

# **Illinois' 2021 Annual Comprehensive Housing Plan** **Annual Progress Report**

Plan Effective:  
Calendar Year, 2021

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

## Introduction: Housing Planning Activities in Illinois

This **Annual Comprehensive Housing Plan - Annual Progress Report** 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 Originally enacted in 2006, the Act was renewed and extended to 2026 through legislation signed into law in 2016.

The Comprehensive Housing Planning Act establishes a statewide comprehensive housing initiative by identifying eight underserved **Priority Populations** (listed below) and calls for the appointment of a **Housing Task Force** to improve the planning and coordination of State-administered housing resources.

**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.

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, Illinois General Assembly, and various State agency representatives.

For every Annual Plan, the Housing Task Force 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 are intended to promote State and local actions, and are incorporated into a Technical Plan, which collects recommended activities by Focus Area. The plan catalogs funding activity administered by the State for affordable housing construction, rehabilitation, preservation, subsidized home mortgages, operating or rental housing subsidies and support services.

### 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 (PSH)
4. Homeless persons and persons at-risk of homelessness (PSH)
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

This Annual Progress Report tracks the State's 2021 progress towards serving Illinois' eight priority populations and reports on housing programs highlighted in the 2021 Annual Comprehensive Housing Plan.

## 2021 Summary Chart: Meeting the Needs of Illinois' Priority Populations

### 2021 Funding Commitments Summaries and Populations Served

Please note: As many programs serve multiple priority populations, these 2021 Highlight totals do not account for overlapping programs and are included irrespective of other populations served. For more details, please see the Housing Production Charts and Residential Services Charts in the back of this report.

Priority Population	2021 Highlight	Detail/Program	Reporting Agency
Low Income Households	1,866 family rental units funded	1,299 units board approved for the first time in 2021/ 567 additional units approved with second-year funding	IHDA
	7,327 homes purchased by low-income households	\$62.2 million in Homebuyer programs including Mortgages and Down-payment Assistance was provided	IHDA
	65,521 units of rental assistance	\$588.8 million in Emergency Rental Assistance provided to residents as part of Illinois Rental Payment Program	IHDA
Low Income Seniors	1,924 senior rental units funded	1,667 units board approved for the first time in 2021 / 257 additional units approved with second-year funding	IHDA
	61,475 assisted/month and 134,560 assisted/annual	Community Care Program /LIHEAP/IHWAP	DOA, DCEO, USDA-Rural
	312 senior households assisted	USDA-Rural Section 504 Program	
Low Income Persons with Disabilities	800 rental units funded	499 units board approved for the first time /301 additional units approved with second-year funding	IHDA
	114,166 individuals assisted	Supportive Living Program, Supportive Housing Program, Supportive Housing Program (Bridge Rental Subsidy - Williams), Colbert Bridge Rental Subsidy Initiative, HOPWA, Prince Home Program for Veterans, LIHEAP, HAP	IDHFS, IDPH, IDHS, DCEO
	384 units of rental assistance	RSHP, RHSP-LTOS, HUD Section 811	IHDA
Homeless / At-risk of homelessness	179,597 individuals/49 providers assisted	Norman Housing Advocacy, Norman Cash Assistance, Youth Housing Advocacy, Youth Cash Assistance, Supportive Living Program, Emergency and Transitional Housing, Homeless Prevention Program, Supportive Housing Program, Domestic Violence Program, Assistance to the Homeless Fund, Homeless Youth Services Program, Emergency Solutions Grant, HOPWA	DCFS, DHFS, DHS, DPH
Other special needs populations (persons w/ criminal records; at risk veterans)	106 rental units funded/Ongoing support of 75 units of Re-Entry rental assistance/ 46 at risk veterans assisted	Re-Entry Demonstration Program, Low Income Housing Tax Credit, Prince Home Veterans Program, Adaptive Housing for Veterans	IHDA, IDVA, IDOC
Live Near Work or Transportation	1,421 rental units near work / transportation	Units funded in IHDA-identified Opportunity Areas	IHDA
Preservation	Funding to preserve 2,393 rental units	1,939 preservation units board approved for the first time in 2021 / 454 additional units approved with second-year funding	IHDA
Community Revitalization	2,007 rental units in revitalization areas	Units funded in IHDA-identified areas in need of Community Revitalization	IHDA
	721 unique properties assisted	Abandoned Properties Program and Strong Communities Program	
	122 unique properties assisted	Land Bank Capacity Building Program	
	88 households assisted	Single Family Rehabilitation Program	
	11,870 clients assisted / 26 grantees awarded	Foreclosure Prevention Program, Foreclosure Prevention Program-Graduated, Housing Stability Counseling Program, Cook County Mortgage Foreclosure Mediation Program	

**Table of Contents**

Introduction: Housing Planning Activities in Illinois ..... 2

Illinois’ Eight Priority Populations ..... 2

2021 Summary Chart: Meeting the Needs of Illinois’ Priority Populations ..... 3

2021 Focus Areas ..... 6

Focus Area #1: Identify and Address Emerging Housing Needs to Better Serve Illinois ..... 7

    Coronavirus Relief Programs and Legislation ..... 8

        Illinois Rental Payment Program ..... 8

        Housing Stability Services (HSS) for the Illinois Rental Payment Program (ILRPP) ..... 10

        Community Outreach and Assistance (COA) ..... 12

        The CARES Act ..... 13

        The COVID-19 Relief Bill ..... 14

        American Rescue Plan Act: HOME-ARP ..... 14

    Housing Counseling Resources ..... 15

        Housing Stability Counseling Program (HSCP) ..... 15

        Housing Counseling Resource Program (HCRP) ..... 17

        Foreclosure Prevention Program ..... 17

        Foreclosure Prevention Program Graduated Fund (FPP-G) ..... 18

        Cook County Mortgage Foreclosure Mediation Program (CCMFMP) ..... 19

    Reuse and Revitalization ..... 20

        Abandoned Property Program ..... 20

        Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network) ..... 22

        Strong Communities Program ..... 25

        Land Banking ..... 27

    Homebuyer Programs ..... 28

        Access 4% ..... 28

        Access 5% ..... 29

        Access 10% ..... 30

        Mortgage Credit Certificate (MCC) ..... 31

        SmartBuy Program ..... 31

        Opening Doors Program ..... 31

        Habitat for Humanity - Community Impact Fund ..... 33

        USDA Rural Development 502 Loan Program ..... 33

    Home Repair and Modification Programs ..... 34

        Single Family Rehabilitation Program ..... 34

        Home Accessibility Program ..... 35

        Community Development Block Grant Housing Rehabilitation Program ..... 36

        Rural Development Home Repair Loan and Grant Programs - Section 504 ..... 37

        Specially Adapted Housing Grant for Veterans ..... 37

    Rental Housing Development and Rental Assistance ..... 37

        Low Income Housing Tax Credit (LIHTC) Program ..... 37

        HOME/Affordable Housing Trust Fund (AHTF) ..... 39

        IHDA/HUD – Risk Share Mortgage with U.S. Treasury Investment (FFB) Mortgage ..... 39

        Affordable Advantage Mortgage ..... 40

        Credit Advantage Mortgage ..... 40

        One-Stop PLUS ..... 40

        Housing Trust Fund (HTF) ..... 40

        Rental Housing Support (RHS) Program ..... 40

    Housing Planning, Technical Assistance and Economic Development ..... 42

        Community Revitalization Technical Assistance Network ..... 42

        LIHTC Community Revitalization Plans ..... 43

        The Quality-of-Life Index (QOLI) ..... 44

        Land Bank Technical Assistance Program (Land Bank TA Program) ..... 44

        Chicago Rehabilitation Network Technical Assistance Grant ..... 45

        Homes for a Changing Region ..... 46

Focus Area #2: Refocus on Difficult-to-House and At-Risk Households ..... 47

    Housing Resources ..... 48

        Illinois Housing Search Website ..... 48

        State Referral Network ..... 48

        HUD Section 811 Program ..... 48

        Long Term Operating Support (LTOS) Program ..... 50

        The Re-entry Demonstration Rental Housing Support Program ..... 50

Permanent Supportive Housing Development Request for Applications .....	51
Housing for Justice Involved Individuals (HJIIP) Program .....	52
Illinois Supportive Housing Institute (SHI) and Project Initiation Loan Fund (PIL) .....	52
Illinois Supportive Living Program .....	52
Supportive Housing NOFOs .....	53
IDHS-DMH Housing First NOFO .....	53
IDHS-SUPR Supportive Housing NOFO.....	53
Homelessness and Interagency Collaboration .....	54
Illinois Interagency Council on Homelessness.....	54
Interagency Working Group on Poverty and Economic Security .....	54
Collaborative on Childhood Homelessness .....	54
Focus Area #3: Policies and Expanded Leadership for the Future of Illinois Housing.....	55
Legislation and Policy Initiatives .....	56
Affirmatively Furthering Fair Housing.....	56
Affordable Housing Planning and Appeal Act .....	57
BIPOC Developer Capacity Building Initiative .....	58
Broadband and Economic Impact.....	58
The Illinois Broadband Advisory Council and Connect Illinois.....	58
Economic Impact Analysis/IHDA Economic Impact Report.....	59
Rehabilitation and Weatherization.....	59
Illinois Low Income Home Energy Assistance Program (LIHEAP).....	59
Home Weatherization Assistance Program .....	59
Rebuild Illinois: Shovel Ready Sites .....	59
Improving Building Standards and Environmental Justice .....	59
Qualified Allocation Plan: 2022-2023 .....	59
Illinois Solar for All.....	60
Focus Area #4: Housing Blueprint for Illinois .....	62
Housing Blueprint Overview.....	63
Blueprint Engagements and Data Analysis.....	63
Blueprint Working Groups and the Housing Task Force .....	65
2021 Housing Production Charts .....	66
2021 Housing Production Chart / Multifamily Programs.....	67
2021 Housing Production Chart / Single Family Programs .....	68
2021 Housing Production Chart/Residential Services Programs .....	69
IHDA Multifamily Project List (CY2021) - Occupancy Characteristics.....	71
IHDA Multifamily Project List (CY2021) - Funding Characteristics .....	73
Technical Plan.....	77
Appendices.....	93
Appendix A: Glossary of Terms, Acronyms, and Agencies.....	93
Appendix B: Housing Task Force Members .....	101
Appendix C: (310 ILCS 110/) Comprehensive Housing Planning Act .....	102
(310 ILCS 110/) Comprehensive Housing Planning Act.....	102

## 2021 Focus Areas

The annual Focus Areas are selected by the Housing Task Force to guide its State agency partners in their response to the affordable housing and related service needs of the Priority Populations. For 2021, the Housing Task Force made significant changes to the four Focus Areas from the 2020 Annual Comprehensive Housing Plan, as part of efforts to better address the impacts of the pandemic and the need to address inequities in housing.

For each Focus Area, supporting “Strategies” and related “Implementation Activities” were outlined and catalogued in the Technical Plan. The 2021 ACHP Focus Areas were:

### **Focus Area #1: Identify and Address Emerging Housing Needs to Better Serve Illinois**

The affordable housing landscape in Illinois is ever shifting- particularly in times of crisis. While the Annual Comprehensive Housing Plan’s focus on specific housing markets is informed and guided by statutorily prescribed Priority Populations, there are likely new and high need populations that may emerge from the economic crisis sparked by the pandemic. Additionally, there is a clear need in 2021 for additional and proactive planning to bring geographic, racial, and ethnic equality to the affordable housing landscape in Illinois. This focus area is intended to look deeply into new housing needs emerging in these areas throughout Illinois.

### **Focus Area #2: Refocus on Difficult-to-House and At-Risk Households**

Assisting 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 support, has long been a major focus of the Annual Comprehensive Housing Plan. New obstacles and opportunities have presented themselves in this area offering opportunities in the coming year for the Housing Task Force to focus on not only providing housing, but on expanding its reach in scope into more effective solutions-based work that addresses a wider range of Illinois’ high-need communities and populations.

### **Focus Area #3: Policies and Expanded Leadership for the Future of Illinois Housing**

There is a continued need to enhance collaborative planning efforts that help to foster policy changes that better address the housing needs of all Illinois residents. Future work should prioritize activities that identify ways to maximize and support new and existing state and federal resources and align these resources with policies that promote equal access to quality housing throughout the State. Collaborative policy-driven efforts in the upcoming year should work to expand the impact and input of a more diverse group of affordable housing practitioners and serve to drive our state into new or underutilized strategies, such as strengthening our statewide approach to environmental justice, further incorporating green building practices into affordable housing development programs and policies.

### **Focus Area #4: Housing Blueprint for Illinois**

A comprehensive statewide planning effort is needed to create an inclusive vision for the future of housing in Illinois. Efforts are already underway to better understand the emerging needs of Illinois residents and to examine the full impacts and reach of current programs statewide, particularly on those identified as priority populations in the ACHP. Beginning in 2020, IHDA undertook the *Housing Blueprint*, a new planning endeavor with the purpose of informing future policies that better serve the diverse needs of Illinois residents. The Blueprint’s planning process is comprised of various components that include past plan review, community outreach, quantitative data analyses, as well as the first Racial Equity Impact Assessment ever conducted on IHDA’s portfolio and practices. In 2020, the Housing Task Force was enlisted to serve as advocates for and aides to the Housing Blueprint. Each year the Blueprint will culminate in Working Groups led by Housing Task Force members and IHDA staff that will be formed around the major priorities and goals identified by the plan. This Focus Area is intended to formalize the relationships between the Housing Task Force, the Housing Blueprint and the Annual Comprehensive Housing Plan.

## Focus Area #1: Identify and Address Emerging Housing Needs to Better Serve Illinois

The affordable housing landscape in Illinois is ever shifting- particularly in times of crisis. While the Annual Comprehensive Housing Plan's focus on specific housing markets is informed and guided by statutorily prescribed Priority Populations, there are likely new and high need populations that may emerge from the economic crisis sparked by the pandemic. Additionally, there is a clear need in 2021 for additional and proactive planning to bring geographic, racial, and ethnic equality to the affordable housing landscape in Illinois. This focus area is intended to look deeply into new housing needs emerging in these areas throughout Illinois.

The Identify and Address Emerging Housing Needs to Better Serve Illinois Focus Area draws from actions and strategies that are identified in the 2021 ACHP's report's Technical Plan, which lays out the long-term planning goals of the Housing Task Force. In this Focus Area, five Technical Plan strategies provide the framework for current programs and recommended efforts.

### Identify and Address Emerging Housing Needs to Better Serve Illinois Technical Plan Strategies:

1. Prioritize a Statewide COVID Housing Response
2. Utilize creative funding strategies and Community Support Networks to Keep Illinoisans in their homes
3. Expand Homeownership Activity into New Markets
4. Provide and expand affordable housing opportunities in rural Illinois.
5. Identification of New Statewide Housing Needs

## Coronavirus Relief Programs and Legislation

### Illinois Rental Payment Program

The Illinois Rental Payment Program (ILRPP) provides financial assistance for rent to income-eligible Illinois renters and their landlords who have been impacted by the COVID-19 pandemic. Renters in Illinois behind on rent due to COVID-19, are eligible for up to \$25,000 in emergency rental payments. Assistance covers up to 18 months of emergency rental payments, including up to 15 months of missed rent payments and up to three months of future rent payments.

This initial funding for ILRPP was provided through the federal Consolidated Appropriations Act of 2021, passed in December 2020. Additional rounds of assistance will be funded through the American Rescue Plan Act of 2021, signed into law in March 2021. In total, the program will deploy multiple rounds of funding totaling \$1.1 billion dollars to Illinois renters and landlords in an effort to prevent evictions. ILRPP builds on the state's comprehensive rental assistance program launched by the Pritzker administration last year, delivering over \$329 million in housing payment grants to over 56,000 renters and homeowners across the state.

In 2021, ILRPP round 1 had approved 64,521 applications and as of December 31, 2021, disbursed \$588,807,656 in rental assistance.

Illinois Rental Payment Program: Round 1, CY2021			
City of Chicago	Applications Approved Total	Applications Disbursed Total	Disbursement Amount \$
City of Chicago	28,945	28,920	288,666,678
County	Applications Approved Total	Applications Disbursed Total	Disbursement Amount \$
Adams	253	253	1,342,095
Alexander	9	9	49,816
Bond	36	36	167,061
Boone	98	98	761,622
Brown	4	4	20,830
Bureau	54	54	360,232
Calhoun	0	0	0
Carroll	17	17	122,525
Cass	28	28	145,385
Champaign	757	756	3,821,852
Christian	70	70	355,937
Clark	15	15	74,512
Clay	20	20	104,659
Clinton	45	45	241,571
Coles	207	207	989,289
Cook	12,059	12,047	128,110,039
Crawford	19	19	129,714
Cumberland	11	11	39,613
Dekalb	541	541	3,426,447
Dewitt	38	38	221,805
Douglas	29	29	174,023
DuPage	2,531	2,528	24,392,021
Edgard	21	21	127,478
Edwards	0	0	0
Effingham	51	51	299,758
Fayette	29	29	178,570
Ford	24	24	132,763
Franklin	76	76	459,257
Fulton	71	71	403,488
Gallatin	3	3	16,623
Greene	7	7	38,680
Grundy	90	90	713,255
Hamilton	4	4	18,395



Hancock	18	18	103,720
Hardin	0	0	0
Henderson	5	5	50,050
Henry	50	50	267,533
Iroquois'	33	33	242,482
Jackson	354	354	1,668,282
Jasper	12	12	53,235
Jefferson	89	89	511,316
Jersey	21	21	119,549
Jo Daviess	18	18	101,490
Johnson	7	7	54,325
Kane	1,279	1,278	12,087,579
Kankakee	599	598	4,181,443
Kendall	303	302	3,326,367
Knox	152	151	814,033
Ls Salle	247	247	1,871,095
Lake	922	922	9,126,568
Lawrence	16	16	125,438
Lee	83	83	502,374
Livingston	66	66	360,402
Logan	107	107	558,439
Macon	800	800	5,250,565
Macoupin	70	70	401,717
Madison	763	761	4,422,217
Marion	144	144	891,543
Marshall	7	7	35,880
Mason	11	11	47,235
Massac	13	13	121,900
McDonough	112	112	479,145
McHenry	176	176	1,860,141
McLean	724	722	3,855,649
Menard	18	18	83,665
Mercer	7	7	30,700
Monroe	27	27	198,035
Montgomery	34	34	210,082
Morgan	84	84	503,379
Moultrie	31	31	215,415
Ogle	120	120	644,992
Peoria	1,463	1,463	9,098,131
Perry	12	12	87,936
Piatt	20	20	103,580
Pike	17	17	93,821
Pope	3	3	15,500
Pulaski	3	3	10,768
Putnam	7	7	38,370
Randolph	58	58	309,131
Richland	33	33	215,417
Rock Island	590	590	3,416,411
Saint Clair	2,143	2,143	13,146,808
Saline	59	59	354,996
Sangamon	1,153	1,153	7,406,001
Schuyler	8	8	40,100
Scott	1	1	3,299
Shelby	20	20	152,453
Stark	4	4	12,975
Stephenson	267	267	1,346,480
Tazewell	418	418	2,646,159
Union	23	23	140,235
Vermillion	353	353	2,008,585
Wabash	22	22	145,800

Warren	37	37	185,684
Washington	14	14	93,447
Wayne	8	8	31,945
White	8	8	27,888
Whiteside	144	144	839,571
Will	2,528	2,526	26,487,103
Williamson	265	265	1,575,532
Winnebago	1,122	1,119	7,081,776
Woodford	34	34	207,781
<b>Total</b>	<b>64,521</b>	<b>64,467</b>	<b>588,807,656</b>

### **Housing Stability Services (HSS) for the Illinois Rental Payment Program (ILRPP)**

Housing Stability Services (HSS) for the Illinois Rental Payment Program (ILRPP) was funded by the U.S. Department of Treasury under the Consolidated Appropriations Act of 2021. The act authorized U.S. Treasury to make payments to certain recipients to be used to provide emergency rental assistance. The Illinois Department of Commerce and Economic Opportunity (DCEO) applied to Treasury on behalf of the State and was awarded funds. DCEO then sub granted a portion of the IL ERA award to IHDA in connection with the operation of the ILRPP and HSS.

HSS funded housing counseling agencies, community-based organizations, and non-profit organizations, including legal assistance groups to assist with the administration of the Emergency Rental Assistance (ERA 2.0) program, specifically with the following:

1. HSS Outreach
  - Disseminating information about the ILRPP throughout the grantee’s coverage area
  - Performing outreach services within the coverage area to inform as many people as possible about the ILRPP in languages needed in the community
  - Identifying other available housing resources for clients
  
2. HSS Intake
  - Assisting Illinois residents, including landlords and tenants with the initial ILRPP application process virtually, over the phone, or in-person
  - Providing assistance to clients after submittal of an ILRPP application, including case management and referral services
  - Following up with clients after the submittal of an ILRPP application, including case management and referral services
  - Provide intentional outreach and intake assistance to landlords of 2-4 unit buildings who may face technology and language barriers
  - Assisting tenants who have applied for funds from ILRPP, but whose landlords have been unresponsive, including engaging in any specific landlord outreach steps required by the Act
  
3. HSS Equipment – funding to bolster a grantee’s mobile and technology network to perform the services, i.e., the purchase of computer workstations, laptops, tablets, and headsets

<b>Housing Stability Services (HSS) for the Illinois Rental Payment Program (ILRPP) Current Funding Rounds</b>			
<b>Funding Round</b>	<b>Time Period</b>	<b>Funds Awarded</b>	<b>Number of Awards</b>
<b>Round 1</b>	April 2021 – September 2022	\$6.3M	64
<b>Round 2</b>	January 31, 2022 – February 16, 2024	\$7.1M	61
<b>2022 Projection</b>	<i>Round 1 disbursement activity is expected to continue until September of 2022. This is following a 9-month extension to select grantee's legal agreements. Additional rounds are anticipated for the program following a change in administrative custody from IHDA's Community Affairs Department to the Strategic Response Unit in February of CY 2022.</i>		

Funding determinations for Round 1 of the program were made in March of 2021, with 64 awards totaling a combined \$6.3 million, (awards information is included for reference). In CY 2021, IHDA disbursed a combined \$3,919,494.48 to the HSS program partners who assisted with the submission of 101,694 applications of which the Authority approved 63,964 for rental assistance.

Round 1 activity was originally set to expire in January 2022, but will continue across CY 2022, following a 9-month program extension in December 2021. Future rounds are anticipated for this program following the planned administrative custody transfer from IHDA's Community Affairs Department to the Authority's Strategic Response Unit.

<b>Housing Stability Services (HSS) for the Illinois Rental Payment Program (ILRPP) – Round 1 Grantees/Awards, CY2021</b>	
<b>Grantee Name</b>	<b>Recommended Grant Amount</b>
Arab American Family Services	\$98,000
BEDS Plus Care Inc.	\$125,000
Brighton Park Neighborhood Council	\$90,000
Call for Help, Inc.	\$120,000
CEDA	\$140,000
Center for Changing Lives	\$115,000
Chicago Urban League	\$67,000
Community Action Partnership of Central Illinois	\$140,000
Community Investment Corporation of Decatur, Inc.	\$70,000
Community Life Line	\$80,000
Community Partners for Affordable Housing	\$125,000
Connections for the Homeless	\$125,000
Consumer Credit Counseling Services of Northern Illinois, Inc.	\$74,000
Duane Bean Behavioral Health Center	\$80,000
East Central Illinois Refugee Mutual Assistance Center	\$25,000
Embarras River Basin Agency, Inc.	\$126,000
Erie Neighborhood House	\$140,000
Family Service Agency of DeKalb County	\$70,000
Far South Community Development Corporation	\$115,000
First Home Alliance	\$140,000
Garfield Park Community Council	\$108,000
Great Lakes Credit Union	\$140,000
Greater Southwest Development Corporation	\$140,000
Habitat for Humanity of Champaign County	\$25,000
HANA Center, Inc.	\$110,000
Holsten Human Capital Development, NFP	\$115,000
Housing Forward	\$80,000
Housing Opportunity Development Corporation	\$35,000
Illinois Legal Aid Online (ILAO)	\$25,000

Illinois Migrant Council	\$84,000
Jamieson Community Center	\$27,000
Justine Petersen Housing and Reinvestment Corporation	\$140,000
La Casa Norte	\$76,000
Lake County Housing Authority	\$140,000
Lakeview Pantry	\$105,000
METEC	\$102,000
Metropolitan Tenants Organization	\$95,000
Navicore Solutions	\$120,000
Neighborhood Housing Services of Chicago, Inc.	\$140,000
Northside Community Redevelopment Corporation/Rogers Park CDC	\$135,000
Northwest Compass, Inc.	\$84,000
Northwest Side Housing Center	\$115,000
NW Home Start, Inc.	\$87,000
Oak Park Regional Housing Center	\$117,000
Open Communities	\$118,000
Outreach Community Ministries	\$110,000
Peoria Citizens Committee for Economic Opportunity	\$80,000
Restoration America, Inc.	\$140,000
Rock Island Economic Growth Corporation d/b/a Economic Growth Corporation (GROWTH)	\$140,000
South Side Community Federal Credit Union	\$45,000
South Suburban Housing Center	\$100,000
Spanish Coalition for Housing	\$140,000
Spanish Community Center	\$140,000
The Immigration Project	\$140,000
The Neighbor Project	\$84,000
The Resurrection Project	\$103,000
The Salvation Army of Greater St. Louis	\$40,000
Timber Lake Playhouse	\$20,000
Total Resource Community Development Organization	\$82,000
Two Rivers Regional Council of Public Officials	\$95,000
Western Egyptian Economic Opportunity Council, Inc.	\$45,000
Will County Center for Community Concerns	\$133,000
YWCA of Metropolitan Chicago	\$140,000
<b>TOTAL</b>	<b>\$6,300,000</b>

### Community Outreach and Assistance (COA)

Community and Outreach Assistance (COA) was funded with \$3,020,000, sourced from the State Coronavirus Urgent Remediation Emergency Fund (IL Cure Fund), which was established because of the Coronavirus Aid, Relief, and Economic Security Act, (the CARES Act), signed into law on March 27, 2020, and created through Section 5001 of the CARES Act, the Coronavirus Relief Fund, (CRF).

