1,346,520	Low-Income, Persons with Disabilities, Other Special Needs Populations	15 renters
CY 2025 Total Funds Estimated and Committed		\$2,551,274,000	\$2,547,242,339		

*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.

**IDHS, 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.

***These IDHS programs are part of the implementation process for the Home Illinois Plan.

****The Court-Based Rental Assistance Program is jointly administered by IDHS and IHDA.

D. 2025 Housing Production Plan: IHDA Housing Focused Technical Assistance & Capacity Building Programs

Agency and Program	Funding Source	2025 Funds Estimated	2025 Funds Committed	Priority Population(s)	Number Assisted
IHDA Administered					
Land Bank Technical Assistance Program	State (IAHTF)	\$300,000	\$935,000	NA (Technical Assistance)	9 entities received technical assistance on land bank feasibility and structure
Statewide Technical Assistance Planning*	State (IAHTF)	\$350,000	-	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)	\$700,000	\$1,208,500	N/A (Capacity Building)	Technical assistance providing capacity building to emerging housing developers across Illinois to enter and succeed in the LIHTC space
Supportive Housing Institute Grant ("SHI")	State (IAHTF)	\$240,000	\$232,500	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
Corporation for Supportive Housing (CSH) Loan Loss Reserve	State (IAHTF)	\$600,000	\$600,000	N/A Capacity Building	The Loan Loss Reserve will cover a majority of losses on Predevelopment Loans determined by CSH to be uncollectible
CY 2025 Total Funds Estimated and Committed		\$2,190,000	\$2,976,000		

Please note: the above 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 2025): Occupancy Characteristics⁵

#	Development	City	County	Total Units	Total Affordable Units	Family Units	Senior Units	PSH Units ⁶	Preservation Units	≤30%	≤50%	≤60%	≤80%	>80%-120%	Market Rate ⁷
1	1449 Senior Estates Phase II	Aurora	Kane	50	50		50	8		9	22	19			
2	2025 Habitat Chicago Builds	Chicago	Cook	7	7	7							7		
3	211 N Oak Park Ave Development	Oak Park	Cook	47	47			47 ⁸							
4	6104 Roosevelt	Oak Park	Cook	28	28	28		5		7		15	6		
5	Access Madison County	Edwardsville	Madison	28	28	28		5		8		20			
6	Alton Pointe Apartments	Alton	Madison	84	84	84		13	84	13	26	45			
7	Augusta Home	Chicago	Cook	12	12		12	12	12	12					
8	Be Neighbors Veterans Community	Springfield	Sangamon	18	18	18		18		18					
9	Bloomington Horizon Senior Living Community	Bloomington	DuPage	91	91		91	5	91	5	37	30	19		
10	Building Bloomington FY26	Bloomington	McLean	3	3	3							3		
11	Building Communities 2024	Waukegan	Lake	5	5	5							5		
12	Casa Yucatan (4%)	Chicago	Cook	70	70	70				11	1	46	12		
13	Cicero Avenue Transitional Shelter	Chicago	Cook	55	55			55 ⁹							
14	Cityview on Yale	Villa Park	DuPage	20	20	20		20		20					

⁵ 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

⁶ For analysis in this report, PSH/Supportive units include shelter units/beds, i.e. HOME-ARP Non-Congregate Shelter units/beds

⁷ Non-income restricted units ≥ 100% AMI

⁸ 47 non-income restricted Non-Congregate Shelter units containing 52 shelter beds

⁹ 55 non-income restricted Non-Congregate Shelter units containing 80 shelter beds

