

# **Illinois' 2019 Annual Comprehensive Housing Plan**

Plan Effective:  
Calendar Year, 2019

Submitted To:  
J.B. Pritzker, Governor  
And  
The Illinois General Assembly

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## Housing Planning Activities in Illinois

This **Annual Comprehensive Housing Plan** is submitted in compliance with the Comprehensive Housing Planning Act (as amended P.A. 99-0564). Originally enacted in 2006, the Act was renewed and extended to 2026 through legislation signed into law in 2016.

This Comprehensive Housing Planning Act establishes a statewide comprehensive housing initiative by identifying eight underserved **Priority Populations** 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 forty-four representatives, including housing experts appointed by the Governor, General Assembly and various State agency representatives.

The Housing Task Force recommends general direction, helps facilitate progress for planning goals, and occasionally proposes the establishment of ad hoc Working Groups to investigate specific housing needs and areas of concern. Recommendations reported from these Working Groups are intended to promote State and local actions, and are incorporated into the **Technical Plan**, which collects recommended activities by Focus Area. To help clarify their intended purpose, each action item identified in each focus area is categorized under a broader strategy and associated with one of the **Housing Principles**. The Housing Task Force originally developed the Housing Principles to generally reflect: affordable housing produced (**Creation and Preservation**); services provided to the Priority Populations (**Affordability and Choice**); and promotion of long-term affordable housing goals (**Leadership**).

Recommended annual efforts or program developments, and state agency activities related to the Technical Plan are discussed near the beginning of the Annual Comprehensive Housing Plan and in its Annual Progress Reports. The annual discussion topics are grouped into annual Focus Areas in order to provide context and background information not readily found within the annual and ongoing Technical Plan.

An additional function of the plan is to catalog funding activity administered by the State for affordable housing construction, rehabilitation, preservation, subsidized home mortgages, operating or rental housing subsidies and support services. This information can be found in the **Housing Production Plan** and the **Residential Services Plan**.

### Housing Task Force Vision Statement

To promote quality affordable housing to each household, with accessible and appropriate services where needed that supports individual and family success. Housing is an essential asset and economic engine for neighborhoods and is integral to the creation of robust communities for the people of Illinois.

### Illinois' Eight Priority Populations

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

## Introduction to 2019 Focus Areas

The Housing Task Force has identified and recommended **action items** and **strategies** from the Technical Plan to implement or develop throughout the year. The ACHP is as responsive to new developments in the Affordable Housing world as possible and when a new issue, use of funds, or innovation arises, the Housing Task Force generally develops new action items and strategies to add to the Technical Plan. The active components of the Technical Plan are then grouped together and form the foundation of the **annual Focus Areas**. As a result, the 2019 Focus Areas represent topical trends in affordable housing policy and planning. Action items selected for each of the Focus Areas are taken from all three of the Housing Principles, reflecting the comprehensive approach to statewide challenges many action items are active for multiple years while the agencies and partners responsible pursue implementation, or decide on feasibility.

The most prevalent affordable housing challenges facing Illinois in 2019 are community revitalization which continues to plague some communities, development cost reduction, expansion of accessible housing units, improving the use of energy efficiency and supportive housing. These are ongoing issues, and the Housing Task Force has concentrated many of its efforts on these areas over the past several years. At this time, many of the efforts continue to be successful and the 2019 Annual Comprehensive Housing Plan seeks to highlight how the strongest responses are being bolstered and that the additional gaps are being filled. The State's role as administrator, facilitator and innovator will continue as the most efficient solutions are fostered. With this in mind, the Housing Task Force selected the following recommended Focus Areas for the 2019 Annual Comprehensive Housing Plan:

### **Revitalizing Communities**

Utilize current funding and explore new programs and initiatives to assist communities in: developing a balance of affordable homeownership and rental opportunities, foreclosure prevention/mitigation and expansion of innovative methods for sustainable reuse of foreclosed properties.

### **Supportive Housing**

Assist special needs populations and those transitioning into (or remaining in) community-based living settings with services that support their needs, including long-term care services and supports.

### **Innovative Use of Resources and Strategies**

Identify innovative techniques in accessible design for populations who require accessible features. Expand housing production for priority populations utilizing resources that contain or reduce costs of acquisition, development and operations. Conduct research on energy efficiency cost savings and innovative strategies to promote the use of sustainability design techniques in affordable housing development.

### **Leadership and Capacity Building**

Enhance collaborative planning efforts to foster productive housing policy changes.

## Focus Area #1: Revitalizing Communities

Community revitalization, takes on a variety of forms, from reducing the continued impact of the foreclosure crisis to establishing connections to jobs, education and healthcare in areas where there previously was none. While many efforts have been engaged (and will continue to be engaged) to address rebuilding what was lost, the Housing Task Force is proactively developing policies that impact the future of Illinois communities, bringing opportunity to new places throughout the state. Furthermore, the recently amended Comprehensive Housing Planning Act has also now identified low-income people residing in areas of ongoing community revitalization as a priority population, and the items included in this focus area seek to address their housing needs.

The **Revitalizing Communities Focus Area** draws from actions and strategies that are identified in this report's **Technical Plan**, which lays out the long-term planning goals of the Housing Task Force. In this Focus Area, two Technical Plan strategies provide the framework for current programs and recommended efforts going forward. These strategies and their accompanying action items are listed on the following page.

### Focus Area #1: Recommended Technical Plan Strategies and Action Item

Strategies	Action Items	Partners	Principle(s)*
Create and assist community support network for the State.	Seek funding and operate home repair and homebuyer assistance programs as a method of maintaining affordability, preventing foreclosure and preserving single-family housing stock.	IHDA, DCEO, HUD USDA-RD, municipalities, counties, non-profits	CP
	Continue to seek funding and maintain a variety of counseling services; primarily foreclosure prevention and homebuyer counseling.	IHDA, housing counseling agencies, ILGA, NeighborWorks, HUD	CP
	Continue to operate foreclosure prevention and mitigation programs, i.e. HELP, I-Refi, Abandoned Properties Program.	IHDA, Local Governments, housing counseling agencies, non-profits	CP/AC
Assist communities to develop a balance of affordable homeownership and rental opportunities.	Continue to support responsible and affordable homeownership programs for low to moderate-income households.	IHDA, USDA, counseling agencies	AC
	Continue implementation of homeownership programs and pursue other funding opportunities for down payment assistance.	IHDA, HUD, FHLB, municipalities and counties, CDBG entitlement grantees, local governments	CP
	Build and improve upon existing Community Revitalization Effort incentives in the Qualified Allocation Plan (QAP) for the LIHTC program.	IHDA	CP
	Provide technical assistance via a Community Revitalization network or other methods to communities looking to provide robust community-level planning.	IHDA, Local Government, Local stakeholders	L
* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L)			

## Housing Counseling Resources and Analyses

### Hardest Hit Fund

The U.S. Department of the Treasury established the Hardest Hit Fund (HHF) in late 2010, allocating temporary emergency mortgage assistance through State Housing Finance Agencies (HFAs) to families and persons experiencing unemployment or underemployment. Financed through the Troubled Asset Relief Program (TARP), the Illinois Housing Development Authority (IHDA), the administrator of HHF for Illinois, was awarded approximately \$445.6 million that year. Following this initial award, IHDA received a second allocation in 2016 for \$269.4 million to relaunch and expand the HHF Program. Over the course of the program, IHDA has established five sub-programs with these funds: the Homeowner Emergency Loan Program (HHF HELP) including reverse mortgages, I-Refi (formerly the Home Preservation Program or HPP), the Mortgage Resolution Fund (MRF), the Down Payment Assistance Program (1<sup>st</sup>HomeIllinois) and the Blight Reduction Program (BRP).

IHDA has effectively assisted over 34,000 households through these programs.

#### **Homeowner Emergency Loan Program (HELP)**

HELP provides temporary mortgage payment assistance to low- and moderate-income families who experienced a 15 percent income reduction due to a hardship. The assistance comes in two ways: monthly mortgage payment assistance and reinstatement assistance. The initial HELP program ceased accepting new applications in October 2013 as funds were exhausted.

With the second award from the U.S. Department of the Treasury in 2016, the HELP program was expanded and relaunched on August 1, 2016. The program assists homeowners who have experienced an income reduction due to qualifying hardships such as; unemployment, substantial underemployment, temporary disability, death and divorce. Eligible homeowners receive up to \$35,000 in assistance for reinstatement and/or for mortgage payments up to 12 months. The relaunch of the program has already seen over 24,000 applications and funded 6,095 applicants.

On April 3, 2017 the HELP program expanded to assist homeowners with reverse mortgages. The expansion assists homeowners with a reverse mortgage who are delinquent on property expenses and have experienced a qualifying hardship. The expansion has already seen over 500 applications and funded over 280 applicants.

In 2019, IHDA projects to approve 2,000 households and disburse \$40,000,000 on behalf of program participants.

#### **I-Refi (Formerly Home Preservation Program or HPP)**

Introduced in 2012, HPP leveraged up to \$50,000 per participant to facilitate a permanent solution for troubled homeowners through a refinance, recast or permanent modification of their first mortgage. The HPP program assisted homeowners who were ineligible for other assistance programs and were financially unable to make their mortgage payments due to a qualifying hardship. HPP assisted 528 households.

With the second award from the Treasury in 2016, HPP was expanded and relaunched as I-Refi in August 2016 to target borrowers with negative equity who are current on their mortgage payments. The expansion and relaunch as I-Refi has assisted 433 households. For more information on I-Refi, including 2019 funding estimates, please see program details under Homebuyer Programs on page 14.

#### **Blight Reduction Program (BRP)**

Introduced in 2014, BRP aims to decrease preventable foreclosures and to stabilize neighborhoods in communities across Illinois. The program provides funding to units of local government and a not-for-profit partners to complete acquisition, demolition, greening and eventual re-use, re-purpose and/or redevelopment (“Revitalization”) of blighted, vacant, residential properties in targeted communities. Partners apply for the program with specific properties and are reimbursed up to \$35,000 for each property. To date, BRP reimbursed participants over \$5 million for 201 properties, with 195 properties in process.



### **1stHomeillinois - Down Payment Assistance (DPA) Program**

1stHomeillinois complies with the U.S. Treasury initiative by utilizing HHF dollars to provide first-time homebuyers in targeted counties with \$7,500 in down payment assistance. The assistance is in the form of a 5-year, forgivable 2nd mortgage, and is provided in conjunction with an IHDA 1<sup>st</sup> mortgage loan product. The assistance incentivizes home buying in distressed areas, which helps to stabilize housing markets and prevent future foreclosures. To date, DPA has assisted 13,410 households totaling \$100.5 million in disbursed funds. For more information on 1stHomeillinois, including 2019 funding estimates, please see program details under Homebuyers programs on page 14.

### **Foreclosure Prevention Program**

The Illinois Foreclosure Prevention Program (FPP), established by the Illinois General Assembly, is funded by a \$50 filing fee the plaintiff pays each time a foreclosure is filed. The funds are appropriated to the Illinois Department of Revenue by the General Assembly. Under this program, the Authority makes grants to HUD-approved housing counseling agencies and community-based organizations to support housing counseling and foreclosure prevention education in accordance with the below statutorily required distribution:

- 25% to counseling agencies outside the City of Chicago;
- 25% to the City of Chicago for counseling agencies in Chicago or for foreclosure prevention counseling administered by the City;
- 25% to community-based organizations outside the City of Chicago; and
- 25% to community-based organizations in Chicago.

<b>Foreclosure Prevention Program (FPP) Completed and Current Funding Rounds</b>				
<b>Funding Round</b>	<b>Time Period</b>	<b>Money Awarded</b>	<b>Number of Awards</b>	<b>Estimated Clients Assisted</b>
<b>Round 1</b>	June 2012 - June 2013	\$3.8M	40	39,869
<b>Round 2</b>	June 2013 - June 2014	\$3.4M	45	35,762
<b>Round 3</b>	August 2014 - August 2015	\$3.1M	50	35,524
<b>Round 4</b>	April 2017 - April 2018	\$4.1M	40	32,523
<b>Round 5</b>	June 2018 - June 2019	\$3.68M	28	TBD
<b>2019 Projection</b>	<i>Round 5 is expected to be fully completed in CY 2019 Q2, disbursing approximately \$3.68 million. Round 6 is expected to close with grantees in Spring 2019. A total 20,000 individuals are estimated to be assisted in CY 2019.</i>			

### **Foreclosure Prevention Program – Graduated (FPPG)**

Established by the Illinois General Assembly, the Foreclosure Prevention Program Graduated Fund (FPPG) enables IHDA to make grants to HUD-approved housing counseling agencies for foreclosure prevention-related activities including: pre/post purchase counseling, foreclosure mitigation, counselor training and capacity building. Funding for this program is derived through plaintiff-paid foreclosure filing fees. IHDA began administration of this program's first funding round in calendar year 2017. Under this program, the Authority makes grants in accordance with the following statutorily required distribution:

- 30% to Housing Counseling Agencies in Cook County outside of the City of Chicago;
- 25% to Housing Counseling Agencies in the City of Chicago;
- 30% to Housing Counseling Agencies in DuPage, Kane, Lake, McHenry, and Will Counties; and
- 15% to the rest of the state.

Foreclosure Prevention Program: Graduated (FPPG) Current Funding Rounds				
Funding Round	Time Period	Money Awarded	Number of Awards	Clients Assisted
Round 1	September 2017 – September 2018	\$5.7M	33	29,410
Round 2	September 2018 – September 2019	\$5.28M	32	TBD
<b>2019 Projection</b>	<i>Round 2 closed with grantees in CY 2018 Q3. Round 3 funding recommendations are expected to go before the IHDA Board in late Spring 2019. A total 24,000 individuals are estimated to be assisted in CY 2019.</i>			

### Project Reinvest: Financial Capability Program (PRFC)

Project Reinvest: Financial Capability (PRFC) funding originated from a US Department of Justice settlement with Bank of America. The program’s goal is to help individuals who are at risk of foreclosure, recovering from a foreclosure, or residents in distressed communities rebuilding after the foreclosure crisis. PRFC will provide financial counseling/coaching and assist clients to stabilize their finances, rebuild their credit, and help them establish savings for the long-term. IHDA received \$1.1 million to administer the program via a network of housing counseling agencies.

PRFC is not expected to see future funding rounds. The CY2018 data will be provided in the forthcoming 2018 Annual Progress Report, which is due to the Governor April 1st of 2019.

### Reuse and Revitalization

#### Abandoned Residential Property Municipal Relief Program

The Abandoned Properties Program (APP) was created in 2010 by the Illinois General Assembly. Funded through foreclosure filing fees under the Abandoned Residential Property Municipality Relief Fund (ARPMR), APP provides grants to municipalities and counties to secure, maintain, demolish and rehabilitate abandoned residential properties within their jurisdiction. Qualifying applicants may be awarded up to \$250,000 or \$75,000 depending on geographic set-aside with the exception of the City of Chicago who can apply for up to 25% of the moneys in the fund, pursuant to the program rules. By statute, allocations will be distributed as follows:

- 25% to the City of Chicago;
- 30% to Cook County and municipalities in Cook County other than the City of Chicago;
- 30% to the Collar Counties (DuPage, Kane, Lake, McHenry, and Will) and municipalities within those counties; and
- 15% to other areas of the state.

Abandoned Residential Property Municipality Relief Program (APP) Completed and Current Funding Rounds				
Funding Round	Time Period	Money Awarded	Number of Awards	Unique Properties Receiving Services
Round 1	August 2014 - August 2016	\$7.21M	52	2,484
Round 2	August 2017 - May 2019	\$9.55M	67	TBD
Round 3	March 2018 - March 2020	\$8.45M	59	TBD
Round 4	July 2019 - July 2021	\$7M	TBD	TBD
<b>2019 Projection</b>	<i>Round 2 is expected to be near completion in CY 2019 Q2, disbursing approximately \$9.55 million. Additionally, funding determinations for Round 4 will be completed in Spring of CY 2019.</i>			

### Blight Reduction Program

The Blight Reduction Program (BRP) is funded through the U.S. Treasury’s Hardest Hit Fund, a federal allocation which was set up to provide aid to communities demonstrating the greatest need after the foreclosure crisis. BRP provides forgivable loans to Illinois units of local government who partner with nonprofit agencies to acquire and demolish blighted properties within their jurisdictions. Program applicants are allowed to apply for a maximum of \$35,000 per residential property.

BRP will not see any more active rounds in 2019, and is expected to spend its remaining funds in the first quarter of CY2019. More information regarding BRP, including CY2018 data and general historical program details, will be provided in the forthcoming 2018 Annual Progress Report, which is due to the Governor April 1<sup>st</sup> of 2019.

### Community Revitalization Task Force

In 2018, an Illinois Senate Resolution (SR1786) authorized the creation of a Community Revitalization Task Force to be administered by the Illinois Housing Development Authority. In response to Illinois’ persistently high foreclosure rates and subsequent vulnerabilities facing property values, the Task Force provides a platform upon which to convene legislators, housing service providers, municipal governments and other qualified stakeholders throughout the state to develop policy solutions to address blighted residential properties and their detriment to neighborhood stabilization.

The Community Revitalization Task Force met 4 times throughout the summer and fall of 2018, during which Members drafted amendments to the Illinois Property Tax Code, Municipal Code, Local Government Property Transfer Act and Criminal Code. The proposed amendments work in conjunction to increase the efficacy of legal systems utilized by municipalities or agencies of the State to intervene in the negative lifecycle of blighted properties. Changes include establishing consistent and appropriate definitions that qualify properties for abandonment and increasing recoupable costs that municipalities expend on putting such properties back into productive use via rehabilitation or demolition.

A bill containing the group’s findings and legislative recommendations will be brought forth to the Illinois General Assembly in 2019.

### Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network)

The Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network) were established as the result of funding provided through a national foreclosure settlement secured by the Illinois Attorney General, in conjunction with other state Attorneys General, the U.S. Department of Justice and the U.S. Department of Housing and Urban Development, with the nation’s largest banks. These resources were formulated to provide access to funding and technical assistance for the creation and operation of land banks to communities in Illinois outside the Chicago metropolitan area. The funding is administered through the Illinois Attorney General’s Office.

Land Bank Capacity Program Eligible Grant Activities include the following:

- Develop and submit to the applicable governing body documentation sufficient to form a land bank;
- Offset related legal expenses and holding costs in connection with on-going land bank creation;
- Maintenance and other activities;
- Fund reasonable start-up costs (including staffing and legal fees for land bank creation), and initial acquisitions of 1-6 unit residential properties. Property acquisition costs may include:
  - Purchase price;
  - Lien extinguishment (excepting property taxes, which are not eligible);
  - Legal costs;
  - Title, recording, and transfer fees;
  - Demolition costs;
  - Costs of lot treatment and greening; and
  - Redevelopment and disposition of vacant and abandoned properties in order to return them to affordable housing and other productive use

Technical Assistance Network Eligible Grant Activities include the following:

- Providing individualized planning, real estate and other assistance;
- Conducting webinars for downstate communities looking to form land banks and/or access community revitalization tools for programs available via IHDA or others;
- Creating, updating, and/or disseminating video tutorials to be made available via IHDA's website, or otherwise made available to Recipients of TA Network funds; and
- Creating, updating, and/or disseminating print media packages regarding land banks

Both the LBCP and TA Network will assist communities by providing grant funds to help empower both local and regional revitalization efforts through increasing planning and land banking capacity. IHDA began administration of the first year of the program in CY 2018, with 10 grantees.

<b>Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network)</b>				
<b>Current Funding Rounds</b>				
<b>Funding Round</b>	<b>Time Period</b>	<b>Money Awarded</b>	<b>Number of Awards</b>	<b>Land Banks Created or Assisted</b>
<b>Round 1</b>	June 2018 - June 2020	\$1.17M	10	TBD
<b>2019 Projection</b>	<i>Round 1 recommendations went before the IHDA Board in CY 2018 Q1. All grantees closed in CY 2018 Q3.</i>			

**Land Banking**

A number of Illinois Housing Task Force members have been involved in the creation and initial planning of two land banks in the Chicago metropolitan area: the Cook County Land Bank Authority (CCLBA) and the South Suburban Land Bank and Development Authority (SSLBDA). These entities were created to acquire, maintain and build or rehabilitate abandoned properties in communities affected by property abandonment and/or which desire to develop affordable housing. After properties are rehabilitated, they are sold with affordability deed restrictions attached and proceeds earned are recycled to continue the process.

In 2013, the CCLBA utilized \$6 million awarded from the National Foreclosure Settlement Program to support its community revitalization efforts in the start-up of its land bank. These funds also supported the already existing South Suburban Land Bank, which was formed in 2012 through an intergovernmental agreement passed by the Village of Park Forest, City of Oak Forest and City of Blue Island, and made possible by a HUD Sustainable Communities Grant awarded to the South Suburban Mayors and Managers Association (SSMA) in 2011. SSMA helped establish and provide technical assistance for the SSLBDA.

Since 2013, both land banks have partnered with IHDA, utilizing funds awarded from the Abandoned Properties Program and Blight Reduction Program, to assist in securing, maintaining or demolishing properties. Both the Cook County Land Bank Authority and South Suburban Land Bank and Development Authority continue to partner with several municipalities to coordinate rebuilding efforts. The CCLBA has mostly targeted neighborhoods in Chicago's South and West Sides while SSLBDA has targeted South Suburban municipalities.

## Homebuyer Programs

### 1<sup>st</sup> HomeIllinois

IHDA launched the 1<sup>st</sup> HomeIllinois loan program in August 2015. Financed through the HHF program, the U.S. Treasury approved IHDA to utilize those resources to assist qualified homebuyers in the following ten counties hit hard by the foreclosure crisis: Boone, Cook, DeKalb, Fulton, Kane, Marion, McHenry, St. Clair, Will and Winnebago. IHDA targeted these counties as they are above the state average in distressed housing market indicators such as delinquency rates, negative equity and foreclosure rates. The program provides \$7,500 in down payment assistance with a secure, 30-year fixed rate 1<sup>st</sup> mortgage. IHDA projects committing \$16.2 million of DPA through 1<sup>st</sup> HomeIllinois to assist approximately 2,150 households to obtain 1<sup>st</sup> mortgages totaling approximately \$276 million in CY 2019.