COA funded housing counseling agencies, community-based organizations, and non-profit organizations including legal assistance groups to assist with the administration of the Emergency Mortgage Assistance (EMA) and the Emergency Rental Assistance (ERA) programs, which are also funded by the IL CURE Fund.

The COA grant recipient's core responsibilities included assisting Illinois residents with disseminating EMA/ERA information and outreach, assisting the client with the online application process, and assisting those whose income have been impacted by COVID-19.

COA grant recipients provided services by the below assistance tiers:

- Tier 1 – Information and Outreach
- Tier 2 – Information and Outreach + Client Intake
- Tier 3 – Information and Outreach + Client Intake + Mobile and Technology Network

In all, COA agencies assisted with the submission of 97,893 unique applications, of which 56,200 were ultimately approved by IHDA; 46,129 were for Emergency Rental Assistance, and 10,071 were for Emergency Mortgage Assistance. Final disbursements in the amount of \$134,779.13 were made by IHDA in early CY 2021.

<b>Community Outreach and Assistance (COA) Current Funding Rounds</b>			
<b>Funding Round</b>	<b>Time Period</b>	<b>Funds Awarded</b>	<b>Number of Awards</b>
<b>Round 1</b>	July 2020 – December 2020	\$3.02M	62
<b>2022 Projection</b>	<i>No activity is planned for this program in CY 2022. All grantee expenses for eligible activities were incurred prior to December 30<sup>th</sup>, 2020, and final disbursements were made in early CY 2021.</i>		

### **The CARES Act**

On March 27, 2020, former President Trump signed into law The Coronavirus Aid, Relief, and Economic Security Act, also known as the CARES Act. This Act appropriated approximately \$2.2 trillion toward the effort to mitigate the economic impacts brought on by COVID-19 and instituted moratoriums on foreclosures for all federally-backed mortgages for 60 days (beginning 4/18/2020). Borrowers with a federally-backed mortgage experiencing financial hardship due to Coronavirus were also eligible to request a forbearance for up to 180 days, with a possible extension for another 180 days at the request of the borrower. The Act also instituted a moratorium on filings for evictions for renters in homes covered by a federally-backed mortgage for 120 days of enactment.

The CARES Act expired on December 30, 2020.

Overall, the bill provided more than \$12 billion in funding for HUD programs, including:

- \$4 billion for Emergency Solutions Grants for homelessness assistance
- \$5 billion in Community Development Block Grants
- \$1.25 billion for the Housing Choice Voucher program
- \$1 billion for project-based rental assistance
- \$685 million for public housing
- \$300 million for tribal nations
- \$65 million for Housing for Persons with AIDS
- \$50 million for Section 202 Housing for the Elderly
- \$15 million for Section 811 Housing for Persons with Disabilities
- \$2.5 million for Fair Housing activities

The CARES Act also appropriated \$150 billion through the Coronavirus Relief Fund (CRF) for state, local and tribal governments to help broadly cover any “necessary expenditures incurred due to the public health emergency” created by COVID-19. This provision of flexible funding to localities was often used to address the health and economic impacts of the pandemic and meet the needs of people experiencing homelessness and struggling low-income renters.

On June 10, 2020, Governor JB Pritzker and the Illinois General assembly allocated \$300 million of federal Coronavirus Relief Funds through the 2021 Budget Appropriations Bill to assist Illinois resident unable to pay their rent or mortgage due to impacts incurred from the COVID-19 pandemic.

## The COVID-19 Relief Bill

On December 21, 2020, Congress passed a \$900-billion COVID-19 relief measure as an amendment to the fiscal year 2021 budget agreement which totaled \$1.4 trillion in government funding. Including in this package, is \$25 billion for emergency rental assistance, funded through the Coronavirus Relief Fund (CRF) and administered by the U.S. Department of the Treasury. Of the total amount of rental assistance, \$400 million would be allocated to U.S. territories and \$800 million to tribal communities. The remaining funds would be distributed within 30 days to states and cities with populations of 200,000 or more. Each state would receive a minimum of \$200 million. Illinois received \$566.2 million in emergency rental assistance funding which state agencies are currently using to develop another round of ERA programming for some time in mid-2021.

Other housing provisions in the Covid-19 Relief Bill include:

- A one month extension on the national eviction moratorium through January 31 to assist renters unable pay rent and localities working to administer remaining CARES Act funds.
- An extension of the deadline from December 30, 2020 to December 31, 2021 for funds provided by Congress in the CARES Act through the Coronavirus Relief Fund (CRF).

The relief bill also established a permanent floor for the 4% credit in the Low Income Housing Tax Credit (LIHTC) program. This change will make it easier to secure the financing needed for affordable housing projects and will lead to a significant increase in the creation of affordable rental homes nationwide. The bill also provides an additional allocation of \$1.1 billion in LIHTC for states impacted by disasters.

## American Rescue Plan Act: HOME-ARP

In response to the Covid-19 pandemic, President Biden signed the American Rescue Plan (ARP), a \$1.9 trillion stimulus package, into law on March 11, 2021. ARP includes a number of provisions, to be administered by HUD and other agencies, to provide immediate and direct relief to help people across America remain stably housed during the pandemic. Specifically, the American Rescue Plan Act of 2021 includes the following housing provisions:

- \$21.5 billion in emergency rental assistance, to be administered by U.S. Treasury.
- \$10 billion in mortgage and foreclosure assistance and eviction prevention, to be administered by Treasury.
- \$5 billion for emergency housing vouchers for individuals and families who are experiencing homelessness or at risk of homelessness.
- \$5 billion for the HOME Investment Partnerships Program

In regard to the \$5 billion in HOME ARP dollars, these grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME) and assist qualifying populations by providing housing, rental assistance, supportive services, and non-congregate shelter.

The 651 State and local Participating Jurisdictions (PJs) that qualified for an annual HOME Program allocation for FY 2021 are eligible to receive HOME-ARP grants.

Qualifying populations for HOME-ARP funds include homeless and at-risk of homelessness, those fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking and other populations where supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability. Veterans and families that include a veteran family member that meets one of the preceding criteria are also eligible.

HOME-ARP funds can be used for four eligible activities:

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)

- Supportive Services, Homeless Prevention Services, and Housing Counseling
- Purchase and Development of Non-Congregate Shelter

HUD issued the HOME-ARP Implementing CPD Notice, Requirements for the Use of Funds in the HOME-American Rescue Plan Program, on September 13. The State sent the signed 2021 HOME-ARP Grant Agreement to HUD on September 27, 2021. Illinois was awarded \$203,977,931 in HOME funds to be administered by 7 Participating Jurisdictions (PJ) across the state:

- |                                    |                                 |
|------------------------------------|---------------------------------|
| • Aurora: \$2,726,703              | • Lake County: \$6,025,377      |
| • Chicago: \$71,170,234            | • Will County: \$4,581,154      |
| • Decatur: \$1,497,384             | • Cook County: \$23,837,306     |
| • Evanston: \$1,298,584            | • DuPage County: \$6,505,249    |
| • Peoria: \$2,405,902              | • St. Clair County: \$3,762,217 |
| • Rockford: \$3,579,012            | • Kane County: \$3,399,022      |
| • Springfield: \$2,380,397         | • Urbana: \$2,970,773           |
| • McHenry County: \$2,225,083      | • Madison County: \$3,529,710   |
| • IL Non-Entitlement: \$62,083,824 |                                 |

IHDA is 1 of the 17 Participating Jurisdictions (PJ) to administer the HOME-ARP funds on behalf of the state of Illinois (see IL Non-Entitlement). IHDA will receive a \$62 million allocation. In 2022, IHDA will engage with various statewide housing entities (i.e., CoCs, homeless service and domestic violence services providers, public housing agencies, etc.) and work with state partners to develop an allocation plan for approval by HUD for how the state can best utilize HOME ARP funds to address the housing needs of Illinois’s most vulnerable populations. All designated PJs have until 2030 to spend their awards.

## Housing Counseling Resources

### Housing Stability Counseling Program (HSCP)

NeighborWorks America released a Request for Applications for their Housing Stability Counseling Program (HSCP). HSCP funding originates from the American Rescue Plan Act, 2021. The legislation charges NeighborWorks America with designing and administering a national, \$100 million housing counseling program that will provide grants to support housing counseling services for households facing housing instability, such as eviction, default, foreclosure, loss of income, or homelessness. Eligible applicants included HUD-approved intermediaries, state housing finance agencies or NeighborWorks network organizations.

IHDA’s Community Affairs department will administer HSCP via a network of HUD approved housing counseling agencies with demonstrated experience in providing housing stability counseling services to clients.

HSCP eligible activities fall into three categories-

1. Counseling
  - Level 1 (\$200) – intake, triage, and assessment of the client’s situation.
  - Level 2 (\$550) – counseling services are conducted with verifiable action taken.
  - Follow up (\$50) – efforts made to assure that the client is progressing toward their housing goals, and to learn and report of any outcomes.
2. Program Related Support (30% of Counseling Award)– funding that will reimburse the network of HUD approved housing counseling agencies for its administrative costs.
3. Operational Oversight (7% of the first \$2.5 million of the Counseling Award, and 5% of any amount over \$2.5 million) – funding that will reimburse IHDA for administrative costs to manage the program and the network of HUD approved housing counseling agencies.

The housing counseling agencies will be paid based on approved files for clients they counsel, and they are eligible to receive Program Related Support for their administrative costs.

<b>Housing Stability Counseling Program (HSCP) Current Funding Rounds</b>				
<b>Funding Round</b>	<b>Time Period</b>	<b>Funds Awarded</b>	<b>Number of Awards</b>	<b>Households Assisted</b>
<b>Round 1</b>	February 2022 – January 2023	\$2.7M	21	TBD
<b>2022 Projection</b>	<i>Round 1 program activity began in February of CY 2022, and will continue across the year, until a planned close in January of CY 2023.</i>			

IHDA submitted a funding application for HSCP on June 30, 2021. To stay within the program’s timeline, on July 8, the IHDA Board approved entering into a grant agreement with NeighborWorks America should the Authority be awarded funding. Following this, an application was released on July 19th for program sub-grantees (HUD approved housing counseling agencies), for which 22 applications were received.

IHDA was subsequently notified on September 8, 2021, of NeighborWorks America’s intent to award the Authority \$2,858,550, which is within the program’s highest grant amount tier alongside the state HFA’s of New Jersey and Pennsylvania. Following receipt of this notice, the Authority’s Board approved awards for 21 sub-grantees in the combined amount of \$2,712,450.

<b>Housing Stability Counseling Program (HSCP) Grantees/Awards - CY2021</b>	
<b>Grantee Name</b>	<b>Recommended Grant Amount</b>
Brighton Park Neighborhood Council	\$40,300
Chinese American Service League	\$107,575
Community Partners for Affordable Housing	\$194,415
Consumer Credit Counseling Service of Northern Illinois, Inc.	\$163,800
DuPage Homeownership Center dba HOME DuPage, Inc.	\$166,920
Embarras River Basin Agency, Inc.	\$82,875
First Home Alliance, Inc.	\$40,300
Garden State – Navicore Solutions	\$331,110
Great Lakes Credit Union	\$41,600
Lake County Housing Authority	\$377,000
METEC	\$91,650
Northside Community Development Corporation/Rogers Park CDC	\$101,400
Northwest Side Housing Center	\$61,100
Open Communities	\$46,800
Restoration America, Inc.	\$109,200
South Suburban Housing Center	\$146,380
Spanish Coalition for Housing	\$468,000
The Neighbor Project	\$40,300
The Resurrection Project	\$40,300
Total Resource Community Development Organization	\$37,700
Will County Center for Community Concerns	\$23,725
<b>Total</b>	<b>\$2,712,450</b>



## Housing Counseling Resource Program (HCRP)

Housing Counseling Resource Program (HCRP), is a new 3-year program, funded by the Federal Home Loan Bank of Chicago, which will provide \$1 million in annual grants to HUD approved housing counseling agencies across Illinois, to expand organizational capacity and services to better reach minority and low - and moderate - income homebuyers.

Funds shall be used for capacity-building activities that expand organizational reach to minority homebuyers, including but not limited to:

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

The authorization to accept the funds was approved by the IHDA Board in December of 2021. A Request for Applications was subsequently released by IHDA on January 12, 2022, with a submission due date of February 14, 2022. As of March 1<sup>st</sup>, IHDA is in the process of reviewing and officiating its grant agreement with the FHLB of Chicago. IHDA anticipates putting Round 1 grantee recommendations before the Board for consideration and approval on April 15, 2022. Round 1's term is planned to begin on June 3, 2022.

Housing Counseling Resource Program (HCRP) Current Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Households Assisted
Round 1	June 2022 - June 2025 (expected)	\$3M (expected)	TBD	TBD
<b>2022 Projection</b>	<i>Round 1 program activity is expected to begin in June of CY 2022, and continue across the year, until a planned close in June of CY 2025.</i>			

## Foreclosure Prevention Program

The Foreclosure Prevention Program (FPP), established by the Illinois General Assembly, was funded by a \$50 filing fee the plaintiff paid each time a foreclosure was filed. Funds were appropriated to the Illinois Department of Revenue by the General Assembly, for use by the Authority in administering the program. Under FPP, the Authority made grants to HUD-approved housing counseling agencies and community-based organizations to support housing counseling and foreclosure prevention outreach including pre/post purchase counseling, foreclosure mitigation, financial literacy, counselor training, and capacity building. Grants were made 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
- 25% to community-based organizations in Chicago

Foreclosure Prevention Program (FPP) Completed Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Households Assisted
Round 1	June 2012 - June 2013	\$3.8M	40	39,869
Round 2	June 2013 - June 2014	\$3.4M	45	35,762
Round 3	August 2014 - August 2015	\$3.1M	50	35,524
Round 4	April 2017 - April 2018	\$4.1M	40	32,523
Round 5	June 2018 - June 2019	\$3.68M	28	16,782
Round 6	July 2019 - July 2020	\$3.11M	32	16,589
Round 7	August 2020 - August 2021	\$1.8M	13	9,321
<b>2022 Projection</b>	<i>The Illinois Supreme Court issued an opinion on June 17, 2021, in Walker v. Chasteen, ruling that the statutory framework funding the FPP is unconstitutional. The final disposition of the underlying case remains pending in the circuit court of Will County. IHDA has determined that because of the Illinois Supreme Court's ruling, it will no longer fund future rounds of FPP.</i>			

A planned Round 8 was set to occur in CY 2021. However, in response to the opinion issued by the IL Supreme Court in Walker v. Chasteen, which ruled the programmatic funding mechanism to be unconstitutional, IHDA has decided to forego future funding rounds for FPP. In CY 2021, for the then active Round 7, which began in CY 2020, \$975,372.53 was disbursed among the 12 grantees and the City of Chicago to assist 4,628 households.

#### Foreclosure Prevention Program Graduated Fund (FPP-G)

The Foreclosure Prevention Program Graduated Fund (FPP-G), established by the Illinois General Assembly, was funded by plaintiff paid foreclosure filing fees. Funds were appropriated to the Illinois Department of Revenue by the General Assembly, for use by the Authority in administering the program. Under FPP-G, the Authority made grants to HUD-approved housing counseling agencies to support housing counseling including: pre/post purchase counseling, foreclosure mitigation, financial literacy, counselor training, and capacity building. Grants were made in accordance with the below 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
- 15% to the rest of the state

Foreclosure Prevention Program Graduated (FPP-G) Completed Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Households Assisted
Round 1	September 2017 – September 2018	\$5.7M	33	29,410
Round 2	September 2018 – September 2019	\$5.28M	32	23,180
Round 3	September 2019 – September 2020	\$2.88M	33	16,215
Round 4	August 2020 – August 2021	\$2.14M	21	13,419
<b>2022 Projection</b>	<i>The Illinois Supreme Court issued an opinion on June 17, 2021, in Walker v. Chasteen, ruling that the statutory framework funding the FPP is unconstitutional. The final disposition of the underlying case remains pending in the circuit court of Will County. IHDA has determined that because of the Illinois Supreme Court's ruling, it will no longer fund future rounds of FPP-G.</i>			

A planned Round 5 was expected to occur in CY 2021. However, in response to the opinion issued by the IL Supreme Court in Walker v. Chasteen, which ruled the programmatic funding mechanism to be unconstitutional, IHDA has decided to forego future funding rounds for FPP-G. In CY 2021, for the then active Round 4, which began in CY 2020, \$975,372.53 was disbursed among the 21 grantees to assist 13,419 households.

#### Cook County Mortgage Foreclosure Mediation Program (CCMFMP)

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

Cook County Mortgage Foreclosure Mediation Program: Completed and Current Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Homeowners Assisted
Round 1	April 2010 - July 2011	\$1,200,000	9	6,782
Round 2	August 2011 - July 2012	\$1,250,000	11	6,737
Round 3	August 2012 - November 2013	\$1,227,890	11	7,460
Round 4	December 2013 - November 2014	\$1,466,577	9	2,268
Round 4.1	December 2014 - November 2015	\$1,366,577	9	2,290
Round 5	December 2015 - November 2016	\$706,972	7	979
Round 5.1	December 2016 - November 2017	\$283,486	7	603
Round 6	October 2021 – September 2022	\$900,000	5	TBD
<b>2022 Projection</b>	<i>Round 6 activity is expected across CY 2022, with a planned end in September.</i>			

IHDA held an application funding round in CY 2021 for Round 6, which received 8 applications from Cook County organizations seeking to enter into fee for service agreements under the program. Funding determinations were presented to and approved by the IHDA Board in July 2021, with 5 awards made (awards information is included for reference). Round 6 grantee legal agreements were closed with IHDA Legal in September, and program activity began in October 2021. The first grantee reporting submission is due to IHDA on February 7<sup>th</sup>, 2022.

<b>Cook County Mortgage Foreclosure Mediation Program: Grantees/Awards - CY2021</b>	
<b>Grantee Name</b>	<b>Recommended Grant Amount</b>
Community and Economic Development Association of Cook County, Inc.	Fee for service
Far South Community Development Corporation	Fee for service
Great Lakes Credit Union	Fee for service
South Suburban Housing Center	Fee for service
Spanish Coalition for Housing	Fee for service
<b>Total</b>	<b>\$900,000 (not to exceed)</b>

## Reuse and Revitalization

### Abandoned Property Program

The Abandoned Property Program (APP) was created in 2010 by the Illinois General Assembly. Funded through plaintiff paid foreclosure filing fees under the Abandoned Residential Property Municipality Relief Fund (ARPMR, or APP), APP provides grants to municipalities and counties to secure, maintain, demolish, and rehabilitate abandoned residential properties within their jurisdiction.

To be eligible for scoring and participation in the program, applicants had to be a municipality, or a county located in the State of Illinois. Counties or municipalities could join with other counties/municipalities and together submit a single application. However, each county/municipality could only apply once per funding round.

Program participants could use APP funding to carry out the following activities.

- Cutting of neglected weeds or grass
- Trimming of trees or bushes and removal of nuisance bushes and trees
- Extermination of Pests or prevention of the ingress of Pests
- Removal of garbage, debris and graffiti
- Boarding up, closing off or locking windows or entrances or otherwise making the interior of a building inaccessible to the general public
- Surrounding part or all of an Abandoned Residential Property's underlying parcel with a fence or wall or otherwise making part or all of the Abandoned Residential Property's underlying parcel inaccessible to the general public
- Demolition of Abandoned Residential Property
- Rehabilitation of Abandoned Residential Property

By statute, award funding allocations were 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.

<b>Abandoned Residential Property Municipality Relief Program (APP): Completed and Current Funding Rounds</b>				
<b>Funding Round</b>	<b>Time Period</b>	<b>Funds Awarded</b>	<b>Number of Awards</b>	<b>Unique Properties Receiving Services</b>
<b>Round 1</b>	August 2014 - August 2016	\$7.21M	52	2,484
<b>Round 2</b>	August 2017 - May 2019	\$9.55M	67	1,778
<b>Round 3</b>	March 2018 – December 2020	\$8.45M	59	2,064
<b>Round 4</b>	July 2019 – July 2021	\$8.18M	62	1,401 to date
<b>Round 5</b>	August 2021 – August 2023	\$7.35M	57	670 to date
<b>2022 Projection</b>	<i>The Illinois Supreme Court issued an opinion on June 17, 2021, in Walker v. Chasteen, ruling that the statutory framework funding the APP is unconstitutional. The final disposition of the underlying case remains pending in the circuit court of Will County. IHDA has determined that because of the Illinois Supreme Court's ruling, it will no longer fund future rounds of APP. The final APP payment will be made by March 2022.</i>			

Funding determinations for Round 5 occurred in May of CY 2021, with 57 grantees totaling \$7.35 million in awards. Shortly after funding determinations were made, the Illinois Supreme Court issued an opinion on June 17, 2021, in Walker v. Chasteen, ruling that the statutory framework funding the APP is unconstitutional. The final disposition of the underlying case remains pending in the circuit court of Will County.

Because of the Supreme Court's ruling, IHDA has determined it will no longer fund future rounds of APP. Following the ruling, all APP activities were paused, and grantees notified. Submissions were requested from all grantees in both Rounds 4 and 5, for expenses incurred through September 15, 2021. Payment for these submissions was approved in December 2021, and payments were made on January 7, 2022. The final APP payment will occur by the close of March 2022. This last payment will cover all expenses for parcels that were "in process" as of September 15, 2021 and incurred prior to January 31, 2022.

In CY 2021, a combined \$1,885,941,98 was ultimately disbursed to assist 676 properties, under Rounds 4 and 5.