#	Development	City	County	Total Units	Total Affordable Units	Family Units	Senior Units	PSH Units ⁶	Preservation Units	≤30%	≤50%	≤60%	≤80%	>80%-120%	Market Rate ⁷
15	Claridge Apartments Renovation	Evanston	Cook	48	47	48		11	48	10	19	18			1
16	Concord Villas - Midway Court Revitalization Phase 1	Marion	Williamson	41	41	41		7		7	4	30			
17	Congressman Collins Apartments Preservation	Chicago	Cook	195	194		195	10	195	10	41	117	26		1
18	Corcoran Place	Chicago	Cook	94	93		94		94	5	14	74			1
19	Cornerstone Sylvia	Chicago	Cook	51	51			51 ¹⁰							
20	Creekside Residences	Rockford	Winnebago	64	64	64		14		16	23		25		
21	Drexel Towers	Chicago	Cook	136	136	136			136	7		129			
22	Ellis Lakeview Apartments	Chicago	Cook	105	105	105		6	105	6		99			
23	Fox Shore Apartments	Aurora	Kane	94	94	94		5	94	5		89			
24	Harry Poe Manor	Waukegan	Lake	155	155	155		8	155	8		147			
25	Haven Hill Acres - Phase I	Collinsville	Madison	20	20	20		20		20					
26	Hero Homes	Wheaton	DuPage	20	20	20		20		20					
27	Hill Street Neighborhood	Mt. Morris	Ogle	24	24	24		12			24				
28	Hope Manor Village Joliet	Joliet	Will	48	48	48		48			48				
29	Hope Springs Addition	Springfield	Sangamon	24	24	24		12		12	2	10			
30	Lakeside Tower Apartments	Waukegan	Lake	150	150	150		8	150	8		137	5		
31	Las Rosas (fka San Pablo)	Aurora	Kane	20	20	20		20		14	6				
32	LeClaire Courts A - North	Chicago	Cook	138	124	138		11		11	4	102	7		14
33	LeClaire Courts A-South	Chicago	Cook	45	41	45		6		6		31	4		4

¹⁰ 51 non-income restricted Non-Congregate Shelter units containing 230 shelter beds

#	Development	City	County	Total Units	Total Affordable Units	Family Units	Senior Units	PSH Units ⁶	Preservation Units	≤30%	≤50%	≤60%	≤80%	>80%-120%	Market Rate ⁷
34	Leland Apartments II	Chicago	Cook	137	137	137			137	9	113	15			
35	Liberty Point Residences	Gurnee	Lake	40	40	40		8		12	10	1	17		
36	MacArthur Senior Flats	Peoria	Peoria	52	52		52	8		18	2	32			
37	Mallard Point Senior Apartments	Channahon	Grundy	40	40		40	6		10		30			
38	McKinley Project	Peoria	Peoria	12	12	12							12		
39	Nehemiah Phase V	Springfield	Sangamon	50	50	50		9		13	17		20		
40	Northside Lofts	Aledo	Mercer	30	27	30		2		5		22			3
41	Pearl Street Commons II	McHenry	McHenry	10	10	10		10		10					
42	PIHCO-21st Place Properties	Chicago	Cook	11	0	0								11 ¹¹	
43	Providing Stable Foundations 2025	DeKalb	DeKalb	1	1	1			1				1		
44	Reclaiming Chicago	Chicago	Cook	25	12	12							12	13	
45	San Miguel Apartments	Chicago	Cook	71	53	71			71		18		35		18
46	Southbridge Phase 1C	Chicago	Cook	80	44	44		10		13		16	15		36
47	Tendick Street Apartments	Jacksonville	Morgan	23	22	23		22		22					1
48	The Blackstone	Du Quoin	Perry	36	36		36	6		10		26			
49	The Margarita Inn	Evanston	Cook	41	41			41 ¹²							

¹¹ 11 units at 120% AMI funded under IAHTC which are not considered affordable per analysis in this report

¹² 41 non-income restricted Non-Congregate Shelter units containing 60 shelter beds

#	Development	City	County	Total Units	Total Affordable Units	Family Units	Senior Units	PSH Units ⁶	Preservation Units	≤30%	≤50%	≤60%	≤80%	>80%-120%	Market Rate ⁷
50	The Residences at River Point	Batavia	Kane	72	72	72		12		18		38	16		
51	The Werner 9%	Chicago	Cook	28	28	28		3		5	9	7	7		
Total First Year Financing				2,489	2,422	1,701	570	486	1,373	357	361	1,283	227	24	43
Total Multi-Year Financing				260	224	224	0	108	0	56	79	62	27	0	36
Grand Totals				2,749	2,646	1,925	570	594	1,373	413	440	1,345	254	24	79