### I-Refi

IHDA launched the I-Refi program in August 2016. The program is designed to help homeowners who have been current on their mortgage payments for at least twelve months and are at least 110% underwater on their current mortgage. I-Refi offers up to \$50,000 in federal assistance, funded through HHF, to buy down a mortgage and refinance it into an affordable 30-year, fixed rate 1<sup>st</sup> mortgage. Borrowers who have previously utilized HHF HELP may be eligible for an additional \$35,000 for a total of \$85,000. IHDA projects committing \$2.56 million of DPA through I-Refi to assist approximately 70 households to obtain 1<sup>st</sup> mortgages totaling approximately \$7.1 million in CY 2019.

### Access 4%

IHDA launched Access 4% in February 2018. The program is designed to increase home purchase accessibility by offering a forgivable 2<sup>nd</sup> mortgage of 4% of the purchase price (up to \$6,000) in down payment and/or closing cost assistance with a 30-year fixed-rate 1<sup>st</sup> mortgage to qualified households across Illinois. IHDA projects committing \$10.8 million of DPA through Access 4% to assist approximately 2,500 households totaling approximately \$272 million in CY 2019.

### Access 5%

IHDA launched Access 5% in February 2018. The program is designed to increase home purchase accessibility by offering a repayable 2<sup>nd</sup> mortgage of 5% of the purchase price (up to \$7,500) in down payment and/or closing cost assistance with a 30-year fixed-rate 1<sup>st</sup> mortgage to qualified households across Illinois. Repayment will be deferred for 30 years, unless repaid sooner, or in the event of a refinance or sale of the property, at which time the 2<sup>nd</sup> mortgage will become due. IHDA projects committing \$4.1 million of DPA through Access 5% to assist approximately 650 households totaling approximately \$88 million in CY 2019.

### Access 10%

IHDA launched Access 10% in February 2018. The program is designed to increase home purchase accessibility by offering a repayable 2<sup>nd</sup> mortgage of 10% of the purchase price (up to \$10,000) in down payment and/or closing cost assistance with a 30-year fixed-rate 1<sup>st</sup> mortgage to qualified households across Illinois. Repayment of the 2<sup>nd</sup> is monthly amortizing over a 10-year period at 0% interest rate. IHDA projects committing \$6.4 million of DPA through Access 10% to assist approximately 670 households totaling approximately \$87 million in CY 2019.

### Mortgage Credit Certificate (MCC)

Access Mortgage (4%, 5% and 10%) programs have the possible added benefit of a Mortgage Credit Certificate (MCC), which may help reduce tax liability for the homebuyer. The MCC program allows home buyers to claim a

dollar-for-dollar tax credit for a portion of mortgage interest paid per year, up to \$2,000, allowing the household to have more available income to make mortgage payments. IHDA projects approximately 530 of the aforementioned 3,820 Access Mortgage households will take an MCC in CY 2019.

### USDA Rural Development 502 Direct Loan Program

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

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

In 2018, the USDA Rural Development committed \$12.4 million towards its rural homeownership direct loans, which provided 166 direct loans to very low- and low-income rural families (those who are below 80% AMI). The USDA Rural Development also committed \$298 million towards guaranteed rural housing loans, which assisted 3,515 low- and moderate-income rural families. The latter program has worked very successfully with IHDA’s Homeownership programs.

Rural Development will continue to provide financing options to rural Illinois in 2019.

### Habitat for Humanity - Community Impact Fund

In 2014, the Illinois Housing Development Authority (IHDA) established a partnership with Habitat for Humanity of Illinois (HFH) 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 2<sup>nd</sup> mortgage forgivable loans to low-income households for home acquisition. 1<sup>st</sup> mortgage financing is provided through Habitat for Humanity and/or other conventional lenders. Households at or below 80% AMI are eligible to receive \$15,000 and households at or below 50% AMI are eligible to receive \$20,000. Assistance is provided as a 5-year forgivable loan.

<b>Habitat for Humanity: Community Impact Fund (HFH) Completed, Current, and Planned Funding Rounds</b>				
<b>Funding Round</b>	<b>Time Period</b>	<b>Financing Awarded</b>	<b>Grants Awarded</b>	<b>Homeowners Assisted</b>
<b>Round 1</b>	August 2014 - August 2016	\$750K	1	58
<b>Round 2</b>	October 2016 - October 2018	\$1M	1	52
<b>Round 3</b>	February 2018 - February 2020	\$1M	1	TBD
<b>2019 Projection</b>	<i>Round 4, with an appropriation of \$2 million, is planned to begin in Spring CY 2019, and is expected to assist 120 households.</i>			

## Home Repair Programs

### Single Family Rehabilitation Program

Funded by the Illinois Affordable Housing Trust Fund, IHDA’s Single Family Rehabilitation Program (SFR) provides assistance to low- and very low-income homeowners for the purpose of repairing their homes and removing



health and safety hazards by replacing costly maintenance items. SFR grants awards to units of local government and non-profit agencies, which work to reserve and oversee forgivable loans for individual households within their community. Households receiving loans must be at or below 80% of the area median income, and are eligible to receive up to \$45,000 in assistance for necessary home repairs, or up to \$16,500 per household under the Roof Only option to address roofs, soffits and downspouts for homes not having other major health and safety issues. SFR is available throughout the state outside of local HOME Participating Jurisdictions, as defined by HUD. Ineligible areas include: Aurora, Chicago, Decatur, Evanston, Rockford, Springfield, McHenry County, the Consortia of Cook County, DuPage County, Lake County, Kane County, Madison County, St. Clair County, Urbana, St. Clair County and Will County.

<b>Single Family Rehabilitation Program (SFR) Current Funding Rounds</b>				
<b>Funding Round</b>	<b>Time Period</b>	<b>Money Awarded</b>	<b>Number of Awards</b>	<b>Loans Reserved</b>
<b>Round 1</b>	April 2017 - April 2019	\$5.99M	21	133 to date
<b>Round 2</b>	February 2019 - February 2021	\$6M	TBD	TBD
<b>2019 Projection</b>	<i>Round 1 is expected to be completed in CY 2019 Q2, disbursing approximately \$5.99 million. Round 2 award determinations are expected to be made in CY 2018 Q4, and recommendations will be presented to the IHDA Board in CY 2019 Q1.</i>			

#### **Chicago Rehabilitation Network Technical Assistance Grant**

Funded through the Illinois Affordable Housing Trust Fund, the Chicago Rehabilitation Network TA Grant helps expand the capacity building, public policy and civic engagement work that provides a comprehensive approach to strengthening the affordable housing industry. This TA Grant helps increase training, outreach and marketing to ensure full utilization of State and federal housing funds to benefit households and communities throughout the state.

<b>Chicago Rehabilitation Network Technical Assistance Grant (CRN) Current Funding Rounds</b>			
<b>Funding Round</b>	<b>Time Period</b>	<b>Money Awarded</b>	<b>Number of Awards</b>
<b>Round 1</b>	September 2016 - September 2018	\$225,000	1
<b>Round 2</b>	September 2018 - September 2020	\$300,000	1

#### **Community Development Block Grant (CDBG) Housing Rehabilitation Program**

Administered by Department of Commerce and Economic Opportunity (DCEO), the Community Development Block Grant (CDBG) Housing Rehabilitation Program (formerly known as the Community Development Assistance Program - CDAP) helps eligible local governments assist income-eligible homeowners (located in non-entitlement areas of the state). This financial assistance provides funds for necessary repairs and improvements to their homes in order to eliminate health and safety problems, correct building code violations and to preserve the long-term integrity of the homes. The housing rehabilitation is completed by local contractors who have been selected by competitive bid and who have met all insurance requirements.

DCEO projects committing \$6,750,000 to the program in 2019 assisting 150 households.

## Rental Housing Development and Rental Assistance

IHDA operates a number of rental housing programs, which promote the development and preservation of affordable housing.

### 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 percent area median income or below). The Internal Revenue Service allocates federal tax credits to State HFAs, 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 must maintain affordable rents for at least 30 years.

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

The 2018-2019 Qualified Allocation Plan (QAP), which explains how the State plans to distribute its Low Income Housing Tax Credits, was finalized and submitted to the Governor in October 2017 for approval. Applications for both 9 percent and 4 percent tax credits must meet the mandatory requirements of the QAP. Applications for 9 percent tax credits are subject to a competitive process and receive points based on the scoring section of the QAP. IHDA will begin drafting the State's next (2020-2021) QAP in the summer of 2019.

The 2018-2019 QAP again includes a Community Revitalization Strategies scoring criteria, which aims at preserving existing affordable housing in distressed community areas where there is an active redevelopment effort ongoing, allowing for the greatest amount of choice for low-income households to access quality housing. The Community Revitalization scoring is intended to incentivize local planning efforts, which are likely to lead to access to employment, healthcare and supportive services, community amenities such as parks and retail locations, transportation and the improvement of quality housing stock. 9 percent tax credits applications can earn up to ten points for establishing Community Revitalization Strategies.

Both 4 percent and 9 percent tax credit applications must first be approved through a Preliminary Project Assessment (PPA), which provides basic information such as project concept and design, location and proposed tenant population. In 2019, IHDA expects to allocate 28,000,000 in 9 percent and 58,725,000 in 4 percent Low Income Housing Tax Credits. Below are 2019 LIHTC Program application deadlines.

2019 LIHTC Program Application Deadlines	
<b>9% LIHTC Program Timeline</b>	
2019 PPA Round	11/9/2018
2019 LIHTC Application	02/15/2019
<b>4% LIHTC Program Timeline</b>	
PPA	90 days prior to 4% determination request
4% Tax Credit Application	Accepted any time



## **HOME/Affordable Housing Trust Fund (AHTF)**

Since 1993, IHDA has been designated as the State's direct Participating Jurisdiction by HUD, which gives IHDA the ability to directly draw down HOME funds for approved applications. IHDA's 2019 HOME allocation is \$16,288,968, which only funds multi-family projects.

Per the HOME federal authorizing statute, 15 percent of each grantee's annual allocation must be obligated/expended on Community Housing Development Organizations (CHDOs), a specific type of non-profit entity defined by HUD rules. CHDO funds can only be used to fund single-family acquisition/rehab/resale programs and rental housing development. IHDA plans to continue to concentrate CHDO funding on the latter types of projects.

Demand for Affordable Housing Trust Fund (AHTF) financing also regularly exceeds its availability in Illinois. Multi-family projects proposing to use Trust Fund dollars will be prioritized on those projects receiving funding from other sources, as well as those projects, which are ready to proceed. As such, IHDA has established the following maximum request for multi-family applications requesting HOME and AHTF resources:

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

IHDA's 2019 total Affordable Housing Trust Fund allocation is estimated at \$60,000,000. The estimated multi-family committed funding amount for the Affordable Housing Trust Fund in 2019 is \$49,010,000.

## **IHDA/HUD – Risk Share Mortgage with U.S. Treasury Investment (FFB) Mortgage**

In June 2014, the U.S. Treasury announced a new partnership with the U.S. Department of Housing and Urban Development. Under this new partnership, the Federal Financing Bank (FFB) provides financing for multi-family loans insured under FHA's Risk Sharing Program. The Risk Sharing Program, pursuant to Section 542 of the Housing and Community Development Act of 1992, allows IHDA to originate affordable housing mortgage loans and share the risk with HUD via FHA mortgage insurance on the loan. The goal is to expand access to FHA mortgage insurance and manage additional risk taken on by the Federal government. For each Risk Sharing loan, HUD and IHDA split the mortgage insurance premium based on the percentage of risk that each party assumes. . This program ended on December 31, 2018, but legislative efforts have been underway to revise and reauthorize funding for the program. Firm Approval Letters (FAL) received from HUD on deals must be closed by September 30, 2020. In 2019, IHDA anticipates closing \$68.8 million in FFB first mortgages to finance the preservation of 1,478 units of affordable housing.

These loans have supported the development and preservation of affordable rental housing and allowed housing finance agencies to have additional access to the capital needed to maintain affordable multifamily developments. This partnership significantly lowered interest rates compared to the cost of tax-exempt bonds under current market conditions.

## **Affordable Advantage Mortgage**

Affordable Advantage provides permanent first mortgage financing up to \$10 million for new construction, refinance or acquisition/minimal rehabilitation. The projected volume for this program in 2019 is \$10 million. Loans over \$3 million will include FHA Risk Share. IHDA will determine whether or not FHA Risk Share will be required on loans under \$3 million.

## **Credit Advantage Mortgage**

Credit Advantage provides construction and permanent mortgage loan financing for Low Income Housing Tax Credit (LIHTC) projects awarded by IHDA or the City of Chicago. The maximum loan amount is \$10 million. The projected volume for this program in 2019 is \$75 million. Loans over \$3 million will include FHA Risk Share. IHDA will determine whether or not FHA Risk Share will be required on loans under \$3 million.

## **One-Stop PLUS**

One-Stop PLUS is a 4% bond structure, which provides a short-term, interest-only tax-exempt loan arranged by IHDA along with a permanent, taxable IHDA Federal Financing Bank (FFB) Mortgage with up to a 35-year fully amortizing loan term. The first mortgage is fully funded at closing and used to collateralize the short-term tax-exempt loan. Full principal and interest payments begin at the initial closing and continue throughout the construction and permanent periods for the FFB First Mortgage. Certain conditions have to be met in order for the first mortgage to be insured under the FFB program, including a maximum rehabilitation limit of \$40,500 per unit and only one major building system replacement allowed.

No One-Stop PLUS deals are anticipated in 2019. If funding for the continuation of the FFB program is authorized in 2019, then we will marketing this structure as a financing product.

## **Housing Trust Fund (HTF)**

The national Housing Trust Fund (HTF) 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. HTF was established as a permanent federal program, with dedicated sources of funding coming from a percentage of after-tax profits from two Government-sponsored enterprises (GSEs), Fannie Mae and Freddie Mac, which are not subject to the appropriations process.

Unfortunately, in September 2008, both Fannie Mae and Freddie Mac were taken over by the Federal Housing Finance Agency (FHFA) when they experienced financial troubles due to the foreclosure crisis. As a result, contributions to the HTF were suspended for the time period from when they were under federal receivership until 2015.

State housing agencies are the only direct grantees under the program. Under HUD rules, each State is required to prepare an annual Allocation Plan describing how it will distribute HTF resources based on its priority housing needs as is identified in the State's Consolidated Plan (ConPlan). States must use at least 80% of all funds (or 90% of program funds) for rental housing/renters. IHDA may use up to 10% of remaining program funds for homeownership assistance. IHDA has decided to use 90% of all funds (100% of all program funds) for rental housing. There is also an allowance to use up to 10% of all funds for general administration and planning costs. IHDA uses said funds for this purpose.

In years when the national funding level falls below \$1 billion, 100% of program funds must be used to benefit extremely low-income households. That was the case with both 2016 and 2017. Under its 2016 allocation, IHDA received \$4,310,055. Under the 2017 allocation, IHDA was awarded \$7,163,487, and just received that HUD grant agreement in early December of 2017.

The first HTF-funded project was Pearl Street Apartments, a 25-unit permanent supportive housing project in McHenry, which utilized most of the 2016 funding. In September of 2018, IHDA awarded \$3,223,569 to a 16-unit permanent supportive housing project located in Orland Park and \$3,223,569 to a 25-unit permanent supportive housing project located in New Lenox.

## **Rental Housing Support (RHS) Program**

The Rental Housing Support (RHS) Program was created in July 2005 to provide rental assistance by subsidizing rental housing units. It is a unit-based program for households at or below 30 percent area median income with 50 percent of the resources available set-aside for extremely low-income households at or below 15 percent area median income. IHDA administers the program overall, but contracts with Local Administering Agencies (LAAs) around the state who manage the program in their communities, including finding and screening eligible tenants.

The Rental Housing Support Program receives its funding from a \$10 charge on real estate document recording fees collected at the county level, with one dollar of the fee retained by the county.

Once drawn, the available funds support the addition of new Long Term Operating Support (LTOS) Program units. The LTOS program is part of the Rental Housing Support Program intended for affordable housing developments.

The goal of the LTOS program is to increase the supply of affordable housing to households earning at or less than 30 percent of area median income by providing a long-term, unit-based rent subsidy. IHDA projects committing \$9,252,647 to the RHS program in 2019.

Please see *Focus Area #2: Supportive Housing*, for further details on the RHSP – Long Term Operating Support part of this program. Listed below are the local administering agencies who currently work with the RHS Program and the areas that each covers.

Local Administering Agencies (LAAs)	
Agency Name	Service Area
Affordable Housing Corporation of Lake County	Lake County
CEDA	Suburban Cook County
DuPage Housing Authority	DuPage County (excluding Aurora)
Housing Authority of Henry County	Henry, Bureau, and Stark County
Housing Choice Partners	Suburban Cook County
Illinois Association of Community Action Agencies	Henry, Mercer, Rock Island, Boone, Winnebago, Adams, Brown, Pike, Schuyler, Edwards, Gallatin, Hamilton, Saline, Wabash, Wayne, White, Bond, Clinton, Marion, Washington, Clay, Effingham, Fayette, Shelby, Moultrie, Christian, Montgomery, Franklin, Williams, Jefferson, Clark, Coles, Crawford, Cumberland, Douglas, Edgar, Jasper, Lawrence, Richland, Bureau, Carroll, LaSalle, Lee, Marshall, Ogle
Kankakee County Housing Authority	Kankakee and Will County
Kendall Housing Authority (handled by DuPage Housing Authority)	Kendall and Grundy County (excluding Aurora and Joliet)
Lazarus House	Kane County
Madison County Community Development	Madison County
McHenry County Housing Authority	McHenry County
Rock Island Housing Authority	City of Rock Island
Springfield Housing Authority	City of Springfield
St Clair County IGD	St Clair County

## Housing and Economic Development

### Community Revitalization Technical Assistance Network

IHDA recognizes that there are large swaths of the state that are unable to undertake Community Revitalization no matter how permissive the process is. Smaller, rural communities across Illinois often lack the capacity to pair planning for affordable housing with community revitalization and, in early 2016, a decision was made to help all communities throughout Illinois gain access to Community Revitalization. The underlying reasons for this activity are as follows:

- Applications that are more fully realized and integrated with their communities;
- Reaching new parts of the state that need affordable housing but have been unable to access IHDA due to capacity and/or lack of understanding; and
- Good policy

For such reason, IHDA began reaching out to communities across the state to form partnerships to build upon and link to existing planning efforts, identify strengths and needs within the community and generate localized capacity via a community revitalization strategy process. This process may result in increased local capacity to connect housing and economic development and community goals, and may help bring affordable housing to the community by helping to mitigate barriers of access to housing development tools.

IHDA believes community revitalization partnerships will lead to increased local capacity in a variety of manners. Primarily, it will be contributing to the expansion of local leaders' capacity to see affordable housing as part of

their community’s potential growth and to include an appropriate variety of such opportunities in their planning. Housing developers may also benefit from this activity, as the plans developed by, or in conjunction with IHDA’s technical assistance will help to provide an understanding of current housing needs and the LIHTC process. Additionally, investors will be able to connect to, and potentially utilize the market analysis tools and funding sources identified by the strategy.

Initial demand for the Community Revitalization technical assistance began immediately upon the announcement of the incentive in the 2016-2017 QAP. To meet this demand, IHDA has since hired two Community Revitalization Planning Specialists (CRPS) and a Community Revitalization Coordinator. Since beginning this program, the Community Revitalization team have created a number of documents and resources that communities can use during their planning process to assess their community, understand Community Revitalization within and outside of the QAP, as well as documents needed for a full scope of work. The documentation and resources are located on the IHDA website’s Community Revitalization page (<https://www.ihda.org/developers/market-research/community-revitalization>), which was created with the intent to more easily present our technical assistance program.

As of this year, 76 projects/communities in the state have received technical assistance from IHDA and 17 others are in discussion. Moreover, the Community Revitalization team has served/is currently serving on 13 “advisory” groups that allow IHDA to provide partners and other organizations with community revitalization guidance. Likewise, the team has presented on community revitalization on ten separate occasions. See table below for a detailed description of the type of technical assistance being provided to projects/communities.

<b>Projects/Communities with Revitalization Technical Assistance, 2017 – Present</b>	
<b>Project Type</b>	<b>Total</b>
Community Revitalization Only	7
Community Revitalization: Low Income Housing Tax Credit	69
Community Revitalization: Discussion Phase	17
Advisory Groups	13
General Outreach: Conferences/Presentations	10
<b>TOTAL</b>	<b>116</b>

### **LIHTC Community Revitalization Plans**

IHDA reviews Community Revitalization Strategies to explore how affordable housing can become incorporated in the overall economic development efforts in high-poverty and/or rural areas. Since 2012, when IHDA began using Preliminary Project Assessments (PPAs) as a way to pre-review site and market concerns, IHDA has been able to draw out specific data on the markets. IHDA uses this data to examine concentrations of poverty and affordable housing and our policy allows us to look beyond the data to determine whether IHDA investment in less than ideal markets can help increase access to living wage jobs, education, services, and transit for low-income residents, rather than continuing to isolate low-income residents in low-opportunity areas. Detailed Community Revitalization Plans are an integral part of this process and help IHDA find opportunities outside of opportunity areas. As such, IHDA provides scoring incentives to developers who contribute to larger revitalization efforts in their community, and IHDA Community Revitalization Planning Specialists provide technical assistance in this area to developers and communities throughout Illinois, resulting in higher quality applications that fit into a larger vision for the community.

In addition, for the purposes of the Low Income Housing Tax Credit (LIHTC) program, federal guidelines require proposed projects to submit Community Revitalization Strategies documentation if the project is located in a Qualified Census Tract (QCT) or a Racially/Ethnically Concentrated Area of Poverty (R/ECAP). QCTs are census tracts, designated by the U.S. Department of Housing and Urban Development, with a poverty rate of 25% or in which 50% of the households have incomes below 60% of the area median income. Additionally, QCT projects are eligible for up to a 30 percent boost in eligible basis, resulting in a significantly larger credit allocation if approved. R/ECAPs, also designated by HUD, are census tracts that have a non-white population of 50% or more and, in which, 40% or more of the population lives at or below the federal poverty line.