<b>Abandoned Properties Program (APP): Round 5 Grantees/Awards, CY 2021</b>		
<b>Grantee Name</b>	<b>Statute Area</b>	<b>Grant Amount</b>
City of Chicago	City of Chicago	\$1,920,000
<b>City of Chicago Total</b>	<b>1</b>	<b>\$1,920,000</b>
<b>Grantee Name</b>	<b>Statute Area</b>	<b>Grant Amount</b>
City of Evanston	Cook County	\$75,000
City of Chicago Heights	Cook County	\$225,000
Cook County Land Bank Authority	Cook County	\$225,000
Village of Lyons	Cook County	\$225,000
Village of Maywood	Cook County	\$175,000
Village of Riverdale	Cook County	\$175,000
Village of South Holland	Cook County	\$175,000
Village of East Hazel Crest	Cook County	\$100,000
Village of Phoenix	Cook County	\$175,000
City of Calumet City	Cook County	\$75,000
Village of Richton Park	Cook County	\$70,000
Village of South Chicago Heights	Cook County	\$50,000
City of Blue Island	Cook County	\$75,000
Village of Bellwood	Cook County	\$100,000
Village of La Grange	Cook County	\$59,000

City of Harvey	Cook County	\$125,000
City of Country Club Hills	Cook County	\$50,000
City of Berwyn	Cook County	\$75,000
Village of Calumet Park	Cook County	\$75,000
<b>Cook County Total</b>	<b>19</b>	<b>\$2,304,000</b>
<b>Grantee Name</b>	<b>Statute Area</b>	<b>Grant Amount</b>
City of Waukegan	Collar Counties	\$250,000
Will County	Collar Counties	\$125,000
Kane County	Collar Counties	\$250,000
City of Joliet	Collar Counties	\$125,000
Northern Illinois Land Bank Authority	Collar Counties	\$75,000
City of Elgin	Collar Counties	\$23,928
Village of Sauk Village	Collar Counties	\$250,000
South Suburban Land Bank and Development Authority	Collar Counties	\$250,000
City of North Chicago	Collar Counties	\$250,000
Lake County Land Bank Authority	Collar Counties	\$250,000
Village of Round Lake Beach	Collar Counties	\$75,000
Village of Beach Park	Collar Counties	\$50,000
<b>Collar Counties Total</b>	<b>12</b>	<b>\$1,973,928</b>
<b>Grantee Name</b>	<b>Statute Area</b>	<b>Grant Amount</b>
City of Rockford	Other Areas of State	\$75,000
City of Quincy	Other Areas of State	\$50,000
Winnebago County Health Department	Other Areas of State	\$75,000
Village of Machesney Park	Other Areas of State	\$60,000
City of Bloomington	Other Areas of State	\$70,000
City of Benton	Other Areas of State	\$65,000
City of Jacksonville	Other Areas of State	\$55,000
City of Freeport	Other Areas of State	\$50,000
City of Rock Falls	Other Areas of State	\$20,000
City of Sterling	Other Areas of State	\$20,000
City of Sesser	Other Areas of State	\$45,000
City of Springfield	Other Areas of State	\$50,000
Village of Rutland	Other Areas of State	\$20,000
City of Highland	Other Areas of State	\$45,000
City of Streator	Other Areas of State	\$42,000
Village of Westville	Other Areas of State	\$45,000
Village of Lostant	Other Areas of State	\$20,000
Village of Bureau Junction	Other Areas of State	\$45,000
City of Moline	Other Areas of State	\$45,000
City of Georgetown	Other Areas of State	\$45,000
City of Peoria	Other Areas of State	\$45,000
Village of Rankin	Other Areas of State	\$45,000
Village of Ridge Farm	Other Areas of State	\$45,000
City of Kankakee	Other Areas of State	\$37,500
City of Danville	Other Areas of State	\$37,500
<b>Other Areas of State Total</b>	<b>25</b>	<b>\$1,152,000</b>
<b>Grand Total</b>	<b>57</b>	<b>\$7,349,928</b>

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

The Land Bank Capacity Program (LBCP) and corresponding Technical Assistance Network (TA Network) were established as the result of funding provided through a national foreclosure settlement with the nation's largest banks, 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. These joint resources were formulated to provide access to funding and technical assistance for communities in Illinois outside of the Chicago metropolitan area, for the creation and operation of land banks. Program 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
- Off-set 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
  - Redevelopment and disposition of vacant and abandoned properties to return them to affordable housing and other productive use

TA Network Eligible Grant Activities include the following:

- Providing individualized planning, real estate and other assistance
- Conducting webinars for communities looking to form land banks/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
- Creating, updating, and/or disseminating print media packages regarding land banks

<b>Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network) Current &amp; Planned Funding Rounds</b>						
<b>Funding Round</b>	<b>Time Period</b>	<b>Funds Awarded</b>	<b>Number of Awards</b>	<b>Units of Local Government Assisted</b>	<b>Land Banks Assisted</b>	<b>Properties Assisted</b>
<b>Round 1</b>	June 2018 – July-August 2022	\$1.04M	9	31	3	166 to date
<b>Round 2</b>	February 2020 – August 2022	\$628,500	6	2	3	14 to date
<b>TA Network</b>	June 2018 – September 2020	\$150,000	2	10	3	N/A
<b>City of Peoria Additional Funding</b>	July 2021 - October 2023	\$215,665	1	1	1	TBD
<b>2022 Projection</b>	<i>Round 1 and 2 are both expected to be completed in CY 2022 Q3 following COVID-19 related program extensions. Additionally, in February of 2022, IHDA's Board is expected to approve a reallocation of \$162,603.38 in remaining unused LBCP and TA Network award funding, to provide additional funding to 3 existing Round 2 grantees who received 6-month extensions in 2021.</i>					

The initial request for applications for the LBCP and TA Network was released in November 2017, and Round 1 award determinations were made in the first quarter of CY 2018, with 11 awards totaling \$1.18 million. Award determinations under Round 2 were made in the fourth quarter of CY 2019, with 6 awards totaling \$628,500. Both Round 1 and 2 grantees are listed below as reference.

The program's TA Network component expired in September 2020. However, following approval by the IHDA Board, TA Network activities by the two current providers will continue as the new Land Bank Technical

Assistance Program funded by the Illinois Affordable Housing Trust Fund. For additional information see the Land Bank Technical Assistance Program section.

In CY 2021, \$420,787.06 was disbursed for program activity under both rounds 1 and 2, for general expenses and to assist 122 unique properties. Due to the ongoing impacts of the COVID-19 pandemic, a second round of 12-month grant agreement extensions were finalized with several Round 1 grantees, which now shifts the conclusion of program activity to July-August of 2022. A separate 6-month extension was approved for grantees within Round 2, which also extends the end of program activity to August of 2022.

Additional activity in CY 2021 included IHDA's Board entering into a distribution agreement with the Illinois Attorney General's office, to receive additional national foreclosure settlement funding earmarked for the City of Peoria, an existing Round 2 grantee, with the intent of supporting the formation of a City of Peoria Land Bank Authority. This \$215,665 award was formalized between IHDA and the City of Peoria on October 20, 2021.

<b>Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network) – Round 1 Grantees/Awards, CY 2018</b>	
<b>Land Bank Capacity Program (LBCP)</b>	
<b>Grantee Name</b>	<b>Recommended Grant Amount</b>
Vermilion County Land Bank	\$300,000
Region 1 Planning Council (Winnebago/Boone)	\$225,000
City of Kankakee	\$150,000
Village of Rantoul (Champaign County)	\$150,000
City of Peoria	\$150,000
City of Freeport	\$15,500
City of Springfield	\$15,500
Coles County Regional Planning	\$15,500
Two Rivers Regional Council of Public Officials	\$15,500
<b>Total</b>	<b>\$1,037,000</b>
<b>Technical Assistance Network (TA Network)</b>	
Ancel Glink (Denzin-Soltanzedeh)	\$75,000
Teska Associates	\$75,000
<b>Total</b>	<b>\$150,000</b>
<b>Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network) – Round 2 Grantees/Awards, CY 2019</b>	
<b>Land Bank Capacity Program (LBCP)</b>	
<b>Grantee Name</b>	<b>Recommended Grant Amount</b>
Northern Illinois Land Bank Authority (NILBA) (fka Region 1 Planning Council)	\$250,000
Central Illinois Land Bank Authority (CILBA) (fka Vermilion County Land Bank)	\$100,000
Southwestern Illinois Development Authority (SWIDA)	\$100,000
City of Moline	\$51,500
City of Kankakee	\$52,000
Coles County Regional Planning	\$75,000
<b>Total</b>	<b>\$628,500</b>
<b>Land Bank Capacity Program (LBCP) – City of Peoria Additional Funding, CY 2021</b>	
<b>Land Bank Capacity Program (LBCP)</b>	
<b>Grantee Name</b>	<b>Recommended Grant Amount</b>
City of Peoria	\$215,665



## Strong Communities Program

Created in 2020, the Strong Communities Program provides grants of up to \$250,000 to municipalities, counties, and land banks, to return vacant and abandoned residential properties to productive and taxable use through rehabilitation and provides funds for demolition in cases where properties are beyond repair and negatively impacting surrounding neighborhoods. The program will also reimburse municipalities for tree, shrub and debris removal, lot treatment and greening, and other reasonable costs. As a result, SCP will increase property values, create jobs, help reduce crime, generate additional tax revenue and attract further community investment. It will preserve existing affordable housing stock that is often in city centers and in proximity to community amenities (schools, parks, medical facilities, shopping, jobs and transportation). This program is funded by Governor Pritzker’s Rebuild Illinois Capital Plan and will leverage IHDA’s ongoing state and federally funded initiatives to attract further community investment in underserved communities around Illinois. A total of \$30 million in grant funding will be awarded through the program over three planned application rounds of \$10 million each.

The Strong Communities Program is available statewide, and applicants must be a municipality, county, or land bank located in the State of Illinois. A county or municipality may join with other counties or municipalities and submit a joint application. Regional planning commissions are eligible to apply on behalf of the governments they serve.

The following are eligible uses under the program:

- Acquisition
- Rehabilitation
- Demolition
- Tree, Shrub and Debris Removal
- Grass Cutting (up to 5% of award)
- Lot Treatment and Greening
- reasonable hard/soft construction costs
- Administrative costs (up to 5% of award)

<b>Strong Communities Program (SCP) Current and Planned Funding Rounds</b>				
<b>Funding Round</b>	<b>Time Period</b>	<b>Funds Awarded</b>	<b>Number of Awards</b>	<b>Unique Properties Receiving Services</b>
<b>Round 1</b>	March 2021 - March 2023	\$10M	68	118 to date
<b>Round 1.5</b>	April 2022 - April 2024 (expected)	\$4,309,403.92 (not to exceed)	48	TBD
<b>Round 2</b>	March 2023 - March 2025 (expected)	\$8M (expected)	TBD	TBD
<b>2022 Projection</b>	<i>Round 1 program activity is expected to continue across CY 2022. Additionally, Round 1.5 funding recommendations was approved by the IHDA Board on February 18<sup>th</sup> 2022.</i>			

In CY 2020, IHDA held the program’s first funding round, with 68 awards made, totaling \$10 million in grant funding. Round 1 awards information is shown below for reference. In CY 2021, a total of \$621,429.70, was disbursed to assist 45 properties under Round 1.

Additionally, on June 17<sup>th</sup>, 2021, the Illinois Supreme Court ruled that the funding mechanism for the Abandoned Property Program (APP), was unconstitutional. Also in 2021, and prior to opinion’s issuance, IHDA approved awards to 57 grantees under Round 5 of APP. As a result of the ruling, the current APP Round 5 partners were left without a source of funds to reimburse various program activities. Because SCP and APP have similarities in that they both provide funding to local governments to address vacant, abandoned, and deteriorated properties, the decision was made to request the reallocation of future SCP funding for the purpose of replacing the remaining APP Round 5 grant balance. This request was approved by the Governor’s Office of Management and

Budget in December of 2021. The proposal was approved by the IHDA Board in February 2022, with 48 grantees to receive awards totaling a combined amount not to exceed \$4,309,403.92.

<b>Strong Communities Program (SCP) – Round 1 Grantees/Awards, CY 2020</b>	
<b>Grantee Name</b>	<b>Recommended Grant Amount</b>
Adams County	\$200,000
Central Illinois Land Bank Authority	\$125,000
Champaign County	\$69,300
City of Alton	\$161,000
City of Bloomington	\$175,000
City of Brookport	\$175,000
City of Cairo	\$175,000
City of Calumet City	\$200,000
City of Carlinville	\$110,300
City of Carmi	\$100,000
City of Centralia	\$125,000
City of Champaign	\$170,200
City of Chicago Heights	\$200,000
City of Danville	\$175,000
City of Decatur	\$125,000
City of DeKalb	\$100,000
City of Elgin	\$237,900
City of Evanston	\$175,000
City of Galesburg	\$175,000
City of Harrisburg	\$100,000
City of Harvey	\$125,000
City of Hoopeston	\$125,000
City of Kankakee	\$175,000
City of Kewanee	\$164,700
City of Litchfield	\$115,700
City of Macomb	\$200,000
City of Moline	\$250,000
City of Monmouth	\$124,200
City of Mound City	\$74,000
City of Mt. Vernon	\$168,000
City of North Chicago	\$200,000
City of Oakland	\$175,000
City of Ottawa	\$250,000
City of Peoria	\$200,000
City of Quincy	\$165,600
City of Rock Falls	\$146,800
City of Rock Island	\$175,000
City of Rockford	\$250,000
City of Sesser	\$50,000
City of Spring Valley	\$108,200
City of Springfield	\$200,000
City of Sterling	\$246,400
City of Wamac	\$44,100
City of West Frankfort	\$145,300
City of Windsor	\$108,100
Cook County Land Bank Authority	\$175,000
Kankakee County	\$175,000
McHenry County	\$110,300
Northern Illinois Land Bank Authority	\$175,000
Peoria County	\$84,500
South Suburban Land Bank and Development Authority	\$175,000

Village of Carpentersville		\$100,000
Village of Central City		\$73,500
Village of Dongola		\$75,600
Village of Dwight		\$60,000
Village of Lansing		\$175,000
Village of Lyons		\$175,000
Village of Maywood		\$125,000
Village of Park Forest		\$250,000
Village of Patoka		\$40,900
Village of Phoenix		\$125,000
Village of Pulaski		\$46,200
Village of Ramsey		\$175,000
Village of Riverdale		\$175,000
Village of Sauk Village		\$175,000
Village of South Holland		\$125,000
Village of Ullin		\$75,600
Village of Worden		\$123,400
<b>Total</b>	<b>68</b>	<b>\$10,000,000</b>

### 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.

In 2017, CCLBA created the Homebuyer Direct Program which provides properties directly to homeowners who may be interested in purchasing a Land Bank property. Prior to 2017, community developers were the primary buyers due to the distressed nature of the properties themselves, and the extensive rehab that would be required.

Below are the core business activities for the CCLBA in CY2021.

CCLBA 2020 Core Business Activities (December 1, 2020- November 30, 2021)					
	Prospects	In Progress	Completed	2021 Goals*	% Goal
Acquisition	2,958	3,782	617	n/a	n/a
Disposition	4,352	96	236	n/a	n/a
Demolition	431	6	11	n/a	n/a
Rehab	1,567	369	239	n/a	n/a
Cumulative Core Business Outcomes (as of 11/30/21)					
Core Business			Completed	2021 Goals*	% Goal
Community Wealth Created			\$123,588,484	n/a	n/a
Scavenger Sale - County Redemptions			\$14,496,230	n/a	---
Cumulative Core Business Activities (as of 11/30/21)					
Activity	Total Units		Activity	Total Units	
Acquisition	2,918 units		Demolition	159 units	
Disposition	1,337 units		Rehab	958 units	
Inventory	1,581 units		Reoccupied	892 units	
<i>*2021 goals were not available at the time of this report's publication</i>					

## Homebuyer Programs

### 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. The 2<sup>nd</sup> mortgage is forgiven monthly over ten years. IHDA provided \$5.16 million of assistance through the Access 4% to assist 1,000 households to obtain 1<sup>st</sup> mortgages totaling \$155.00 million in CY 2021.

Access 4% Program, Households Assisted and Volume Awarded - CY2021					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Adams	2	178,538	Macon	32	3,227,199
Bond	1	80,719	Macoupin	2	156,574
Boone	14	2,156,130	Madison	42	4,672,140
Carroll	2	169,868	Marion	8	590,252
Champaign	11	1,278,369	McHenry	24	4,535,513
Clinton	2	192,509	McLean	22	2,952,246
Cook	334	64,528,349	Mercer	4	399,944
De Witt	1	98,023	Morgan	1	75,014
DeKalb	19	2,635,301	Moultrie	1	118,781
DuPage	39	7,856,828	Ogle	5	785,232
Franklin	2	82,909	Peoria	41	4,352,227
Fulton	4	307,237	Perry	1	49,496
Gallatin	1	75,656	Rock Island	35	3,712,376
Greene	1	65,144	Saline	3	213,467
Grundy	9	1,380,794	Sangamon	16	1,880,069
Hardin	1	74,444	Shelby	1	90,092
Henry	4	395,781	St. Clair	27	3,706,188
Jackson	2	101,945	Stark	2	256,502
Jefferson	2	217,495	Stephenson	3	313,364
Kane	47	8,634,398	Tazewell	40	4,022,560
Kankakee	7	1,046,892	Vermilion	5	520,074
Kendall	18	3,305,550	White	1	71,582
Knox	1	62,342	Whiteside	3	281,559
La Salle	6	823,039	Will	49	9,295,397
Lake	27	4,720,562	Williamson	2	213,823
Lee	4	424,352	Winnebago	60	6,492,731
Livingston	1	105,588	Woodford	7	971,236
Logan	1	46,778	<b>Total</b>	<b>1,000</b>	<b>\$ 155,001,181</b>

IHDA projects committing \$15.1 million of DPA through Access 4% to assist approximately 2,500 households totaling approximately 449.1 million in 1<sup>st</sup> mortgage volume in CY 2022.

### 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 provided \$3.02 million of assistance through the Access 5% program to assist 426 households to obtain 1<sup>st</sup> mortgages totaling \$79.70 million in CY 2021.

Access 5% Program, Households Assisted and Volume Awarded - C 2021					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Champaign	4	574,324	Lake	20	3,207,686
Clinton	1	114,621	Livingston	1	148,281
Cook	240	47,842,191	Madison	1	143,973
DeKalb	4	707,901	McHenry	27	4,832,607
DuPage	15	3,158,672	McLean	3	591,164
Franklin	1	24,492	Ogle	1	155,570
Grundy	2	354,590	Peoria	5	408,327
Henry	1	158,730	Rock Island	7	728,637
Iroquois	1	179,280	Sangamon	3	374,541
Kane	16	3,161,291	Tazewell	2	176,739
Kankakee	4	495,361	Vermilion	1	231,300
Kendall	6	1,351,589	Will	44	8,552,996
La Salle	5	728,798	Winnebago	11	1,298,599
<b>Total</b>			<b>426</b>		<b>\$ 79,702,258</b>

IHDA projects committing \$3.4 million of DPA through Access 5% to assist approximately 450 households totaling approximately \$92.3 million in 1<sup>st</sup> mortgage volume in CY 2022.

### 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 provided \$6.68 million of assistance through the Access 10% program to assist 680 households to obtain 1<sup>st</sup> mortgages totaling \$128.34 million in CY 2021.

Access 10% Program, Households Assisted and Volume Awarded - CY2021					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Bond	1	38,387	Macon	3	226,755
Boone	6	944,376	Macoupin	1	82,875
Carroll	1	64,996	Madison	7	1,006,147
Champaign	5	599,613	Mason	1	76,235
Christian	2	133,530	McHenry	25	4,771,008
Cook	325	69,787,963	McLean	6	916,367
DeKalb	12	2,032,439	Montgomery	1	91,240
DuPage	23	4,340,902	Ogle	8	1,190,608
Grundy	2	360,435	Peoria	9	1,104,711
Henry	1	83,076	Rock Island	1	161,595
Iroquois	2	220,520	Sangamon	6	702,901
Kane	34	6,920,130	St. Clair	2	201,579
Kankakee	13	2,107,451	Stephenson	2	227,791
Kendall	16	3,457,593	Tazewell	6	679,661
La Salle	7	1,043,291	Vermilion	1	72,171
Lake	33	6,066,936	Whiteside	1	133,722
Lee	2	218,050	Will	56	11,426,817
Livingston	3	327,968	Winnebago	53	6,206,767
Logan	1	84,820	Woodford	2	231,192
<b>Total</b>			<b>680</b>		<b>\$ 128,342,616</b>

IHDA projects committing \$7.9 million of DPA through Access 10% to assist approximately 800 households totaling approximately \$158.0 million in 1<sup>st</sup> mortgage volume in CY 2022.

## 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. In CY2021, 0 of the 2,103 households took advantage of an MCC with the Access Programs. Currently, the MCC Program is closed, with no set start date for a new MCC Program.

## SmartBuy Program

Launched in December 2020, the IHDA Mortgage SmartBuy is designed to increase home purchase accessibility and help build a new generation of wealth, grow the middle class, and increase homeownership opportunity for low to moderate borrowers across Illinois affected by increasing student loan debt. IHDA will provide a safe, affordable 30-year fixed rate first mortgage with \$5,000 for down payment and/or closing cost assistance. The funds will be provided in the form of a recorded second mortgage, 0% deferred (due upon sale, payoff, transfer, or refinance of the first mortgage). In addition, IHDA will provide 15% of the purchase price (up to \$40,000) in assistance for student loan debt to borrowers looking to buy a home. Potential borrowers must have at least \$1,000 in student loan debt and must pay off their full remaining student loan balance at loan close. IHDA provided \$19.94 million of assistance through the SmartBuy program to assist 631 households to obtain 1<sup>st</sup> mortgages totaling \$132.98 million in CY 2021.

SmartBuy Program, Households Assisted and Volume Awarded - CY2021					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Boone	1	213,391	McHenry	31	6,780,937
Champaign	1	228,920	McLean	6	982,478
Cook	328	74,342,757	Menard	1	104,689
DeKalb	10	1,710,791	Monroe	1	151,525
Douglas	1	195,940	Ogle	1	139,470
DuPage	50	10,833,780	Peoria	9	1,348,499
Grundy	1	191,505	Randolph	1	131,100
Kane	44	10,202,465	Rock Island	6	907,884
Kankakee	4	631,698	Sangamon	5	717,256
Kendall	12	2,815,399	St. Clair	6	953,306
La Salle	1	172,878	Tazewell	9	1,391,247
Lake	27	5,344,485	Wabash	1	114,000
Macon	1	74,000	Will	37	7,256,367
Madison	11	1,487,087	Winnebago	22	3,105,328
McDonough	2	308,700	Woodford	1	138,746
<b>Total</b>			<b>631</b>		<b>\$ 132,976,648</b>

IHDA projects committing approximately \$22,000 of DPA through SmartBuy to assist approximately 1 household totaling approximately \$115,000 in 1<sup>st</sup> mortgage volume in CY 2022.

Currently, IHDA does not have any more planned funding for SmartBuy in CY 2022; however, that may change later this year.

## Opening Doors Program

IHDA launched this program in December 2020. The program is designed to increase home purchase accessibility for low and moderate-income homebuyers across Illinois. IHDA will provide a 30-year first mortgage with a fixed interest rate with down payment and/or closing cost assistance. The assistance comes as a forgivable 2nd mortgage in the amount of a flat \$6,000 that is forgiven monthly over five years. IHDA provided \$27.43 million of assistance through the Opening Doors program to assist 4,572 households to obtain 1<sup>st</sup> mortgages totaling \$640.49 million in CY 2021.

Opening Doors Program, Households Assisted and Volume Awarded - CY 2021					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Adams	19	1,965,878	Lee	17	1,915,126
Bond	5	314,929	Livingston	9	912,439
Boone	61	8,382,278	Logan	5	542,975
Brown	1	77,293	Macon	122	11,970,715
Bureau	7	650,089	Macoupin	20	1,974,829
Carroll	6	538,493	Madison	248	26,336,737
Cass	1	47,200	Marion	26	2,283,228
Champaign	34	4,342,839	Marshall	13	1,209,188
Christian	7	606,801	Mason	1	66,595
Clay	3	316,774	Massac	2	202,624
Clinton	9	1,185,096	McDonough	3	311,004
Coles	5	482,263	McHenry	100	18,287,915
Cook	1,099	210,038,347	McLean	160	20,621,526
Crawford	1	63,390	Menard	4	402,825
Cumberland	1	118,642	Mercer	3	351,970
De Witt	8	949,161	Monroe	5	749,510
DeKalb	40	6,425,844	Montgomery	5	442,224
Douglas	4	526,556	Morgan	4	357,121
DuPage	90	16,705,983	Moultrie	2	203,191
Edgar	1	63,723	Ogle	35	4,350,043
Edwards	2	246,767	Peoria	259	25,958,668
Effingham	4	325,976	Perry	2	140,924
Fayette	2	125,689	Piatt	7	666,740
Ford	5	433,283	Pulaski	1	94,857
Franklin	21	1,819,605	Putnam	2	230,368
Fulton	23	2,105,206	Randolph	2	132,979
Gallatin	3	148,256	Rock Island	84	9,596,5756
Greene	7	677,197	Saline	22	1,820,760
Grundy	13	2,439,501	Sangamon	126	13,019,534
Hamilton	4	293,072	Scott	3	176,688
Hancock	3	208,795	Shelby	2	295,587
Henderson	1	117,628	St. Clair	182	21,725,7340
Henry	17	1,403,792	Stephenson	61	5,635,275
Iroquois	1	96,421	Tazewell	213	20,991,837
Jackson	5	423,835	Vermilion	11	984,234
Jasper	2	141,608	Wabash	1	167,620
Jefferson	13	1,344,670	Warren	1	69,825
Jersey	7	885,616	Washington	4	319,377
Jo Daviess	3	417,842	Wayne	2	135,959
Kane	101	19,345,696	White	8	530,070
Kankakee	33	4,678,238	Whiteside	12	1,084,947
Kendall	53	10,750,347	Will	174	32,569,307
Knox	12	929,994	Williamson	21	2,151,039
La Salle	29	3,763,571	Winnebago	662	74,062,926
Lake	144	25,676,822	Woodford	16	1,831,438
<b>Total</b>			<b>4,572</b>		<b>\$ 640,486,0612</b>

IHDA projects committing approximately \$5.6 of DPA through Opening Doors to assist approximately 950 households totaling approximately \$138.1 million in 1<sup>st</sup> mortgage volume in CY 2022.