F. IHDA Multifamily Project List (CY 2025): Funding Characteristics

#	Development	City	County	9% LIHTC	4% LIHTC	State Housing Tax Credit	IAHTF	National Housing Trust Fund	HOME	HOME-ARP
1	1449 Senior Estates Phase II	Aurora	Kane	\$13,198,680					\$3,360,932	
2	2025 Habitat Chicago Builds	Chicago	Cook			\$2,072,444				
3	211 N Oak Park Ave Development	Oak Park	Cook							\$9,534,579
4	6104 Roosevelt	Oak Park	Cook	\$13,648,635					\$2,893,196	
5	Access Madison County	Edwardsville	Madison	\$6,955,153						
6	Alton Pointe Apartments	Alton	Madison	\$7,583,515		\$540,000			\$1,867,188	
7	Augusta Home	Chicago	Cook				\$5,152,301			
8	Be Neighbors Veterans Community	Springfield	Sangamon				\$650,000	\$3,863,124		
9	Bloomington Horizon Senior Living Community Building	Bloomington	DuPage		\$4,250,000		\$2,044,623		\$4,168,553	
10	Bloomington FY26 Building	Bloomington	McLean			\$463,098				
11	Building Communities 2024	Waukegan	Lake			\$1,078,152				
12	Casa Yucatan (4%)	Chicago	Cook		\$12,975,000				\$5,942,671	
13	Cicero Avenue Transitional Shelter	Chicago	Cook							\$8,505,553
14	Cityview on Yale Claridge Apartments Renovation	Villa Park	DuPage				\$4,250,000			\$3,250,000
15	Concord Villas - Midway Court Revitalization Phase 1	Marion	Williamson	\$16,000,239		\$278,000				

Funding characteristics, continued

#	Development	City	County	Tax-Exempt Bonds	Taxable Bonds	FFB	IHDA 1 st Mortgage	ERA2	TCAP	Total
1	1449 Senior Estates Phase II	Aurora	Kane							\$16,559,612
2	2025 Habitat Chicago Builds	Chicago	Cook							\$2,072,444
3	211 N Oak Park Ave Development	Oak Park	Cook							\$9,534,579
4	6104 Roosevelt	Oak Park	Cook							\$16,541,831
5	Access Madison County	Edwardsville	Madison							\$6,955,153
6	Alton Pointe Apartments	Alton	Madison							\$9,990,703
7	Augusta Home	Chicago	Cook							\$5,152,301
8	Be Neighbors Veterans Community	Springfield	Sangamon							\$4,513,124
9	Bloomington Horizon Senior Living Community	Bloomington	DuPage			\$4,646,000				\$15,109,176
10	Building Bloomington FY26	Bloomington	McLean							\$463,098
11	Building Communities 2024	Waukegan	Lake							\$1,078,152
12	Casa Yucatan (4%)	Chicago	Cook		\$1,845,000				\$3,680,123	\$24,442,794
13	Cicero Avenue Transitional Shelter	Chicago	Cook							\$8,505,553
14	Cityview on Yale Claridge	Villa Park	DuPage							\$7,500,000
15	Apartments Renovation	Evanston	Cook							\$4,963,891
16	Concord Villas - Midway Court Revitalization Phase 1	Marion	Williamson							\$16,278,239