Developers must submit all Community Revitalization Strategy documentation with their proposed project application in order to be scored in this area. The Revitalization Strategy must be not more than ten years old including any updates, and should address realistic implementation, specific timelines and budgeting. Acceptable planning documents include, but are not limited to, comprehensive plans, land bank authority plans, transit oriented development plans, inter-jurisdictional plans and other locally designated and approved plans. Additionally, the Revitalization Strategy must consider affordable housing and evidence of economic development integration.

The 2018-2019 Qualified Allocation Plan specifies how IHDA will review, approve and allocate federal Low Income Housing Tax Credits. When scoring proposed projects, the QAP provides points to projects meeting certain criteria. Proposed projects that submit locally adopted community revitalization strategy documentation are currently eligible to receive up to ten points (out of a possible 95 points) in the 2018-2019 QAP. In order to receive those points, projects must address concentration of affordable housing, promote mixed-income housing and demonstrate a realistic strategy and implementation plan to increase access to living wage employment, health care services and community amenities. Over the past four LIHTC funding rounds, for which Community Revitalization was a scoring category, IHDA has seen considerable growth in the number of proposed projects submitting planning documentation, increasing from 10 applicants in the first round of 2016 to 26 applicants in the 2018 round. Overall, full applications with community revitalization have increased from 34.5 percent (2016 Round I) to 45.6 percent (2018 Round). In addition, projects with community revitalization that received awards increased from 27.3 percent (2016 Round I) to 53.8 percent (2018 Round). IHDA expects to see the number of applications and awardees submitting with community revitalization to increase in the upcoming rounds. See the table below for more details on the overall growth of applicants with community revitalization.

<b>Low Income Housing Tax Credit Community Revitalization Plans</b>					
<b>LIHTC Rounds</b>	<b>Full Applications Submitted</b>	<b>Full Applications with Community Revitalization</b>	<b>LIHTC Allocations Awarded</b>	<b>Awardees with Community Revitalization</b>	<b>Awardees that received CRP TA</b>
2016 Round I	29	10	11	3	-
2016 Round II	36	19	12	4	-
2017 Round	58	25	20	6	3
2018 Round	57	26	26	14	11

## Focus Area #2: Supportive Housing

This Focus Area highlights programs that aim to assist special needs populations and those transitioning into (or remaining in) community-based living settings with services that support their needs, including long-term care and the intersection between housing and health care.

IHDA and other service provider agencies are frequently called upon to assist with meeting the housing needs of other special needs populations. IHDA has funded housing for special needs populations for a number of years including: people experiencing or at-risk of homelessness, persons living with a disability, frail elderly, youth aging out of foster care or child-welfare involved youth, veterans and survivors of domestic violence, reentry populations and persons living with HIV/AIDS. IHDA plans to continue to work jointly with other State agencies, housing providers and service providers within existing committees and advisory groups to gather information on the population, their housing needs and existing housing inventory available for all of these groups. In addition, the Housing Task Force reconvened its Supportive Housing Working Group from 2015-2017 to update its 2008 report and fully include all of these special needs populations. This Focus Area summarizes the State's major efforts in the Healthcare and Human Services Transformation chart followed by more detailed narratives.

## Focus Area #2: Recommended Technical Plan Strategies and Action Item

Strategies	Action Items	Partners	Principle(s)*
Identify ways to secure resources for supportive housing services (e.g., Medicaid) and identify savings from people moving out of institutional care or high medical needs to supportive housing, for the purpose of increasing housing production.	Review current supportive housing resources at the State and federal level and assess the current financial health of existing PSH projects that previously received State funding and project future supportive housing service needs.	IHDA, IDHS, IDoA, HTF-SHWG, IDHFS	L, CP
	Explore opportunities to leverage and coordinate commitments and benefits for supportive housing from other systems that serve high-need populations.	IHDA, IDHS, IDHFS, IDoA	L
Maximize use of funding sources to serve the supportive housing service needs of elderly and special needs populations living in community-based housing.	Continue exploring Medicaid waiver resources to support community integrated supportive housing through services and savings for persons with mental illness and/or developmental disability (e.g., through Medicaid-funded Pre-Tenancy and Tenancy Support services); supporting the State's move to Managed Care/Coordinated Care Program.	IHDA, SHWG, IDHFS	AC, L
	Collect Information primarily from Continuum of Care, health systems and the Illinois Department of Corrections to better understand service needs and leverage coordination opportunities between housing, health, corrections and supported employment to meet needs of SH populations.	IHDA, IDHS, IDHFS, ICH, IDOC, IDES	L
Incentivize affordable housing development in communities of preference to meet the needs of these populations.	Use detailed, demand-oriented data to determine the communities of preference.	IHDA, IDHS, IDHFS, IDoA	AC, CP
	Evaluate existing housing funding resources to maximize use for supportive housing, as appropriate and available.	IHDA, IDHS, IDOA, Developers	CP
	Research the effectiveness and assess impact of new incentive strategies in the QAP for the LIHTC program, with an eye on increasing development of PSH where it is needed throughout Illinois.	IHDA, IDHS, Developers, IDoA	CP
* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L)			



## **Money Follows the Person**

Since 2008, the Illinois Department of Healthcare and Family Services (IDHFS) has been a part of the federal Money Follows the Person (MFP) Demonstration Program. MFP is a federal demonstration program administered by Centers for Medicaid and Medicare Services. MFP provides an enhanced Medicaid match (for first year of community-based residency) to support transitions of seniors and persons with disabilities out of institutions and into eligible community-based settings.

The targeted populations include persons with physical disabilities (PD), developmental disabilities (DD), mental illness (MI), the elderly, persons with AIDS, those with Traumatic Brain Injury (TBI) and Colbert consent decree Class Members.

According to CMS, the MFP program was to complete referrals by July 2017, all transitions by December 31, 2017 and all funds used by 2020. IDHFS continues to meet with Illinois Department of Human Services (IDHS), Illinois Department on Aging (IDoA) and IHDA as the program comes to a close. At the end of the transition period, a cumulative 3,143 persons transitioned into community-based housing.

## **Consent Decrees**

### ***Ligas v Eagleson***

The Ligas v. Hamos lawsuit was filed in 2005 (now called Ligas v Eagleson) on behalf of individuals with developmental disabilities who were residing in private, state-funded facilities (Intermediate Care Facilities for Persons with Developmental Disabilities or ICFs/DD) of nine or more persons or who were at risk of being placed in such facilities. The Illinois Department of Human Services' Division of Developmental Disabilities (IDHS/DDD) is the lead agency responsible for oversight of the Ligas consent decree, which includes two distinct groups of Class Members with developmental disabilities (DD) that affirmatively request a community-based setting:

- Persons residing in larger Intermediate Care Facilities of nine persons or more; or
- Persons who are living at home and who are on a Prioritization of Urgency of Need for Services (PUNS) list.

Currently, there are a total of about 15,600 people in the Class, with the numbers of Class Members fluctuate on a regular basis; Parties are periodically updated on these numbers at Parties meetings. As of December 1, 2018, 1,718 people living in ICFs/DD have become Class Members and 1,442 of them have initiated waiver services. Also as of December 1, 2018, there are approximately 6,814 people that have been authorized from the PUNS waiting list and 3,668 of them have initiated waiver services. The Ligas Defense has made initial contact with every class member at this time. The Court Monitor found the State out of compliance for two years; however, parties are continuing discussions about how transitions will continue after the six-year goal and how to improve service quality to return to compliance.

### ***Williams v Pritzker***

In 2010, a court-ordered consent decree was issued (originally known as Williams vs. Quinn). This decree made the State responsible, through the Illinois Department of Human Services Division of Mental Health (IDHS/DMH) and its partner co-defendants, the Department of Public Health and IDHFS (the State's designated Medicaid Authority). These State agencies must transition qualified and consenting residents in State-funded, non-Medicaid nursing homes (designated as Specialized Mental Health Rehabilitation Facilities or SMHRFs) who wish to move into community-based housing with person-centered support services.

SMHRFs, formerly known as Institutes for Mental Disease (IMDs), face new regulations and licensing requirements focused on mental health rehabilitation; 21 of the 24 IMDs have transitioned to SMHRFs and one IMD has closed. SMHRFs are located in the Chicago metro area, Kankakee County, City of Peoria and City of Decatur. Most residents of SMHRFs have a primary diagnosis of Serious Mental Illness (SMI), with a high percentage having dual diagnoses of substance abuse or complex/co-morbid medical conditions. The Williams Consent Decree's settlement has a budget line item allocation specifically dedicated for Bridge Rental Subsidy to offset rental cost for Class Members. This comes from General Revenue Funds (GRF).



The State met and exceeded its first four annual goals, transitioning 1,312 people by 2015. The program's five-year plan ended June 30, 2016, with a cumulative total of 1,664. As of December 4, 2018, the State has transitioned 92 Class Members or 23% of its goal in FY19 and a cumulative total of 2,500 Class Members.

While the State has worked on improved data collection and responses to varying demands for care, it was found 58% out of compliance (22% in compliance and 20% in partial compliance) in the Court Monitor's FY2018 report. The State made efforts to return to compliance in its FY2019 Implementation Plan by initiating a state-wide program for diversion and looking for ways to increase both its service provider and housing capacity.

### ***Colbert v Pritzker***

The *Colbert v. Pritzker* (originally *Colbert v. Quinn*) lawsuit was filed in 2007 on behalf of persons living with disabilities who reside in skilled nursing facilities (SNFs) in Cook County that are inappropriately segregated from the community. The State agreed to comply with a court Consent Decree filed in November 2011. Originally led by IDHFS, the State decided to move the lead agency's role to the Illinois Department on Aging (DoA) in 2014 after the first-year transition goals were not met. DoA established a new Implementation Plan and filed with the Court in August 2014. The Governor's Office, Illinois Department on Aging and IDHS/DMH have supported this project and collaborated to develop more streamlined and comprehensive evaluative procedures for Class Members.

DoA established, but did not meet a Year 3 goal of 1,100 Class Members by May 8, 2015. However, a new goal was created to transition 1,100 Class Members by November 30, 2015. The State was able to meet its 1,100 goal, having transitioned 1,101 *Colbert* Class Members by the goal date. As of December 2018, the State transitioned 2,252 Class Members.

The Defendant's Cost Neutral report found that the State, on average, saved 37.5% of the funds it used per person in an institution once the person moved to the community. The parties negotiated and developed a cost neutral plan, as well as a consultant report created per the Court Monitor's request, that were both incorporated in an updated implementation plan. The court released the cost neutral plan agreements in November 2016 and the new implementation plan in March 2017.

The State has worked on improved data collection and responses to varying demands for care and was found 37% in compliance, 18% in partial compliance and 45% out of compliance in the Court Monitor's CY2017 report. The State made efforts to increase capacity for data collection and increased service provider and housing capacity to return to compliance in its FY2019 Implementation Plan.

### ***Joint Consent Decree Efforts***

Both Williams and Colbert are participating in an Individual Placement and Supports (IPS) Supported Employment Initiative. IPS is evidence-based employment services for people with serious mental illness (SMI). DMH hired a program manager for this supported employment project, who visits community drop-in centers and engages Class Members to encourage them to participate. Both agencies are also contracting with the University of Illinois-Chicago's School of Nursing to provide in-person trainings and webinars on a variety of topics to help service providers improve transitions and become more aware of Class Member's chronic health needs.

Since a meeting with the Court Monitor in July 2016, DHS and IHDA are continuing to look to increase usage of the SRN and 811 waitlists; create more cluster models; develop small, single-site properties; and do more extensive landlord outreach.

Transforming Healthcare and Human Services Chart

<b>Major Events in Healthcare and Human Services Transformation Initiatives Related to Olmstead Classes (December 2018)</b>				
<b>Impetus [Lead Agency]</b>	<b>Description</b>	<b>Populations Affected</b>	<b>Geography Affected</b>	<b>Eligible Community - Based Housing</b>
Money Follows the Person (MFP) [IDHFS]	Federal demonstration program providing enhanced Medicaid match (for waiver and State Plan services provided in first year of community residency) to support transitions of seniors and persons with disabilities out of institutions and into eligible community-based settings.	Persons with Mental Illnesses (MI), Developmental Disabilities (DD), Physical Disabilities (PD) and the Elderly currently living in Medicaid-funded assisted facilities.	Statewide	Scattered site supportive housing; single site supportive housing; Supportive Living Program (SLP); group homes of four beds or less (e.g., CILAs).
Ligas v. Eagleson Consent Decree* [IDHS - DDD]	State found in violation of Title II of ADA and Title XIX of Social Security Act for not appropriately housing persons with disabilities in least restrictive settings.	Residents living in private Intermediate Care Facilities for the Developmentally Disabled (ICFs-DD) of 9 beds or more and persons on a PUNS waiting list for services. Persons must request community-based services or community-based placement to be considered part of Class.	Statewide	Scattered site supportive housing; single site supportive housing; Community housing of no more than 8 beds. CILAs to be 4 beds or less to qualify for MFP enhanced match.
Williams v. Pritzker Consent Decree* [IDHS - DMH]	State found in violation of Title II of ADA, Section 504 of Rehab Act and Title XIX of Social Security Act for not appropriately housing persons with disabilities in least restrictive settings. Consent decree includes required transition goals.	Residents living in (Non-Medicaid) Institutes for Mental Disease (IMDs).	Statewide; 17/24 IMDs are in Cook County	Scattered site supportive housing; single site supportive housing. No more than 25% Class Members in any given development; Bridge Rental Subsidy as major source of rental assistance.
Colbert v. Pritzker Consent Decree* [IDHFS]	State found in violation of Title II of ADA, Section 504 of Rehab Act and Social Security Act Title XIX for not appropriately housing persons with disabilities in least restrictive settings. Consent decree includes required transition goals for housing and services.	Residents with disabilities living in Medicaid-funded Skilled Nursing Facilities (SNFs) in Cook County.	Cook County (only)	Scattered site supportive housing; single site supportive housing; Supportive Living Program (SLP); other appropriate affordable housing.
Facilities Closures [Governor's Office / IDHS]	In 2011, then-Governor Quinn moved to close several State operated facilities, not only as cost savings measures, but also (in the case of SODC's) to provide housing for persons with disabilities in the least restrictive settings.	Persons with Intellectual and/or Developmental Disabilities.	Statewide	ICFs-DD; CILAs; other affordable housing option.
*In Olmstead v. L.C. (1999), the U.S. Supreme Court held that unnecessary institutionalization of people with disabilities is discrimination under the Americans with Disabilities Act (ADA). The decision also held that people with disabilities have the right to receive services in the least restrictive living environment. Based on this decision, three lawsuits were brought against the State of Illinois that may impact deinstitutionalization and rebalancing of long term care housing and services for development and rental assistance resources throughout the state. IHDA is not a named party to the lawsuits, but is making financial and technical assistance resources available to help meet the identified housing needs.				

**Transforming Healthcare and Human Services Chart, Continued**

<b>Major Events in Healthcare and Human Services Transformation Initiatives Related to Olmstead Classes (December 2018)</b>		
<b>Impetus [Lead Agency]</b>	<b>Original Transition Goals, Program Status</b>	<b>Transition Goals, Program Updates</b>
Money Follows the Person (MFP) [IDHFS]	<p>The MFP program had a deadline for all referrals to the program due by 7/1/2017 and all transitions completed by 12/31/2017. Program funds will be available to follow up with transitioned MFP participants through 2020.</p> <p>Transitions include Colbert and Ligas Class Members, as well as persons moving from State facilities closing.</p>	<p>3,143 individuals have been transitioned as of end of year 2017 (DMH: 1,069, DD: 323, DRS: 963, DoA: 786) (Colbert: 1,535, Non-Colbert: 1,606).</p>
Ligas v. Eagleson Consent Decree* [IDHS - DDD]	<p>Original goal in 2011 was to provide community-based services or placement to 3,000 persons with DD currently living at home that are on the PUNS waiting list, over a 6 year period (ending in 2017) and to all persons interested in moving to the community from ICF/DDs.</p> <p>The State has made initial contact with every class member at this time. There are ongoing discussions about how transitions will continue and how to improve service quality, to bring the State back into compliance.</p>	<p>As of December 1, 2018, 1,718 people living in ICFs/DD have become Class Members and 1,442 of them have initiated waiver services.</p> <p>As of December 1, 2018, there are approximately 6,814 people that have been authorized from the PUNS waiting list and 3,668 of them have initiated waiver services.</p>
Williams v. Pritzker Consent Decree* [IDHS - DMH]	<p>The State reached and exceeded its cumulative annual goals with 282/256 in Year One; 643/640 by Year Two; at least 1,100/832 by Year Three; and, 1,312/1,306 by Year Four. At the end of Year Five, there was a cumulative total of 1,664 transitions.</p> <p>According to the latest Court Monitor's report, the State was 22% in compliance and 20% in partial compliance for FY18.</p>	<p>In FY2017, the State transitioned 377 Class Members. In FY2018, they transitioned 315 Class Members. As of 12/4/2018, has transitioned 92 Class Members since the beginning of FY2019, 23% of its 400 transitions FY2019 goal.</p>
Colbert v. Pritzker Consent Decree* [IDHFS]	<p>The initial Implementation Plan was approved by the judge on November 8, 2012. Evaluations began February 2013 but HFS did not meet the Year 1 transition goal of 300 by 11/8/2013. Department on Aging took over as lead agency in January 2014. A total of 794 Class Members transitioned by 05/31/2015 (goal was 500 by 11/8/2014 and 300 by 5/5/15). The State met a goal to transition 1,100 Class Members by 11/30/2015.</p> <p>According to the latest Court Monitor's report, the State was 37% in compliance and 18% in partial compliance for CY17.</p>	<p>The State continued to transition Class Members after the 1,100 goal with six month goals. Those goals included 352/462 by 12/2015; 231/250 by June 2017; 197/300 by December 2017; 181/300 by June 2018.</p> <p>As of 11/30/2018, the State has transitioned a total of 2,252 Class Members. FY2019 transitions total 145/400 by December 2018.</p>
<p>All of the programs and consent decrees rely on the following housing resources: LIHTC; HOME; Affordable Housing Trust Fund; CDBG; CILA; Bridge Rental Subsidy (Williams and Colbert Class Members only); RHSP-Long Term Operating Support; HUD Section 811 Rental Assistance Demonstration; PHA-administered HCVs; PHA-administered PBVs; and/or, private housing resources.</p>		

## **Supportive Housing Options (SHO) Initiative**

In April of 2015 the state launched the Supportive Housing Options (SHO) Initiative to provide supportive housing options for individuals with intellectual and/or developmental disabilities. The Supportive Housing Options Initiative provides access to affordable supportive housing options, coupled with the supportive services needed by the Ligas Class Members to live an integrated life in the community.

The (SHO) Initiative provides housing units and rental assistance through the Section 811 Project-Based Rental Assistance Demonstration Program and the Statewide Referral Network, making it possible for people with very low incomes to access an apartment, condo or house. In partnership with the IDHS/DDD, SHO has defined a service structure that will support people with intellectual and developmental disabilities moving into consumer-controlled apartments, condos or houses using the Intermittent CILA service package as a base, with additional hours of support service added based on the persons service needs. Supportive Housing Options Initiative units are occupied in Metro East (Edwardsville, Collinsville, and Alton), Chicago and the collar counties.

## **Public Housing Authority Preferences for Persons with Disabilities**

In early 2013, HUD's Office of General Counsel approved a statewide Coordinated Remedial Plan for the State of Illinois, which allows local public housing authorities (PHAs) to establish preferences on their Public Housing and/or Housing Choice Voucher waiting lists for Olmstead populations. PHAs provide a preference to persons living with disabilities who are participating in one of the three Illinois consent decrees (Colbert, Williams and Ligas) and those who are seeking to move out of a State-Operated Developmental Center (SODC).

PHAs must still revise their Public Housing Agency Plans to reflect the requested preference and request a waiver. The Statewide Housing Coordinator (SHC) from DHS has worked with several PHAs the past five years to submit these waivers and establish agreements for voucher and public housing unit set-asides. The SHC has worked to secure housing vouchers and public housing units through local public housing authorities including Cook County, the City of Chicago, Rockford, Decatur and Lake County. The table on the next page shows how many vouchers and public housing units that PHAs have committed to this effort as of July 2018.

Section 811 Match for Illinois PHAs					
Award Year	PHA	Match Type	Number	Special Conditions	Current # Acquired
2012	Chicago Housing Authority (CHA)	Housing Choice Vouchers (HCV) Project Based Vouchers (PBV) Accessible Public Housing units	Up to 60	Total of 400 vouchers or public housing units + additional 200 HCV	316 HCV
2012	Housing Authority of Cook County (HACC)	Low Income Public Housing (LIPH), Project Based Vouchers (PBV), Housing Choice Vouchers (HCV), Non Elderly Disabled (NED)/Mainstream Special Purpose Vouchers (SPV)	10% Annual Turnover + 10% of new PBV 35	Annual Turnover (LIPH, PBV, HCV) New PBV 1 <sup>st</sup> year approx. 120 units in total, annualized	33 HCV
2012	Rockford Housing Authority (RHA)	Housing Choice Vouchers (HCV) Public Housing Units	50 30	Non-elderly disabled, one time	Initiating process
2014	Decatur Housing Authority (DHA)	Low Income Public Housing (LIPH) Housing Choice Vouchers (HCV)	15 15	Turnover vouchers, one time only	5 HCV
2014	Housing Authority of Cook County (HACC)	Housing Choice Vouchers (HCV) Project Based Vouchers (PBV)	NA	Total of 60 turnover vouchers, annualized	Have not started
2014	Lake County Housing Authority (LCHA)	Housing Choice Vouchers (HCV)	100	Turnover vouchers	58 HCV

## Housing Resources

### Illinois Housing Search Website

ILHousingSearch.org is an online affordable housing locator that lists available affordable housing throughout the state. Users are able to search for housing by geographical location, size, price, accessibility features, amenities and other eligibility criteria. As of December 12, 2018, 7,683 landlords registered 128,848 units throughout the state, with 1,687 units available and 1,982 wait-listed units on the site. There have been 6.25 million searches since the website was created, with over 559,000 searches in 2018.