Currently, IHDA does not have any more planned funding for Opening Doors in CY 2022; however, that may change later in the year.



## Habitat for Humanity - Community Impact Fund

IHDA established a partnership with Habitat for Humanity of Illinois (HFH) in 2014 to facilitate homeownership opportunities for low-income and very low-income families throughout the state. Funded through the Illinois Affordable Housing Trust Fund, the program provides forgivable subordinate mortgage loans to low-income households for home acquisition. 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 up to \$15,000 and households at or below 50% AMI are eligible to receive up to \$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>Funds Awarded</b>	<b>Number of Awards</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	51
<b>Round 4</b>	February 2020 - February 2023	\$2M	1	30 to date
<b>Round 5</b>	March 2023 - March 2025 (expected)	\$2M (expected)	1 (expected)	TBD
<b>2022 Projection</b>	<i>In CY 2022, reservation and disbursement activity is expected, to continue under and Round 4 of the program. In January of CY 2022, a one-year program term extension was approved by the IHDA Board for Round 4. The Authority also plans to approve funding for a Round 5 in December of CY 2022, with program activity to begin in March of CY 2023.</i>			

In December 2019, the IHDA Board approved some changes to the program's operations, which included a new Delegated Grant Administrator, executing a new agreement with HFH, and terminating the original agreement with HFH. Following these changes, Round 4's reauthorization process closed with IHDA Legal in February 2020. Reservations and disbursements began thereafter. In CY 2021, a combined \$315,000 was disbursed under Round 4, to assist 18 income qualified homebuyers.

## USDA Rural Development 502 Loan Program

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

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 loan products. Applicants for loans may have an income of up to 115% of the median income for the area. Families must be without adequate housing, but be able to afford the mortgage payments, including taxes and insurance, with reliable credit histories.

In 2021, the USDA Rural Development committed \$12.6 million towards its rural homeownership direct loans, which provided 131 direct loans to very low- and low-income rural families. The USDA Rural Development committed \$375.7 million towards guaranteed rural housing loans which assisted 3,441 low- and moderate income rural families. The latter program has worked very successfully with IHDA's Home Ownership programs

## Home Repair and Modification Programs

### Single Family Rehabilitation Program

Funded by the Illinois Affordable Housing Trust Fund, IHDA's Single Family Rehabilitation Program (SFR) provides assistance to low-income and very low-income homeowners for the purpose of repairing their homes and removing health and safety hazards by replacing costly maintenance items. SFR provides aid to qualifying households through competitive grant awards to units of local government and non-profit agencies. The grantee reserves and oversees forgivable loans for individual households within their community. Households receiving loans must be at or below 80% of the area median income (AMI) and are eligible to receive up to \$45,000 in assistance for necessary home repairs. Under the Roof Only option, up to \$16,500 per household is available to address roofs, soffits, and downspouts for homes not having other major health and safety issues.

As of Round 3, the SFR program is now available statewide. For prior rounds, (1 and 2), the program was available throughout the state, outside of Illinois Participating Jurisdictions, as defined by HUD. These ineligible areas included Aurora, Chicago, Decatur, Evanston, Rockford, Springfield, Urbana, McHenry County, the Consortia of Cook County, DuPage County, Lake County, Kane County, Madison County, St. Clair County, and Will County.

Another change to SFR beginning with Round 3 is the new Disaster Contingency Award (DCA) component. The purpose of the DCA is to provide existing grantees with additional rehab assistance to deploy funds in an urgent manner, in the event of a state or federal declared disaster. The DCA was initially planned as a \$2 million dollar allocation, to be broken into two \$1 million dollar increments. The first amount was available to grantees as part of the initial Round 3 application process, and the second would be made available to existing grantees through an application process in the event of a state or federal disaster proclamation.

Single Family Rehabilitation Program (SFR) Completed, Current, and Planned Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Loans Completed
Round 1	April 2017 – April 2019	\$5.99M	21	142
Round 2	February 2019 – April 2022	\$10M	21	129 to date
Round 3	July 2020 – July 2022	\$12M	25	38 to date
<b>2022 Projection</b>	<i>Rounds 2 and 3 will be operational in CY 2022 with expected extensions in some instances due to COVID-19 related delays. Additionally, IHDA is in the planning stages of a potential merger of the SFR and HAP programs, which promises increased program efficiencies. This is expected to occur in mid to late 2023.</i>			

In April of 2020, the Authority's Board approved funding recommendations under Round 3, with 25 awards made, totaling a combined \$11 million, (awards information is shown for reference). Round 3's reservation and disbursement activity began in July of 2020.

As a result of the ongoing COVID-19 pandemic, which qualifies as a state and federal disaster, in December 2020, an application was released to the existing SFR Round 3 partners, for the second \$1 million increment of SFR Round 3's DCA funding component. Application submissions were due in January 2021, and funding recommendations were subsequently presented to and approved by the IHDA Board in May 2021. A total of 9 existing SFR Round 3 grantees were awarded a combined \$1 million in additional DCA funding, (awards information is included for reference).

In CY 2021, both Rounds 2 and 3 were active, with a combined \$3,133,214.43 disbursed to assist 88 households.

<b>Single Family Rehabilitation Program (SFR), Round 3 – Grantees/Awards, CY 2020</b>		
<b>Grantee Name</b>		<b>Recommended Grant Amount</b>
BCMW Community Services		\$584,000
City of Bloomington		\$444,000
City of Decatur		\$470,000
City of Galesburg		\$470,000
City of Herrin		\$400,500
City of Marion		\$330,000
City of Moline		\$416,500
City of Mount Olive		\$472,500
City of Rockford		\$520,000
Coles County Regional Planning		\$472,500
Community Contacts Inc.		\$470,000
Community Partners for Affordable Housing		\$482,000
Community Service Council of Northern Will County		\$225,000
N.I.C.A.A.		\$548,500
North West Housing Partnership		\$460,000
NW HomeStart, Inc.		\$548,500
Project NOW, Inc. Community Action Agency		\$283,500
Rock Island Economic Growth Corporation		\$650,000
South Suburban Land Bank Development Authority		\$300,000
The Neighbor Project		\$360,000
Village of Olmsted		\$323,500
Village of Phoenix		\$360,000
Village of Valier		\$240,000
Western Egyptian EOC, Inc.		\$465,000
Will County Center for Community Concerns		\$604,000
<b>Totals</b>	<b>25</b>	<b>\$11,000,000</b>
<b>Single Family Rehabilitation Program (SFR), Round 3 – DCA Component Grantees/Awards, CY 2021</b>		
<b>Grantee Name</b>		<b>Recommended Grant Amount</b>
City of Mount Olive		\$130,000
Coles County Regional Planning & Development Commission		\$120,000
Project NOW, Inc. Community Action Agency		\$120,000
City of Galesburg		\$110,000
Rock Island Economic Growth Corporation		\$110,000
North West Housing Partnership		\$110,000
Village of Phoenix		\$100,000
Community Service Council of Northern Will County		\$100,000
City of Bloomington		\$100,000
<b>Totals</b>		<b>\$1,000,000</b>

### Home Accessibility Program

Funded by the Illinois Affordable Housing Trust Fund, IHDA's Home Accessibility Program (HAP) provides assistance to low-income and very low-income senior citizens and persons with disabilities 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 (AMI), must have at least one

elderly person with a physical limitation or person with a disability. Qualifying households are eligible to receive up to \$25,000 in assistance.

Home Accessibility Program (HAP) Completed, Current, and Planned Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Loans Completed
Round 1	March 2017 - March 2019	\$2.98M	15	103
Round 2	July 2019 - July 2022	\$3M	15	30 to date
Round 3	August 2021 - August 2023	\$3M	11	TBD
<b>2022 Projection</b>	<i>In CY 2022, activity is expected to continue under Round 2, until its termination in July. Round 3 activity is expected across the duration of 2022. Additionally, IHDA is in the planning stages of a potential merger of the HAP and SFR programs, which promises increased program efficiencies. This is expected to occur in mid to late 2023.</i>			

In CY 2021, Round 2 continued its operations, following a COVID-19 pandemic related 12-month extension to the existing grant agreements by the IHDA Board in December 2020. Round 2's new completion date is in July of 2022. Other CY 2021 activity included the May approval by IHDA's Board, of funding recommendations for Round 3 of the program, in which 11 awards were made, totaling \$3 million in funding, (awards information is included for reference). In CY 2021, \$400,485.24 was disbursed to assist 19 households under Round 2 of the program.

Home Accessibility Program (HAP), Round 3 Grantees/Awards - Calendar Year 2021	
Agency Name	Recommended Grant Amount
BCMW Community Services, Inc.	\$250,000
Coles County Regional Planning Commission	\$250,000
Community Partners for Affordable Housing	\$375,000
Elevate Energy	\$250,000
Far South Community Development Corporation	\$250,000
Neighborhood Housing Services of Chicago	\$250,000
North West Housing Partnership	\$250,000
Rock Island Economic Growth Corporation	\$375,000
UCP Seguin of Greater Chicago	\$250,000
Western Egyptian Economic Opportunity Council	\$250,000
Will County Center for Community Concerns	\$250,000
<b>Total</b>	<b>\$3,000,000</b>

### Community Development Block Grant Housing Rehabilitation Program

Administered by Department of Commerce and Economic Opportunity (DCEO), the Community Development Block Grant Housing Rehabilitation Program (formerly known as the Community Development Assistance Program - CDAP) assists eligible local governments in financially assisting income-eligible homeowners (for non-entitlement areas of the state) in making necessary repairs and improvements to their homes in order to eliminate health and safety problems, correct building code violations, and to preserve the long-term integrity of the units. Housing rehabilitation work is completed by local contractors who have been selected by competitive bid and who meet all insurance requirements.

In 2021, Community Development Block Grant Housing Rehabilitation Program committed \$5,691,292 to assist 85 households and 171 persons throughout Illinois.

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

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

In 2021, the USDA Rural Development committed \$1.9 million towards its rural Section 504 program, which assisted 312 very low- and low-income rural households.

## Specially Adapted Housing Grant for Veterans

The Illinois Department of Veterans' Affairs (IDVA) operates the Specially Adapted Housing Grant, which is a benefit available to veterans or service members who are entitled to disability compensation for permanent and total service-connected disability 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.
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 for no 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 committed \$119,258 to the program in 2021, assisting a total of 15 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 these bonds. 4 percent credits are primarily used for acquisitions/rehabilitation projects, not new construction.

As part of the LIHTC Program, IHDA is tasked with developing a statewide Qualified Allocation Plan (QAP), a 2-year guide to how the State plans to distribute its tax credits and fund awards for developers seeking to build

affordable housing in Illinois. With the 2020-2021 QAP sunsetting, IHDA was tasked with developing the 2022-2023 QAP for the coming year. As part of efforts to create a guiding document more responsive to the policy goals of IHDA, the Authority established a QAP Task Force across multiple departments to conduct research and propose changes for the 2022-2023 QAP. The Task Force focused on three key policy priorities in its work: sustainability, racial equity, and special populations. The Authority also scheduled a series of virtual QAP Summits in May of 2021 to discuss the upcoming QAP. During these Summit listening sessions, IHDA received valuable input from the affordable housing community.

After extensive research, discussion, and feedback from the public, the QAP document now includes priority shifts and changes to its mandatory and scoring section for applications. The major mandatory section change includes requiring the 2020 Enterprise Green Communities mandatory criteria be met for every development, unless it is pursuing a green building certification. These criteria already align with many of IHDA's mandatory criteria. The additional requirements will further IHDA's mission and policy priorities, including increased building efficiency, healthier building materials, equitable resource access, and environmental justice. Changes to the QAP application scoring section also were made, with revised point structures that more heavily reward project teams with MBE/WBE and BIPOC-lead enterprises and added flexibility in acceptable certifications or proof across the State. IHDA hopes these changes further its commitment to racial equity and advance efforts to further diversify Illinois' housing sector.

The 2022-2023 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 credit applications can earn up to ten points for establishing Community Revitalization Strategies.

The 2022-2023 QAP also introduced the Quality of Life Index (QOLI) into its scoring considerations, which is a statewide planning tool intended to determine areas of high livability within Illinois. For 2022-2023, the QOLI score (1-10 pts) will be the default score for those projects that are not located within an Opportunity Area or if the project is not seeking Community Revitalization points.

The 2022-2023 Qualified Allocation Plan (QAP) was Board-approved in September of 2021. 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. 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 May of 2021, the Illinois Housing Development Authority (IHDA) Board announced conditional awards totaling more than \$29 million in federal 9% Low-Income Housing Tax Credits (LIHTC). These awards (made under the 2020-2021 QAP) will fund 24 affordable housing developments in 15 counties throughout Illinois. The tax credits generated an estimated \$253.2 million in private capital to finance the creation and/or preservation of 1,299 affordable units for low- to moderate-income families, seniors, veterans and persons with special needs. For more details on the CY 2021 LIHTC program, please see the Housing Production Charts in the back of this report. Below are 2021-22 LIHTC Program application deadlines. Below are 2021-22 LIHTC Program application deadlines.

2021-22 LIHTC Program Application Deadlines	
<b>9% LIHTC Program Timeline</b>	
2022 PPA Round	10/29/2021
PPA Notification to Sponsors	12/21/2021
2022 LIHTC Applications Due	02/14/2022
2022 LIHTC Applications to IHDA Board	05/20/2022
<b>4% LIHTC Program Timeline</b>	
PPA	45 days prior to 4% determination request
4% Tax Credit Application	Applications with approved PPA's may be submitted on a quarterly basis, beginning in 2021

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

Since 1993, IHDA has administered the Illinois HOME Investment Partnerships Program and in 2016, was designated as the State's direct Participating Jurisdiction by HUD, which gives IHDA the ability to directly draw down HOME funds for approved applications. In 2021, IHDA's Board approved \$30,122,846 in HOME allocations to help fund multifamily 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.

As with HOME funding, demand for Affordable Housing Trust Fund (AHTF) financing also regularly exceeds its availability in Illinois. Multifamily 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 multifamily 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.

In 2021, IHDA's committed Affordable Housing Trust Fund awards totaling \$31,288,524. Of that amount, \$27,288,524 was Board approved for multifamily projects.

### 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 partnership, the Federal Financing Bank (FFB) provides financing for multifamily loans insured under the 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. 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. In 2021, no projects utilized Affordable Advantage Mortgage. Loans over \$3 million will include FHA Risk Share. IHDA will determine whether 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 2018 is \$50 million. Loans over \$3 million will include FHA Risk Share. IHDA will determine whether FHA Risk Share will be required on loans under \$3 million. In 2021, Credit Advantage provided \$5,720,000 for affordable development projects.

### **One-Stop PLUS**

One Stop PLUS is a new 4 percent 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.

### **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. In September 2008, contributions to the HTF were suspended while they were under federal receivership until 2015 and state housing agencies first received funding in 2016.

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 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 percent of remaining program funds for homeownership assistance. IHDA has decided to use 90 percent of all funds (100 percent of all program funds) for rental housing. There is also an allowance to use up to 10 percent 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 percent of program funds must be used to benefit extremely low-income households.

IHDA awarded \$8,460,000 in 2021 to create 74 units of Permanent Supportive Housing.

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

The Rental Housing Support (RHS) Program was created in July 2005 promote permanent housing through the funding of rent subsidies for extremely- and severely low-income households. 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. In 2021, IHDA committed \$11,623,551 to the RHS program for the continued support of 323 units. Additionally, IHDA committed \$3,759,865 to 2 new LTOS developments to support the creation of 20 new units for a period of 15 years. IHDA projects committing \$11,655,130 to the RHS program in 2022.

Please see *Focus Area #2: Refocus on Difficult-to-House and At-Risk Households*, 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.

<b>RHSP Funding - Local Administering Agencies (LAAs) – CY2021</b>			
<b>Agency Name</b>	<b>Service Area</b>	<b>Units</b>	<b>2021 Funding</b>
CEDA	Suburban Cook County	41	\$1,881,655
DuPage Housing Authority	DuPage County (excluding Aurora)	47	\$1,896,732
Housing Choice Partners	Suburban Cook County	21	971,366
Housing Forward	Suburban Cook County	31	\$1,500,998
Housing Authority of Henry County	Henry, Bureau, and Stark County	25	\$731,206
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	61	\$1,465,105
Kankakee County Housing Authority	Kankakee and Will County	4	\$129,706
Kendall Housing Authority (handled)	Kendall, Grundy County (excluding Aurora and	31	\$1,440,020
Lazarus House	Kane County	17	\$535,139
Madison County Community	Madison County	21	\$576,253
Winnebago County Housing Authority	Jo Daviess, Ogle, Winnebago and Boone Counties	24	\$495,370
<b>Total</b>		<b>323</b>	<b>\$11,623,551</b>
<b>Long Term Operating Support (LTOS)</b>			
<b>Agency Name</b>	<b>Service Area</b>	<b>Units</b>	<b>2019 Funding</b>
Impact Apartments	City of Evanston	14	\$1,207,772
Housing Forward	Bellwood, Berwyn, Broadview, Cicero, Elmwood Park, Forest Park, Forest View, Franklin Park, Hillside, Maywood, Melrose Park, Northlake, Oak Park, River Forest, River Grove, Schiller Park, Stone Park, Westchester	6	\$2,552,093
<b>Total</b>		<b>20</b>	<b>3,759,865</b>

## Housing Planning, Technical Assistance and Economic Development

### Community Revitalization Technical Assistance Network

In 2016, IHDA began offering technical assistance to communities and housing developers pursuing tax credits in Qualified Census Tracts (QCTs), Racial/Ethnically Concentrated Areas of Poverty (R/ECAPS), and other areas of the state where Opportunity Area points from the QAP are not available. IHDA recognizes that there are large swaths of the state that are unable to undertake community revitalization no matter how permissive the process is. This is particularly true for smaller rural communities across Illinois that lack the capacity to plan in a formal way. To address this issue, IHDA began to formalize its processes as a *Community Revitalization Network* intended to help all communities throughout Illinois plan to meet their housing needs. This has been proven successful as the *Community Revitalization Network* has increased a competitive 9 percent LIHTC application's score by an average of 7.7 out of 10 points.

Since 2016, IHDA has expanded this network across the state 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. Partnerships, formalized through a signed scope of work, generally last longer than a year, and afford communities free planning services conducted by IHDA. Partnerships with IHDA result in a final Housing Needs Assessment planning document, which outlines data-driven strategies for accessing affordable housing resources. As of December 2021, 72 communities across the state have received some level of proactive planning technical assistance from IHDA, and 253 projects have either been reviewed and/or have received technical assistance specifically regarding Community Revitalization LIHTC standards. IHDA's Community Revitalization staff has served/is currently serving on 21 advisory groups that allow IHDA to provide partners and other organizations with community revitalization guidance.

Throughout 2021, IHDA's Community Revitalization Network program continued to identify housing needs and resources throughout the State, improving services to hardest-to-house populations, and enhancing statewide housing coordination and assistance. Within the past calendar year, IHDA's Strategy Planning and Reporting Department has developed multiple market tools that will in-part aid the work of the Community Revitalization Program. The Revitalization Impact Area (RIA) tool was released in late 2019 (but notably utilized in the 2020 9 percent LIHTC round) to both show existing market conditions related to a community's need for revitalization and offer a point incentive in competitive funding rounds. Additionally, the IHDA Market Analysis Application (IMAA) tool, released in 2020, allows communities to identify and assess affordable housing needs and market conditions. Finally, the Quality of Life Index (QOLI) was introduced in the 2022-23 Qualified Allocation Plan, which is a statewide planning tool designed to determine areas of high livability in Illinois. These tools are being used to help communities better address local issues by aligning and streamlining available services and resources and identifying areas of need.

Since the inception of the program, the community revitalization team has created several documents and resources that communities can use during their planning process to assess their community needs and help them define a scope of work. Several program documents and resources may be found on IHDA website's [Community Revitalization page](#).

IHDA's community revitalization team has provided technical assistance to developers and city officials/local champions in 138 communities throughout the state. See table below for a detailed description of the type of technical assistance being provided to projects/communities.

Projects/Communities with Community Revitalization Technical Assistance		
Project Type	2021 Only	2017-Present
Traditional Community Revitalization Partnerships	19	24
Low Income Housing Tax Credit Applications with Community Revitalization (9% and 4%)	49	253
Community Revitalization: Discussion Phase/Inactive	2	48
Advisory Groups	7	21
General Outreach: Conferences/Presentations	2	21
Meetings	127	564

### LIHTC Community Revitalization Plans

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

A scoring incentive of up to 10 points is available to developers who submit community revitalization strategy documentation with their LIHTC proposed project application. A transparent scoring and thresholds document is published with the QAP and this outlines specific planning requirements. IHDA's goal is to be permissive as possible while still obtaining meaningful documentation that can link a project with realistic local goals and activities.

Over the past six LIHTC funding rounds under which Community Revitalization was a scoring category, IHDA has seen considerable growth in the number of proposed projects submitting planning documentation, increasing from ten applicants in the first round of 2016 to 29 applicants in the 2021 round, both the highest number and the highest proportion of applications since the program's inception.

Overall, full applications with Community Revitalization documentation have consistently increased from 34.5 percent (2016 Round I) to 59.2 percent (2021 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.

Low Income Housing Tax Credit Community Revitalization Plans					
LIHTC Rounds	Full Applications Submitted	Full Applications with Community Revitalization	LIHTC Allocations Awarded	Awardees with Community Revitalization	Awardees that received CR TA
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
2019 Round	57	28	25	8	5
2020 Round	43	23	21	12	9
2021 Round	49	29	24	14	10

## **The Quality-of-Life Index (QOLI)**

The Quality-of-Life Index (QOLI) is a statewide planning tool intended to determine areas of high livability within Illinois. Applied to affordable housing project applications submitted as part of the LIHTC program, this census tract-based tool serves to bring awareness to the details that make communities strong and where communities can improve the quality of life for its residents.

For consistency and universal applicability of metrics, the QOLI was built using publicly available data. Indicators of Quality of Life were thoroughly vetted via a multi-year long research process in 2020 and 2021. The index was structured on a 10-point scale so that it would fit more directly within IHDA's Qualified Allocation Plan point structure. Each of five categories (Education, Prosperity, Health, Housing Quality and Connectivity) were assigned 2 points in the 10-point scale that can be broken down to reveal what categories a Census Tract is successful in and which it is not. In this way, the QOLI becomes a helpful guide to an affordable housing development's need and fit in a community and works to encourage effective and responsible planning around developing affordable housing statewide.

For the 2022-2023 QAP, the QOLI score will be the default score for a project under the Community Characteristics scoring section if the project is not in an Opportunity Area and/or if the project is not seeking Community Revitalization points.

## **Land Bank Technical Assistance Program (Land Bank TA Program)**

In 2018, IHDA initiated The Land Bank Capacity Program (LBCP) and corresponding Technical Assistance Network (TA Network), which were planned to provide access to funding and technical assistance for the creation and operation of land banks in Illinois communities outside of the Chicago metropolitan Area. Under the Technical Assistance Network component of the program, IHDA entered into grant agreements of \$75,000 each, with two technical assistance providers. These TA grants expired in September 2020, despite the corresponding Land Bank Capacity Program continuing to operate until its grant terms end in CY 2022.

To enable the existing TA Providers to continue providing critical support for the creation and operation of Land Banks in Illinois, IHDA established the Land Bank Technical Assistance Program to fund the two TA Providers with \$400,000, (\$200,000 each), for an additional two-year duration, until CY 2022, (funding information is included below for reference). Funding is sourced from the Illinois Affordable Housing Trust Fund.