#	Development	City	County	9% LIHTC	4% LIHTC	State Housing Tax Credit	IAHTF	National Housing Trust Fund	HOME	HOME-ARP
17	Congressman Collins Apartments Preservation	Chicago	Cook		\$22,900,707					
18	Corcoran Place	Chicago	Cook		\$16,265,460	\$1,451,504			\$1,500,000	
19	Cornerstone Sylvia	Chicago	Cook							\$13,920,090
20	Creekside Residences	Rockford	Winnebago	\$17,512,977						
21	Drexel Towers	Chicago	Cook		\$33,180,535					
22	Ellis Lakeview Apartments	Chicago	Cook		\$18,265,992					
23	Fox Shore Apartments	Aurora	Kane		\$10,895,202					
24	Harry Poe Manor	Waukegan	Lake		\$31,700,749	\$3,000,000				
25	Haven Hill Acres – Phase I	Collinsville	Madison				\$5,197,636	\$2,286,913		
26	Hero Homes	Wheaton	DuPage				\$6,853,276			\$3,250,000
27	Hill Street Neighborhood	Mt. Morris	Ogle				\$436,726		\$5,017,018	
28	Hope Manor Village Joliet	Joliet	Will		\$10,401,206		\$3,321,363		\$7,000,000	
29	Hope Springs Addition	Springfield	Sangamon				\$2,911,784			\$4,505,301
30	Lakeside Tower Apartments	Waukegan	Lake		\$27,538,616	\$2,873,100	\$2,909,659			
31	Las Rosas (fka San Pablo)	Aurora	Kane							
32	LeClaire Courts A - North	Chicago	Cook		\$33,694,630					
33	LeClaire Courts A-South	Chicago	Cook	\$22,745,450		\$900,000				
34	Leland Apartments II	Chicago	Cook	\$13,198,680		\$10,000,000			\$2,497,495	
35	Liberty Point Residences	Gurnee	Lake	\$17,106,483						
36	MacArthur Senior Flats	Peoria	Peoria	\$16,328,798						

Funding characteristics, continued

#	Development	City	County	Tax-Exempt Bonds	Taxable Bonds	FFB	IHDA 1 st Mortgage	ERA2	TCAP	Total
17	Congressman Collins Apartments Preservation	Chicago	Cook	\$37,139,400						\$60,040,107
18	Corcoran Place	Chicago	Cook			\$5,645,000				\$24,861,964
19	Cornerstone Sylvania	Chicago	Cook							\$13,920,090
20	Creekside Residences	Rockford	Winnebago							\$17,512,977
21	Drexel Towers	Chicago	Cook	\$31,548,000						\$64,728,535
22	Ellis Lakeview Apartments	Chicago	Cook	\$23,894,000						\$42,159,992
23	Fox Shore Apartments	Aurora	Kane	\$14,015,000			\$2,474,000			\$27,384,202
24	Harry Poe Manor	Waukegan	Lake	\$14,920,000						\$49,620,749
25	Haven Hill Acres – Phase I	Collinsville	Madison							\$7,484,549
26	Hero Homes	Wheaton	DuPage							\$10,103,276
27	Hill Street Neighborhood	Mt. Morris	Ogle							\$5,453,744
28	Hope Manor Village Joliet	Joliet	Will							\$20,722,569
29	Hope Springs Addition	Springfield	Sangamon							\$7,417,085
30	Lakeside Tower Apartments	Waukegan	Lake	\$17,949,269						\$51,270,644
31	Las Rosas (fka San Pablo)	Aurora	Kane					\$500,000		\$500,000
32	LeClaire Courts A - North	Chicago	Cook	\$43,700,000						\$77,394,630
33	LeClaire Courts A-South	Chicago	Cook							\$23,645,450
34	Leland Apartments II	Chicago	Cook							\$25,696,175
35	Liberty Point Residences	Gurnee	Lake							\$17,106,483
36	MacArthur Senior Flats	Peoria	Peoria							\$16,328,798

#	Development	City	County	9% LIHTC	4% LIHTC	State Housing Tax Credit	IAHTF	National Housing Trust Fund	HOME	HOME-ARP
37	Mallard Point Senior Apartments	Channahon	Grundy	\$17,496,682						
38	McKinley Project	Peoria	Peoria			\$2,000,000				
39	Nehemiah Phase V	Springfield	Sangamon	\$12,448,755					\$3,682,059	
40	Northside Lofts	Aledo	Mercer	\$10,527,405		\$750,000			\$1,100,000	
41	Pearl Street Commons II	McHenry	McHenry				\$1,388,973			\$3,994,699
42	PIHCO-21st Place Properties	Chicago	Cook			\$3,560,000				
43	Providing Stable Foundations 2025	DeKalb	DeKalb			\$276,486				
44	Reclaiming Chicago	Chicago	Cook			\$6,000,000				
45	San Miguel Apartments	Chicago	Cook			\$3,530,000				
46	Southbridge Phase 1C	Chicago	Cook	\$13,647,000		\$2,999,901	\$5,900,000			
47	Tendick Street Apartments	Jacksonville	Morgan				\$4,059,791	\$3,161,018		
48	The Blackstone	Du Quoin	Perry	\$11,444,263						
49	The Margarita Inn	Evanston	Cook							\$8,000,000
50	The Residences at River Point	Batavia	Kane	\$16,651,202						
51	The Werner 9%	Chicago	Cook	\$14,540,335		\$636,850				
Total First Year Financing				\$232,351,143	\$198,691,891	\$39,409,634	\$34,768,043	\$5,447,931	\$21,069,423	\$54,960,222
Total Multi-Year Financing				\$13,647,000	\$23,376,206	\$2,999,901	\$10,308,089	\$3,863,124	\$17,959,689	\$0
Grand Totals				\$245,998,143	\$222,068,097	\$42,409,535	\$45,076,132	\$9,311,055	\$39,029,112	\$54,960,222