### State Referral Network

Created in 2007 originally within IHDA's LIHTC Program, the Statewide Referral Network (SRN) works to link populations already connected to services to affordable, available and supportive housing. SRN units are affordable for persons with extremely low-incomes (30% area median income). Eligible populations include persons living with disabilities, persons experiencing homelessness, persons at risk of homelessness and, new this year, persons at risk of institutionalization. LIHTC targeting was included in the 2015 QAP, the 2016-2017 QAP and the 2018-2019 QAP, with additional points awarded to projects proposing developments with SRN units.

Embedded within the State of Illinois' housing locator website is a password-protected login through the Pre-Screening, Assessment, Intake and Referral (PAIR) module for SRN and Section 811 units. Launched in June 2015, the PAIR module is a waitlist management system that allows for the pre-screening of individuals for

eligibility through an initial questionnaire, collecting more details of those who potentially qualify for intake onto a waiting list. The SRN Waiting List receives referrals through the module from various service providers: housing locators, transition coordinators and care coordinators. The Housing Waiting List Manager then facilitates the matching and referral of qualified applicants to properties with SRN units. There are over 1,600 units available within the SRN. As IHDA continues to create additional developments with SRN units, this number is expected to grow.

The Statewide Housing Coordinator (SHC) in coordination with IHDA primarily oversees the PAIR module and its SRN/811 application process and matching system. IDoA, IDHS and IDHFS are involved via an intergovernmental agreement.

### **HUD Section 811 Program**

The Section 811 Project Based Rental Assistance Demonstration Program assists low-income households with long-term disabilities to live independently in the community by providing affordable housing linked with voluntary services and supports.

In February 2013, the State was awarded \$12.32 million from HUD to provide up to 370 project-based vouchers to persons with disabilities who were coming out of nursing homes and other institutional facilities to help them transition back into the community. This money assists Illinois in its efforts to meet obligations set into place by the three consent decrees (Williams, Colbert and Ligas), as well as the Money Follows the Person Program and SODC closures. In March 2015, HUD announced it was awarding a second round of 811 funding. IHDA was awarded \$6.42 million, which will assist approximately 200 households.

Through this 811 Demonstration Program, IHDA works with affordable housing owners to set aside units for eligible 811 populations through a Rental Assistance Contract (RAC). The 811 project-based rental assistance is provided to properties financed by several funding sources, including Low Income Housing Tax Credits (LIHTCs), HUD HOME funds and bond financing. This allows the 811 subsidies to help state and local governments strategically and systematically create integrated supportive housing units in regulated, affordable rental housing developments. Service providers working with eligible applicants can then access the Section 811 units by placing Class Members onto the PAIR module's 811 Waiting List within the ILHousingSearch.org web-based housing locator (anyone who is eligible for Section 811 is also eligible for the Statewide Referral Network waiting list).

A Section 811 Interagency Panel that includes IHDA, DHS, and HFS, meets regularly to review data and discuss interagency initiatives to improve access to 811 units. One of these initiatives involves determining what the communities of preference will be in each LIHTC Qualified Allocation Plan (the document that guides LIHTC awards). Proposed developments with SRN units building in communities of preference are awarded additional points in the QAP to encourage affordable housing development in those areas where eligible 811 applicants have moved and wish to move. The group also discusses HUD compliance matters, new reports that may be useful for program evaluation, training opportunities to use PAIR, and possible pilots to improve the PAIR module's function.

Due to unforeseen delays with HUD in establishing the rental assistance payments process for the Section 811 Program, IHDA began bringing individual projects to its Board for approval in 2015. In CY2019, a total of \$4.01 million in rental assistance was Board approved, assisting 71 units. Since the start of the program, and as of December 2018, 236 units have been Board approved and over 157 are available in the PAIR system.

### **Illinois Long Term Operating Support (LTOS) Program**

On a per year basis, a minimum of 10% of the funding under the Rental Housing Support Program (RHSP), described in Focus Area 1, is available as the Long Term Operating Support (LTOS) Program. LTOS provides up to fifteen 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. LTOS currently funds 102 units with the rental assistance subsidy.

From 2016 to 2018, IHDA posted a Long Term Operating Support Program (LTOS) request for application to give rental subsidies for 15 years to eligible landlords serving households referred through the Statewide Referral



Network. LTOS grants were awarded to the highest scoring applications to bridge the gap between the contract rent and what extremely low-income households can afford to pay. Eligible developments had to be located outside the City of Chicago, meet the accessibility requirements listed in the Request for Application and commit to accepting tenants referred through the Statewide Referral Network in order to be considered. These new units were Board approved from May 2017 to September 2018, and totaled 132 units. In 2019, applications for LTOS will continue to be accepted on a rolling basis until further notice.

### **Permanent Supportive Housing Development Request for Applications**

IHDA released requests for application for a fourth round in 2017 and fifth round in 2018 for the Permanent Supportive Housing Development Program (PSH). The program funds developments that serve extremely low-income persons with disabilities, persons experiencing homelessness and other vulnerable populations. These developments contain no more than 25 units and are required to set aside a minimum of 10 percent of units for referrals through the Statewide Referral Network. The 2017 program round funded seven developments and the 2018 round funded six developments.

IHDA anticipates a sixth round of PSH applications in 2019 based on funding availability.

### **Home First, LLC**

In December of 2011, IFF and Access Living launched Home First to address the need for community integrated affordable housing accessible for people with disabilities per the Americans with Disabilities Act (ADA). Under Home First, IFF acquires, develops and owns accessible housing that remains affordable to very low-income persons with disabilities.

These developments provide permanent housing for people leaving institutions and persons in need of affordable, accessible housing. IFF partners with public housing authorities to provide project-based rental assistance for Home First units to ensure they remain affordable to individuals who live on restricted incomes.

The Illinois Housing Development Authority initially awarded \$15 million to the program in 2011 through the Build Illinois Bond Program, which resulted in a project creating 70 wheelchair accessible rental units across 17 condominium buildings in Chicago and its suburbs. These units are specifically set aside for people leaving nursing homes under the Colbert Consent Decree.

Since then, Home First has developed 16 units of fully accessible housing in Peoria using IHDA's Permanent Supportive Housing funds, soft sources, donated land and rental assistance. In 2017, Home First completed its first scattered site project in the Chicago neighborhood of Logan Square using LIHTC to create 54 units of housing in 25 individual buildings. Project units feature high levels of accessibility and universal design features. Current projects in development include: four-person CILA group homes across the State of Illinois and a second scattered-site LIHTC project in west suburban Cook County.

### **Illinois Supportive Living Program**

Illinois' Supportive Living Program is a Medicaid approved home and community-based assisted living option administered by the IDHFS that offers services to the elderly (65 and older) and persons with physical disabilities (ages 22-64). The aim of the program is to preserve privacy and autonomy while emphasizing health and wellness for persons who would otherwise need nursing facility care.

By providing personal care and other services, residents can still live independently and choose what services to receive. IDHFS currently operates this program through a Medicaid 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 SL community. In 2018, the number of operating supportive living projects remained at 152 providers; however, capacity increased from 12,689 apartments to 12,769. Of the 152 communities, ten serve people ages 22 to 64 with physical disabilities. Eleven sites have been approved for the Supportive Living Program and are in various stages of construction and development, including two that will serve people with physical disabilities. In all, there are

Supportive Living (SL) communities in 74 counties in Illinois. The Centers for Medicare and Medicaid has defined Illinois' program as meeting the requirements of a "community-based setting". Supportive Living Program providers are among the State's nine current Medicaid waivers.

Housing Task Force members have recommended expansion of the Supportive Living Program Memory Care Pilot Project. The IDHFS pilot program initially approved five projects located in South Elgin, North Aurora, Decatur, Rantoul and Effingham. These five SLP communities selected by IDHFS to provide memory care have been very successful, with the original five projects still open and running. Illinois' significant Alzheimer and related dementia demographics point to the need for additional memory care units. The Alzheimer's Disease Illinois State Plan, released January 2014, supports expansion of the affordable memory care pilot program. Such specialized housing would be beneficial to low-income seniors, available resources permitting. IDHFS accepted applications for new SLP dementia providers from March 2018 - May 2018.

The Housing Task Force encourages IDHFS to expand SLP communities for persons age 22 and over, including those who have a diagnosis of Alzheimer's disease or related dementia.

## Health and Housing

### Care Coordination Plan and Managed Care

Public Act 96-1501 ("Medicaid Reform") required that 50% of Illinois Medicaid clients be enrolled in some type of care coordination program by January 1, 2015. Illinois now has approximately 76% of the Medicaid population enrolled into a care coordination program.

Care Coordination manages the care needs of an individual by providing the client a medical home with a primary care physician, referrals to specialists, diagnostic and treatment services, behavioral health services, inpatient and outpatient hospital services, dental services and, when appropriate, rehabilitation and long term care services. The benefits of care coordination include better health for the member and a better quality of life for the member at a reduced cost.

IDHFS currently operationalizes two care coordination programs: the HealthChoice Illinois Program and the Medicare Medicaid Alignment Initiative (MMAI) Program.

A description of Illinois' two care coordination programs is provided below:

#### ***HealthChoice Illinois Program***

The HealthChoice Illinois Program is a mandatory program for most Medicaid recipients who have full Medicaid benefits. As of October 1, 2018, enrollment under HealthChoice Illinois was 2,210,699. HFS holds contracts with 7 MCOs to serve the HealthChoice Illinois population.

HealthChoice Illinois covers all 102 counties in Illinois. Enrollment, though, of potential HealthChoice Illinois enrollees who are dual eligible and/or receiving Long Term Services and Supports has been delayed in expansion counties. HealthChoice Illinois enrollment for dual eligible receiving Long Term Services and Supports continues in Cook, DuPage, Kane, Kankakee Lake, and Will counties.

The following 7 health plans participated in the HealthChoice Illinois program in 2018:

- Blue Cross Blue Shield of Illinois (Statewide);
- CountyCare (available only in Cook County);
- Harmony Health Plan (Statewide);
- IlliniCare Health Plan (Statewide);
- Meridian Health (Statewide);
- Molina Healthcare of Illinois (Statewide); and
- NextLevel Health (available only in Cook County).

During the summer of 2018, it was announced that Harmony WellCare was purchasing Meridian Health Plan. The acquisition was completed on September 1<sup>st</sup>, 2018. In Illinois, Harmony WellCare made the decision to use



the strengths of Meridian’s network, care coordination system and claims system and, therefore, Harmony members will join Meridian and become Meridian members effective January 1, 2019.

In 2019, Illinois will have 6 participating health plans in HealthChoice Illinois, 4 of those plans being statewide.

### ***Medicare/Medicaid Alignment Initiative (MMAI)***

In 2013, Illinois and the federal Centers for Medicare and Medicaid Services (CMS) signed a Memorandum of Understanding that approved the *Medicare/Medicaid Alignment Initiative* (MMAI). MMAI is an effort to reform the way care is delivered to clients who are eligible for Medicare and Medicaid services (dual eligible) by providing coordinated care.

In October of 2018, MMAI was operational in the Greater Chicago Region and parts of the Central Illinois Region. There are 6 MCOs providing services under MMAI. As of October 1, 2018, the enrollment under MMAI was 53,320.

MCOs providing services under MMAI are responsible for covering all Medicare and Medicaid services, including Long Term Services and Supports. Enrollees can opt out of MMAI at any time, as well as re-enroll at any time; however, enrollees that receive Long Term Services and Supports and request to opt out of MMAI are required to participate in the HealthChoice Illinois program. The HealthChoice Illinois health plans cover a limited service package for Long Term Services and Supports. All other services will be covered by Medicare and Medicaid fee for service.

The following six plans participate in the MMAI program in 2018:

- Aetna Health Plan (Greater Chicago Region);
- Blue Cross Blue Shield of Illinois MMAI (Greater Chicago Region);
- Humana Health Plan (Greater Chicago Region);
- IlliniCare Health Plan (Greater Chicago Region);
- Meridian Health (Greater Chicago Region); and
- Molina Healthcare of Illinois (Central Illinois Region).

### **Section 1115 Waiver and Supportive Services**

The Section 1115 Medicaid Demonstration Waiver application is a request for a contract between the State of Illinois and the federal government that waives federal Medicaid requirements and gives the federal government authority to approve experimental, pilot or demonstration projects. The purpose of these demonstrations is to evaluate policy approaches such as providing services not typically covered by Medicaid or creating innovative service delivery systems that improve care, increase efficiency and reduce costs. Illinois submitted an application to CMS in October 2016 meant to transform services for the behavioral health population, which includes persons experiencing serious mental illness and/or substance use disorders.

The Illinois’ Section 1115 Medicaid Waiver application was completed during the Medicaid Innovation Accelerator Program that took place in 2016 with a team consisting of IDHFS, IHDA and IDHS staff, as well as a representative from CSH. The 1115 application is part of the larger Health and Human Services Transformation that places focus on prevention and public health; pays for value and outcomes rather than volume of services; makes evidence-based and data-driven decisions; and moves individuals from institutions to community care to keep them more closely connected with their families and communities. The State aims to address the over-reliance on institutional care in several ways.

Illinois is seeking to pilot a funding and delivery model for pre-tenancy services and tenancy services in its 1115 waiver plan (Supportive Housing Services) for individuals with high behavioral health needs who are at risk of homelessness, currently experiencing homelessness or who are inappropriately institutionalized or at risk of institutionalization. Supportive Housing Services proposed include person-centered assessment, move-in preparation services, relations with property management and community members and housing retention services.

Illinois also seeks to pilot a funding and delivery model of supported employment for a targeted group of members with high mental health needs that unifies the current fragmented system. This expansion of Individual Placement and Support Services will greatly enhance access to these vital services. Other benefits the Illinois waiver plans to test include: services to ensure successful transitions for justice-involved individuals at Illinois Department of Corrections and Cook County Jail; redesign of the substance use disorder service continuum; optimization of the mental health service continuum; and additional benefits for children and youth with significant mental health needs.

The 1115 Waiver application was approved by CMS on May 7, 2018 for ten of its proposed pilots. IDHFS is implementing seven of those pilots in year one (FY2019), two pilots in year two (FY2020) and one in year three (FY2021). The supportive housing services are included in the Community Integration Services pilot. Both this pilot and the Supported Employment pilot will start in year two. The Waiver is approved for a five-year demonstration period.

## Homelessness

### Illinois Interagency Council on Homelessness

The Illinois Interagency Council on Homelessness (ICH) is a group of stakeholders across the State interested in collaborating on homelessness policy and programs. ICH currently meets and specifically works with the Illinois Cooperative Agreement to Benefit Homeless Individuals (CABHI) program grant and the Department of Human Service's Substance Use Prevention and Recovery Division runs the CABHI grant.

The purpose of the Illinois Cooperative Agreement to Benefit Homeless Individuals (CABHI) program is to enhance or develop the Illinois infrastructure and treatment service systems in order to increase capacity to provide accessible, effective, comprehensive, coordinated/integrated and evidence-based treatment services. CABHI will also provide permanent supportive housing, peer supports; peer navigator(s), and other critical services to persons who experience chronic homelessness with substance use disorders or co-occurring substance use and mental disorders.

In 2013, the original CABHI grant helped facilitate the ICH by creating the State Plan to Reduce Chronic Homelessness. It affirmed six core values and set goals for the ICH to achieve with the CABHI grant. The first grant ended in September 2017 and Illinois received a new CABHI grant in the Fall of 2017. This grant led to the creation the new State Plan to Support Families and Unaccompanied Youth Experiencing Homelessness. This plan has the same core values but focuses on families and unaccompanied youth experiencing homelessness. Its key goals include increasing leadership, collaboration and civic engagement; increasing access to stable and affordable housing for the target populations; increasing economic security; and, increasing health and stability.

## Interagency Collaboration

### Supportive Housing Working Group

The Housing Task Force first created a Supportive Housing Working Group in 2007 to create common definitions, quantify unmet need and create production goals for supportive housing. Its report was issued in 2008. Over the years, there was been a growing need to update this report to more accurately reflect current and future needs and policy/direction of scarce resources for permanent supportive housing development. In the spring and summer of 2016, the Metropolitan Planning Council (MPC) initiated its own effort to research and complete a monograph/report on supportive housing. One of the report's recommendations was to reconvene the Housing Task Force's Supportive Housing Working Group for further study of this subject.

The Supportive Housing Working Group was reassembled in the beginning of 2016 and met regularly through August of 2016 to develop an updated Supportive Housing report that was published in January 2017. Shortly after the report was released, the Working Group met to create an action plan from the report's recommendations in order to continue analyzing and improving PSH resources across the State. The Working Group met regularly through May 2018, providing updates on the action plan.

## **The Reentry Housing Working Group**

The Reentry Working Group, convened and jointly chaired in January 2018 by IHDA and the Illinois Department of Corrections (IDOC), was charged with identifying possible actions to better meet the housing, employment and social service needs of those leaving or those who had previously left the IDOC or county jails. The Working Group also focused part of its work on addressing issues raised in an amendment to the Illinois Criminal Justice Information Act (Public Act 100-0575) which was signed into law by the Governor at the beginning of 2018. 730 ILCS 5/5-8A-4.2 called for IDOC to “engage in reentry planning to include individualized case planning for persons preparing to be released to the community.”

The Act additionally called for IHDA to create a rental assistance program that “shall be targeted to persons with disabilities who have a history of incarcerations, hospitalizations, and homelessness”. This act did not include a funding source or needed appropriations. To better understand the design, scope, funding and aims of such a program, the Working Group held four meetings to learn more from organizations working in the reentry arena. The meetings explored the following topics: affordable and permanent supportive housing, jobs, community re-integration and advocacy. The quantitative and qualitative data collected at these gatherings have produced valuable information and tools to better understand the current situation, challenges and possible solutions to reentry housing issues in Illinois.

In 2019, IHDA, in coordination with IDOC, will continue engaging practitioners and social service organizations to better plan for, and assist in the creation of an effective and impactful reentry rental assistance program. All progress in these efforts will be documented in the 2019 Annual Progress Report due in April of 2020.

## **One Roof Initiative and Early Childhood Court Housing Subcommittee**

In the summer of 2017, the Department of Children and Family Services (DCFS) applied, and was accepted to the One Roof Keeping Families Together Training Academy through CSH. This Academy provided training courses and valuable peer-to-peer opportunities to learn how well the defined applicant can pair supportive housing and child welfare services. DCFS’ application was for Cook County, specifically focusing on the Early Childhood Court program, which provides a more intensive and collaborative approach to ensure successful reunification of families with young children (under the age of 5).

DCFS included partners at IHDA, DHS and Ounce of Prevention to attend these training and peer learning activities. The program wrapped up in September 2017 but DCFS decided to continue this interagency work through its own Early Childhood Court housing subcommittee. This subcommittee meets on a semi-regular basis to continue exploring housing resources for these families working through Early Childhood Court and towards reunification. The Subcommittee currently has three workgroup to progress on the One Roof Initiative action plan: changing services culture around Housing First, increasing access to housing resources and identifying optimal service strategies.

### Focus Area #3: Innovative Use of Resources and Strategies

As the resources required to serve the myriad of affordable housing needs in Illinois continue to be threatened, maximizing efficiency while achieving equity (i.e. doing more with less) is a fiscal and policy imperative. The 2019 focus on innovative use of resources and strategies will identify potential areas of waste and plan for a future where clearer housing goals and identified needs are better served with the resources that remain.

**Cost reduction** continues to be a major focus on affordable housing production not just in Illinois but on a national stage. In 2018, the Housing Task Force focused on requirements that may have inadvertently driven the cost of developing up, identifying some key changes to incentives in the State's funding practices.

For 2019, Task Force will continue to focus on rising construction costs by building on the findings from IHDA's architectural standards research, engagement with partners in affordable housing and continued regional analysis that averages costs across the Midwest.

The **Innovative Use of Resources and Strategies Focus Area** also draws from existing and new actions and strategies that are identified in this report's **Technical Plan**, which lays out the long-term planning goals of the Housing Task Force. In this Focus Area, four updated Technical Plan strategies provide the framework for the current programs and recommended efforts included in this section. These strategies, and their accompanying action items, are listed in the following pages.

### Focus Area #3: Recommended Technical Plan Strategies and Action Item

Strategies	Action Items	Partners	Principles (s) *
Encourage affordable housing developers to incorporate appropriate energy efficient systems and materials into their projects.	Research the actual true cost of energy efficiency and green building efforts in reducing operating costs as well as funding coordination opportunities to promote green incentives for affordable housing throughout the state.	IHDA, Housing Task Force, State Agencies, IHC	AC
	Inventory all existing federal, state, non-profit and private energy conservation resources and promote coordinated funding structure with IHDA and other housing development programs	IHDA, State Agencies, ICC, Utilities	L
	Build upon existing relationships and outside expertise towards a goal of developing/improving IHDA energy efficiency standards and a series of benchmarks, which will acknowledge best practices developed by the Housing Task Force.	IHDA, Housing Task Force, Other State Agencies, Utilities	L
	Whenever possible, consider incorporating successful cost-effective existing energy innovations that go beyond the scope of normal energy efficiency programs into lending practices for rental housing development (e.g. performance based contracting and alternate energy sources, (i.e., geothermal heating, solar applications, et.al.)).	IHDA, State Agencies, Developers	AC
Identify and pursue all funding sources for energy efficiency improvements.	Explore opportunities to coordinate project funding with ICC and utility companies under the Future Energy Jobs Act.	IHDA, ICC, Utility companies, Non-profit organizations	CP/AC
Explore innovative solutions to address the rising costs in developing affordable housing.	Compile and conduct internal and external research on cost containment strategies for affordable housing, including site acquisition costs, governmental regulations, financing and energy efficiency considerations.	IHDA, Housing Task Force	L
	Use existing underwriting models and test cost containment strategies to determine their appropriateness as well as possible consequences.	IHDA, Housing Task Force	L
	Continue to encourage statewide cost containment strategies in housing development through the LIHTC scoring process.	IHDA, Developers	L
	Explore options to reduce operating costs for existing and future affordable housing.	IHDA, IHC	AC
* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L)			

### Focus Area #3: Recommended Technical Plan Strategies and Action Item - Continued

Strategies	Action Items	Partners	Principles (s) *
Enact an informed and strategic expansion of accessibility standards for all persons with disabilities and elderly/mobility impaired persons.	Continuing to improve the affordable housing referral network including improvements to the Statewide Housing Locator. This will better connect persons with accessibility needs to available, affordable and accessible housing.	IHDA, IDHFS, IDHS, IDoA	L
	Investigate available options and policies to promote increased occupancy of existing accessible units in all assisted housing by persons with accessibility needs.	IHDA, IDHFS, IDHS, IDoA, Housing Task Force	AC/L/CP
	Conduct research on the actual true costs of producing affordable units with universal housing design.	IHDA, Housing Task Force	L/CP
	Cultivate a richer understanding of the need and demand for and use of units with accessible design features.	IHDA, Housing Task Force	L
	Continue to encourage the inclusion of universal design principles in affordable units through the Qualified Action Plan (QAP) application process.	IHDA	AC/CP
* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L)			

## **Sustainable Building and Green Investment**

### **Illinois Low Income Home Energy Assistance Program (LIHEAP)**

The Illinois Low Income Home Energy Assistance Program (LIHEAP) is designed to assist eligible low-income households by providing a one-time benefit to eligible households to be used for energy bills. The amount of payment is determined by income, household size, fuel type and geographic location.