Technical assistance can be provided to any Illinois unit of local government outside of Cook County, which is interested in exploring a land bank. It is anticipated that \$300,000 of the funds be used for technical assistance to communities outside of the Chicago MSA, and up to \$100,000 for communities in the Chicago MSA but outside of Cook County.

### TA Program Eligible Grant Activities include the following:

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

Anticipated TA activities include guidance on various processes including feasibility analysis, the abandonment process, and assisting with drafting requisite documentation (including inter-governmental agreements) to join or create a land bank. Expected outcomes include the creation of 7 to 10 feasibility studies and 15 to 20 inter-governmental agreements and other necessary and related documentation.

Land Bank Technical Assistance Program (Land Bank TA Program) Current and Planned Funding Rounds					
Funding Round	Time Period	Funds Awarded	Number of Awards	Units of Local Government Assisted	Land Banks Assisted
Round 1	December 2020 – December 2022	\$400K	2	4 to date	5 to date
Round 2	December 2022 – December 2024 (expected)	\$500K (expected)	2 (expected)	TBD	TBD
<b>2022 Projection</b>	<i>In CY 2022, activities are expected to continue under Round 1 of the program. Additionally, IHDA anticipates potentially another funding round with a combined \$500K to be provided to the existing TA providers to enable land banking technical assistance activity until the end of 2024.</i>				

Across CY 2021, a combined 9 entities have been assisted by the TA providers under the first round of the program: 5 land banks, and 4 units of local government.

Land Bank Technical Assistance Program (LB TA), Round 1 Grantees/Awards, CY 2020	
Grantee Name	Grant Amount
Teska Associates, Inc.	\$200,000
Denzin Soltanzadeh LLC	\$200,000
<b>Total</b>	<b>\$400,000</b>

### Chicago Rehabilitation Network Technical Assistance Grant

Funded through the Illinois Affordable Housing Trust Fund, the Chicago Rehabilitation Network TA Grant allows the Chicago Rehabilitation Network (CRN) to provide training and technical assistance to practitioners in Illinois to support affordable housing efforts throughout the state. The grant helps expand the capacity building, public policy, and civic engagement work that provides a comprehensive approach to strengthening the affordable housing industry.

Financed by this grant is CRN's signature event, its annual Community Empowerment Series Workshops, which seek to spur community revitalization by using practical tools and real-world practitioner knowledge to teach individuals how to effect positive change in communities through housing development.

Chicago Rehabilitation Network Technical Assistance Grant (CRN) Completed and Current Funding Rounds			
Funding Round	Time Period	Funds Awarded	Number of Awards
Round 1	September 2016 – September 2018	\$225,000	1
Round 2	September 2018 – September 2020	\$300,000	1
Round 3	September 2020 – September 2022	\$300,000	1
Round 4	September 2022 – September 2024 (expected)	\$300,000 (expected)	1 (expected)
<b>2022 Projection</b>	<i>Round 3 is expected to be operational across CY 2022, with final activity to occur by September, when the program will then resume under a planned Round 4. The planned Round 4 will enable CRN to continue another cycle of the Community Empowerment Series Workshops.</i>		

In CY 2021, CRN was able to continue hosting its yearly Community Empowerment Series Workshops, despite the ongoing impacts of the COVID-19 pandemic. This was done by shifting to a virtual workshop format, which enabled CRN to host the remainder of the 2020-2021 series of workshops and begin the presently ongoing 2021-2022 series. In all, IHDA disbursed \$136,351.11 to support 8 CRN workshops which totaled 31 individual class sessions.

### **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 and strategic planning assistance that address barriers to affordability and expand housing choice. IHDA has also provided assistance and input in various stages of the program. The Homes team provided housing needs assessments for each selected community and has worked to convene housing experts and experienced practitioners in the field who are familiar with the challenges and issues specific to each community.

An ongoing community selection process that began in 2018 was completed in 2020 with the Homes team selecting the final list of communities: Antioch, Beach Park, Bridgeport-Canaryville (Chicago), Broadview, Calumet Park, Oak Forest, Harvey, Naperville, and Warrenville. All affordable housing actions plans were submitted to municipal leaders by mid-2021.

In May 2021, IHDA's Board approved Round 2 of the Homes for a Changing Region program, continuing the partnership with Metropolitan Mayors Caucus and the Chicago Metropolitan Agency for Planning. The 2-year grant of \$305,000 was again funded by the Affordable Housing Trust Fund and targets 7 communities throughout the Chicago metropolitan region to increase the capacity of those communities to implement policies at the local level that could increase the supply of and access to a healthy range of housing options, including affordable housing. In this round, IHDA has taken up a larger role in the partnerships by participating in the selection of communities, helping to engage the communities in question using Community Revitalization tools such as the Community Needs Assessment survey, and connecting the resulting action plans to IHDA programming, technical assistance, and expertise. As of December 31, 2021, the first three communities (Summit, Lockport, Fox Lake) had been selected, and a total of \$76,250 had been disbursed.

## Focus Area #2: Refocus on Difficult-to-House and At-Risk Households

Assisting 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 support, has long been a major focus of the Annual Comprehensive Housing Plan. New obstacles and opportunities have presented themselves in this area offering opportunities in the coming year for the Housing Task Force to focus on not only providing housing, but on expanding its reach in scope into more effective solutions-based work that addresses a wider range of Illinois' high-need communities and populations.

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. This Focus Area summarizes the State's major efforts in the Healthcare and Human Services Transformation chart followed by more detailed narratives.

### Supportive Housing Focus Area Strategies:

1. Work to secure more resources for supportive housing and services in order to increase housing production.
2. Maximize use of existing funding sources for supportive housing service needs of elderly and special needs populations living in community-based housing.
3. Improve matching between accessible units and the people who need them
4. Overhaul the Statewide Referral Network to better connect Illinoisans with affordable housing and supportive services.

## Housing Resources

### Illinois Housing Search Website

ILHousingSearch.org is an online affordable housing locator that lists available affordable housing throughout the state. Users can search for housing by geographical location, size, price, accessibility features, amenities and other eligibility criteria. As of December 31, 2021, about 8,000 landlords had registered 142,000 units throughout the state, with about 1,280 units available and 2,440 wait-listed listings on the site. The site is well utilized, with over 635,000 searches in the year 2021 alone.

### 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, 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, as of 2020, persons at risk of institutionalization. LIHTC incentives were included in QAPs from 2015-2019. In the 2020-2021 QAP all non-elderly developments were required to set-aside a minimum of 10% of their units for the SRN and could score additional points for SRN units above 10%; in the 2022-2023 QAP, all developments are required to include 10% SRN in their affordable 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 managed by the Statewide Housing Coordinator at the Illinois Department of Human Services (DHS) and IHDA, supported by the Department of Healthcare and Family Services and the Department on Aging. There are over 2,300 units available within the SRN. As IHDA continues to create additional developments with SRN units, this number is expected to grow.

### 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 to transition away from inappropriate institutionalization, set into place by the three consent decrees (Williams, Colbert and Ligas), as well as the Money Follows the Person Program and SODC closures. IHDA was awarded \$6.42 million in a FY13 round, to assist approximately 200 households. IHDA was awarded a 3<sup>rd</sup> round of funding (Federal Fiscal Year 2019) in 2020. The \$7 Million award will assist approximately 75 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. 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. A Section 811 Interagency Panel that includes IHDA, DHS, and HFS, meets to review the program and discuss interagency initiatives to improve access to 811 units.

Since the start of the program, 359 units have been Board approved and 308 are listed in the PAIR system.



HUD Section 811 Rental Assistance Program, Board Approved Units, CY2015-CY2021			
Calendar Year Board Approval	Project	811 units	Grant (RAC Subsidy Amount)
2015	Bloomington Normal	4	\$191,580
	Emerson Square	6	\$232,020
	Milwaukee Ave Apartments	4	\$104,340
	<b>Total</b>	<b>14</b>	<b>\$527,940</b>
2016	Bryn Mawr Belle Shore	20	\$858,000
	Diversey Limited/Parkway Apts.	9	\$207,780
	Fairhaven Crossing/Mundelein	4	\$119,040
	Illinois Accessible Housing Initiative Phase II	13	\$846,360
	Myers Place	4	\$199,800
	Phil Haven	12	\$694,620
	<b>Total</b>	<b>62</b>	<b>\$2,925,600</b>
2017	Aurora Downtown Revitalization	7	\$586,200
	Bryn Mawr Belle Shore	20	\$1,131,600
	Carling Hotel	10	\$460,800
	Berywn	5	\$246,300
	Pearl Street Commons PSH	6	\$319,680
	Hampton Place	4	\$232,800
	Sheridan Park	10	\$515,100
	Jeffery Towers Apartments	10	\$532,800
<b>Total</b>	<b>72</b>	<b>\$4,025,280</b>	
2018	Aspen Court	10	\$469,200
	Claridge Apartments	5	\$248,700
	Greenwood	10	\$582,600
	Johnson & Butler	8	\$444,000
	Warren Apartments	12	\$662,760
	<b>Total</b>	<b>45</b>	<b>\$2,407,260</b>
2019	Fifth Avenue Apartments	10	\$605,472
	Hilliard	17	\$1,085,040
	Kings Court	4	\$211,920
	Milwaukee Ave Apartments	4	\$157,404
	Oso Apartments	5	\$285,600
	Park Apartments	12	\$784,260
	Prairie Trail	6	\$342,720
	Southbridge Phase 1A	3	\$189,791
	Southbridge Phase 1B	2	\$126,528
	Spruce Village	7	\$388,315
	TCB Oak Park	7	\$479,220
	1212 Larkin	6	\$340,747
<b>Total</b>	<b>83</b>	<b>\$4,997,017</b>	
2020	Zion Woods	5	\$598,839
	Main Street	6	\$398,981
	Humboldt Park Residence	6	\$401,520
	The Studios	20	\$1,147,200
	Schiller Place	5	\$363,665

	<b>Total</b>	<b>42</b>	<b>\$2,910,205</b>
<b>2021</b>	Casa Durango	5	\$340,400
	Howard Apartments	12	\$728,640
	Torrence Place	3	\$215,077
	6001 W Lawrence	11	\$731,340
	Kirwan Apartments	5	\$363,525
	Jarell Washington Park	5	\$336,600
	<b>Total</b>	<b>41</b>	<b>\$2,715,582</b>
<b>2015-2021</b>	<b>Total</b>	<b>359</b>	<b>\$20,508,884</b>

### Long Term Operating Support (LTOS) Program

On an annual 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.

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. Additionally, IHDA committed \$3,759,865 to 2 new LTOS developments to support the creation of 20 new units for a period of 15 years. In 2022, HDA is not expecting a new open LTOS round, however, up to \$3 million may be made available for approved projects as part of the Permanent Supportive Housing RFA round.

### The Re-entry Demonstration Rental Housing Support Program

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

The Act additionally called for IHDA to create a rental assistance program that “shall be targeted to persons with disabilities who have a history of incarcerations, hospitalizations, and homelessness”. In 2019, IHDA, in partnership with IDOC, developed the Re-entry Demonstration Rental Housing Support Program which provides rental assistance and social services for up to 100 individuals exiting the state prison system. Rental assistance is provided to landlords in quarterly payments equal to the difference in the reasonable rent for the unit and the income-based portion of rent. IHDA provides rental assistance funds to Local Administering Agencies through a competitive Request for Application Process, while IDOC is responsible for providing referrals to social services agencies that specialize in individuals exiting the state prison system.

The Re-entry Demonstration Program is funded through the Rental Housing Support Program. IHDA began accepting applications in late June of 2019 and approved \$2,894,968 to new LAAs to administer a total of 75 units in beginning in 2020. The demonstration round closed in November 2019. First units for the pilot came online in September 2020.

Re-Entry Demonstration Program – Local Administering Agencies (LAAs) – CY2019			
Agency Name	Service Area	Funding Amount	Units
Housing Choice Partners of Illinois	Suburban Cook County	\$1,179,367	20
Winnebago County Housing Authority	Winnebago County	\$578,566	20
Winnebago County Housing Authority	Boone County	\$138,640	5
Winnebago County Housing Authority	Stephenson County	\$136,501	5
Community Partners for Affordable Housing	Lake County	\$374,220	10
Housing Authority of Champaign County	Champaign County	\$487,674	15
	<b>Total</b>	<b>\$2,894,968</b>	<b>75</b>

### Permanent Supportive Housing Development Request for Applications

IHDA released requests for application for an eight round of funding 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 are required to set aside a minimum of 10 percent of units for referrals through the Statewide Referral Network. This program leverages funds from a variety of State and federal sources, including but not limited to the national Housing Trust Fund, Affordable Housing Trust Fund, and federal HOME dollars.

2019-2021 PSH Development Round awards are summarized in the tables below:

PSH Development Round Awards, Board Approved Units, CY2019-CY2021			
Calendar Year Board Approval	Project	Units	Award Amount
2019	Access Health & Housing	20	\$5,100,000
	Englewood Family Housing	13	\$2,512,789
	Lazarus Apartments	15	\$2,324,868
	Madison Apartments II	24	\$4,782,071
	Morrison Manor	22	\$1,043,992
	Zion Woods	25	\$6,980,039
	Mustacchi Manor	16	\$6,056,390
	Ogden Park Apartments	25	\$4,050,171
	Main Street Lofts	24	\$6,050,000
	<b>Total</b>	<b>184</b>	<b>\$38,900,320</b>
2020	Sarah's on Lakeside	28	\$6,000,000
	Spring Valley Village	18	\$4,583,889
	Homan Square PSH	21	\$5,722,603
	Conservatory Apartments	42	\$6,300,000
	Carrie Lane Supportive Housing	20	\$4,555,636
	Impact Floral	16	\$6,119,410
	<b>Total</b>	<b>145</b>	<b>\$33,281,538</b>
2021	Arlington Heights PSH	25	\$8,500,000
	Lakeview Landing	37	\$8,500,000
	The Covent	64	\$3,097,846
	ReVive Center Cressey House	28	\$4,120,996
	Wildwood Commons	24	\$8,878,562
	Hill Arboretum	33	\$5,792,042
	Kankakee Veterans Housing	14	\$2,923,477
	Madison Apartments III	17	\$5,284,802

	Apoyo Village	24	\$5,997,477
	Park Street Apartments	24	\$5,195,659
	<b>Total</b>	<b>290</b>	<b>\$41,293,163</b>

### **Housing for Justice Involved Individuals (HJIIP) Program**

As part of IHDA's capital bill funds, the Authority (IHDA) created a Housing for Justice Involved Individuals (HJIIP) Program. Projects can ask for up to \$475,000 to fund the acquisition, new construction, and/or rehabilitation of housing that serves individuals exiting the criminal justice system, jail, or prison. Housing is intended to be transitional and provide appropriate supportive services to facilitate the movement into permanent housing. The Request for Applications (RFA) was released in January 2022. Concept meetings are taking place in March of 2022 and applications are due March 31, 2022.

### **Illinois Supportive Housing Institute (SHI) and Project Initiation Loan Fund (PIL)**

In May 2021, CSH provided IHDA with a proposal for the implementation of a Supportive Housing Institute (Institute) in Illinois. Founded in 1991, CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. CSH's core services and programs include practitioner capacity building, project-specific technical assistance, financial support to jumpstart supportive housing production, and policy and systems change work for supportive housing creation.

The Institute will dovetail into IHDA's process for selecting projects through its Permanent Supportive Housing Request for Applications (PSH RFA). IHDA's goals for the SHI are to solicit innovative proposals for Permanent Supportive Housing that target resident populations in downstate Illinois and to increase participation of downstate developers. To date, CSH has delivered 22 Supportive Housing Institutes across eleven states (AL, AZ, CA, CT, CO, IL, IN, MO, NH, NV, OH, and OR). IHDA approved a two year SHI contract with an optional one year extension in August 2021. The first Institute is expected to start in Spring 2022.

CSH also requested \$1,000,000 (i.e., \$500,000 for each of two years) to capitalize a revolving Illinois Project Initiation Loan (PIL) Pool. This PIL Pool will be used to support the early pre-development will associated with projects developed in the Illinois Supportive Housing Institute. PILs would be sized to ensure that groups have enough funds available to pay for pre-development expenses required to submit an IHDA award application. The initial PIL proposal was approved by IHDA's Board in August 2021.

### **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 resident's scheduled and unscheduled needs. The resident is responsible for paying the cost of room and board at the SL community. In 2021, the number of operating Supportive Living Program projects increased from 154 to 155 providers, with capacity increasing from 12,833 apartments to 12,986. Of the 155 communities, eleven serve people ages 22 to 64 with physical disabilities. Forty-two sites have been approved for the Supportive Living Program and are in various stages of construction and development, including one that will serve people with physical disabilities. Also included are thirty-three Supportive Living Program dementia care settings. In all, there are Supportive Living Program 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.

In 2021, the DHFS committed \$216,916,249 towards its Supportive Living Program, assisting 10,774 individuals.

## Supportive Housing NOFOs

### IDHS-DMH Housing First NOFO

On August 6, 2021, the Illinois Department of Human Services - Division of Mental Health (IDHS-DMH) posted a Housing First Permanent Supportive Housing Notice of Funding Opportunity (NOFO) which aims to improve housing access for Illinois most vulnerable populations. The NOFO, in the amount of up to \$1,000,000, specifically aims to assist individuals with diagnosed mental illness who are either homeless or at risk of being homeless, or is a Williams and/or Colbert Consent Decree Class Members, or a Forensic Services Patient (those residing in State-Operated Psychiatric Hospitals (SOPHs) eligible for conditional release into outpatient treatment services and are referred by DMH program staff for housing placement) Income eligibility requirements also require that Individuals must be receiving \$300 or less per month from all sources upon entry and at annual recertification (required minimally every 12 months; interim recertifications may be conducted as often as necessary when there are changes to income) individuals must be at or below 30% AMI to continue receiving financial assistance.

The NOFO provides eligible funding that addresses the following tenant and program needs:

- Rental Application Fees
- Inspection Costs
- Security Deposits
- Utility Deposits
- Landlord Incentives
- Transition Assistance Funds
- Rental Assistance/Leasing Payments
- Utility Allowances/Payments
- Subsistence Allowances
- Case Management/Support Services (maximum 20% of grants)
- Administrative Costs (maximum 10% of grants)

Applications were due by September 20, 2021, with DHS-DMH expected to announce award recipients some time in mid-2022.

### IDHS-SUPR Supportive Housing NOFO

On December 1, 2021, the Illinois Department of Human Services/Division of Substance Use Prevention and Recovery (IDHS/SUPR) released a Notice of Funding Opportunity (NOFO) for Permanent Supportive Housing (PSH). The NOFO is intended to provide PSH for individuals with a substance use disorder (SUD) or co-occurring substance use and mental health disorder (COD). Applicant organizations must prioritize young adults, women, and women with children and comply with the Housing First approach (connecting individuals to housing without preconditions or expectations for treatment or recovery services).

Organizations that apply for this funding are expected to provide a full range of tenancy support services that assist individuals in being successful.

Those services include:

- Applicant outreach
- Application processing
- Housing referrals
- Administration of rental subsidies

- Tenant services management
- Quality and compliance monitoring
- Supportive services development and delivery for participants who request them

Application submissions are due by January 14, 2022, with IDHS/SUPR anticipating the availability of up to \$1,000,000 in total funding.

## Homelessness and Interagency Collaboration

### Illinois Interagency Council on Homelessness

An Interagency Council on Homelessness (ICH) is a group of statewide stakeholders interested in collaborating on homelessness policy and programs. In 2013, the original Illinois Cooperative Agreement to Benefit Homeless Individuals (CABHI) program grant, managed by DHS' Division of Substance Use Prevention and Recovery (SUPR), helped facilitate an Illinois 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 subsequent CABHI grant that year. 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.

In September 2021, Governor Pritzker signed an executive order to create an Illinois Interagency Task Force on Homelessness and an Illinois Advisory Council on Homelessness. Both groups will be led by a Homelessness Chief, reporting to the DHS Secretary. These two groups initiate a new ICH in Illinois, asking several agencies' senior leadership and community stakeholders to form a Plan to End Homelessness and meet on a regular basis to address homeless policies and issues. The first Plan is due to the Governor and the Illinois General Assembly in Spring 2022 and an annual report will be due by December 1 each year.

### Interagency Working Group on Poverty and Economic Security

The Illinois General Assembly passed HB0357 in the Summer of 2020 establishing an interagency working group who's main goals are to:

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

The full group meets on a quarterly basis. An interim report was released in November 2020. The group is conducting listening sessions across the State and working on a strategic plan that is due March 31, 2022. The plan will work towards reducing deep poverty in the State by 50% by 2026, eliminate child poverty in the State by 2031, and eliminate all poverty in the State by 2036.

### Collaborative on Childhood Homelessness

The Collaborative on Child Homelessness – Illinois (COCHI) was formed in June 2020 to improve health outcomes for young children, families, and pregnant persons experiencing housing insecurity by increasing capacity and fair access to housing through a deliberate racial equity and justice lens. COCHI and Illinois Chapter of the American Academy of Pediatrics (ICAAP) created the Children's Healthy Policy Collaborative. The group began formal and regular meetings in 2020 and meets quarterly to discuss matters related to housing and healthcare policy, funding, and program flexibility that will strengthen housing security for children and young families. In 2021, COCHI focused on eviction moratoria and housing voucher access, and provided feedback on IHDA's 2022-2023 draft QAP to advocate for family-sized units.

### Focus Area #3: Policies and Expanded Leadership for the Future of Illinois Housing

There is a continued need to enhance collaborative planning efforts that help to foster policy changes that better address the housing needs of all Illinois residents. Future work should prioritize activities that identify ways to maximize and support new and existing state and federal resources and align these resources with policies that promote equal access to quality housing throughout the State. Collaborative policy-driven efforts in the upcoming year should work to expand the impact and input of a more diverse group of affordable housing practitioners and serve to drive our state into new or underutilized strategies, such as strengthening our statewide approach to environmental justice, further incorporating green building practices into affordable housing development programs and policies.

The **Policies and Expanded Leadership for the Future of Illinois Housing 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, four Technical Plan strategies provided the framework for the current programs and recommended efforts included in this section.

#### Leadership and Capacity Building Technical Plan Strategies

1. Evaluate federal and State legislation and Rules, Comment and Support as appropriate
2. Develop an inclusive approach to expanding affordable housing in Illinois through an equity lens
3. Promote equal access to quality housing for the full diversity of Illinois households.
4. Incorporate green building practices into affordable housing development programs and policies.

## Legislation and Policy Initiatives

### Affirmatively Furthering Fair Housing

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 related 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 known as the Analysis of Fair Housing Impediments (AFHI), this new plan was renamed the Assessment of Fair Housing (AFH). For CDBG and HOME grantees, it was tied to the Consolidated Plan and was to be 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. However, on May 23, 2018, HUD issued three notices which eliminated grantee obligation to analyze patterns of segregation and poverty and submit plans to address those patterns to receive HUD funding:

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

Despite this change, the State continued to provide its AFFH Consolidated Plan certification in accordance with the requirements that existed prior to August 17, 2015. Then, on April 13, 2021, HUD submitted a proposed rule to the Office of Information and Regulatory Affairs (OIRA) reinstating the 2013 Disparate Impact Rule and an interim final rule restoring statutory definition to AFFH. With this change, HUD funding recipients must again certify compliance with AFFH on an annual basis and IHDA will continue to report on the State’s actions to address its previously identified fair housing impediments in the State’s Consolidated Plan Annual Action Plans and Annual Performance Reports.

Beyond AFFH Consolidated Plan certification, IHDA has also been taking on related actions and measures in its commitment to prevent housing segregation:

- **Concentration and Preservation Metrics** – IHDA has incorporated a variety of market metrics into its review of Preliminary Project Assessments and LIHTC applications since 2012. The Affordable Rental Unit Survey (ARUS) 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 (ARI), a tool designed to determine the need to preserve affordability by measuring change over time in key market metrics. Proposed developments located in census tracts identified by the ARI as being at risk of affordability loss are incentivized with up to 5 points in the QAP. Lastly, the Quality of Life Index (QOLI) is a statewide planning tool intended to determine areas of high livability within Illinois. The QOLI is a cumulative score across five measures: education, prosperity, health, housing, and connectivity. Each category is worth two points and project teams can earn up to ten points for projects in located areas with high cumulative QOLI scores.
- **Rental Housing Support (RHS) program/Re-Entry Special Demonstration Program** – IHDA administers this program with housing and services providers serving the re-entry population to assist individuals who are exiting the State prison system. It is a rental assistance program targeted to extremely-low and severely-low income (15-30% AMI or below) individuals who are elderly and/or disabled who are being released from incarceration, as well as individuals enrolled in a graduated reintegration program with a post-release plan that includes employment.