Funding characteristics, continued

#	Development	City	County	Tax-Exempt Bonds	Taxable Bonds	FFB	IHDA 1 st Mortgage	ERA2	TCAP	Total
37	Mallard Point Senior Apartments	Channahon	Grundy							\$17,496,682
38	McKinley Project	Peoria	Peoria							\$2,000,000
39	Nehemiah Phase V	Springfield	Sangamon							\$16,130,814
40	Northside Lofts	Aledo	Mercer							\$12,377,405
41	Pearl Street Commons II	McHenry	McHenry							\$5,383,672
42	PIHCO-21st Place Properties	Chicago	Cook							\$3,560,000
43	Providing Stable Foundations 2025	DeKalb	DeKalb							\$276,486
44	Reclaiming Chicago	Chicago	Cook							\$6,000,000
45	San Miguel Apartments	Chicago	Cook							\$3,530,000
46	Southbridge Phase 1C	Chicago	Cook			\$6,041,000				\$28,587,901
47	Tendick Street Apartments	Jacksonville	Morgan							\$7,220,809
48	The Blackstone	Du Quoin	Perry							\$11,444,263
49	The Margarita Inn	Evanston	Cook							\$8,000,000
50	The Residences at River Point	Batavia	Kane							\$16,651,202
51	The Werner 9%	Chicago	Cook							\$15,177,185
Total First Year Financing				\$183,165,669	\$0	\$10,291,000	\$2,474,000	\$0	\$0	\$782,628,956
Total Multi-Year Financing				\$0	\$1,845,000	\$6,041,000	\$0	\$500,000	\$3,680,123	\$84,220,132
Grand Totals				\$183,165,669	\$1,845,000	\$16,332,000	\$2,474,000	\$500,000	\$3,680,123	\$866,849,088

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

IDJJ

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

IDHS

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 corporation and CDFI 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 CDFI and 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 – federal agency charged with administering federal aid for public housing, working to prevent discrimination, and supporting homeownership.

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 and CDFI 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

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.

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.

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 developers who have had challenges accessing capital and to achieve geographic diversity. Developers who complete the training program are also eligible to apply for predevelopment loans for their affordable housing projects.

Opioid Remediation Fund

The Illinois Attorney General, along with attorneys general for numerous other states, filed lawsuits against prescription opioid distributors, manufacturers, and dispensers to seek recovery for their unfair and deceptive practices in the marketing, sale, and distribution of these drugs. These lawsuits led to numerous national multistate settlement agreements with various participants in the prescription market. These funds support the Illinois Opioid Remediation Fund to be used for abatement programs throughout the state as directed by an appointed Advisory Board. The Advisory Board approved the use of Opioid Remediation Funds for the creation of permanent supportive housing in January 2025. For this report, the term “Opioid Remediation Fund” shall specifically refer to IHDA’s allocation of Opioid Remediation Funds made available through a grant agreement with the Illinois DHS Division of Substance Use Prevention & Recovery (“SUPR”) and be used specifically for the creation of permanent supportive housing under the PSH Round XII RFA.