LIHEAP, administered by DCEO, is funded by the U.S. Department of Health and Human Services and the State of Illinois. Energy Assistance is provided through local Community Action Agencies or not-for-profit agencies throughout the state. In 2019, DCEO estimates \$205,835,193 will assist 333,066 households.

### **Home Weatherization Assistance Program**

The Illinois Home Weatherization Assistance Program (IHWAP) is designed to help low-income households save on energy costs while increasing the comfort of their homes. Its mission is to insulate the dwellings of low-income persons; particularly the elderly, persons with disabilities, families with children, high residential energy users and households with a high-energy burden, in order to conserve needed energy and to aid those persons least able to afford higher utility costs. In 2019, DCEO estimates \$44,267,495 will be committed to assisting 3,200 individuals and households in Illinois.

### **The Property Assessed Clean Energy (PACE)**

The Property Assessed Clean Energy (PACE) Act was signed into law as Public Act 100-0077 on August 11, 2017. The legislation authorizes a governing body to establish a “PACE area” within its jurisdiction to finance a variety of energy efficiency and water conservation improvements through the use of special tax assessments on property owners who are interested in participating. The local government must specify the property types that are eligible in its authorizing resolution. The law authorizes the use of locally issued bonds under the Special Assessment Supplemental Bond and Procedures Act to finance energy projects under the PACE program.

Participating property owners/borrowers must meet the following eligibility criteria: no delinquent property taxes, special assessments, or water/sewer charges; no involuntary property liens; no defaults and current on mortgage payments; and no bankruptcies in the last two years. Additionally, borrowers must use licensed contractors.

While no local PACE program has yet been established in Illinois, there are 36 other states plus Washington D.C. with PACE programs.

### **Qualified Allocation Plan: 2018-2019 - Incentives for Energy Efficiency Building**

Under IHDA’s current QAP, proposed projects will earn more if they integrate green features. Specifically, incentives are provided for projects that include additional elements from the Sustainable Design Checklist, a list of green features that will enhance a building’s energy efficiency and improve building quality.

Alternately, projects can also earn additional points if they gain certification through the Living Building Challenge or attain alternative certification for a high-performance building by achieving ‘Net Zero Capable’ status as approved by the Authority. Incentives are also provided for commitments to obtaining sustainable certifications from the U.S. Green Building Council LEED, the 2015 Enterprise Green Communities or the ICC 700 National Green Building Standard certification.

## **Cost Containment**

### **Construction Costs - Ongoing Research**

Over the past several years, IHDA has worked to better understand the drivers in rising affordable housing construction costs. In early 2018, IHDA conducted a cost study of IHDA-supported housing from 2011-2016, examining costs in the following areas: new construction and rehab, senior and non-senior, impacts of QAP changes, project scope and size and Davis/Bacon prevailing wage rate standards. The results yielded a valuable



construction cost database, which has helped IHDA develop and implement effective strategies to address cost barriers to high-quality affordable housing production.

To complement this study, IHDA then assembled an Architectural Standards and Construction Costs focus group, consisting of affordable housing construction and development experts working throughout Illinois. Beginning in September of 2018, IHDA held a series of meetings to better understand “on the ground” experiences of practitioners. Over the course of four meetings, a wide-range of topics were discussed which helped IHDA better understand ways in which state and federal-level processes and requirements affect construction costs. IHDA will incorporate this valuable feedback and continue to engage experts in the field as it works to develop the next QAP, and expand the supply of quality affordable housing throughout Illinois.

Additional research for cost containment strategies are also ongoing as IHDA continues to participate in a regional effort to review cost analysis and collaboratively partner with the region’s stakeholders to better identify cost drivers and develop best practices in cost containment.

For 2019, the State Housing Task Force, regional partners and local affordable housing developers have identified areas needing additional research and analysis:

- Adaptive reuse costs;
- Historic preservation costs;
- Costs of sustainable certification;
- Cost of differential of accessible units;
- Targeting of specific populations outside of senior or non-senior;
- Brownfield development vs. greenfield development;
- Impact of specific funding sources (federal and state);
- Deeper evaluation of individual project scopes to determine cost impacts;
- Correlation between construction cost and credit pricing;
- Annual changes in architectural design standards; and
- Impact of emphasizing development in opportunity areas.

### **Qualified Allocation Plan: 2018-2019 - Incentives for Cost Containment Building**

The QAP includes a cost containment category, which provides incentives up to four scoring points to affordable housing developments with the lowest construction costs in their project’s set-aside. Only projects with costs below the grand total hard cost limits as set forth in the Mandatory Section of the QAP, are eligible for consideration.

Projects are ranked within each geographic Set-Aside in four categories:

- Total hard construction costs;
- Total hard construction costs per unit;
- Total hard construction costs per square foot; and
- Building efficiency (equal to the rentable residential square footage divided by the total Project square footage).

Points are awarded to one new construction and one rehabilitation project per set-aside. In addition to construction cost, the project’s total development cost are evaluated in two additional categories: total development cost and development cost per unit.

While IHDA sees the QAP as an effective and important tool in cost containment, it is clear more needs to be done to address the rising costs of affordable housing development. IHDA and members of the Housing Task Force will continue to explore other cost saving measures, including innovative approaches in the public and private sectors.



## Accessible Design

### Home Accessibility Program

Funded by the Illinois Affordable Housing Trust Fund, IHDA's Home Accessibility Program (HAP) provides assistance to low- and very low-income senior citizens and persons with disability to prevent premature or unnecessary institutionalization. HAP provides aid to qualifying households through competitive grant awards to units of local government and non-profit agencies. These entities then work to reserve and oversee forgivable loans for individuals within their community to make modifications to allow them to remain in their homes. Households must be at or below 80% of the area median income, must have at least one elderly person with a physical limitation or a person with a disability. Qualifying households are eligible to receive up to \$25,000 in assistance.

Home Accessibility Program (HAP) Current Funding Rounds				
Funding Round	Time Period	Money Awarded	Number of Awards	Loans Reserved
Round 1	March 2017 - March 2019	\$2.98M	15	101 to date
Round 2	May 2019 - May 2021	TBD	TBD	TBD
<b>2019 Projection</b>	<i>Round 1 is expected to conclude in CY 2019, disbursing \$2.98 million. Round 2 award determinations are expected to be made in CY 2018 Q4, and recommendations will be presented to the IHDA Board in CY 2019 Q1.</i>			

### Rural Development Home Repair Loan and Grant Programs - Section 504

The U.S. Department of Agriculture Rural Development office administers the Rural Development Home Repair Loan and Grant Section 504 Program that provides emergency repair assistance to individuals who live in rural areas with a population fewer than 10,000. This program provides low-interest loans to income-eligible homeowners of all ages and grants to individuals over age 62 who meet specified income criteria. The Section 504 program assists with home repairs and making homes accessible for people with disabilities and mobility impairments.

### Specially Adapted Housing Grant for Veterans

The Illinois Department of Veterans' Affairs (IDVA) administers the Specially Adapted Housing Grant, which is a benefit available to veterans or service members who are entitled to disability compensation for permanent and total service-connected disability due to:

1. The loss, or loss of use, of both lower extremities such as to preclude locomotion without the aid of braces, crutches, canes or a wheelchair;
2. Blindness in both eyes having only light perception, plus loss or loss of use of one lower extremity;
3. The loss, or loss of use, of one lower extremity together with residuals of organic disease or injury, or the loss or loss of use of one upper extremity;
4. The loss, or loss of use, of both upper extremities, so as to preclude use of the arms at or above the elbows; and
5. The permanent and total disability is due to a severe burn injury (as so determined).

Funded through the Illinois Affordable Housing Trust Fund, eligible veterans or service members may receive an IDVA grant not more than 50 percent of the cost of a specially adapted house, up to the aggregate maximum amount allowable by law. The current maximum grant amount allowable is \$63,780. IDVA projects committing \$223,000 to the program in 2019.

## **Focus Area #4: Leadership and Capacity Building**

As budgets enacted by state and federal legislatures contain changes to programs, coordination efforts between governmental and non-governmental entities is crucial to effectively implement streamlined affordable housing planning efforts and policies to maintain adequate funding. Information below highlights local and state affordable housing planning efforts, as well as state and federal legislative changes.

The **Leadership and Capacity Building Focus Area** draws from actions and strategies that are identified in this report's **Technical Plan**, which lays out the long-term planning goals of the Housing Task Force. In this Focus Area, three Technical Plan strategies provided the framework for the current programs and recommended efforts included in this section. These strategies and their accompanying action items are listed on the following page.

#### Focus Area #4: Recommended Technical Plan Strategies and Action Item

Strategies	Actions	Partners	Principle(s)*
Promote equal access to quality housing for the full diversity of Illinois households.	Given recent HUD Notices withdrawing the Assessment of Fair Housing, IHDA will continue to report on the State's actions to address fair housing impediments in the State's Consolidated Plan Annual Performance Reports. Coordinate efforts statewide with other state agencies, CDBG Entitlement grantees, PHAs and regional efforts.	IHDA, DCEO, IDPH, IDHR, Municipalities, Counties, PHAs, IHC	AC
	Research and build best practices for the inclusion of persons with criminal records.	IHDA, IDHR, Non-profits, IDOC	L
Track federal and State legislation.	Concentrate efforts on State and federal housing-related legislation which affects existing and future resources, tax reform, housing finance reform, and fair housing	IHDA, IHC	L
	Track federal rule-making and provide public comments to streamline processes and fully address affordable housing objectives.	IHDA/OHCS, HUD, Treasury, CMMS, CFPB, FHFA	L
Provide and expand affordable housing opportunities in rural Illinois.	IHDA proposes to coordinate/provide capacity-building efforts in rural and small cities outside of the Chicago metropolitan area which have indicated an interest in preserving and/or expanding their affordable housing stock and housing options for residents through community revitalization planning efforts.	IHDA/CAAs/Regional Planning Commissions/PHAs/IIRA/ University of Illinois/Other	L
Generate ideas and strategies for the improvement of the Housing Task Force's Housing Plans.	Assess the current Housing Plan development process for the Housing Task Force to determine possible improvements in the documentation, presentation and effectiveness of the Annual Comprehensive Housing Plan and Annual Progress Report.	IHDA, HTF, IDHS, IDOC, IDHR, Other State agencies	L
Implement strategies to prioritize the preservation of federally assisted housing at risk of expiring.	Support federal legislation to provide exit tax relief and similar tax incentives to promote preservation of existing affordable housing.	IHDA, Financial Institutions, Non-Profit and For-Profit Developers	CP
	Design technical assistance, inspection enforcement and financing programs to assist existing and new owners to preserve affordability and address exit tax and valuation issues and quality of assisted housing units.	IHDA, Financial Institutions, Non-Profit and For-Profit Developers	CP
* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L)			

## Leadership and Capacity Building

### Affordable Housing Planning and Appeal Act

The Affordable Housing Planning and Appeal Act (AHPAA) encourages affordable housing production in communities (municipalities with populations over 1,000) throughout the state by requiring communities with less than 10% affordable housing stock (known as ‘non-exempt’ communities) to participate in activities that promote affordable housing. Non-exempt communities are required to produce and approve an affordable housing plan 18 months after the date of notification of their non-exempt status. While there are no major enforcement processes included in this law, it codified the state’s intent in providing affordable housing.

AHPAA also established the Governor–appointed State Housing Appeals Board (SHAB), which is responsible for hearing appeals received from developers who feel that one of their development proposals had been unfairly denied, or unreasonable conditions were placed upon the tentative approval of the development to make it economically infeasible to carry out, by a non-exempt local government.

IHDA, as the administering agency of AHPAA, has produced the non-exempt local communities list in 2003, 2013 and, most recently, in December of 2018. Using data from the U.S. Census Bureau’s American Community Survey (ACS), 46 communities were identified as being non-exempt. Of those, only one community was not previously listed on the 2013 non-exempt list. Throughout 2019, IHDA will continue to provide technical assistance to local governments who need assistance creating and submitting their affordable housing plans, now provided every five years.

IHDA also encourages affordable housing development in AHPAA communities through its Qualified Allocation Plan. In the current QAP, applications for projects located within AHPAA non-exempt communities are now incentivized by being awarded 2 points.

### “Downstate” and Rural Capacity-Building

Given IHDA’s statewide mission, it has always sought funding and innovative uses of that funding to assist under-funded “downstate” communities in identifying meeting affordable housing goals. While IHDA remains open to new programming for communities downstate, the Community Revitalization Technical Assistance Network offered through SPAR, has been one of the most successful downstate endeavors. More information on this is detailed in the Community Revitalization Technical Assistance Network section on page 20.

IHDA will continue to pursue funding opportunities and provide technical assistance to carry out capacity-building efforts in rural communities and small cities located outside of the Chicago metropolitan area. These communities have shown an interest in preserving and expanding their affordable housing stock and options, and are utilizing TA to:

- Strategize future planning and investment;
- Establish linkages to ongoing initiatives for Economic Development, Education, Health Care, Food Access, etc.;
- Identify realistic housing needs and goals for the community;
- Coordinate with state, regional, and federal agencies, as well as local organizations, to help meet the planning and implementation needs of the community;
- Identify potential funding sources for plan implementation;
- Identify financially feasible models for meeting housing needs (to be enacted locally);
- Become a calling card for the community to attract investors;
- Form a working advisory group to supervise ongoing implementation of planning strategies; and
- Strategically plan for future tax credit development sites.

Since the formalization of the TA Network in 2018, 40 percent of those receiving technical assistance have been in downstate/rural Illinois. Of the 17 projects/communities that are currently in the discussion phase of community revitalization, over 64 percent of those are located in downstate/rural Illinois. SPAR expects to sign between three and five Scopes of Work with downstate communities in the next year. The near-term goals that

will help enhance the Authority's response to inquiries throughout the state to build local capacity in smaller/downstate communities moving forward are as follows:

- Creation of a "Community Revitalization Network Map" that will track revitalization planning efforts and activities throughout the state to aid communities previously unable to address affordable housing needs, build relationships and network with developers and service providers; and
- Form a "Community Revitalization Advisory Group" that will be responsible for fostering increased access to the LIHTC program for downstate communities.

### **Homes For a Changing Region**

In May 2018, the Metropolitan Mayors Caucus (MMC), in partnership with the Metropolitan Planning Council (MPC) and Chicago Metropolitan Agency for Planning (CMAP), was awarded a planning and technical assistance grant as part of the Homes For a Changing Region program. The 2-year grant, funded by the Affordable Housing Trust Fund in the amount of \$380,240, targets 10 communities throughout the Northeast Illinois region, and seeks to provide short-term housing analysis, strategic planning assistance that address barriers to affordability and expand housing choice.

IHDA's role is to provide assistance and input in various stages of the program. The Homes team will provide housing needs assessments for each selected community and work to convene housing experts and experienced practitioners in the field who are familiar with the challenges and issues specific to each community. Together, these will ultimately inform solutions-driven actions plans and strategies and recommendations that will help guide local leaders through the implementation process.

The community selection process is currently underway, with the first two community action plans slated for completion in mid-to early 2019.

### **Affirmatively Furthering Fair Housing (AFFH)**

On July 16, 2015, HUD published the final rule on "affirmatively furthering fair housing". The rule encouraged a more engaged data-driven approach to assessing fair housing and planning actions. This rule also established a standardized fair housing assessment and planning process to give jurisdictions and PHAs a more effective means to affirmatively further fair housing for the purposes of complying with the Fair Housing Act, a certification signed annually by all HUD grantees, including PHAs.

Formerly the Analysis of Fair Housing Impediments (AFHI), the new plan was renamed the Assessment of Fair Housing (AFH). For CDBG and HOME grantees, it was tied to the Consolidated Plan and was due prior to the submission of the grantee's next Five-Year Plan. PHAs, for the first time, were required to develop their own individual plans, or can become part of their jurisdiction's AFH. PHA assessments was first to be due to HUD prior to submission of each PHA's next Five-Year Agency Plan.

IHDA serves as the coordinating agency for the State Consolidated Plan and the next Five-year Plan, for calendar years 2020-2024, is tentatively due on November 15, 2019. The first AFH was initially due approximately nine months prior to this date, or February 15, 2019. Then, on January 5, 2018, HUD extended the deadline for submission of an AFH by local government program participants until the next Five-Year Plan due after October 31, 2020. However, on May 23, 2018, HUD issued three notices:

- The first notice, advises that HUD is withdrawing the January 5, 2018 Notice;
- The second notice, advises the HUD is withdrawing the Assessment Tool for Local Governments; and
- The third notice advises that Consolidated Plan participants must legally fulfil their obligation to affirmatively further fair housing by way of the Analysis of Fair Housing impediments (AFHI).

At this time, states and all HUD grantees, including local governments, are not currently required to submit an AFH, but must continue to comply with existing obligations to affirmatively further fair housing. Until the State is required to submit an AFH, it will continue to provide its AFFH Consolidated Plan certification 7 in accordance with the requirements that existed prior to August 17, 2015. As such, IHDA will continue to report on the State's actions to address fair housing impediments in the State's Consolidated Plan Annual Performance Reports.

IHDA has taken or plans to take further actions to facilitate the Analysis of Impediments. This includes:

- Identification of barriers based on data analysis and research on current laws, rules, and policies; and
- Describing possible State actions to address these areas.
- IHDA will work with its other State partner agencies and other interested parties to provide more detail to its plans in the upcoming months.

IHDA has also been taking on related actions beyond the AFH. IHDA views these measures as representative of sound policy and plans to continue these activities into the future:

1. **Opportunity Areas** (discussed in full in the 2018 Annual Comprehensive Housing Plan) – IHDA has determined Opportunity Areas based on poverty level and other indicators measuring access to jobs. Opportunity Areas are updated annually upon availability of census data and IHDA has maintained an open-door policy on incorporation of data sets that best represent the State of Illinois. Opportunity Areas and Proximate Opportunity Areas, areas in close proximity with demonstrable connection, are currently incentivized in the Qualified Allocation Plan worth 10 points.

IHDA continues to research the possibility of changing to an Opportunity Index that would incorporate additional factors into the Opportunity measurement (i.e. education, environmental health, etc.). This index would be circulated for public comment and discussion before adoption by IHDA. All Opportunity Area related research and materials are published on the IHDA webpage at: <https://www.ihda.org/developers/market-research/opportunity-areas/>.

2. **Community Revitalization Planning** – IHDA will continue including a scoring criteria to the QAP (equal to up to 10 points) for community revitalization planning efforts in qualifying areas that demonstrate affordable housing development as part of a concerted effort to increase opportunity. This effort expands the standard requirements for the content of community revitalization plans, including those involving a project proposed in a Qualified Census Tract, to include economic revitalization efforts and other localized efforts. Additionally, IHDA now has two Community Revitalization Specialists to provide and coordinate technical assistance throughout the state as well as oversee the community revitalization scoring efforts.
3. **Concentration and Preservation Metrics** – IHDA has incorporated different market metrics into its review of Preliminary Project Assessments and LIHTC applications since 2012. IHDA utilizes the Affordable Rental Unit Survey (ARUS) which serves as an estimator of rental affordability (independent of rent restrictions) for each census tract throughout the state. Additionally, IHDA publishes and maintains an Affordability Risk Index, a tool designed to determine the need to preserve affordability by measuring change over time in key market metrics. The ARUS map is currently mapped and published here: <https://www.ihda.org/developers/market-research/affordable-rental-unit-survey/>).
4. **Additional QAP Changes** – IHDA's 2018-2019 QAP maintains existing criteria; however, IHDA is always exploring how to make the QAP more responsive to State actions that affirmatively further fair housing. These include:

- Maintaining the Enhancing Accessibility point category which includes language on IHDA's use of the ICC's Universal Housing Design standards as part of its building standards (also mandating a higher 10%/2% accessibility standard for all projects);
- Highlighting requirements to applicants for action steps in Affirmative Fair Housing Marketing Plans (AFHMPs) to evidence outreach efforts to reach "those groups least likely to apply;"
- Providing priority scoring for projects located in AHPAA communities;
- Continuing the point category for a 5-20% set-aside for supportive housing populations, those being defined as persons with disabilities (a protected class) and/or homeless and at-risk persons and families;

- Requesting local government support, but eliminating any mandated documents. Use of local approval, Consolidated Plan Consistency Certifications, local HOME/CDBG funding and other public participation documentation as ways to positively reward applicants;
- Retaining income targeting; and
- Continuing to incentivize projects which include allowable sources of all federal and state rental assistance to better target lower-income households.