## 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 in 2018. Of those, only one community was not previously listed on the 2013 non-exempt list. The next listed is scheduled to be published in December of 2023.

In 2019, 2020 and throughout 2021, IHDA continued working with non-exempt AHPAA communities to help understand and meet their obligations under AHPAA. In June 2020, 14 out of the 46 non-exempt communities met the 18 month deadline for submitting an affordable housing plan to IHDA. Two additional communities also submitted approved plans to IHDA in the subsequent months. Throughout 2022, IHDA will continue to provide technical assistance to local governments who need assistance creating and submitting their affordable housing plans.

On July 29, 2021, Governor Pritzker signed HB 2621 as part of major omnibus legislation. This bill created new resources to finance the development of affordable rental housing and establishes property tax policies to support owners of rental housing to invest in their properties and keep rents affordable. HB2621 also made changes to the AHPAA that impact the compliance process for non-exempt communities. The most impactful changes are listed below:

- Adds parking, maintenance, landlord-imposed fees to definition of affordable (no more than 30% annual gross rent) calculation
- Clarifies home rule exemption and states that all non-exempt communities must comply with the Act – regardless of home rule status.
- Requires affordable housing plans from NELG communities to hold public hearings to be officially adopted
- Adds new enforcements by giving IHDA the option to notify the Office of the Attorney General that a NELG is not in compliance by submitting an inferior plan or by failing to submit an affordable housing plan to IHDA. States that the "The Attorney General may enforce this provision of the Act by an action for mandamus or injunction or by means of other appropriate relief."
- Requires timely appointment of vacancies on the State Housing Appeals Board "To the extent possible, any vacancies in the Housing Appeals Board shall be filled within 90 days of the vacancy."

In regard to the inclusion of parking, maintenance and landlord-imposed fees to the determination of affordability in the Act, IHDA as administering agency is pursuing legislative changes in 2022 due to the inapplicability of data resources needed to achieve an accurate statewide determination. As such, IHDA will work to incorporate the listed changes above at the time of the next publication in late 2023.

IHDA also encourages affordable housing development in AHPAA communities through its Qualified Allocation Plan. LIHTC applications under the 2022-2023 QAP for projects located within AHPAA non-exempt communities are incentivized by being awarded two points. Most recently, IHDA financed the construction of

45 units of affordable housing in the City of Geneva (an AHPAA non-exempt community) through its LIHTC program in 2020.

### **BIPOC Developer Capacity Building Initiative**

As part of IHDA's continuing diversity, equity and inclusion (DEI) efforts, IHDA has been exploring opportunities to support Black, Indigenous, or people-of-color (BIPOC) for-profit and non-profit business leaders to enter and succeed within the Low-Income Housing Tax Credit (LIHTC) program. This work began with the belief that greater diversity among LIHTC developers could lead to more inclusive outcomes, including greater community engagement in the development process, greater diversity in the type of projects we see in the LIHTC rounds and a more equitable distribution of the wealth generated by developer fees. IHDA has researched several DEI initiatives that serve as models from across the country and facilitated conversations with internal and external stakeholders within the development community to better understand the needs and goals of BIPOC-led firms and non-profits in the tax credit space.

One of the major 2021 efforts to build BIPOC developer capacity statewide included the approval of 2022-2023 Qualified Allocation Plan which included updates to scoring criteria that heavily rewards project teams with BIPOC-lead enterprises (see the above Low Income Housing Tax Credit (LIHTC) Program for more information). Additionally, engagement work through the 2021 Illinois Housing Blueprint helped shape racial equity recommendations further promoting efforts to diversify developers and program partners for greater community impact (see the Illinois Blueprint section later in this report for more information). Lastly, ongoing efforts continue to refine ideas formed with input from the larger housing community around lending and partnerships to further increase the participation of BIPOC developers and anticipate bringing forth additional concepts.

## **Broadband and Economic Impact**

### **The Illinois Broadband Advisory Council and Connect Illinois**

The Illinois General Assembly created the Broadband Advisory Council (BAC) to expand and ensure broadband access to all Illinois citizens and businesses, including unserved urban and rural areas. Administered by DCEO, representation on the BAC includes other State agencies, municipal and public housing authority representatives, and industry professionals. The BAC provided a report to the general assembly on January 1, 2020 with its findings, and progress in implementing the act's provisions and has conducted an additional Illinois broadband access and affordability report which was submitted to the ILGA in December 2020.

"Connect Illinois" is a \$420 million statewide broadband expansion under the State's "Rebuild Illinois" capital investment program that recognizes the importance of high-speed broadband internet as a necessity for economic progress and educational attainment throughout the State. Targeted to towns and counties in those regions "left out" of the digital revolution, a statewide Broadband Strategic Plan will identify opportunities to serve all Illinoisans, including students, seniors, low-income households, rural communities and small businesses, under three major focus areas covering telehealth, education, and economic development. Rebuild Illinois will dedicate \$400 million to building infrastructure connecting communities across the state to high-speed internet, and invest \$20 million in the Illinois Century Network, an existing broadband network serving K-12 public schools, higher education, public libraries, museums, state and local governments, and the health care community.

The first round of funding was announced in June 2020, with \$50 million in Connect Illinois grants awarded to 28 projects touching every region of the state. The \$50 million in state grants was matched by \$65 million in nonstate funding for a total of \$115 million, with plans to expand access for more than 26,000 homes, businesses, farms, and community institutions across Illinois. The second round of funding was announced in 2021 and included 22 projects dispersed across Illinois totaling \$23.5 million in funding.

Per HUD regulations, Illinois Housing Development Authority (IHDA) required mandatory installation of broadband infrastructure in all new construction and substantial rehabilitation rental properties of four or more units who received HUD financing. As part of IHDA's commitment to supporting universal broadband access,

IHDA updated its 2022-2023 QAP to require *all* LIHTC-financed new construction and substantial rehabilitation projects be broadband ready, regardless of property size and even in rural areas where broadband infrastructure does not exist.

## **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 2021 Economic Impact Report in December 2021. In FY2021, IHDA's single and multifamily programs supported an estimated 5,237 full-time jobs in construction and construction-related industries. The Authority's activity also generated nearly \$448 million in federal, state and local taxes and fees, as well as local business income and wages.

## **Rehabilitation and Weatherization**

### **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 pay for winter energy services. LIHEAP will provide a one-time benefit to eligible households to be used for energy bills. The amount of payment is determined by income, household size, fuel type and geographic location. In 2021, \$343 million in LIHEAP funds were utilized to assist 424,296 households throughout Illinois.

LIHEAP is funded by the U.S. Department of Health and Human Services and the State of Illinois and administered by DCEO. Energy assistance is provided through local community action agencies or not-for-profit agencies throughout the state.

### **Home Weatherization Assistance Program**

The Illinois Home Weatherization Assistance Program (IHWAP) helps low-income residents save on heating and curb costs while increasing the comfort of their homes in order to conserve needed energy and to aid those persons least able to afford higher utility costs. Its mission is to insulate the dwellings of low-income persons with high energy burden, specifically, the elderly, persons with disabilities, and families with children. In 2021, \$22.9 million in IHWAP funds were distributed to assist 4,633 Illinois households.

### **Rebuild Illinois: Shovel Ready Sites**

As part of a \$45 billion capital plan to invest in state infrastructure and economic development, in 2021, DCEO awarded \$13,000,000 in Rebuild Illinois: Shovel Ready Sites competitive grants to 12 projects across the state that will finance site acquisition, brownfield redevelopment, site preparation and rehabilitation of empty buildings and vacant spaces. Preference was given to projects in underserved communities. Approved projects include community centers, affordable housing, and enhancements for transit hubs.

## **Improving Building Standards and Environmental Justice**

### **Qualified Allocation Plan: 2022-2023**

The Qualified Allocation Plan (QAP) is a key policy tool for an HFA to establish and incentivize its priorities for housing development. IHDA's 2022-2023 QAP updates were guided by a Task Force which focused on key policy priorities: sustainability and racial equity. Through the work of the Task Force and input from members of the affordable housing community, IHDA made a series of QAP updates to improve affordable housing location and construction quality while protecting affordable housing residents from environmental and health hazards:

- **Flood Factor:** Climate change is driving frequency of extreme precipitation events which research shows, the effects of which disproportionately impact low-income communities. IHDA incorporated Flood Factor into its 9% preliminary review process to screen for proposed sites with high or extreme long-term flood risk. Created by First Street Foundation, Flood Factor is a data platform that projects current and future flood risk at the property level by integrating data from Federal Emergency Management Agency (FEMA), as well as analyses of neighborhoods, zip codes, cities, counties, and states. The tool allows IHDA to pre-screen development sites for flood risk before they advance to application phase. Using this tool, 11 proposed sites for affordable housing were identified as having high or extreme flood-risk, and required project teams to address the design and engineering interventions that would protect these properties from long-term flood risk.
- **Enterprise Green Communities:** Developed by Enterprise Community Partners, Green Communities is a third-party building certification designed for affordable housing projects that also offers a certification pathway for moderate and substantial rehab projects. As part of requirements for 2022-2023 LIHTC-financed projects, development teams must incorporate mandatory 2020 Enterprise Green Communities criteria which elevates the standard for a project's community connectivity, stormwater management, water conservation, operational performance and building materials. The long-term goal is that these changes will produce affordable housing that is located in amenity rich communities, is energy efficient and resilient to climate change.
- **Third-party certification:** As part of IHDA's commitment to environmental justice and sustainability, the 2022-2023 QAP significantly increases the points awarded to project teams who pursue third-party building certification. Project teams can earn up to ten points for developers that pursue third-party certification, and an additional three points for net zero projects. This is in comparison to just three points awarded for third party certification in the 2020-2021 QAP, and no net zero incentive. Of 61 submitted applications for the 2021 9% QAP round, 59 projects (96 percent) indicated they were pursuing full green building certification. Of these 59 projects, 27 intend to pursue net zero certification.
- **Fresh Food Access:** Improving access to the basic need of fresh food demonstrates IHDA's commitment to supporting the physical health of affordable housing residents. In the 2022-2023 QAP, the distance to a full-service grocery store, farmers market or other store with fresh produce was reduced in rural areas from 10 miles to 5 miles. IHDA also formalized the definition of a fresh produce grocery store using the North American Industry Classification System (NAICS) system definition, which helps screen for party and convenience stores. Supporting this initiative is IHDA's online Food Access Locator, a new mapping tool that identifies full-service stores (NAICS 445110) or farmer's market/produce market (NAICS 445230) across the state that meet the fresh produce NAICS definition.

## Illinois Solar for All

The 2016 Senate Bill 2814, otherwise known as the Future Energy Jobs Act (FEJA), required the state's two biggest electric utilities to expand their energy efficiency programs and reduce electricity waste, lowering Illinois power bills through 2030. The bill also expanded the definition of "low income" beyond just people who qualify for state assistance and directs utilities to engage with economically disadvantaged communities delivering new programs to customers most challenged to pay bills. FEJA enabled development of the Illinois Solar for All (ILSFA) Program to bring photovoltaics to low-income communities in Illinois. Managed by the Illinois Power Agency (IPA), ILSFA helps make solar installations more affordable for income-eligible households and organizations through state incentives. 25 percent of funds for ILSFA's sub-programs are to be allocated to projects located in EJ communities. ILSFA has four sub-programs:

- **Low-Income Distributed Generation (DG):** Photovoltaic projects for individual homes and multi-family buildings.
- **Low-Income Community Solar (CS):** Participants subscribe to a share of a CS system.
- **Non-Profits and Public Facilities (NP/PF):** NP/PF receive incentives for on-site photovoltaic generation.
- **Low-Income Community Solar Pilot Projects (LICS Pilot):** This competitive procurement approach is based only on the price for 15 years of delivery of all Renewable Energy Credits.

Total ILSA funding for the 2020-2021 period was \$8,368,081 for Low Income Distributed Generation (DG), \$13,946,802 for Community Solar (CS) and \$5,578,721 for Non-Profits and Public Facilities (NP/PF). According to an analysis by Applied Public Policy Research, 19 photovoltaic projects for individual homes and multifamily buildings were approved through the Low-income Distributed Generation (DG) program between 2020 and 2021.

## Focus Area #4: Housing Blueprint for Illinois

A comprehensive statewide planning effort is needed to create an inclusive vision for the future of housing in Illinois. Efforts are already underway to better understand the emerging needs of Illinois residents and to examine the full impacts and reach of current programs statewide, particularly on those identified as priority populations in the ACHP. Beginning in 2020, IHDA undertook the *Housing Blueprint*, a new planning endeavor with the purpose of informing future policies that better serve the diverse needs of Illinois residents. The Blueprint's planning process is comprised of various components that include past plan review, community outreach, quantitative data analyses, as well as the first Racial Equity Impact Assessment ever conducted on IHDA's portfolio and practices. In 2020, the Housing Task Force was enlisted to serve as advocates for and aides to the Housing Blueprint. Each year the Blueprint will culminate in Working Groups led by Housing Task Force members and IHDA staff that will be formed around the major priorities and goals identified by the plan. This Focus Area is intended to formalize the relationships between the Housing Task Force, the Housing Blueprint and the Annual Comprehensive Housing Plan.

The Housing Blueprint for Illinois Focus Area also draws from existing and new actions and strategies that are identified in the 2021 ACHP Technical Plan, which lays out the long-term planning goals of the Housing Task Force. In this Focus Area, five updated Technical Plan strategies provide the framework for the current programs and recommended efforts included in this section.

### Housing Blueprint for Illinois Technical Plan Strategies:

1. Formalize link between the Statewide Housing Task Force and the Housing Blueprint
2. Engage broader community perspectives and adapt programming to be relevant and responsive to resident experiences and needs
3. Increase transparency around data sharing and the impact of affordable housing
4. Increase efficiency around statewide collaboration and coordination to create a shared vision for the future of housing in Illinois
5. Present data in a relevant and "humanistic" framework that is made accessible and useful for all resident

## Housing Blueprint Overview

The Housing Blueprint (“the Blueprint”) is a planning endeavor that the Illinois Housing Development Authority initially designed and began work on in the Spring of 2020 to create a vision for the future of housing in Illinois, and to establish a plan to achieve it. The Blueprint is a multi-year planning effort that reflects on successes within the state’s many communities as well as opportunities to better meet the needs of its residents. The Blueprint will carry out an annual action plan that will guide programmatic changes and legislative recommendations to address the plan’s findings and create tangible change for Illinois’ residents.

The Housing Blueprint’s planning process has created a unique opportunity to organize and exercise the expertise and reach of a wide variety of Illinois’ agencies and advocates by strategically embedding the plan within the work of IHDA’s Housing Task Force. The Housing Task Force has been of great assistance since the Blueprint’s inception in offering guidance to help shape the plan design and scope of the overall Housing Blueprint. Many Housing Task Force members have also served as ambassadors for the planning process, circulating the Statewide Resident Survey throughout their networks and communities, facilitating Listening Tour meetings, connecting the Blueprint to other relevant planning processes, and offering context and feedback to the plan’s findings.

Each year, the Housing Task Force along with IHDA Leadership will analyze and review the Housing Blueprint’s findings and will subsequently determine the most poignant action items and goals for focusing on in the coming year. Housing Task Force members also serve as participants on the Blueprint’s annual working groups which will mobilize actionable items and tasks to address the most pressing needs and priorities identified by the plan.

Along with serving as a comprehensive and powerful planning resource, the Housing Blueprint intends to significantly increase the efficiency of data collection and reporting processes within IHDA. In the coming years, it is IHDA’s intention to either supplement or potentially replace the ACHP’s Technical Plan with the data collected through the Blueprint, centralizing these processes and allowing them to be tied more intimately to other data sources, such as the qualitative data collected via the Blueprint’s community outreach components. It is IHDA’s expectation that simplifying these procedures within the Housing Blueprint process will allow for more efficiency data collection processes and increased inter-agency collaboration.

## Blueprint Engagements and Data Analysis

The Blueprint engagement process that began in 2020 continued throughout 2021 and informed both the 2021 Housing Blueprint and future iterations of the plan. A statewide residential survey housed on the Blueprint website captured quantitative resident data from across the state. Data analysis of the online survey responses helped guide the 2021 Blueprint, and analysis of the responses is ongoing for future Blueprint iterations. A review of the engagement and analyses completed for the Blueprint in 2021 is outlined below.

A series of listening sessions with different groups from across the state began in 2020 and continued in 2021. The Blueprint’s Listening Tours provide the opportunity to meet and engage with residents statewide. IHDA and other partners working on the Blueprint host these meetings to discuss and listen to residents’ experiences, needs, and hopes surrounding housing in their community. These discussions help to shape the goals and work of the Blueprint.

IHDA began its second round of Listening Tours in October 2021 and completed the first two listening sessions of that tour in 2021. On October 20, 2021, IHDA conducted a Spanish-language session in partnership with three immigrant advocate organizations - Casa Michoacán, Office of Welcoming Centers for Refugee and Immigrant Services, and Illinois Migrant Council. On November 10, 2021, IHDA conducted an English-language session focused on pregnant/postpartum people and families with lived experiences of homelessness/housing insecurity in partnership with I Promote-IL. In 2021, IHDA also reviewed and analyzed Round 1 listening session recordings from 2020 in advance of the completion of the Blueprint’s 2021 iteration.

Engagement and Analyses under the Housing Blueprint, CY2021		
Engagement	2021 Only	Since Inception
Statewide Resident Surveys Received	316	903
Listening Tour Meetings Conducted	2	26
Individuals who Attended Listening Tour Meetings	46	643
Data Analyses	Since Inception	
Statewide Planning Efforts Reviewed	27	
Market Indicators Analyzed	366	
IHDA Programs Analyzed	21	
Prior Fiscal Years Analyzed	7	

**2021 Blueprint**

The Blueprint is an action plan for how IHDA will shape its investments in the new construction and preservation of affordable housing across Illinois into the future. The Blueprint is an evolving plan that will be reviewed annually re-shaping the strategy as new findings are formed through analysis of key metrics and through the continued engagement of communities across the state.

IHDA spent much of 2021 completing the first edition of the Blueprint – research, data analysis, writing, design, and data visualization. The 2021 Blueprint was completed and released in June 2021. Copies were distributed to members of the Housing Task Force, and the full report was posted on [ilhousingblueprint.org](http://ilhousingblueprint.org), the Blueprint’s dedicated website.

IHDA supports investment opportunities that improve quality of life for all Illinois residents, creating safe, healthy, sustainable communities. Three key themes emerged in the 2021 Blueprint as vital to this work: addressing racial equity, promoting resilience among communities, and aligning infrastructure & housing to promote access.

IHDA is committed to taking a multi-layered approach to addressing racial equity. Three strategies were identified within the theme of **addressing racial equity** in housing: increase minority homeownership, support diverse leadership in the housing economy, and create access through comprehensive planning. In the United States, homeownership has historically served as a key tool for building generational wealth. Discrimination in the housing market, perpetuated by federal and local policies, have kept Black/African American citizens from fully reaping the multiplicity of social and financial benefits linked to owning a home. Even with federal legislation banning discrimination in the housing and financial markets, we continue as a society to grapple with this legacy as new economic challenges exacerbate and widen the racial wealth gap, e.g., the Great Recession and the COVID-19 pandemic. IHDA as an organization makes significant impacts and contributions to the Illinois housing market, and so, has a responsibility to interrogate how it can influence and mitigate the negative impacts of these crises on disproportionately impacted communities.

Tools that examine the quality of life within a community become important when talking about enhancing resiliency, as does the careful planning both locally and statewide of housing investment. Two strategies were identified within the theme of **promoting resilience among communities**: enhance sustainable design guidelines for preservation and new construction and address stigmas and perceptions of “affordable housing.” Affordable housing practitioners must come to understand resiliency in a variety of ways. Market resiliency is important because it speaks to how robust housing markets are – are they serving a variety of income levels? Can they withstand ebbs and flows and shifts in value? Are they attractive to a variety of homeowners and renters? – and can guide us towards creating diverse communities ready to withstand the



tests of time. But a holistic, community-wide resiliency must also be considered and IHDA must look at factors beyond housing that impact the well-being, health, and quality of life for Illinoisans. This will lead to better siting of projects to better serve the communities of Illinois.

In the United States, federal housing and infrastructure policies have historically not taken the needs of our most vulnerable populations into account, resulting in redlining, urban renewal programs that displaced entire neighborhoods and replaced them with interstate highways, and public housing that isolated and concentrated our poorest residents away from the fabric of their communities. Two strategies were identified within the theme of **aligning infrastructure & housing to promote access**: coordinate access to amenities with housing investments and highlighting extremely low-income, supportive housing, and other housing needs. As the state's housing finance agency, it is IHDA's responsibility to ensure that the affordable housing it finances is accompanied by existing or new investments in affordable, necessary amenities such as transportation, access to fresh food, and other services and resources.

## **Blueprint Working Groups and the Housing Task Force**

The Blueprint Working Groups were established to develop recommendations for creating and enhancing partnerships with local governments, philanthropy, and other key partners with the real estate, economic development, and design professionals to increase housing affordability and support economically and environmentally sustainable communities. Furthermore, the groups created a catalogue of resources that provide inspiration, insight, or actionable steps for addressing the challenges faced by various stakeholders in their work to build safe, sustainable, and more equitable communities.

Three working groups were formed to focus on the key topics relevant to housing affordability, as established and outlined in the 2021 Blueprint:

- I. **Addressing Racial Equity**
  - *Focus Areas:* Increase Minority Homeownership, Support Diverse Leadership in the Housing Economy, and Create Access Through Comprehensive Planning
- II. **Promoting Economic & Environmental Resilience**
  - *Focus Areas:* Support More Environmentally Resilient Development and Communities and Promote More Economically Resilient Communities
- III. **Aligning Infrastructure & Housing to Promote Access**
  - *Focus Areas:* Prioritize Extremely Low-Income, Supportive Housing, and Other Housing Needs and Address Stigmas and Perceptions of Affordable Housing

The working groups consisted of members from the Illinois Housing Task Force, a consortium of statewide housing and community development experts and state agencies convened by IHDA that meets throughout the year to inform and guide housing policy. Other experts in the areas of economic development, disaster mitigation planning and sustainable development who are not part of the Housing Task Force were invited to participate in the sessions and compliment the discussions. Each working group met three times, over three months in the fall and winter of 2021 to accomplish the assigned tasks.

The working group's objectives were to provide recommendations specific to IHDA programs and operations that can be implemented by IHDA for our Blueprint and how IHDA can better coordinate with statewide Agency Initiatives for the Annual Comprehensive Housing Plan (ACHP), a Statewide Housing Action Plan stewarded by the Statewide Housing Task Force. Working group members also discussed and envisioned ideas and recommendations at the local and regional levels.

Prior to developing recommendations, case studies and/or new benchmarks, each working group conducted a SWOT analysis (strengths, weakness, opportunities, and threats) of IHDA and state-level programs for each focus area. Feedback was documented and helped to guide discussion questions that shaped planning for subsequent working group meetings. Based the SWOT analysis and group discussion, participants identified and ranked policy focus areas to guide recommendations.

## 2021 Housing Production Charts

The Housing Program Production Plan is included in every Annual Comprehensive Housing Plan to describe how the State plans the investment of its resources for new homes and housing assistance for Illinois families and individuals. The Housing Production Plan is required by the Comprehensive Housing Planning Act to set funding goals that serve the needs of the identified priority populations.

Every attempt is made to include all housing-related programs across all State Agencies. Each State Agency reports anticipated funding levels and recommended units assisted is calculated based on overall total anticipated funding for the Annual Comprehensive Housing Plan at the beginning of the year. In the subsequent Progress Report, actual commitments and housing units / persons assisted made during the calendar year are presented.

Only funding committed in the relevant calendar year is included in the Housing Production Plan. Funding that has been applied for, but not yet committed, is not included. In some cases, funding is committed over the course of multiple years, but funding for projects committed in previous years is subtracted. The same cannot be said for counts of housing units / persons assisted under various programs. Projects that receive multi-year financing will have housing units / persons assisted counted each year funding is committed. For this reason, multi-year projects are especially noted in the Housing Production Plan.