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

State-designated communities, towns or specific geographic areas in Illinois that have a distinct shared historical and cultural identity that binds the community together. Designee communities or 501(c)(3) organizations will be eligible to apply for funding from DCEO, tailored to meet the needs of individual Cultural Districts, to support the goals of the program to foster economic development and help communities preserve their unique cultural identities.

Other Relevant Terms

AHPAA

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

Anchor Institution

An organization which has significant economic or social impact in their community, including universities, medical centers, hospitals, or employers.

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.

BIPOC

An acronym for Black, Indigenous, and People of Color.

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.

Chronic Homelessness

An individual or family who meet the criteria of disability and long-term homelessness as defined in the Defining Chronic Homeless Final Rule from the U.S. Department of Housing and Urban Development, available at: <https://www.govinfo.gov/content/pkg/FR-2015-12-04/pdf/2015-30473.pdf>.

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.

Community Revitalization Plan (“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.

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.

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.

Co-Occurring Disorder ("COD")

The existence of both a mental illness and a substance use disorder, known as a co-occurring disorder.

Coordinated Entry ("CE")

A centralized or coordinated process required for the CoC and Emergency Services Grants Program to coordinate program participant intake, assessment, and referrals within the CoC. Under 24 CFR 578.3, HUD requires each CoC to establish and operate a standard CE system with the goals of increasing the efficiency of local crisis response and improving fairness and ease of access to resources for eligible homeless and at-risk populations.

Disadvantaged Business Enterprise ("DBE")

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

Employer Assisted Housing ("EAH")

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

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.

Homeless Emergency Assistance and Rapid Transition to Housing ("HEARTH Act")

The Homeless Emergency Assistance and Rapid Transition to Housing 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

For purposes of this plan, shall be defined by the U.S. Department of Housing and Urban Development HEARTH Homeless Definition Final Rule found at: <https://www.govinfo.gov/content/pkg/FR-2011-12-05/pdf/2011-30942.pdf>.

Housing First

A homelessness prevention approach centered around quickly and successfully connecting individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation requirements.

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 data-informed and community led 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, IDHS, 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 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 IDHFS.

Multi-Sector Plan for Aging (“MPA”)

Mandated by Executive Order [2024-02](#), the MPA is a cross-sector planning process to outline a clear framework for addressing the needs of older adults, people with disabilities, and caregivers in Illinois over the next decade, with the goal of making Illinois a better place to grow older by coordinating state agencies, experts, and communities to address aging needs in health, housing, transport, and other social determinants of health, for an equitable aging environment for all. As directed, the MPA will serve as a ten-year blueprint to support healthy aging in Illinois communities and set clear, measurable objectives for evaluating public and private sector progress toward the order’s goals.

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, IDHS, 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 at or below 30% AMI), 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.

Request for Proposals (“RFP”)

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

Request for Applications (“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.

Substance Use Disorder (“SUB”)

The recurrent use of alcohol and/or drugs causing clinically significant impairment, including health problems, disability, and failure to meet major responsibilities at work, school, or home.

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 in order to maintain housing stability, including justice-involved persons and victims of domestic violence.

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, and the Chief reports regularly to the Secretary of IDHS and the Deputy Governor for Health and Human Services.

Statewide Referral Network (“SRN”)

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

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.

Allison Clements, Illinois Housing Council

George Dinges, Development Services Group

Nancy Firfer, Metropolitan Mayors Caucus

David Hirsch, Greystone & Co.

Peter Holsten, Holsten Real Estate Development & Management Corporation

Brian Hollenback, Rock Island Economic Growth Corporation

Jennifer Hill, Alliance to End Homelessness in Suburban Cook County

Mary Keating, The County of DuPage County

Lynnette McRae

Mike Niehaus, Windsor Homes

Robin Snyderman, BRick Partners, LLC

Lily Walton, Champaign County Housing Authority

Raymond Lai, McLean County Regional Planning Commission

Catherine Brown, Clear Innovative Solutions, LLC

Allaina Humphreys, Free Wheelin' Design, Inc.*

Linda Xóchitl Tortolero, Latino Policy Forum*

** Task Force Member newly appointed as of writing this report*

Task Force Members/Governor-appointed Agency Members

U.S. Department of Housing and Urban 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

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.)