**5. Proposed actions outside of IHDA include:**

- Continue to coordinate technical assistance with IDHS to identify and work with PHAs interested in participating in the remedial preferencing policy for persons with disabilities, which was approved by HUD, as well as PHAs which are providing a match (via public housing units or rental assistance vouchers) to IHDA's Section 811 program to further expand housing opportunities;
- Assist DCEO, in establishing AFFH actions which can be carried out by units of general local government, and CDBG-eligible grantees, including passage and enforcement of fair housing ordinances;
- Work with IDHS-DMH to continue implementation of the Bridge Rental Subsidy Program, a rental assistance program for persons with mental illness who are moving from institutions into community-based housing;

**Economic Impact Analysis/IHDA Economic Impact Report**

For every Illinois State Fiscal Year, IHDA's Department of Strategic Planning and Research (SPAR) produces an Economic Impact Report to assess the economic impact of new housing and rehabilitation construction generated through the Authority's various single and multifamily housing programs. These reports include data on the Authority's new construction and housing rehabilitation activities and the homeownership assistance IHDA provided under its various housing programs. This report measures the expected impact of this activity on employment, local business income and wages and taxes.

IHDA finalized its 2018 Economic Impact Report in November 2018. For FY2018, IHDA's single and multifamily programs helped in the creation of an estimated 4,602 full-time jobs in construction and construction-related industries. The Authority's activity also generated nearly \$400 million in federal, state and local taxes and fees, as well as local business income and wages. This, with the addition of a return of \$74 million federal tax dollars to the State, demonstrates that the Authority is a major contributor to the economic and financial health of Illinois.

**Opportunity Zones**

Established by the Tax Cuts and Jobs Act of 2017 (P.L. 115-97), Congress has created a new community development program that encourages long-term investments in low-income urban and rural communities. The Opportunity Zone Program provides tax incentives for investors to re-invest unrealized capital gains into Opportunity Funds. Opportunity Funds are private sector investment vehicles that invest at least 90% of their capital in Opportunity Zones.

Governors in all 50 states and territories were authorized to identify 25% of the of the total number of low-income census tracts in their state as Opportunity Zones, using the definition that each qualifying census tract has a poverty rate of at least 20%, or tracts do not exceed 80% of the statewide or metropolitan area median family income. In Illinois, the Department of Commerce and Economic Opportunity serves as the lead technical assistance agency in implementing this new program, and the Governor designated 327 opportunity zones throughout the state in 2018. See DCEO's website to find its mapping tool to determine if an area is designated: <https://www2.illinois.gov/dceo/Pages/OppZn.aspx>

The Opportunity Zone program includes tax incentives to encourage investment and includes a temporary tax deferral for capital gains reinvested in an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the Opportunity Zone investment is sold or December 31, 2026. Also included is a step-up in basis for capital gains reinvested in an Opportunity Fund. The basis of the original investment is increased by 10% if the investment is held for at least 5 years and 15% if held for at least 7 years, thereby excluding up to



15% of the original gain from taxation. Also, the investor receives a permanent exclusion from taxable income of capital gains is in an Opportunity Zone and held for at least 10 years. Opportunity Zones are meant to complement New Market Tax Credits, not replace them. NMTC is a debt vehicle and Opportunity Zones are an equity vehicle. The Opportunity Zone program does not provide an upfront subsidy to investors, instead its incentives are linked to the duration of the investor's commitment to Opportunity Zone's investments.

The Internal Revenue Service published proposed rules in the Federal Register on October 28, 2018 and had a December 28, 2018 deadline for its public comments period. While it appears that market-rate and affordable housing are eligible uses under Real Estate, many states are awaiting further IRS guidance in this area, especially related to combining Opportunity Zone funds with other federal tax credits.

Updates on Opportunity Zones will be provided in subsequent ACHP annual plans and progress reports.

## Federal Legislation

### Appropriations

Congress passed a second Continuing Resolution on the FFY 2019 appropriations prior to the December 7, 2018 deadline of the first CR which extended it to December 21, 2018. An attempt to pass a third Continuing Resolution extending it until February 8th did not pass. Five of the twelve spending bills have been passed, but there are still seven spending bills remaining, including the Transportation-HUD Appropriations and USDA-Rural Development appropriations ((S 1655/HR 3353 and 3354). Six of these spending bills were being negotiated, but no information has been made available on FFY 2019 HUD funding by program. The only bill delaying final budget passage is the Homeland Security Administration bill, which includes approximately \$5.7 billion funding of the border wall.

As of January 3rd, the House is now a majority Democratic, so it is uncertain at this time when Congress and the Administration will come to agreement on the final appropriations package. It is anticipated that final action will either be by passing an omnibus budget bill containing all remaining appropriations bills not yet authorized, or it will have to authorize another but longer-term Continuing Resolution. As such, the federal government has been partially shut down except for essential employees/ positions, so many federal employees are either furloughed or working without pay until the budget issue is resolved

### Legislation

There were a number of housing-related bills pending in the 2017-2018 Congress which, if not passed, will need to be re-introduced in the next session beginning in January 2019 to move forward. A brief summary of the major bills follows.

- **Affordable Housing Credit Improvement Act of 2017 (S.548/HR 1661):**  
Comprehensive legislation that would strengthen the Low Income Housing Tax Credit Program by providing new flexibility, simplifying program requirements, supporting the preservation of existing affordable housing, facilitating development in challenging markets and hard-to-reach populations and other modifications. Major changes include establishing a permanent minimum 4% credit for acquisition and bond-financed properties, establishing a State-determined basis boost for bond-financed properties, promoting energy efficiency and providing a 50% per capita increase (phased in over five years) in the formula used to determine State LIHTC annual allocations. Also renames the program.

Other major bills, in numerical order, are as follows:

- **S. 3231 - Task Force on the Impact of Affordable Housing Crisis Act:**  
Establishes a 19-member task force charged with evaluating and quantifying the impact of affordable housing on other government programs and making recommendations to Congress on how to use affordable housing to improve the effectiveness of other federal programs and improve life outcomes.
- **S. 3250/HR 6671 - Rent Relief Act of 2018:**  
Provides cost-burdened renters with a refundable federal tax credit, based on the taxpayer's income.
- **S. 3342/HR 7050 - Housing Opportunity, Mobility, and Equity (HOME) Act:**

Also provides a refundable tax credit for renters whose income is at or less than 80% of area median income, using 30% of household income and 100% of fair market rent to determine the credit amount. House bill requires CDBG grantees to pursue local inclusionary zoning strategies, targeting federal resources to make homes affordable to the lowest income and greatest need households.

- **S. 3364 - First-Time Homebuyer Tax Credit of 2018:**  
Provides up to a \$10,000 refundable tax credit to first-time homebuyers, equal to 2.55 of the home purchase price up to \$400,000.
- **S. 3365 - Middle Income Housing Tax Credit of 2018:**  
Creates a new credit for properties where at least 60% of homes are at or below 100% of area median income.
- **S. 3503/HR7262 - American Housing and Economic Mobility Act:**  
Comprehensive policy and funding authorization bill. Calls for major increases in Housing Trust Fund, Capital Magnet Fund, rural housing programs, Indian Housing Block Grant and new Middle-Class Housing Emergency Fund, with a goal of producing 3.2 million new housing units. Strengthens/expands Community Reinvestment Act (CRA). Expands down payment assistance to target African-American borrowers and also creates a new program to deal with borrowers with negative equity on their mortgages, primarily in suburban and rural communities. Strengthens anti-discrimination laws and improves housing voucher program, including prohibiting source of income restrictions. Awards \$10 billion in grants for infrastructure development to local governments that amend their land use rules to low development of more affordable housing.
- **S. 3580 - Seniors Affordable Housing Tax Credit:**  
Establishes a tax credit for owners of multi-family rental property who agree to rent to extremely low income seniors. The credit will cover the difference between the senior household's rent payment, at the lesser of 30% of the individual household's income or the fair market rent, and the rent that the owner would otherwise charge for a comparable unit in the building.
- **S. 3612 - Fair Housing Improvement Act of 2018:**  
Aims to protect low income families and veterans from housing discrimination based on person's source of income and veteran status.
- **HR 6756/6757/6760 - Tax Reform 2.0:**  
These proposals provide tax breaks for business startups, attempt to boost retirement and other savings accounts, and lock in individual and small business tax cuts that were included as temporary measures in last year's tax reform bill.
- **HR 6792 - Clean Up Our Neighborhoods Act:**  
Provides federal funding to support blight elimination and neighborhood redevelopment activities in low-income communities. Provides competitive grants to States, requires a 15% State match.
- **HR 6890 - Creating Advancement and personal Improvement in Targeted American Localities (CAPITAL) Act of 2018:**  
Authorizes the designation of new opportunity zones every ten years.
- **HR 7054 - Housing innovation Act:**  
Establishes an office of housing innovation within HUD to focus on developing new approaches for increasing and diversifying the supply of housing and meeting the challenges of housing shortages, affordability, traffic congestion, and other purposes.
- **Draft Bill - Bipartisan Housing Finance Reform Act**  
Eliminates Fannie Mae and Freddie Mac, moving most of their functions into Ginnie Mae, which would become the primary source of mortgage guarantees.

## State Legislation

Three housing-related bills were passed into law in the 100<sup>th</sup> Illinois General Assembly. They were as follows:

- **P.A.100-0654/HB 4951:**  
This law amended the Security Deposit Return Act by providing that for a written lease that specifies costs, the costs specified shall be for damage beyond normal wear and tear and reasonable to restore the leased premises to the same condition at the time the lease began. Took effect on July 31, 2018.
- **P.A. 100-1021/SB 3081:**  
Amends the Housing Authorities Act; requires each Public Housing Authority to provide, upon request by an applicant for a Housing Authority's public housing, a Housing Choice Voucher or other housing

owned or operated by a Housing Authority, for which the Housing Authority manages a waiting list, specific information. The Housing Authority shall provide the applicant with information on that applicant's position on the waiting list within ten business days. Effective January 1, 2019.

- **P.A. 100-0723/SB 2996:**  
Regarding the testing of elevated lead poisoning blood levels, replaces the State's statutory definition with the standards used by the federal Centers for Disease control (CDC) regarding the inspection of regulated facilities occupied by children. Also requires reporting of results within 48 hours. IDPH is to develop rules in this area. Effective January 1, 2019.
- **P.A. 100-1133/HB 5542:**  
Requires mortgage activity reports to be submitted to IDFR using Nationwide Multi State Licensing registration system (NMLS). Exempts non-profits focused on affordable housing from having to obtain a residential mortgage license.

Other housing bills introduced but not passed into law included the following:

- **SB 3512 – Rent Control Act**  
Repeals the Rent Control Pre Emption Act of 1997 and replaces it with county-level rent control boards, specifically targeted to 60%-120% AMI or below households, each with elected Board members and specific statutory responsibilities. Subject to major amendments.
- **HB 5965:**  
Provides eligible organizations with a waiver of unpaid local property taxes on properties that have been vacant for at least three years.

Finally, the 2019 schedule for the 2019 Illinois General Assembly is as follows:

- January 9<sup>th</sup>: Inauguration/101<sup>st</sup> General Assembly convenes
- January 14<sup>th</sup>: Inauguration/Executive Branch
- February 20<sup>th</sup>: Governor's Budget Address
- May 31<sup>st</sup>: Session Adjournment

## 2019 Housing Production Plan Recommendations

The Housing Production Plan recommends how the State will invest its resources for additional housing for Illinois families and individuals. Housing Production Plans are required by the Comprehensive Housing Planning Act as they set funding goals to serve the needs of the identified Priority Populations.

Every effort is made to present a complete and reliable list of current resources and their expected availability in the Housing Production Plans. Over the years of Comprehensive Housing Planning, it has become clear that it is often difficult to present wholly accurate information in the annual Housing Production Plan. One of the main reasons for this is that the very nature of affordable housing financing requires flexibility and many of the resources commonly accessed are subject to changes, delays, annual fluctuation in amounts and in some cases, absorption or re-appropriations.

The amounts listed for each funding source are to be considered estimates, or expected, amounts to be made available in 2019. Should any major changes be made to the funding listed in the Housing Production Plans or should any new or unanticipated resources become available in 2019, details on these programs will be included in future Comprehensive Housing Plan reports.

## 2019 Housing Production Plan

The following Housing Production Plans show each housing program under State of Illinois administration with estimates for 2019 fund availability. Estimates for multifamily unit production are calculated using an average statewide per unit cost after an analysis of the most recent data available in IHDA's unit inventory database. This analysis takes into account the varying range of costs associated with geographic region, unit type and development type (rehab vs. new construction). The 2019 estimates for households assisted in the single-family production chart were provided by the administering agency of each program. Unit distributions for each priority population in both charts were determined using historical data from previous ACHP Annual Progress Reports.

These production charts show two major factors: the historical funding breakdown of these priority populations and ongoing policies and goals to encourage a higher percentage of supportive housing. Please keep in mind that much of the PSH production is financed through the LIHTC 10% set-aside (Statewide Referral Network) housing units, which are part of larger family or elderly housing developments.

LIHTC and Illinois State Donation Tax Credits do not represent an actual monetary amount or capital investment for the actual development until the tax credits are sold (syndicated) to a willing buyer. This syndication process generates a cash equity, which is then generally used to help fund the development. When associated with either of the tax credit programs, dollar amounts are currently estimated at 95 cents on the dollar. The LIHTC program equity amount is also multiplied by ten (the numbers of years those tax credits are available) to calculate the total amount of equity produced.

## 2019 Housing Production Plan – Multi-Family Programs

2019 Multi Family Housing Production Plan		
Agency and Program	Source	2019 Estimated Funds Budgeted
<b>IHDA Administered:</b>		
Low Income Housing Tax Credit (9%)	Federal Credits	\$ 28,000,000
	Equity Raised	\$ 266,600,000
Low Income Housing Tax Credit (4%)	Federal Credits	
	Equity Raised	\$ 58,725,000
Illinois State Donation Tax Credit (IAHTC)	Donation Amount	\$ 44,992,320
	Tax Credit Allocation	\$ 22,496,160
HOME	Federal	\$ 16,288,968
Illinois Affordable Housing Trust Fund (AHTF)	State	\$ 49,000,000
National Housing Trust Fund (NHTF)	FHFA/HUD	\$ 9,812,230
Tax Exempt Bonds	Federal	\$ 300,000,000
Taxable Bonds	Private	\$ 50,000,000
Affordable Advantage Mortgage	Federal	\$ 10,000,000
Credit Advantage Mortgage	Federal	\$ 75,000,000
IHDA/HUD Federal Financing Bank/US Treasury Mortgage	Federal	\$ 68,800,000
<b>IDVA Administered:</b>		
Adaptive Housing Program for Veterans	State/AHTF	\$ 223,000
<b>TOTALS</b>		<b>\$ 926,945,358</b>
<b>TOTAL NUMBER OF UNITS PRODUCED at \$235,483* /UNIT</b>		<b>3,936</b>
For more information, see page 53.		

Average Distribution of Units Produced by Priority Population, 2019		
Priority Populations	Estimated Unit Distribution*	Estimated Number of Units
Low Income Families	45%	1771
Senior	30%	1181
Supportive Housing	25%	984
<b>TOTAL</b>	<b>100%</b>	<b>3,936</b>
* Based on average distribution of households assisted: Annual Progress Reports - 2013-2017		

## 2019 Housing Production Plan – Single Family Programs

2019 Single Family Housing Production Plan		
Agency and Program	Source	2019 Estimated Funds Budgeted
<b>IHDA Administered:</b>		
1stHomeIllinois	Federal	\$ 16,200,000
I-Refi	Federal	\$ 2,500,000
Program A (Access 4%)	State	\$ 10,800,000
Program B (Access 5%)	State	\$ 4,100,000
Program C (Access 10%)	State	\$ 6,400,000
Hardest Hit Fund (HELP Program)	Federal	\$ 35,000,000
Illinois Affordable Housing Trust Fund*	State	\$ 11,000,000
<b>DCEO Administered:</b>		
CDBG Housing Rehabilitation	Federal	\$ 6,750,000
Illinois Home Weatherization Assistance Program	Federal/State	\$ 44,267,495
<b>TOTALS</b>		<b>\$ 137,017,495</b>
<b>ESTIMATED TOTAL NUMBER OF HOUSEHOLDS ASSISTED</b>		<b>11,510</b>
*Funding committed for Trust Fund include amounts for the Habitat for Humanity Community Impact Fund, Home Accessibility Program, and Single Family Rehabilitation program.		

Average Distribution of Households Assisted by Priority Population, 2019		
Priority Populations	Estimated Unit Distribution*	Estimated Number of Units
Low Income Families	60%	6,906
Senior	30%	3,453
Supportive Housing	10%	1,151
<b>TOTAL</b>	<b>100%</b>	<b>11,510</b>
* Based on average distribution of households assisted: Annual Progress Reports - 2013-2017		



## 2019 Residential Services Programs

In addition to developing and rehabilitating affordable housing, the State of Illinois provides housing-related assistance and services to the Priority Populations through a variety of programs administered by its State Agencies. The following Residential Services Programs table identifies many of the State's efforts to provide services to Priority Populations in 2019. The funds identified on this table do not include all service resources, but focus on those that relate directly to housing. It is important to note that the programs listed below are not necessarily tied to units assisted via multi- and single-family production efforts. Therefore, in progress reporting, the population and number of persons or households served through each funding source will be considered individually and reported as accurately as possible, but the total households or individuals assisted will not represent all new clients.

## Residential Services Chart – 2019 Housing Production Plan

Residential Services Programs / 2019 Housing Production Plan				
Program	Source	Estimated Budgeted Funds	Priority Population	Estimated Number Assisted
<b>DCEO Administered:</b>				
Low Income Home Energy Assistance Program (LIHEAP)	Federal/State	\$205,835,193	Low Income Families, Seniors, Special Needs	333,066 households
<b>DCFS Administered:</b>				
Norman Housing Advocacy	GRF	\$1,100,000	Low Income Families; Homeless	1,200 Families
Norman Cash Assistance Program	GRF	\$3,600,000		3,000 Families
Youth Housing Advocacy	Federal	\$300,000	Homeless	350 Youth
Youth Cash Assistance	Federal	\$200,000		130 Youth
<b>IDHFS Administered:</b>				
Supportive Living Program	GRF	\$191,403,180	Homeless; Special Needs	12,566 individuals
<b>IDHS Administered:</b>				
Emergency and Transitional Housing	GRF/AHTF	\$10,193,045	Homeless	42500 Individuals
Homeless Prevention Program	GRF/AHTF	\$4,949,591	Homeless	7,000 Individuals
Supportive Housing Program <input type="checkbox"/>	GRF/Medicaid Trust Fund	\$16,671,414	Homeless; Special Needs	6,750 Individuals
Supportive Housing Program (Bridge Rental Subsidy)	GRF	\$9,930,000	Williams Consent Decree Populations	2,100 Individuals
Domestic Violence Program	GRF	\$21,814,589	Homeless	51,000 Individuals (adult & children)
Assistance to the Homeless Fund	State	\$0	Homeless	n/a
Homeless Youth Services Program	GRF/AHTF	\$4,719,121	Homeless	2,000 Homeless Youth
Emergency Solutions Grant	Federal	\$4,612,743	Homeless	30,000 individuals and/or families

Residential Services Chart – 2019 Housing Production Plan – Continued

Residential Services Programs / 2019 Housing Production Plan, Continued				
Program	Source	Estimated Budgeted Funds	Priority Population	Estimated Number Assisted
<b>IDoA Administered:</b>				
Community Care Program	<b>GRF</b>	\$870,600,000	Low Income Seniors	73,411 individuals/monthly
Colbert Bridge Rental Subsidy Initiative	<b>GRF</b>	\$21,227,198	Colbert Consent Decree Class Members Only	2210 Individuals
<b>IDPH Administered:</b>				
Housing for Persons with AIDS/HIV	<b>Federal</b>	\$1,948,144	Low Income; Homeless; Special Needs	605 individuals living with HIV/AIDS
<b>IHDA Administered:</b>				
Abandoned Properties Program	<b>State</b>	\$7,000,000	NA	NA
Rental Housing Support Program	<b>State</b>	\$9,252,647	Low Income; Homeless; Special Needs; Seniors	1,175 Individuals
HUD Section 811 Project Rental Assistance	<b>Federal</b>	\$5,591,000	Low Income; Special Needs	200 Individuals
<b>IDVA Administered:</b>				
Prince Home Program for Veterans	<b>Federal</b>	\$809,300	Homeless; Special Needs	15 Individuals
<b>Residential Services Programs Totals:</b>		<b>\$1,391,757,165</b>		

## 2019 Technical Plan Recommendations

The Technical Plan contains the Housing Task Force's long-term planning goals. Specific action items were suggested by Housing Task Force members, grouped in broader strategies and organized by a Housing Principle (described in more detail below). The Technical Plan is updated as needed (new action items are added and existing action items are modified as necessary). Each year active action items are prioritized by Housing Task Force members and used to guide the Focus Areas.

### Housing Principles:

#### **Affordability & Choice:**

Stable and affordable housing is a prerequisite to achievement of individual and family success. A full range of quality housing options, both single-family and multifamily homes available and accessible in communities throughout the state, is an essential part of meeting the needs of all income groups and special needs populations. Strategies employed to assure affordability and choice must promote equal access, create housing options in the least restrictive environments, prevent homelessness, support homeownership and rental options and coordinate housing and services.

#### **Creation & Preservation:**

To ensure ongoing affordability, investment of public and private resources must be directed toward the preservation of existing housing and creation of new affordable housing assets. The State should seek to bring down the cost of development, reduce the ongoing cost of operations and assure the development of a range of housing types.

#### **Leadership:**

Recognizing that housing is not just bricks and mortar but the foundation for personal achievement and community involvement, it is critical for policymakers at all levels of government and in all types of communities to guide and promote housing as fundamental to community and economic health. Leadership requires accountability through identifying priorities, setting goals for the use of resources that reflect these priorities and reporting on production and preservation. Promoting housing includes ensuring that every area and group can fairly compete for resources, requiring focused training and technical assistance for communities and housing providers.