The Comprehensive Housing Planning Act requires the tracking of funding commitments related to the priority populations. Typically, this is accomplished by determining the funding commitments (and the units they support) by priority population. When a particular development is to be marketed to more than one priority population, the funding and the units are divided between the priority populations they serve proportionally based on the number of units serving each population.

2021 Housing Production Chart / Multifamily Programs

Multifamily Programs – 2021 Housing Production Plan						
Agency and Program*	Source	2021 Funds Estimated	2021 Funds Committed	Priority Populations		
				Low Income	Senior	Supportive
<b>IHDA Administered</b>						
Low Income Housing Tax Credit (9%)	Federal Credits	28,000,000	N/A	\$249,042,174	\$68,475,136	\$82,842,468
	Equity Raised	\$252,000,000	\$400,359,778			
Low Income Housing Tax Credit (4%)	Federal Credits	N/A	N/A	\$87,080,899	\$134,230,956	\$23,542,859
	Equity Raised	\$110,000,000	\$244,854,714			
Illinois State Donation Tax Credit (IAHTC)	Donation Amount	\$49,604,03	\$39,080,667	\$18,004,480	\$4,829,545	\$15,307,549
	Tax Credit Allocation	\$24,802,016	\$19,540,334			
HOME	Federal	\$16,633,189	\$30,122,846	\$7,963,379	\$2,371,686	\$19,787,781
Illinois Affordable Housing Trust Fund (AHTF)	State	\$58,300,000	\$27,288,524	\$1,619,071	\$556,875	\$25,112,578
Housing Trust Fund (HTF)	Federal	\$12,424,008	\$8,460,000	-	-	\$8,460,000
Build Illinois Bond Fund	State	\$49,500,000	-	-	-	-
Tax Exempt Bonds	Federal	\$500,000,000	\$335,580,389	\$174,654,464	\$118,391,389	\$42,534,536
Taxable Bonds	Private	\$50,000,000	\$67,112,104	\$60,400,894	-	\$6,711,210
Affordable Advantage Mortgage	Federal	\$10,000,000	-	-	-	-
Credit Advantage Mortgage	Federal	\$600,000,000	\$5,720,000	\$1,921,111	\$3,250,000	\$548,889
IHDA/HUD Federal Financing Bank/US Treasury Mortgage	Federal	\$20,000,000	-	-	-	-
<b>CY2021 Total Funds Budgeted and Committed</b>		<b>\$1,678,857,197</b>	<b>\$1,178,119,356</b>	<b>\$600,686,472</b>	<b>\$332,105,587</b>	<b>\$224,847,870</b>
<b>Total # Units Preserved</b>	Single Year Financing		1,939	-	-	-
	Multi-Year Financing		454	-	-	-
<b>Total # Units Near Transit</b>	Single Year Financing		0	-	-	-
	Multi-Year Financing		0	-	-	-
<b>Total Units</b>	Single Year Financing		<b>3,465</b>	<b>1,299</b>	<b>1,667</b>	<b>499</b>
	Multi-Year Financing		<b>1,125</b>	<b>567</b>	<b>257</b>	<b>301</b>
	<b>Total</b>		<b>4,590</b>	<b>1,866</b>	<b>1,924</b>	<b>800</b>
*Several programs were included in the 2021 ACHP estimates because their funding was expected to be available during CY2021, however, as these funds were not available until 2022, they have been removed but have been documented in the 2022 ACHP and will be reported on in future progress reports.						

2021 Housing Production Chart / Single Family Programs

Single Family Programs – 2021 Housing Production Plan						
Agency and Program*	Source	2021 Funds Estimated	2021 Funds Committed	Priority Populations		
				Low Income	Senior	Supportive
<b>IHDA Administered</b>						
Access 4%	State	\$5,800,000	\$5,163,562	\$5,163,562	-	-
Access 5%	State	\$10,900,000	\$3,018,892	\$3,018,892	-	-
Access 10%	State	\$13,100,000	\$6,682,992	\$6,682,992	-	-
Opening Doors	State	\$22,500,000	\$27,432,000	\$27,432,000	-	-
SmartBuy	State	\$24,840,000	\$19,936,220	\$19,936,220	-	-
Illinois Affordable Housing Trust Fund**	State/ Federal	\$1,700,000	\$4,000,000	\$4,000,000	-	-
<b>DCEO Administered</b>						
CDBG Housing Rehab	Federal	\$6,500,000	\$5,691,292	\$5,691,292	-	-
Illinois Home Weatherization Assistance Program	Federal /State	\$51,877,069	\$22,905,185	\$14,762,547	\$8,142,638	-
<b>IDVA Administered</b>						
Adaptive Housing Program for Veterans	State/ AHTF	\$250,000	\$119,258	\$119,258	-	-
<b>CY2021 Total Funds Budgeted and Committed</b>		<b>\$137,467,069</b>	<b>\$94,949,401</b>	<b>\$72,044,216</b>	<b>\$8,142,638</b>	<b>-</b>
<b>Total Units/Households Assisted</b>		<b>589,033</b>				
<p>*Several programs were included in the 2021 ACHP estimates because their funding was expected to be available in CY2021, however, as these funds were not available until 2022, they have been removed but have been documented in the 2022 ACHP and will be reported on in future progress reports.</p> <p>**Single Family amounts for Illinois Affordable Housing Trust Fund include totals from the Single Family Rehab, Habitat for Humanity, and Home Accessibility programs.</p>						

2021 Housing Production Chart/Residential Services Programs

Residential Services Programs Chart- 2021 Housing Production Plan					
Agency and Program*	Source	2021 Funds Estimated	2021 Funds Committed	Priority Populations	Number Assisted
<b>IHDA Administered</b>					
Illinois Rental Payment Program (ILRPP)	State/ Federal	N/A	\$588,807,656	Low Income	64,521 households
Community Outreach Assistance Program	State/ Federal	\$3,020,000	\$0	Low Income	56,200 households (46,129 for ERA/ 10,071 for EMA)
Housing Stability Services (HSS) for the Illinois Rental Payment Program (ILRPP)	State/ Federal	N/A	\$6,300,000	Low Income	63,964 approved rental assistance applications
Housing Counseling Resource Program (HCRP)	State	\$3,000,000	\$0	Low Income	N/A
Housing Stability Counseling Program (HSCP)	State	N/A	\$2,712,450	Low Income	TBD
Foreclosure Prevention Program	State	\$1,500,000	\$0	Low Income	4,628 households assisted
Foreclosure Prevention Program Graduated Fund	State	\$1,000,000	\$0	Low Income	7,242 households assisted
Cook County Mortgage Foreclosure Mediation Program (CCMFMP)	State	N/A	\$900,000	Low Income	TBD
Strong Communities Program	State	\$10,000,000	\$0	N/A	Activities pending until 2021
Abandoned Properties Program	State	\$0	\$7,349,928	N/A	676 unique properties
Land Bank Capacity Building Program	State	\$0	\$215,665	N/A	122 properties
Land Bank Technical Assistance Program	State	\$400,000	\$0	N/A	9 entities assisted
Chicago Rehab Network Technical Assistance Program	State	\$300,000	\$0	N/A	N/A
Reentry Rental Assistance Program*	State	\$5,000,000	\$0	Extremely Low Income Returning Citizens	75 rental units
Rental Housing Supporting Program	State	\$9,225,175	\$11,623,551	Low-Income, Homeless, Special Needs, Seniors	323 rental units
Long Term Operating Support (LTOS)	State	N/A	\$3,759,865	Low-Income, Homeless, Special Needs, Seniors	20 rental units
HUD Section 811 Project Rental Assistance	Federal	\$626,800	\$2,715,582	Low-Income, Special Needs	41 rental units

<b>IDVA Administered</b>					
Prince Home Program for Veterans	<b>Federal</b>	\$759,300	\$605,062.22	Homeless; Special Needs	16 Individuals
<b>DCFS Administered</b>					
Norman Housing Advocacy	<b>GRF</b>	\$1,500,000	\$1,374,385	Low Income Families; Homeless	1,485 families assisted
Norman Cash Assistance Program	<b>GRF</b>	\$4,200,000	\$3,510,678		3,312 families assisted
Youth Housing Advocacy	<b>Federal</b>	\$680,000	\$821,501	Homeless	498 youth assisted
Youth Cash Assistance	<b>Federal</b>	\$300,000	\$657,905		262 youth assisted
<b>DCEO Administered</b>					
Low Income Home Energy Assistance Program (LIHEAP)	<b>Federal/State</b>	\$247,600,554	\$343,000,000	Low Income Families, Seniors, Special Needs	517,358 Households
<b>IDPH Administered</b>					
Housing for Persons with AIDS/HIV	<b>Federal</b>	\$1,953,870	\$1,000,477	Low Income; Homeless; Special Needs	229 persons with HIV/AIDS and their family members
<b>IDOA Administered</b>					
Community Care Program	<b>GRF</b>	\$983,000,000	\$1,022,300,033	Low Income Seniors	61,475 Individuals/monthly
<b>IDHS Administered</b>					
Colbert Bridge Rental Subsidy Initiative	<b>GRF</b>	\$25,460,000	9,531,274	Colbert Consent Decree Class Members Only	1,022 individuals
Emergency and Transitional Housing	<b>GRF/ AHTF</b>	\$10,200,000	\$10,200,000	Homeless	14,118 households
Homeless Prevention Program	<b>GRF/ AHTF</b>	\$10,000,000	\$10,000,000	Homeless	4,046 households
Supportive Housing Program	<b>GRF/ Medicaid Trust Fund</b>	\$19,171,413	\$19,171,413	Homeless; Special Needs	8,018 households
Supportive Housing Program - Bridge Rental Subsidy	<b>GRF</b>	\$13,128,719	\$9,800,323	Williams Consent Decree Populations	1,027 Individuals
Domestic Violence Program	<b>GRF</b>	\$25,052,718	\$21,805,599	Homeless	48,418 Individuals
Assistance to the Homeless Fund	<b>State</b>	\$200,000	\$500,000	Homeless	49 providers
Homeless Youth Services Program	<b>GRF/AHTF</b>	\$5,740,805	\$6,910,274	Homeless	2,090 individuals (youth served)
Emergency Solutions Grant	<b>Federal</b>	\$5,266,395	\$4,838,636.39	Homeless	86,347 Individuals
<b>IDHFS Administered</b>					
Supportive Living Program	<b>GRF</b>	\$277,695,092	\$216,916,249	Homeless; Special Needs	10,774 individuals
<b>Residential Services Program Totals:</b>		<b>\$1,665,980,841</b>	<b>\$2,307,328,507</b>		
*Several programs were included in the 2021 ACHP estimates due to expected funding in CY2021, however, as these funds were not available until 2022, they have been removed but have been documented in the 2022 ACHP and will be reported on in future progress reports.					

## IHDA Multifamily Project List (CY2021) - Occupancy Characteristics

#	Development	City	County	Total Units	Family Units	Senior Units	PSH Units	Preservation Units	<30%	<50%	<60%	<80%	>80%
1	Crescent Place (fka 310 Arlington Heights)	Arlington Heights	Cook	40	32	0	8	0	8	0	32	0	0
2	Arthur Homes	Arthur	Douglas	32	24	0	8	0	8	12	12	0	0
3	Fourteen Forty Nine Senior Estates	Aurora	Kane	76	0	76	0	0	16	30	30	0	0
4	Fox Valley Apartments	Aurora	Kane	47	39	0	8	0	15	0	32	0	0
5	Working Families Rebuilding Neighborhoods Phase V	Batavia	Kane	1	1	0	0	0	0	0	1	0	0
6	Lincoln Lofts Phase II	Bloomington	McLean	54	37	0	17	0	17	0	37	0	0
7	McKay Manor	Breese	Clinton	58	49	0	9	0	18	0	12	28	0
8	Housing Forward	Broadview	Cook	16	0	0	16	0	16	0	0	0	0
9	Lakeside Villas	Carlyle	Clinton	48	0	48	0	0	12	7	15	14	0
10	Unlocking Doors 2021	Carpentersville	Kane	4	4	0	0	0	0	0	4	0	0
11	Parker Glen	Champaign	Champaign	64	54	0	10	0	23	0	9	32	0
12	Bell Valley Townhomes	Cherry Valley	Winnebago	60	50	0	10	0	18	0	42	0	0
13	Oasis senior Living	Chicago	Cook	219	0	214	4	218	4	0	214	0	1
14	900 W. Randolph	Chicago	Cook	300	54	0	6	0	6	54	0	0	240
15	Matthews Senior Housing	Chicago	Cook	60	0	60	0	60	0	12	48	0	0
16	Casa Durango	Chicago	Cook	53	48	0	5	5	18	24	11	0	0
17	New Vistas II	Chicago	Cook	154	138	0	16	154	16	0	138	0	0
18	1201 N. California Avenue Family Apartments - 9%	Chicago	Cook	36	30	0	6	0	16	10	10	0	0
19	Island Terrace 9pct	Chicago	Cook	62	53	0	9	47	21	4	22	15	0
20	Oak and Larabee	Chicago	Cook	78	31	0	12	0	12	0	26	5	35
21	Ogden Commons A-2	Chicago	Cook	77	46	0	12	0	12	0	46	0	19
22	Carlton Apartments	Chicago	Cook	68	0	0	68	68	32	0	36	0	0
23	Lathrop Homes IB - 9%	Chicago	Cook	74	36	0	7	43	15	0	28	0	31
24	Oakwood Shores 3-1	Chicago	Cook	51	26	0	8	0	13	0	21	0	17
25	2020 South Side	Chicago	Cook	4	4	0	0	0	0	0	4	0	0
26	Morningside Court Apartments	Chicago	Cook	171	0	170	0	170	0	0	170	0	1
27	Homan Square PSH	Chicago	Cook	21	0	0	21	0	16	0	5	0	0
28	Sarah's on Lakeside	Chicago	Cook	28	0	0	28	22	14	0	14	0	0
29	Conservatory Apartments	Chicago	Cook	40	0	0	40	0	21	19	0	0	0
30	Jones Senior Housing	Chicago	Cook	60	0	60	0	60	0	0	60	0	0
31	North Sheffield Development Project 2	Chicago	Cook	80	54	0	6	0	6	0	54	0	20
32	Lazarus Apartments	Chicago	Cook	15	0	0	15	15	9	6	0	0	0
33	Englewood Family Housing	Chicago	Cook	13	0	0	13	13	13	0	0	0	0
34	Jarrell Washington Park	Chicago	Cook	100	100	0	0	100	0	0	100	0	0
35	Spring Creek Apartments	Decatur	Macon	137	0	137	0	137	0	0	137	0	0
36	Carrle Lane Supportive Housing	Decatur	Macon	20	0	0	20	0	10	10	0	0	0
37	Grove Senior Living	Downers Grove	Dupage	269	0	269	0	269	0	0	269	0	0
38	Williams Street Townhomes	Dwight	Livingston	32	27	0	5	0	5	8	19	0	0
39	Winstanley Park	East St Louis	St. Clair	38	32	0	6	0	6	4	28	0	0
40	Grifford's Crossing	Elgin	Kane	44	37	0	7	0	14	0	22	8	0
41	Hanover Landing	Elgin	Cook	40	0	0	39	0	19	13	7	0	1

## IHDA Multifamily Project List (CY2021) - Occupancy Characteristics, *Continued*

#	Development	City	County	Total Units	Family Units	Senior Units	PSH Units	Preservation Units	<30%	<50%	<60%	<80%	>80%
42	Wing Schoolhouse Apartments	Elgin	Kane	27	21	0	6	25	6	3	16	2	0
43	Ebenezer-Primm Towers	Evanston	Cook	107	0	107	0	106	0	0	107	0	0
44	Galesburg Towers	Galesburg	Knox	123	0	123	0	123	0	0	123	0	0
45	Emma's Landing	Geneva	Kane	45	38	0	7	0	14	13	0	18	0
46	South Suburban Senior Apartments	Harvey	Cook	120	0	120	0	120	0	2	118	0	0
47	Harvey Lofts	Harvey	Cook	51	43	0	8	0	8	0	43	0	1
48	Stevenson Crossing	Joliet	Will	113	0	112	0	112	24	46	42	0	0
49	West Harbor Residences	Kankakee	Kankakee	40	33	0	7	0	8	16	16	0	0
50	Ladd Senior Housing	Ladd	Bureau	40	0	33	7	0	8	0	32	0	0
51	Torrence Place	Lansing	Cook	48	16	0	32	0	10	5	33	0	0
52	Building an Affordable McHenry County 2021	Marengo	McHenry	3	3	0	0	0	0	0	3	0	0
53	Rolling Acres Apartments	Marion	Williamson	56	45	0	11	0	18	0	38	0	0
54	Maywood Supportive Living	Maywood	Cook	100	0	0	100	0	0	0	100	0	0
55	Access Health & Housing	Maywood	Cook	20	0	0	20	0	10	10	0	0	0
56	Spring Valley Village	Moline	Rock Island	18	9	0	9	0	9	0	9	0	0
57	Monmouth Townhomes	Monmouth	Warren	44	36	0	8	0	14	0	18	12	5
58	Shimer Square Phase 2	Mount Carroll	Carroll	51	38	0	8	0	16	8	22	0	1
59	Mundelein Senior	Mundelein	Lake	45	0	44	0	0	24	0	20	0	0
60	Quentin Apartments	Palatine	Cook	58	49	0	9	0	12	23	3	20	0
61	Taft Homes 4 Pct	Peoria	Peoria	60	54	0	6	0	6	30	24	0	7
62	Taft Homes 9 Pct	Peoria	Peoria	82	62	0	13	0	25	25	25	0	0
63	Madison Apartments II	Peoria	Peoria	24	0	0	24	0	19	0	5	0	0
64	East Bluff Housing	Peoria	Peoria	30	25	0	5	0	6	15	9	0	0
65	Diamond Senior Apartments of Peru	Peru	La Salle	60	0	60	0	0	12	0	48	0	0
66	Lukins Landing	Petersburg	Menard	74	62	0	12	74	15	30	29	0	0
67	Pontiac Towers	Pontiac	Livingston	111	0	111	0	111	0	0	111	0	0
68	Country Club Heights	Quincy	Adams	200	200	0	0	200	5	0	195	0	0
69	Richton Park Senior Apartments	Richton Park	Cook	55	0	52	3	0	11	12	32	0	0
70	The Grove Apartments	Rochelle	Ogle	30	25	0	5	0	9	0	21	0	54
71	EAP Phase XI	Rock Island	Rock Island	54	0	0	0	0	0	0	0	0	0
72	Terrace Apartments	Rockford	Winnebago	128	0	128	0	128	0	0	128	0	0
73	Framing Hope 2021	Rockford	Winnebago	6	6	0	0	0	0	0	6	0	0
74	Impact Floral	Skokie	Cook	16	0	0	16	0	16	0	0	0	0
75	King's Court Redevelopment	Springfield	Sangamon	18	11	0	7	18	10	1	7	0	0
76	Hathaway Homes Phase II	Taylorville/Pana	Christian	48	39	0	9	0	12	0	36	0	0
77	Armory Terrace	Waukegan	Lake	50	45	0	5	0	5	21	24	0	0
78	Kirwan Apartments	Waukegan	Lake	24	0	0	24	0	14	10	0	0	0
	<b>First Year Financing</b>			3822	1299	1667	499	1939	483	337	2583	62	360
	<b>Mutil Year Financing</b>			1201	567	257	301	454	312	146	575	92	73
	<b>Total</b>			<b>5023</b>	<b>1866</b>	<b>1924</b>	<b>800</b>	<b>2393</b>	<b>795</b>	<b>483</b>	<b>3158</b>	<b>154</b>	<b>433</b>



## IHDA Multifamily Project List (CY2021) - Funding Characteristics

#	Development	CITY	COUNTY	9%	4%	AHGP	Com Ed / Ameren	FAF	Historic Tax Credit	Home
1	Crescent Place (fka 310 Arlington Heights)	Arlington Heights	Cook	\$ 11,714,110	\$ -	\$ -	\$ 120,000	\$ -	\$ -	\$ -
2	Arthur Homes	Arthur	Douglas	\$ 6,424,197	\$ -	\$ 2,452,180		\$ -	\$ -	\$ -
3	Fourteen Forty Nine Senior Estates	Aurora	Kane	\$ 13,198,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	Fox Valley Apartments	Aurora	Kane	\$ 11,998,800	\$ -	\$ -	\$ 180,768	\$ -	\$ -	\$ -
5	Working Families Rebuilding Neighborhoods Phase V	Batavia	Kane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Lincoln Lofts Phase II	Bloomington	McLean	\$ 10,658,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	McKay Manor	Breese	Clinton	\$ 11,054,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,304,345
8	Housing Forward	Broadview	Cook		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,222,922
9	Lakeside Villas	Carlyle	Clinton	\$ 7,918,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Unlocking Doors 2021	Carpentersville	Kane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	Parker Glen	Champaign	Champaign	\$ 12,416,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 935,148
12	Bell Valley Townhomes	Cherry Valley	Winnebago	\$ 13,071,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	Oasis senior Living	Chicago	Cook	\$ -	\$ 30,444,084	\$ -	\$ -	\$ -	\$ -	\$ -
14	900 W. Randolph	Chicago	Cook	\$ -	\$ 13,413,286	\$ -	\$ -	\$ -	\$ -	\$ -
15	Matthews Senior Housing	Chicago	Cook	\$ -	\$ 3,948,251	\$ -	\$ -	\$ -	\$ -	\$ -
16	Casa Durango	Chicago	Cook	\$ -		\$ -	\$ -	\$ -	\$ -	\$ 2,650,000
17	New Vistas II	Chicago	Cook	\$ -	\$ 12,455,375	\$ -	\$ -	\$ -	\$ -	\$ -
18	1201 N. California Avenue Family Apartments	Chicago	Cook	\$ 14,398,560	\$ -	\$ -	\$ 148,143	\$ -	\$ -	\$ -
19	Island Terrace 9pct	Chicago	Cook	\$ 11,561,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20	Oak and Larabee	Chicago	Cook	\$ 14,248,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21	Ogden Commons A-2	Chicago	Cook	\$ 14,247,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22	Carlton Apartments	Chicago	Cook	\$ 8,738,541	\$ -	\$ -	\$ -	\$ -	\$ 2,167,457	\$ -
23	Lathrop Homes IB - 9%	Chicago	Cook	\$ 14,998,500	\$ -	\$ -	\$ 179,663	\$ -	\$ 2,489,420	\$ -
24	Oakwood Shores 3-1	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25	2020 South Side	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26	Morningside Court Apartments	Chicago	Cook	\$ -	\$ 22,866,474	\$ -	\$ -	\$ -	\$ -	\$ -
27	Homan Square PSH	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	Sarah's on Lakeside	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,146,396
29	Conservatory Apartments	Chicago	Cook	\$ -	\$ -	\$ -	\$ 75,589	\$ -	\$ -	\$ -
30	Jones Senior Housing	Chicago	Cook	\$ -	\$ 4,169,617	\$ -	\$ -	\$ -	\$ -	\$ -
31	North Sheffield Development Project 2	Chicago	Cook	\$ -	\$ 38,883,767	\$ -	\$ -	\$ -	\$ -	\$ -
32	Lazarus Apartments	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
33	Englewood Family Housing	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34	Jarrell Washington Park	Chicago	Cook	\$ -	\$ 5,897,370	\$ -	\$ -	\$ -	\$ -	\$ -
35	Spring Creek Apartments	Decatur	Macon	\$ -	\$ 4,710,000	\$ -	\$ -	\$ -	\$ -	\$ -
36	Carrie Lane Supportive Housing	Decatur	Macon	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,255,368