<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Affordability and Choice</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2019 Status</b>
<b>Implementation of Affordable Housing Planning and Appeal Act</b>		
Identify data and administrative needs to issue a new determination of non-exempt communities under AHPAA utilizing American Community Survey (ACS) Census Data. Monitor and report on availability of needed census data sets.	IHDA, Community Partners	2018 AHPAA list was produced in December of 2018.
Complete the drafting of administrative rules of operation for the fully appointed State Housing Appeals Board.	IHDA, Community Partners, Governor's Office	Completed in 2013, and updated in 2018
Continued outreach, presentations and discussions with non-exempt and at-risk of non-exemption communities throughout Illinois.	IHDA, Community Partners	Ongoing
<b>Promote equal access to quality housing for the full diversity of Illinois households through education, enforcement and equitable allocation procedures</b>		
Increase awareness of landlord-tenant rights and responsibilities through education programs and materials including information on fair housing.	IDHR, CIC, Property Owners	Ongoing
Recognize communities that have actively engaged in promoting diversity for housing, anti-discrimination activities and challenge barriers to fair housing.	IDHR, Community Fair Housing Groups	Ongoing
Implement HUD's Affirmatively Furthering Fair Housing and Assessment Tool Rules through coordinated Assessments of Fair Housing.	IHDA, DCEO, IDPH, IDHR, Municipalities, Counties, PHAs	On Hold (due to HUD notice – see AFFH Section)
Determine ways to assist IDHR.	IDHS, IHDA, IDHR, DCEO	Ongoing
Contingent on funding, implement rural/small city development capacity building program.	IHDA, OAG, Municipalities, Other Parties	SPAR Community Revitalization TA Program is underway
<b>Expand access to housing for persons with disabilities transitioning from institutional settings to community-based housing and other specials needs populations</b>		
Seek improvements and funding opportunities to expand features agency participation of the Statewide Housing Locator.	IHDA, IDHFS, IDHS, IDoA, IDVA, DCFS, IDOC	Ongoing
Train transition coordinators on the rights of persons with disabilities and resources under Fair Housing laws, especially the Reasonable Accommodations, and on affordable housing programs. Enhance this training for compliance with consent decrees.	IHDA, IDHFS, IDHR, IDHS, IDoA, HUD	Ongoing
Improve the affordable housing referral network to connect persons with disabilities and other special needs to available, affordable and appropriate housing.	IHDA, IDHFS, IDHS, IDoA	Ongoing
Research and promote best practices for improving access to affordable housing to a variety of specials needs populations including: accessibility, veterans, reasonable accommodations, Reentry populations, LGBTQ and other specials needs groups.	IDHR, IHDA, IDHS, IDOC, IDVA, Property Managers, owners	Ongoing

<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Affordability and Choice</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2019 Status</b>
<b>Maximize use of Medicaid waiver program to serve the housing and service needs of elderly and special needs populations living in community-based housing</b>		
Support State's approved "Memory Care" SLP and support more SLP for persons with physical disabilities.	DHFS, IHDA, IDVA, IDHS, Governor's Office	Ongoing (applications for the Supportive Living Program Dementia Care Settings are on hold)
Support State's transition to Managed Care.	DHFS, IDHS, Governor's Office	Ongoing
Determine feasibility of expanding CCRS demonstration program as an alternative housing option for older adults in community-based settings.	IDHFS, IDoA, IHDA	On Hold
Explore Medicaid waiver payment to support housing for persons with mental illness and/or DD.	IDHFS, IDHS	See Section 1115
Review the taxonomy of General Revenue Fund-funded PSH services provided through the Bureau of Supportive Housing, Rule 132 mental health services (MRO) and approved Rule 2090/2060 DASA services. Will allow for redefining into categories of similar services and streamline billing for providers, while maintaining current funding for those individuals in GRF-Funded programs who are not eligible for Medicaid and/or require services that are not currently allowed under Medicaid.	DHFS, IDHS, IDPH	Ongoing
<b>Expand capacity and enhance services offered by housing counseling agencies</b>		
Support efforts to maintain a variety of counseling services such as foreclosure prevention, homebuyer, renter and post purchase.	IHDA, Counseling agencies	Ongoing (FPP, NFMC)
Finalize rules and administer funding appropriated in compliance with the Save Our Neighborhoods Act of 2010 (as amended by SB16), a portion of which will be used to provide grants to fund housing counseling agencies.	IHDA	Completed/Ongoing
Expand the knowledge base of housing counselors by increasing training initiatives for housing counselors.	IHDA, Counseling agencies, HAI	Ongoing
Continue funding for housing counseling with ongoing commitment of federal resources.	IHDA, Counseling agencies	Ongoing
<b>Support foreclosure prevention initiatives</b>		
Focus available and research new resources to create additional programs for at-risk homeowners to refinance problematic mortgage terms in favor of lower interest/fixed rates, safer terms and reduced principals.	IHDA, Financial Institutions, IDFPR, Governor's Office, State Agencies	HHF/I-Refi/Reverse Mortgage/Other Programs
Promote expansion of mediation programs that provide court-appointed legal help to Illinoisans facing foreclosure (e.g. Cook County Mortgage Foreclosure Mediation Program).	IHDA, Financial Institutions, County Clerk Offices, County Courts	Completed
Continue to support all avenues of public and private loan modification programs, including settlements from lawsuits from large lenders.	IHDA, IDFPR, Counseling agencies, Financial Institutions, Mortgage Insurance Companies	Ongoing
Identify and utilize appropriate ongoing foreclosure prevention efforts and planning that can expand understanding of major issues not-yet addressed as part of State's response to Foreclosure Crisis and increase the State's ability to address these issues.	IHDA	Ongoing (see Abandoned Properties Program & Land Banking Program)

<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Affordability and Choice</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2019 Status</b>
<b>Promote and expand home repair programs that preserve single family housing stock throughout the state</b>		
Explore best practices for lead-based paint remediation in coordination with existing efforts within a realistic cost framework.	DCEO, IHDA, IDPH, State Agencies, Governor's Office	Ongoing
Explore improved coordination of existing weatherization programs with affordable housing rehabilitation funding.	DCEO, IHDA	Under Review
Formalize partnerships with DCEO and other State agencies and utility companies to pair energy-efficiency programs with additional resources for homeowners and rental property owners to increase and encourage more affordable property maintenance and operations.	IHDA, State Agencies, Utility Companies	Coordinate with Utility Companies
Provide funding from Affordable Housing Trust Fund to match with DCEO-administered Community Development Assistance Program (CDAP) and with the DCEO-administered Weatherization Assistance Program to maintain the number of households that can be assisted under these programs.	IHDA, DCEO, State Agencies	On Hold
Explore sources for additional financing for matching funds for existing home repair programs.	DCEO, IHDA, State Agencies	On Hold
Encourage and provide support for individuals doing small-scale rehabilitation.	DCEO, IHDA, State Agencies	On Hold
<b>Explore options to reduce operating costs for existing affordable housing</b>		
Develop training opportunities to transfer best practices in operating cost savings to underwriting and development of new rental properties.	IHDA, IHC	Needs further development
Create an inventory and publicize cost-saving insurance pooling opportunities and existing/new energy co-op and bulk purchase opportunities to encourage use by managers and developers of affordable housing.	DCEO, IHDA, State Agencies, CMS, Developers, Community Partners, IHC	On Hold
Utilize green building efforts to identify operating cost measures/policy, as well as funding coordination opportunities to promote green incentives for affordable housing throughout Illinois.	IHDA, DCEO, IHC, Enterprise Foundation	Ongoing
<b>Encourage affordable housing developers to incorporate energy efficient systems and green materials into their projects</b>		
Assist affordable housing developers to access all available sources of energy efficiency funding.	IHDA, State Agencies, Developers, Utility Companies	Continue work on leveraging funding options
Inventory all existing federal, State and private energy conservation resources and promote coordinated funding structure with IHDA and other housing development programs.	IHDA, State Agencies, Developers, Utility Companies	See above
Promote proven energy efficiency design innovations to determine cost savings measures for affordable housing developments.	IHDA, IHC, Utility Companies	Ongoing
Expand State's weatherization programs (i.e. IHWAP) to include an expanded role for rental properties as well as continued assistance to single-family programs.	IHDA, DCEO, State Agencies, Developers	Ongoing
Incorporate successful and existing cost-effective energy innovations that go beyond the scope of normal energy efficiency programs into lending practices for rental development (e.g. performance based contracting, geothermal heating, solar applications, et.al.). Conduct cost-benefit analysis when appropriate.	IHDA, State Agencies, Developers	Ongoing
Research the true cost of energy efficiency/green building efforts in reducing operating costs.	IHDA, Housing Task Force	To be scheduled



<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Affordability and Choice</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2019 Status</b>
<b>Explore feasibility of rental housing pilot programs in rural communities and addressing the needs of migrant farm labor workers</b>		
Examine successful farm laborer-based housing initiatives nationwide and determine applicability to Illinois.	USDA-RD, IHDA, DCEO, IDPH, Illinois Migrant Council	On Hold
Review and promote information about farm workers' rights regarding their housing and Farm Labor Camp Law.	USDA-RD, IDPH, DCEO, IDHS, IHDA, IDHR, Illinois Migrant Council	On Hold
<b>Support efforts to create, preserve and support rental assistance programs</b>		
Encourage regional coordination among PHAs.	PHAs, Local Governments, HUD	Unclear Status
Identify priority populations best suited for the use of housing choice vouchers (DCEO is no longer operating its HCV Program).	NA	NA
Encourage maintenance and expansion of fair share and special purpose Housing Choice Vouchers. New continued administration of RA Program RHSP/Section 811/PBV.	PHAs, IHDA	Ongoing
<b>Assist communities to develop a balance of affordable homeownership and rental opportunities</b>		
Support single-family rental programs (e.g. AHTF).	IHDA	Ongoing
Protect tenants of foreclosed properties.	Counseling Agencies, HUD-FHA	On Hold
Support responsible and affordable homeownership programs for low- to moderate-income households, including down payment assistance programs.	IHDA, USDA, Counseling Agencies	Ongoing
Continue identification and program development efforts to further affordable rental housing development, including rental assistance programs (Section 811, RHSP and PBV).	IHDA, LAAs, PHAs, Developers, IHC	Ongoing
Continue identification of homeowner repair programs and funding opportunities to promote preservation.	IHDA	Ongoing
Continue to support and promote housing counseling programs.	IHDA	Ongoing
<b>Seek and coordinate federal/state/local resources to further assist current and expanded supportive housing populations (veterans, LGBTQ, youth)</b>		
Identify additional programs and funding sources to assist.	Interagency Committee, Housing Task Force's Supportive Housing Working Group, ICH	Ongoing
Continue to assess housing and services need, to better address special needs populations using regular data collection analysis.	IDHS, IDOC, Housing Task Force – Supportive Housing Working Group, IDVA	Ongoing
<b>Research the coordinate assessment intake to more efficiently meet homeless needs.</b>		
Review current intake assessments and assess their relationship to the coordinated assessment intake. Further develop systems where needed, such as the Uniform Assessment Tool.	IDHFS/Interagency Committee	Ongoing
<b>Expand and support availability and access to supportive living services</b>		
Evaluate Illinois Medicaid 1115 Waiver requirements and options for supportive housing services.	IDHFS/Interagency Committee	Ongoing
Continue to promote PHA Preferencing for PHAs.	IHDA, IHDS/PHAs	Ongoing

<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Creation and Preservation</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2019 Status</b>
<b>Directly address the demand for deinstitutionalization by creating opportunities for community-based living</b>		
Continue to investigate community-based housing models for persons with mental illness and developmental disabilities.	IHDA, IDHFS, IDHS, State Agencies	Ongoing
Provide information and education regarding available resources to encourage Universal Housing Design and visitability programs in all housing.	IHDA, IDHS, State Agencies, IHC	Ongoing
Develop strategies to assist in meeting post-Money Follows the Person standards and annual transition goals.	IDHS, IHDA, IDoA, IDHFS	Ongoing
Identify cost savings from State's deinstitutionalization efforts and develop plan to recapture this savings and reinvest funds.	GOMB, IDHFS, State Agencies, Housing Task Force, IDPH Supportive Housing Working Group, IDHS	Ongoing
Explore opportunities to increase supply of rental and operating assistance for existing and/or planned developments serving persons with disabilities.	IHDA, IDHS, IDoA, IDHFS, Housing Task Force	Ongoing - Targeting PSHD Funding
Partner with community-based organizations, municipalities and other partners to utilize foreclosed properties as affordable rental housing opportunities for populations transitioning to community-based settings.	IHDA, IDHS, IDHFS, IDoA	Ongoing
Utilize Build Illinois Bond Fund to expand housing for homeless and at risk veterans.	IHDA, IDVA, Governor's Office	Completed
Explore all options to create housing opportunities for consent decree Class Members, including within existing housing stock.	IDHS, IDHR, IHDA, HUD, PHAs	Ongoing
<b>Reinvestment in Illinois' communities via innovative and effective reuse of foreclosed properties</b>		
Explore the effectiveness of "short-sale" models where foreclosed properties are sold and then rented to the previous owner at a more affordable level.	IDFPR, OAG	On Hold
Finalize rules and administer funding appropriated in compliance with the Save Our Neighborhoods Act of 2010 (as amended by SB16), a portion of which will be used to provide grants to aid municipalities maintaining abandoned properties.	IHDA, City of Chicago, Counseling Agencies, Community Based Organizations	Completed
Identify opportunities to collaborate with local governments, community-based organizations and non-profits to access foreclosed properties as affordable rental housing to benefit low-income families and special needs populations.	Housing Task Force, IHDA, Municipalities	Ongoing - APP/BRP/Land Bank Program
Encourage community land trust and other deed restriction mechanisms to assure that affordable homes created by government support remain affordable (e.g. Cook County Land Bank Authority and the South Suburban Land Bank and Development Authority).	IHDA, Developers, Local Governments	Ongoing - New Land Bank program
Seek resources and mechanisms to build upon ongoing neighborhood and sub-area efforts and increase the capacity of neighborhood vacant property purchase and rehabilitation for rental or resale programs with counselling services.	IHDA, Housing Task Force, Regional Partners	Ongoing - APB/BRP/Land Bank Program
Explore options to encourage the purchase and conversion of foreclosed properties into scattered site rental, including private market and tax incentives.	Housing Task Force, IHDA	On Hold

<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Creation and Preservation</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2019 Status</b>
<b>Expand mortgage lending tools/products/programs for first-time homebuyers</b>		
Establish new financing resources and investments to support home mortgage lending by private institutions in cooperation with the State's housing finance agency.	IHDA, Financial Institutions	Ongoing
Continue Welcome Home Heroes Program or a similar veteran's mortgage assistance effort. This program was completed and incorporated into existing programs.	IHDA	Completed
Encourage use of Guaranteed Loan Programs when market improves.	IHDA, Financial Institutions, USDA-RD	On hold
Continue and expand comprehensive Employer-Assisted Housing programs that provide purchase price subsidies, low interest rates, down payment and closing cost assistance and intensive pre- and post-purchase counseling.	Businesses and Employers, Developers, Local Communities, EAH Advocates and Administrators, IHDA	On hold
<b>Increase access to Tax Exempt Bond financing</b>		
Encourage the utilization of bond pooling to reduce the costs associated with issuance to individual projects and developments in smaller communities.	IHDA	On hold
Investigate expanded marketing strategies and structures to revitalize investor interest in tax-exempt bond purchases through direct placements with pension funds, corporations and financial institutions.	IHDA, GOMB	On hold
Maximize the effective use and accountability for issuance of tax-exempt bond volume cap for multi-family and single-family affordable housing developments. By ensuring that the bond volume cap is allocated to various entities in the state maximizes the value of the resource and that bond issuers report on the households served based on type of housing, income of beneficiaries and ongoing affordability of units assisted.	GOMB, All State Bond Issuers, IHDA	Ongoing
<b>Explore non-traditional funding sources</b>		
Develop and promote specific Tax Increment Financing (TIF) models for affordable housing via providing training opportunities on TIF for affordable housing development.	IHDA, DCEO, Community Partners	Under review
Support and administer multi-year capital funding bill that includes an IHDA-administered affordable housing funding program.	Governor's Office, GOMB, IHDA, Housing Task Force	On hold
<b>Develop additional LIHTC syndication and investment options</b>		
Support legislative and regulatory changes for LIHTC to increase and expand investor interest and entice investment, e.g., increasing per capita amount formula	IHDA, Developers, Community Partners, Equity Funds, Lenders, IHC	Ongoing
Encourage development community to participate in QAP drafting process.	IHDA	Ongoing – see LIHTC summits and TA sessions
<b>Seek and expand additional opportunities and incentives for private financial institutions to participate in financing of affordable housing development</b>		
Create financing structures to encourage private financial institutions to participate in affordable housing development, especially in small communities.	Governor's Office, GRAC, Financial Institutions, IHDA, State Treasurer's Office, IDFP, GSE's, USDA-RD	On hold
Create shared risk lending pools for single and multi-family housing rehabilitation with layered public and private funds for areas of the state currently underserved by these financials tools.	Governor's Office, GRAC, Financial Institutions, IHDA, State Treasurer's Office, State Bank Regulators, GSE's, USDA-RD	Under Review
<b>Effective Utilization of the Illinois Affordable Housing Tax Credit funding for development of affordable housing</b>		
Expand mechanisms to market and link investors to eligible projects.	IHDA, IDHS, Governor's Office, IDOR, Advocacy Organizations	Ongoing
Increase eligible uses for IAHTC, such as rental assistance, IDAs and homebuyer assistance.	IHDA, Community Partners, Counseling Agencies	On hold

<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Creation and Preservation</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2019 Status</b>
<b>Implement strategy to prioritize the preservation of federally assisted housing at risk of expiring (especially those with rental assistance)</b>		
Design technical assistance, inspection enforcement and financing programs to assist existing and new owners to preserve affordability, address exit tax and valuation issues and quality of assisted housing units.	IHDA, Financial Institutions, Non-Profit and For-Profit Developers	Ongoing
Develop a comprehensive Federally Assisted Housing Preservation Act program to include technical assistance for tenant empowerment and favorable affordable financing considerations.	IHDA, Financial Institutions, Non-Profit and For-Profit Developers	Under review
Explore opportunities to use tax-exempt bonds, and 4% tax credits for streamlined acquisition and preservation financing (RAD).	IHDA, Non-Profit and For-Profit Developers, PHAs	Ongoing
Support federal legislation to provide exit tax relief and similar tax incentives to promote preservation of existing affordable housing.	IHDA, Financial Institutions, Non-Profit and For-Profit Developers	Ongoing
<b>Improve coordination with local housing entities to increase financing opportunities</b>		
Explore methods to improve coordination between State agencies, public housing authorities, local governments and developers – especially in rural areas of Illinois (Rental Assistance demos and other multifamily financing projects).	IHDA, PHAs, Developers, Local Governments	Ongoing
Examine methods to expand the capacity of Community Housing Development Organizations to better serve a variety of housing needs throughout the state (including multifamily development) and continue to implement existing program.	IHDA, HUD, CHDOs, HAI	Ongoing - Renewed emphasis
Identify and analyze publicly funded affordable housing investments throughout the state as part of coordinated reporting and mapping/inventory of State resources and commitments.	All State Agencies	On hold
Explore funding and planning models that encourage and allow scattered-site rental redevelopment providing neighborhood-integrated rental housing of all types.	IHDA	On hold
<b>Identify new and expand existing Federal and State resources and initiatives for foreclosure prevention and mitigation</b>		
Work with Illinois Department of Financial and Professional Regulation to ensure regulatory enforcement of "High Cost" Mortgage Act.	Financial Institutions, IDFP, Counseling Agencies	On hold
Utilize CDBG Disaster Recovery resources for affordable housing creation and preservation (community stabilization) in designated areas of Illinois.	DCEO, IHDA	Completed
Effectively implement the Hardest Hit Fund to provide mortgage refinancing and relief to Illinoisans at severe risk of foreclosure.	IHDA, Lenders, HHF Partners	Ongoing
Identify housing strategies, programs and resources for persons not qualifying for Hardest Hit Fund assistance, including rental assistance and homeless prevention.	Housing Task Force, Housing Counseling Agencies, PHAs, CoCs	Ongoing
<b>Assist and support community re-envisioning</b>		
Fund abandoned property relief through the Abandoned Properties Program, Blight Reduction Program, and Land Banking Program by using existing and new funding sources.	IHDA, OAG, Municipalities	Ongoing
<b>Envision a post-crisis community support network for the State.</b>		
Maintain an effective and robust Foreclosure Prevention Program.	IHDA, IDFP, Housing Counseling Agencies	Ongoing
Continue to fund and maintain a variety of counseling services, such as foreclosure prevention, homebuyer, renter and post-purchase.	IHDA, Housing Counseling Agencies	Ongoing
Recognize and fund home repair programs as a method of maintaining affordability and preventing foreclosure (CDBG, AHTF, section 504).	IHDA, DCEO, USDA	Ongoing

**ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN**

**Housing Principle: Creation and Preservation**

STRATEGIES / ACTIONS	Agencies and Partners	2019 Status
<b>Create and assist community support network for the State.</b>		
Operate the funding of abandoned property relief programs: Abandoned Properties Program, Blight Reduction Program and Land Banking Program.	IHDA/OAG/Treasury	Ongoing
Continue to seek funding and maintain a variety of counseling services, focusing primarily on foreclosure prevention and homebuyer counseling.	IHDA, Housing Counseling Agencies, ILGA, NeighborWorks, HUD	Ongoing
Seek funding and operate home repair and homebuyer assistance programs as a method of maintaining affordability, preventing foreclosure and preserving single-family housing stock.	HDA, Housing Counseling Agencies, ILGA, NeighborWorks, HUD	Ongoing
<b>Explore actions to further promote accessible affordable housing</b>		
Explore options to better identify existing accessible housing units and need for the same (statewide, housing locator, waiting list, etc.).	IHDA, HTF, IDHS	Ongoing
Conduct research on actual costs of adding accessibility and universal housing design to new development and rehabilitation costs.	IHDA, IDHFS, IDOA, IDVA, IDHS	Ongoing
Investigate options/policies for promoting increased occupancy of accessible units in all assisted housing by persons with accessibility needs.	IHDA, Owners, Property Managers	Ongoing
Encourage inclusion of universal design principles in affordable housing units via the LIHTC QAP process.	IHDA, Developers, IHC	Ongoing

<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Leadership</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2019 Status</b>
<b>Coordinate affordable housing inclusion in state and federal capital and economic development initiatives</b>		
Encourage statewide expansion of Live Near Work and transit oriented development initiatives with new and existing partners.	IHDA, DCEO, TA Providers, CNT	Ongoing
Market Employer Assisted Housing programs in materials for the DCEO Opportunity Returns program, DCEO's Workforce Investment Boards and other opportunities.	IHDA, Local TA Providers	On hold
Explore opportunities for use of Community Development Block Grant (CDBG) funds for housing development to complement economic development activities.	DCEO, IHDA	On hold
Work with IEPA to improve potential of developing brownfields properties and identifying programs that can be used for housing development.	IEPA, HUD	On hold
Design and implement legislative agenda for state and national leaders, including infrastructure initiatives.	IHDA, Housing Task Force, All State Agencies	Ongoing
<b>Increase planning coordination for transportation, economic development and housing to attract and retain businesses, maximize investment of State resources and improve quality of life for people and communities</b>		
Convene joint meetings between State agencies and local officials, major employers, planning organizations, developers and other interested parties in order to coordinate transportation and economic development plans with affordable housing plans.	Governor's Office and Legislature, IDOT, DCEO, IHDA, IDNR, ISTHA	On Hold
Work to fund and administer "Good Housing Good Schools".	ILGA, Governor's Office	On Hold
Examine possibilities for coordinating and promoting State investments in an integrated system to meet the housing needs of all members of the community.	IHDA, Municipal Officials, For-Profit and Non-Profit Developers, Foundations and Community Organizations	On Hold
Utilize Governor's Office to provide leadership in integrating various State agencies and programs that encourage linked housing, transportation and economic development along with environmental stewardship statewide.	Governor's Office, IHDA, DCEO, IDOT, IEPA	On Hold
Research interdepartmental planning and funding mechanisms that can support coordination of affordable housing development and redevelopment near transit.	IHDA, IDOT, DCEO, Governor's Office and State Agencies	Under Review
Work to fund and administer the Building Location Efficiency Incentive Act (and EDGE Incentive).	ILGA, Governor's Office, DCEO	On hold
Research, plan and develop a statewide economic development plan to ensure that housing is made part of that overall effort.	DCEO	On hold
Determine the impact of LIHTC and other affordable housing projects on local property values.	IHDA, IHC, CSH, AALC, SHPA	On hold
Work with Governor's Office and applicable State agencies to determine feasibility of development of a Functional Depository of Information to be utilized by State agencies, regional planning organizations and local practitioners to track investments and determine funding availability.	Governor's Office, State Agencies	On Hold
Continued participation with place-based interdepartmental coordination efforts, i.e. Team Illinois, Illinois Association of Small Counties and others.	State Agencies	On hold
Utilize ongoing regional or sub-regional organizational coordination efforts as pilot programs to identify benefits, barriers and best practices to address geographic/jurisdictional concerns in linked housing, transportation and employment program delivery.	Housing Task Force, IHDA	On hold



<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Leadership</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2019 Status</b>
<b>Fund and support regional planning</b>		
Encourage local jurisdictions to create forward-looking housing policy plans that will allow private sector developers to construct workforce housing and affordable new homes.	IHDA, Housing Task Force, RPCs	On hold
Design programming and locate funding for a thorough and well-balanced rural Technical Assistance program that will help increase competitive and fundable project proposals and applications in rural areas with proven markets.	IHDA, Local Partners	Ongoing
Identify and support communities and regions throughout Illinois trying to access federal funding.	IHDA, Housing Task Force	Ongoing
Work to fund and administer the Local Planning and Technical Assistance Act.	ILGA, Governor's Office, DCEO, IHDA	On hold
Enact all or parts of a statewide resource-efficient planning policy that supports regionalism and access of federal and state dollars.	Governor's Office, IHDA, DCEO, IDOT, IEPA	On hold
<b>Develop Illinois Federal Housing Agenda to ensure preservation, reform and expansion of federal resources and legislation for affordable housing</b>		
Advocate for federal housing and services legislation and continued funding of supportive housing.	ILGA, Governor's Office, IHC, IHDA	Ongoing
Promote continued funding and administrative ease for the implementation of the recently established National Housing Trust Fund. Advocate flexibility in Operating Assistance provisions.	IHDA	Ongoing
Work towards establishing preservation-related federal and State legislation.	ILGA, Governor's Office	On Hold
Provide outreach to inform legislators on key housing issues that affect Illinois and the nation.	Governor's Office, Housing Task Force	Ongoing
Research feasibility of making recommendations for rule changes to federal funding sources that would make them more flexible and useful for rehabilitation programs such as the Home Modification Program, HOME, HTF, AFFH.	Housing Task Force	Ongoing
Support HEARTH Act funding to permit renewals funded separately from annual competitive grants to allow 30% PSH production.	Housing Task Force	Ongoing
Track long-term impact of proposed budget and tax program changes on State's ability to continue to provide access to affordable housing.	All State Agencies	Ongoing
Determine appetite for advocating for changes to Reverse Mortgages that would make them eligible for persons with disabilities. Creation of new Hardest Hit Fund Program: Reverse Mortgage Program.	Housing Task Force	Ongoing
<b>Identify opportunities to incorporate valuable lessons and promote best practices</b>		
Explore linking Statewide/Regional Housing Planning and Budgeting.	Governor's Office, IHDA, DCEO	On Hold
Review findings and deliberations of national and local efforts and consider adoption of new efforts to serve the priority populations.	Housing Task Force	On Hold
Continue Illinois Affordable Housing Awards Program as an annual event in conjunction with Governor's Conference on Affordable Housing.	Governor's Office, IHDA	Ongoing
Highlight Illinois' Home Accessibility Program nationally as model to benefit persons with disabilities.	IHDA	Ongoing
Seek partnerships with philanthropic organizations and with banks to align funding efforts and extend/expand upon State investment.	Housing Task Force, IHDA	Under Review



<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Leadership</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2019 Status</b>
<b>Support the exploration of enhanced Economic Impact Analysis of affordable housing activity by IHDA</b>		
Advise the ongoing expansion of input-output analytic tools employed by IHDA for statewide regional analysis.	IHDA, DCEO	On hold
Continue outreach, presentations and discussions with AHPAA non-exempt and at-risk communities throughout Illinois.	IHDA, Community Partners	Ongoing
Provide technical assistance to communities seeking to enact meaningful Affordable Housing Plans.	IHDA, Partners	As Needed
<b>Track legislation and serve as information clearinghouse on Federal housing allocation and expenditures</b>		
Advocate for federal housing and services legislation.	IHDA, Housing Task Force	Ongoing
Track effects of reduced federal appropriation levels, sequestration and the federal debt ceiling on housing programs.	IHDA, Housing Task Force	Ongoing
Concentrate efforts on federal housing related legislation which impacts existing and future resources, tax reform and housing finance reform.	IHDA, IHC	Ongoing
<b>Track federal tax reform, GSE reform and federal regulation</b>		
Track federal tax reform and its potential impact on Low Income Housing Tax Credits, Tax-Exempt Bond Financing, New Markets Tax Credits, the Mortgage Interest Deduction and Historic Rehabilitation Tax Credit.	IHDA, Housing Task Force	Ongoing
Advocate for affordable housing responsibilities of any new guarantor.	IHDA, Housing Task Force	Ongoing
Track funding of National Housing Trust Fund via user fees or percentage of GSE profits.	IHDA, Housing Task Force	Ongoing
Advocate for Ginnie Mae securitization of Risk Sharing Program.	IHDA, Housing Task Force	Ongoing
Track federal rule making and provide public comments to streamline processes and fully address affordable housing objectives.	HUD, Treasury, CMMS, CFPB	Ongoing
<b>Promote equal access to quality housing for the full diversity of Illinois households</b>		
Implement HUD's Affirmatively Furthering Fair Housing Rule through coordinated Assessment of Fair Housing.	IHDA, PHAs, IDHR, Municipalities	On Hold (due to HUD notice – see AFFH Section)
Contingent on funding, implement rural/small city development capacity building program.	IHDA, OAG, Municipalities, Other Parties	Under Review
<b>Seek and coordinate federal/state/local resources to further assist current and expanded supportive housing populations (veterans, LGBTQ, youth)</b>		
Research population needs and compile an inventory of current available resources.	Housing Task Force – Supportive Housing Working Group, ICOH	Ongoing
Identify additional programs and funding sources to assist.	Interagency Committee, ICH	Ongoing
<b>Research the coordinate assessment intake to more efficiently meet homeless needs</b>		
Review current intake assessments and assess their relationship to the coordinated assessment intake. Further develop systems where needed, such as the Uniform Assessment Tool.	IDHFS, HTF	Ongoing

<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Leadership</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2019 Status</b>
<b>Expand and support availability and access to supportive living services</b>		
Evaluate Illinois Medicaid 1115 Waiver requirements and options for supportive housing services.	IDHFS/ Housing Task Force	Ongoing
Continue to promote PHA Preferencing for people with disabilities.	IHDA, IDHS	Ongoing
<b>Increase planning coordination for economic development and housing to attract and retain businesses, maximize investment of State resources and improve quality of life for people and communities</b>		
Review DCEOs statewide economic development plan, LIHTC-Qualified Action Plan, Community Revitalization Plans, ACHP and the HUD State Consolidated Plan to explore how economic development can become incorporated in the overall efforts to further affordable housing.	DCEO, IHDA, Housing Task Force	Ongoing
Review the impact of LIHTC and other affordable housing funding on assisted projects to determine the impact on local property values.	IHDA, IHC, CSH, AALC, SHPA, Third Party	Under review
Continue development and management of state/regional/local economic impact tools.	IHDA	On hold
Major new emphasis on review of LIHTC Community Revitalization Plans to evaluate economic development elements.	IHDA	Ongoing
<b>Implement the Affordable Housing Planning and Appeal Act</b>		
Continue outreach, presentations and technical assistance with Affordable Housing Planning and Appeal Act non-exempt and at-risk communities throughout Illinois.	IHDA, Community Partners (BPI, CMAP, MPC, MMC)	Ongoing
Provide extensive technical assistance to communities seeking to enact meaningful Affordable Housing Plans.	IHDA, Community Partners (BPI, CMAP, MPC, MMC)	Ongoing
<b>Research/Investigate solutions to address/reduce the rising cost of affordable housing</b>		
Provide technical assistance via an ongoing community revitalization network/program to communities requesting robust local-level planning.	IHDA	Ongoing
Review existing research and conduct new analysis focused on affordable housing development cost containment strategies.	IHDA, Housing Task Force, IHC	Ongoing
Analyze cost savings option under the State's control and potential impact on public policies and quality of development.	IHDA, Housing Task Force, IHC	Ongoing

## Appendices

### Appendix A: Glossary of Terms, Acronyms, and Agencies

<b>State Agencies and Departments</b>	
<b>CDB</b>	Illinois Capital Development Board
<b>CFPB</b>	Consumer Financial Protection Bureau
<b>CMS</b>	Illinois Department of Central Management Services
<b>CMMS</b>	Center for Medicare and Medicaid Services
<b>DCEO</b>	Illinois Department of Commerce and Economic Opportunity
<b>DCFS</b>	Illinois Department of Children and Family Services
<b>IDJJ</b>	Illinois Department of Juvenile Justice
<b>DMH</b>	IDHS Division of Mental Health
<b>GOMB</b>	Governor's Office of Management and Budget
<b>HTF</b>	Illinois Housing Task Force
<b>IDFPR</b>	Illinois Department of Financial and Professional Regulation
<b>IDHFS</b>	Illinois Department of Healthcare and Family Services
<b>IDHR</b>	Illinois Department of Human Rights
<b>IDHS</b>	Illinois Department of Human Services
<b>IDNR</b>	Illinois Department of Natural Resources
<b>IDoA</b>	Illinois Department on Aging
<b>IDOC</b>	Illinois Department of Corrections
<b>IDOR</b>	Illinois Department of Revenue
<b>IDOT</b>	Illinois Department of Transportation
<b>IDPH</b>	Illinois Department of Public Health
<b>IDVA</b>	Illinois Department of Veterans Affairs
<b>IEPA</b>	Illinois Environmental Protection Agency
<b>IHDA</b>	Illinois Housing Development Authority
<b>ISTHA</b>	Illinois State Toll Highway Authority
<b>SHWG</b>	Supportive Housing Working Group

<b>Federal/State/Local/and Other Partners</b>	
<b>AAAs</b>	Area Agency on Aging – Local organizations that provide services and programs for seniors.
<b>CAAs</b>	Community Action Agencies.
<b>CHDOs</b>	Community Housing Development Organizations - a designated non-profit with the federal HOME program.
<b>CIC</b>	Community Investment Corporation.
<b>CIL</b>	Centers for Independent Living - Local organizations that provide services and programs for people with disabilities to help them live more independently.
<b>COC</b>	Continuum of Care.
<b>CRN</b>	Chicago Rehabilitation Network – A non-profit technical assistance provider and advocacy agency.
<b>CSH</b>	Corporation for Supportive Housing – A non-profit technical assistance provider for homeless and special needs housing and services.
<b>FHA</b>	Federal Housing Administration.
<b>FHLBC</b>	Federal Home Loan Bank of Chicago
<b>GNHSTF</b>	Governor’s Nursing Home Safety Task Force.
<b>GRAC</b>	Governor’s Rural Affairs Council.
<b>GSE</b>	Government Sponsored Enterprise (Most commonly referring to FHLB, Fannie Mae, Ginne Mae, & Freddie Mac).
<b>HUD</b>	U.S. Department of Housing and Urban Development.
<b>IIRA</b>	Illinois Institute for Rural Affairs.
<b>IMHPAC</b>	Illinois Mental Health Planning and Advisory Council.
<b>LAAs</b>	Local Administering Agencies under the Rental Housing Support Program
<b>LSHAC</b>	Lead Safe Housing Advisory Council.
<b>LSHSTF</b>	Lead Safe Housing State Task Force.
<b>NCSHA</b>	National Council of State Housing Agencies.
<b>NGA</b>	National Governors Association.
<b>OAG</b>	Illinois Office of the Attorney General.
<b>OASAC</b>	Older Adults Services Advisory Committee.
<b>OHCS</b>	Office of Housing Coordination Services.
<b>OMB</b>	U.S. Office of Management and Budget
<b>PHA</b>	Public Housing Authority.
<b>Reentry Working Group</b>	Governor’s Statewide Community Safety & Reentry Commission.
<b>TA Providers</b>	Technical Assistance Providers.
<b>USDA-RD</b>	U.S. Department of Agriculture-Rural Development Office.
<b>SPAR</b>	Office of Strategic Planning and Reporting

## **Funding Programs and Projects**

### **Build Illinois / Capital Fund**

Created in 2009 by the Illinois General Assembly, the Illinois Affordable Housing Capital Fund is a \$100,000,000, is appropriation for affordable housing grants, loans and investments for low-income families and persons. An additional \$30,000,000 is appropriated specifically to assist at risk displaced veterans and low income persons with disabilities

### **CCRS**

Community Care in Residential Settings (IDoA)

### **CDAP**

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

### **CDBG**

Community Development Block Grant, the HUD-funded federal block grant program.

### **CDBG Disaster Recovery Program**

Federally authorized disaster recovery programs (1771 (“Midwest”) and 1800 (“Ike”)) are available in designated counties within Illinois. These recovery programs require an affordable housing creation and preservation component. Over \$64 million available for housing programs from CDBG Disaster Recovery programs is anticipated to be available in eligible areas. Administered by DCEO and IHDA.

### **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.

### **HHF**

Hardest Hit Fund – provides targeted emergency mortgage assistance to families experiencing unemployment or underemployment in states hit hard by the economic and housing market downturn. Illinois had been awarded over \$440 million in HHF funding (through TARP) in 2010. In 2011 IHDA began to utilize the HHF funds to assist Illinois homeowners struggling to pay their mortgages due to job loss or income reduction. IHDA's HHF-HELP Program closed September 2013, and reopened in August 2016 after the Authority secured an additional award of \$269 million in federal HHF funding.

### **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.

## **Funding Programs and Projects Continued.**

### **GRF**

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

### **IHWAP**

Illinois Home Weatherization Assistance Program – administered by DCEO, includes monies from the U.S. Department of Energy, a HHS-LIHEAP Grant, State Supplemental Energy Assistance Fund, Energy Conservation and Home Repair Program) and ARRA-authorized Weatherization Assistance Program funds.

### **LIHEAP**

Low Income Home Energy Assistance Program

### **LIHTC**

Low Income Housing Tax Credit - Provides federal income tax credits to investors in low-income multi-family rental housing.

### **MCC**

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

### **MRB**

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

### **MRF**

Mortgage Resolution Fund - In 2011, IHDA agreed to fund a direct loan modification program called the Mortgage Resolution Fund (MRF) with up to \$100 million of the State's Hardest Hit Funds. Through the MRF, HHF monies will be used to purchase delinquent home loans directly from lenders and capital market traders at net present value. Each qualifying mortgage debt will be brought into alignment with current home values.

### **Housing Trust Fund (HTF)**

Authorized by the HERA, this State-administered resource will be 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 are to 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.

### **NSP**

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

### **RHSP**

Rental Housing Support Program – State-funded rental assistance program to assist extremely and severely low-income households. Funded through a fee on mortgage recording documents at the county level, the RHSP includes the Long Term Operating Support (LTOS) rental subsidy program.

## Other Relevant Terms

### **AHPAA**

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

### **Care Coordination Plan**

Illinois Medicaid's 2-year plan for meeting the State law requirement to move at least 50% of its Medicaid clients into care coordination by January 1, 2015. Under this plan, the goal is to have 2 million out of 3 million clients (or 66%) under the care of a certified Managed Care Entity.

### **Choice Neighborhoods Initiative**

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

### **Colbert v. Pritzker Case**

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.

### **Continuum of Care (CoC)**

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

### **Comprehensive Housing Planning Act**

Illinois Public Act 94-965 provides that the State of Illinois shall prepare and be guided by an annual comprehensive housing plan that specifically addresses certain underserved populations. Creates Housing Task Force.

### **EAH**

Employer Assisted Housing - Public/Private assistance provided to prospective homebuyers through their employer and a public agency. Promotes live-near-work goals via Executive Order 2003-18 Governor's comprehensive housing initiative issued on 9/16/2003 to establish a statewide Housing Task Force to develop a comprehensive State housing plan, encourage joint state agency funding and establish six Priority Populations (underserved).

### **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.



## **Other Relevant Terms, Continued.**

### **HEARTH Act**

The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act –A federal Act passed in 2009 that extends resources to communities to be used for prevention and re-housing homeless persons or persons facing homelessness. The HEARTH Act changes the current Emergency Shelter Grant Program to the Emergency Solutions Grant (ESG) Program and almost doubles 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 will 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 is to be created.

### **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, regardless of whether such property and housing receives Federal Assistance or not. 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.

### **ILHousingsearch.org**

An inter-agency, statewide housing locator system launched in 2009 to allow all residents to search and 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 in order to maintain the most current listings possible. Funded by IHDA, IDHS, IDHFS and IDoA.

### **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. A full copy of this consent decree and the implementation plan is available on the IDHS website ([www.dhs.state.il.us](http://www.dhs.state.il.us)).

## **Other Relevant Terms Continued.**

### **Money Follows the Person**

A federal rebalancing demonstration program administered by IDHFS 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.

### **NOFA Notice of Funding Availability**

An announcement of the availability of targeted funding, frequently used by State and federal agencies.

### **Norman Decree**

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

### **RFP**

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

### **Section 1115 Waiver**

Section 1115 of the Social Security Act gives the Secretary of Health and Human Services 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. (<http://kff.org/health-reform/>).

### **Supportive Housing Working Group**

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

### **State Referral Network**

Tied primarily to IHDA's Low Income Housing Tax Credit (LIHTC) Program, IHDA developed the Statewide Referral Network (SRN) in 2008, as an overlay on the housing locator system. The SRN is a program that links vulnerable populations to affordable housing across Illinois. Eligible populations include persons with disabilities, persons experiencing homelessness and persons at risk of homelessness.

### **TIF**

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.

### **RFA**

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

## **Other Relevant Terms Continued.**

### **Williams 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 that the State of Illinois had violated the 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. The parties reached an agreement called a Consent Decree. 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.

## **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 / State Agency Members:**

Illinois Emergency Management Agency

Illinois Finance Authority

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 Natural Resources

Illinois Department of Public Health

Illinois Department of Transportation

Illinois Department of Veterans' Affairs

Illinois Environmental Protection Agency

Illinois Department of Juvenile Justice

Illinois Governor's Office

Illinois Governor's Office of Management and Budget

Illinois Housing Development Authority

Illinois Lieutenant Governor

<b>Task Force Members (Ex-Officio) and Housing Expert Members</b>	
Honorable Pamela Althoff Illinois State Senator, 32nd District (Designated by Illinois Senate Minority Leader)	Senator Iris Martinez State Senator, 20th District (Designated by Illinois Senate President)
Betsy Benito Director, Illinois Program Corporation for Supportive Housing	Allison Clements Executive Director Illinois Housing Council
Diane Baker Architect Representative Worn Jerabek Wiltse Architects, P.C.	Lindsey Keyes Housing Programs Director U.S. Dept. of Agriculture
George Dinges President/Vice President Development Services Group	Joseph P. Galvan Midwest Regional Director U.S. Dept. of Housing and Urban Development (HUD)
David Neary Executive Director Dupage Habitat for Humanity	Mike Niehaus Executive Director Windsor Homes
Nancy Firfer Board of Governor's Chair Metropolitan Planning Council	Michael Goetz Director Laborer's Home
Peter Holsten President Holsten Developments	Robin Snyderman Principal Brick, LCC
Brian Hollenback Executive Director Rock Island Economic Growth Corporation	Jennifer Hill Executive Director Alliance to End Homelessness in Suburban Cook County
Mary Keating Director of Community Services Dupage County	David Hirsch Director Love Funding
Rep. Marcus Evans State Representative 13 <sup>th</sup> District	

## 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.)