IHDA Multifamily Project List (CY2021) - Funding Characteristics, *Continued*

#	Development	CITY	COUNTY	9%	4%	AHGP	Com Ed / Ameren	FAF	Historic Tax Credit	Home
37	Grove Senior Living	Downers Grove	Dupage	\$ -	\$ 23,271,173	\$ -	\$ -	\$ -	\$ -	\$ -
38	Williams Street Townhomes	Dwight	Livingston	\$ 6,772,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
39	Winstanley Park	East St Louis	St. Clair	\$ 8,512,362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
40	Grifford's Crossing	Elgin	Kane	\$ 13,761,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
41	Hanover Landing	Elgin	Cook	\$ 10,288,405	\$ -	\$ 3,470,049	\$ -	\$ -	\$ -	\$ -
42	Wing Schoolhouse Apartments	Elgin	Kane	\$ 888,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43	Ebenezer-Primm Towers	Evanston	Cook	\$ -	\$ 7,648,188	\$ -	\$ -	\$ -	\$ -	\$ -
44	Galesburg Towers	Galesburg	Knox	\$ -	\$ 7,347,253	\$ -	\$ -	\$ -	\$ -	\$ -
45	Emma's Landing	Geneva	Kane	\$ 17,015,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
46	South Suburban Senior Apartments	Harvey	Cook	\$ -	\$ 15,315,079	\$ -	\$ -	\$ 500,000	\$ -	\$ -
47	Harvey Lofts	Harvey	Cook	\$ 11,911,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
48	Stevenson Crossing	Joliet	Will	\$ 13,909,902	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
49	West Harbor Residences	Kankakee	Kankakee	\$ 8,783,567	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
50	Ladd Senior Housing	Ladd	Bureau	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
51	Torrence Place	Lansing	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
52	Building an Affordable McHenry County 2021	Marengo	McHenry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
53	Rolling Acres Apartments	Marion	Williamson	\$ 10,850,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
54	Maywood Supportive Living	Maywood	Cook	\$ -	\$ 14,710,940	\$ -	\$ -	\$ -	\$ 5,864,000	\$ -
55	Access Health & Housing	Maywood	Cook	\$ -	\$ -	\$ -	\$ 89,699	\$ -	\$ -	\$ -
56	Spring Valley Village	Moline	Rock Island	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,237,282
57	Monmouth Townhomes	Monmouth	Warren	\$ 12,818,089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
58	Shimer Square Phase 2	Mount Carroll	Carroll	\$ 12,169,590	\$ -	\$ -	\$ -	\$ -	\$ 2,575,670	\$ -
59	Mundelein Senior	Mundelein	Lake	\$ 10,438,956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
60	Quentin Apartments	Palatine	Cook	\$ 13,348,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
61	Taft Homes 4 Pct	Peoria	Peoria	\$ -	\$ 8,090,763	\$ -	\$ -	\$ -	\$ -	\$ 1,898,814
62	Taft Homes 9 Pct	Peoria	Peoria	\$ 13,347,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
63	East Bluff Housing	Peoria	Peoria	\$ 7,866,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345,000
64	Madison Apartments II	Peoria	Peoria	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
65	Diamond Senior Apartments of Peru	Peru	La Salle	\$ 10,180,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
66	Lukins Landing	Petersburg	Menard	\$ 7,837,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
67	Pontiac Towers	Pontiac	Livingston	\$ -	\$ 8,961,786	\$ -	\$ -	\$ -	\$ -	\$ -
68	Country Club Heights	Quincy	Adams	\$ -	\$ 7,209,000	\$ -	\$ -	\$ -	\$ -	\$ -
69	Richton Park Senior Apartments	Richton Park	Cook	\$ 13,568,417	\$ -	\$ -	\$ 208,431	\$ -	\$ -	\$ 2,508,514
70	The Grove Apartments	Rochelle	Ogle	\$ 6,532,125	\$ -	\$ -	\$ 133,952	\$ -	\$ -	\$ -
71	EAP Phase XI	Rock Island	Rock Island	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
72	Terrace Apartments	Rockford	Winnebago	\$ -	\$ 6,107,658	\$ -	\$ -	\$ -	\$ -	\$ -
73	Framing Hope 2021	Rockford	Winnebago	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
74	Impact Floral	Skokie	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,407,042
75	King's Court Redevelopment	Springfield	Sangamon	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
76	Hathaway Homes Phase II	Taylorville/Pana	Christian	\$ 12,910,479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
77	Armory Terrace	Waukegan	Lake	\$ -	\$ 9,404,650	\$ -	\$ -	\$ -	\$ -	\$ -
78	Kirwan Apartments	Waukegan	Lake	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,212,015
	<b>Total</b>			\$ 400,359,778	\$ 244,854,714	\$ 5,922,229	\$ 1,136,245	\$ 500,000	\$ 13,096,547	\$ 30,122,846
	<b>First Year Financing</b>			\$ 260,827,349	\$ 195,903,960	\$ 5,922,229	\$ 658,452	\$ 500,000	\$ 8,439,670	\$ 16,817,824
	<b>Multil Year Financing</b>			\$ 139,532,429	\$ 48,950,754	\$ -	\$ 477,793	\$ -	\$ 4,656,877	\$ 13,305,022

## IHDA Multifamily Project List (CY2021) - Funding Characteristics, *Continued*

#	Development	CITY	COUNTY	AHTF	Credit Advantage	HTF	SDTC	Tax Exempt Bonds	Taxable Bonds	TCAP	Total
1	Crescent Place (fka 310 Arlington Heights)	Arlington Heights	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,834,111
2	Arthur Homes	Arthur	Douglas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,876,379
3	Fourteen Forty Nine Senior Estates	Aurora	Kane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,198,683
4	Fox Valley Apartments	Aurora	Kane		\$ -	\$ -	\$ 1,540,000	\$ -	\$ -	\$ -	\$ 13,719,572
5	Working Families Rebuilding Neighborhoods Phase V	Batavia	Kane	\$ -	\$ -	\$ -	\$ 247,290	\$ -	\$ -	\$ -	\$ 247,295
6	Lincoln Lofts Phase II	Bloomington	McLean	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,658,048
7	McKey Manor	Breese	Clinton	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,358,702
8	Housing Forward	Broadview	Cook	\$ 4,881,463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,104,393
9	Lakeside Villas	Carlyle	Clinton	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,918,926
10	Unlocking Doors 2021	Carpentersville	Kane	\$ -	\$ -	\$ -	\$ 633,792	\$ -	\$ -	\$ -	\$ 633,802
11	Parker Glen	Champaign	Champaign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,351,909
12	Bell Valley Townhomes	Cherry Valley	Winnebago	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,071,297
13	Oasis senior Living	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,444,097
14	900 W. Randolph	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 130,000,000	\$ 67,112,104	\$ -	\$ 210,525,404
15	Matthews Senior Housing	Chicago	Cook	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,448,266
16	Case Durango	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,650,016
17	New Vistas II	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 17,000,000	\$ -	\$ -	\$ 29,455,392
18	1201 N. California Avenue Family Apartments	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,546,721
19	Island Terrace 9pct	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,561,748
20	Oak and Larabee	Chicago	Cook	\$ -	\$ -	\$ -	\$ 3,211,208	\$ -	\$ -	\$ -	\$ 17,459,803
21	Ogden Commons A-2	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,247,171
22	Carlton Apartments	Chicago	Cook	\$ -	\$ -	\$ -	\$ 3,573,878	\$ -	\$ -	\$ -	\$ 14,479,898
23	Lathrop Homes IB - 9%	Chicago	Cook	\$ -	\$ -	\$ -	\$ 4,800,000	\$ 6,200,000	\$ -	\$ -	\$ 28,667,606
24	Oakwood Shores 3-1	Chicago	Cook	\$ -	\$ -	\$ -	\$ 1,999,901	\$ -	\$ -	\$ -	\$ 1,999,925
25	2020 South Side	Chicago	Cook	\$ -	\$ -	\$ -	\$ 808,936	\$ -	\$ -	\$ -	\$ 808,961
26	Morningside Court Apartments	Chicago	Cook	\$ -	\$ -		\$ -	\$ 26,750,000	\$ -	\$ -	\$ 49,616,500
27	Homan Square PSH	Chicago	Cook	\$ 2,222,603	\$ -	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ 5,722,630
28	Sarah's on Lakeside	Chicago	Cook	\$ 3,853,604	\$ -		\$ -	\$ -	\$ -	\$ -	\$ 6,000,028
29	Conservatory Apartments	Chicago	Cook	\$ 4,221,269	\$ -	\$ 3,520,000	\$ -	\$ -	\$ -	\$ -	\$ 7,816,887
30	Jones Senior Housing	Chicago	Cook	\$ -	\$ 1,750,000		\$ -	\$ -	\$ -	\$ -	\$ 5,919,647
31	North Sheffield Development Project 2	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 11,000,000	\$ -	\$ -	\$ 49,883,798
32	Lazarus Apartments	Chicago	Cook	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,032
33	Englewood Family Housing	Chicago	Cook	\$ -	\$ -	\$ 1,440,000	\$ 224,500	\$ -	\$ -	\$ -	\$ 1,664,533
34	Jarrell Washington Park	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 6,399,000	\$ -	\$ -	\$ 12,296,404
35	Spring Creek Apartments	Decatur	Macon	\$ -	\$ -	\$ -	\$ -	\$ 9,800,000	\$ -	\$ -	\$ 14,510,035
36	Carrie Lane Supportive Housing	Decatur	Macon	\$ 2,798,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,053,520

## IHDA Multifamily Project List (CY2021) - Funding Characteristics *Continued*

#	Development	CITY	COUNTY	AHTF	Credit Advantage	HTF	SDTC	Tax Exempt Bonds	Taxable Bonds	TCAP	Total
37	Grove Senior Living	Downers Grove	Dupage	\$ -	\$ -	\$ -	\$ -	\$ 38,400,000	\$ -	\$ -	\$ 61,671,210
38	Williams Street Townhomes	Dwight	Livingston	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,772,989
39	Winstanley Park	East St Louis	St. Clair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,512,401
40	Grifford's Crossing	Elgin	Kane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,761,164
41	Hanover Landing	Elgin	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,758,495
42	Wing Schoolhouse Apartments	Elgin	Kane	\$ -	\$ 2,470,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,358,250
43	Ebenezer-Primm Towers	Evanston	Cook	\$ -	\$ -	\$ -	\$ -	\$ 11,350,000	\$ -	\$ -	\$ 18,998,231
44	Galesburg Towers	Galesburg	Knox	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,347,297
45	Emma's Landing	Geneva	Kane	\$ -	\$ -	\$ -	\$ 729,500	\$ -	\$ -	\$ -	\$ 17,744,908
46	South Suburban Senior Apartments	Harvey	Cook	\$ -	\$ -	\$ -	\$ -	\$ 14,300,000	\$ -	\$ -	\$ 30,115,125
47	Harvey Lofts	Harvey	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,911,087
48	Stevenson Crossing	Joliet	Will	\$ -	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 16,909,950
49	West Harbor Residences	Kankakee	Kankakee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,783,616
50	Ladd Senior Housing	Ladd	Bureau	\$ 675,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675,050
51	Torrence Place	Lansing	Cook	\$ -	\$ -	\$ -	\$ 1,140,000	\$ -	\$ -	\$ -	\$ 1,140,051
52	Building an Affordable McHenry County 2021	Marengo	McHenry	\$ -	\$ -	\$ -	\$ 453,326	\$ -	\$ -	\$ -	\$ 453,378
53	Rolling Acres Apartments	Marion	Williamson	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,850,592
54	Maywood Supportive Living	Maywood	Cook	\$ -	\$ -	\$ -	\$ 7,000,000	\$ 24,500,000	\$ -	\$ -	\$ 52,074,994
55	Access Health & Housing	Maywood	Cook	\$ 1,537,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,626,884
56	Spring Valley Village	Moline	Rock Island	\$ 2,346,607	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,583,945
57	Monmouth Townhomes	Monmouth	Warren	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,818,146
58	Shlmer Square Phase 2	Mount Carroll	Carroll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,745,318
59	Mundelein Senior	Mundelein	Lake	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,439,015
60	Quentin Apartments	Palatine	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,348,725
61	Taft Homes 4 Pct	Peoria	Peoria	\$ -	\$ -	\$ -	\$ 3,750,000	\$ 4,900,000	\$ -	\$ -	\$ 18,639,638
62	Taft Homes 9 Pct	Peoria	Peoria	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,347,727
63	East Bluff Housing	Peoria	Peoria	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,211,228
64	Madison Apartments II	Peoria	Peoria	\$ 204,921	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,985
65	Diamond Senior Apartments of Peru	Peru	La Salle	\$ -	\$ -	\$ -	\$ 955,000	\$ -	\$ -	\$ -	\$ 11,135,424
66	Lukins Landing	Petersburg	Menard	\$ -	\$ -	\$ -	\$ 2,220,000	\$ -	\$ -	\$ -	\$ 10,057,687
67	Pontiac Towers	Pontiac	Livingston	\$ -	\$ -	\$ -	\$ -	\$ 6,800,000	\$ -	\$ -	\$ 15,761,853
68	Country Club Heights	Quincy	Adams	\$ -	\$ -	\$ -	\$ -	\$ 10,500,000	\$ -	\$ -	\$ 17,709,068
69	Richton Park Senior Apartments	Richton Park	Cook	\$ -	\$ -	\$ -	\$ 925,000	\$ -	\$ -	\$ -	\$ 17,210,431
70	The Grove Apartments	Rochelle	Ogle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,666,147
71	EAP Phase XI	Rock Island	Rock Island	\$ -	\$ -	\$ -	\$ 939,092	\$ -	\$ -	\$ -	\$ 939,163
72	Terrace Apartments	Rockford	Winnebago	\$ -	\$ -	\$ -	\$ -	\$ 10,991,389	\$ -	\$ -	\$ 17,099,119
73	Framing Hope 2021	Rockford	Winnebago	\$ -	\$ -	\$ -	\$ 489,244	\$ -	\$ -	\$ -	\$ 489,317
74	Impact Floral	Skokie	Cook	\$ 3,397,811	\$ -	\$ -	\$ 440,000	\$ -	\$ -	\$ -	\$ 7,244,927
75	King's Court Redevelopment	Springfield	Sangamon	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,075
76	Hathaway Homes Phase II	Taylorville/Pana	Christian	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,119,027	\$ 14,029,582
77	Armory Terrace	Waukegan	Lake	\$ -	\$ -	\$ -	\$ -	\$ 6,690,000	\$ -	\$ -	\$ 16,094,727
78	Kirwan Apartments	Waukegan	Lake	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,212,093
	<b>Total</b>			\$ 27,288,524	\$ 5,720,000	\$ 8,460,000	\$ 39,080,667	\$ 335,580,389	\$ 67,112,104	\$ 1,119,027	\$ 1,180,353,070
	<b>First Year Financing</b>			\$ 23,721,473	\$ 1,500,000	\$ 7,020,000	\$ 22,687,888	\$ 311,981,389	\$ 67,112,104	\$ -	\$ 923,092,338
	<b>Multil Year Financing</b>			\$ 3,567,051	\$ 4,220,000	\$ 1,440,000	\$ 16,392,779	\$ 23,599,000	\$ -	\$ 1,119,027	\$ 257,260,732

## Technical Plan

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 housing 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 stock and the 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.

ANNUAL COMPREHENSIVE HOUSING PLAN – 2021 TECHNICAL PLAN		
Housing Principle: Affordability and Choice		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #1: Implementation of Affordable Housing Planning and Appeal Act</b>		
Continued outreach, presentations and discussions with non-exempt and at-risk of non-exemption communities throughout Illinois.	IHDA, Community Partners	Ongoing
Work with the Governor's Office to identify and fully appoint all members of the State Housing Appeals Board.	IHDA, Governor's Office	Ongoing
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	Next AHPAA non-exempt list is set to be publish in late 2023.
<b>Strategy #2: 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 educational 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
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	Ongoing
Formalize a plan to enhance State's actions to address fair housing impediments in the Consolidated Plan Annual Performance Reports. Coordinate efforts with other state agencies, CDBG Entitlement grantees, PHAs and regional efforts.	IHDA, DCEO, IDPH, IDHR, IHC, Municipalities, IDFP, Counties, PHAs	Ongoing (See Focus Area #3)
Utilize the Racial Equity Assessment to inform the Housing Blueprint and other statewide housing programs.	IHDA	Ongoing (See Focus Area #3)
Establish enhanced data-metrics and analysis tools that assist IHDA in accurately measuring opportunity in a more holistic way to drive policy decisions.	IHDA	Ongoing (See Focus Area #3)
Expand and ensure broadband access to all Illinois citizens by mandating installation of broadband infrastructure in all new construction and substantial rehabilitation rental properties of four or more units.	IHDA, Utilities, DCEO	Ongoing (See Focus Area #3)
Research and build best practices for the inclusion of persons with criminal records, including increasing flexibility in allowing less stringent tenant selection plans and continuing to support IHDA's reentry demonstration program	IHDA, IDHR, Non-Profits, IDOC	Ongoing (See Focus Area #3)
Continue to study IHDA's portfolio, funding efforts and targeting with an eye on equitable use of resources for all Illinoisans.	IHDA	Ongoing (See Focus Area #3)
Improve the current housing quality standards for low-income households via window replacement, reducing the sources and occurrences of lead-poisoning among children under six years of age and expectant mothers.	IHDA, IDPH, HUD	Ongoing (See Focus Area #3)

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Affordability and Choice		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #3: Expand access to housing for persons with disabilities transitioning from institutional settings to community-based housing and other special needs populations</b>		
Seek improvements and funding opportunities to expand accessible features and agency participation of the Statewide Housing Locator.	IHDA, IDHFS, IDHS, IDoA	Ongoing
Train service providers 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 in accessibility and reasonable accommodation for improving access to affordable housing to a variety of special needs populations	IDHR, IHDA, IDHS, IDOC, IDVA, Property Managers, Owners	Ongoing
<b>Strategy #4: Overhaul the Statewide Referral Network to better connect Illinoisans with affordable housing and supportive services.</b>		
Propose new SRN strategies designed to increase efficiency of transfers and making SRN program more successful for all involved parties	IHDA	Ongoing (See Focus Area #2)
Analyze uses of, reasons for, and supportive housing units lost due to issuances of SRN waivers. Work to establish strategies and rules to reduce waivers	IHDA, IDHS	Ongoing (See Focus Area #2)
Look for ways to link Prisoner Re-Entry Housing strategies to IL Housing Search and quality housing services	IHDA, IDOC, IDHS, IDHFS	Ongoing (See Focus Area #2)
Pursue ways to increase waitlist use in areas outside of the Chicago Metro.	IHDA, IDHFS, IDHS, IDoA, Housing Task Force	Ongoing (See Focus Area #2)
Explore strategies to integrate PAIR module with Continuum of Care waitlists	IHDA, IDHS, COCs	Ongoing (See Focus Area #2)
<b>Strategy #5: Improve matching between accessible units and the people who need them.</b>		
Continue to evaluate the Statewide Referral Network to ensure new waitlist procedures are improving people's ability to live in accessible units.	IHDA, IDHFS, IDHS, IDoA	Ongoing (See Focus Area #2)
Pursue ways to promote increased occupancy of existing accessible units in all assisted housing by persons with accessibility needs.	IHDA, IDHFS, IDHS, IDoA, Housing Task Force	Ongoing (See Focus Area #2)
<b>Strategy #6: Maximize use of existing funding sources for supportive housing 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
Support State's transition to Managed Care.	DHFS, IDHS, Governor's Office	Ongoing
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.	DHFS, IDHS, IDPH	Ongoing
Use Medicaid waiver resources to support community integrated supportive housing through services and savings for persons with mental illness and/or developmental disability. Explore expansion of SLF memory care facility program	IHDA, IDHS, IDHFS, IDoA	Ongoing (See Focus Area #2)
Determine feasibility of expanding Comprehensive Care and Residential (CCRS) demonstration project as an alternative housing option for older adults in community-based settings.	IDHFS, IDoA, IHDA	On Hold

<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>2021 Status</b>
<b>Strategy #7: 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
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
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
<b>Strategy #8: Support foreclosure prevention initiatives</b>		
Continue to support all avenues of public and private loan modification programs.	IHDA, IDFP, Counseling agencies, Financial Institutions, Mortgage Insurance Companies	Ongoing
Identify and utilize appropriate ongoing foreclosure prevention efforts and planning that can increase the State's ability to address these issues.	IHDA	Ongoing
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, IDFP, Governor's Office, State Agencies	Ongoing
<b>Strategy #9: 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
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	Ongoing
Explore improved coordination of existing weatherization programs with affordable housing rehabilitation funding.	DCEO, IHDA	Ongoing
Provide funding from Affordable Housing Trust Fund to match with DCEO-administered Community Development Assistance Program (CDAP) and 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>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Affordability and Choice</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2021 Status</b>
<b>Strategy #10: Explore options to reduce operating costs for existing affordable housing</b>		
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
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
<b>Strategy #11: Encourage affordable housing developers to incorporate energy efficient systems and green materials into their projects</b>		
Promote proven energy efficiency design innovations to determine cost saving 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
Assist affordable housing developers access all available sources of energy efficiency funding.	IHDA, State Agencies, Developers, Utility Companies	Ongoing
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	Ongoing
Research the true cost of energy efficiency/green building efforts in reducing operating costs.	IHDA, Housing Task Force	Ongoing
<b>Strategy #12: 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>Strategy #13: Develop an inclusive approach to expanding affordable housing in Illinois through an equity lens</b>		
Utilize the findings of the Illinois Housing Blueprint and Racial Equity Impact Study to enhance statewide partnerships and local expertise and develop effective strategies for identifying a diversity of future Illinois housing leaders	IHDA, Task Force, State Partners, Municipalities, Governor's Office	Ongoing (See Focus Area #3)
Better understand the landscape of minority and women-owned affordable housing practitioners and identify pathways towards a more diverse affordable housing community	IHDA, IHC, Housing Task Force, State Partners	Ongoing (See Focus Area #3)
Expand diversity of affordable housing practitioner leadership-base, (developers, advocates, designers/architects, planners, financial institutions), in areas of the state in need by supporting incentives for internship programs, affordable housing institutes, and leadership training opportunities	IHDA, IHC, Housing Task Force, State Partners, CDFIs, IDFPF, CDB	Ongoing (See Focus Area #3)
Develop a Request for Proposal for downstate housing institutes and developer training	IHDA	Ongoing (See Focus Area #3)
Conduct research on and (if needed) propose methodology to realign the statewide set-asides for the Qualified Allocation Plan.	IHDA, Blueprint Stakeholders, Statewide Partners	Ongoing (See Focus Area #3)

<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>2021 Status</b>
<b>Strategy #14: Support efforts to create, preserve and support rental assistance programs</b>		
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
Encourage regional coordination among PHAs.	PHAs, Local Governments, HUD	Ongoing
<b>Strategy #15: Assist communities to develop a balance of affordable homeownership and rental opportunities</b>		
Support single-family rental programs.	IHDA	Ongoing
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
Protect tenants of foreclosed properties.	Counseling Agencies, HUD-FHA	On Hold
<b>Strategy #16: Seek and coordinate federal/state/local resources to further assist current and expanded supportive housing populations.</b>		
Identify additional programs and funding sources to assist.	Housing Task Force, ICH	Ongoing
Continue to assess housing and services needs, to better address special needs populations using regular data collection analysis.	IDHS, IDOC, Housing Task Force, IDVA	Ongoing
Review current intake assessments and assess their relationship to the coordinated assessment intake. Continue to explore coordination opportunities throughout Illinois.	IDHFS/Interagency Committee, IDHS	Ongoing
<b>Strategy #17: 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, IDHS/PHAs	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Creation and Preservation		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #1: 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 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
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
Explore all options to create housing opportunities for consent decree Class Members, including within existing housing stock.	IDHS, IDHR, IHDA, HUD, PHAs	Ongoing
<b>Strategy #2: Reinvestment in Illinois' communities via innovative and effective reuse of foreclosed properties</b>		
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
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
Seek resources and mechanisms to build upon 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
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	Ongoing
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
<b>Strategy #3: Expand homeownership activity into new markets</b>		
Continue to identify barriers to homeownership among traditionally underserved populations	IDHR, IHDA, HTF	Ongoing (see Focus Area #1)
Create strategies to increase homeownership opportunities for underserved populations by addressing identified barriers throughout Illinois	IDHR, IHDA, HTF	Ongoing (see Focus Area #1)
Empower Illinois homeownership by expanding and linking student loan relief to include homeownership opportunities/assistance	IHDA, State Treasurer, Housing Counseling Agencies	Ongoing (see Focus Area #1)

<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>2021 Status</b>
<b>Strategy #4: 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
Encourage use of Guaranteed Loan Programs.	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>Strategy #5: Increase access to Tax Exempt Bond financing</b>		
Maximize the effective use and accountability for issuance of tax-exempt bond volume cap for multifamily and single-family affordable housing developments. By ensuring that the bond volume cap is allocated to various entities throughout the state, it 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
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
<b>Strategy #6: Explore non-traditional funding sources</b>		
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	Ongoing
Develop and promote specific Tax Increment Financing (TIF) models for affordable housing by providing training opportunities on TIF for affordable housing development.	IHDA, DCEO, Community Partners	On hold
<b>Strategy #7: 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
<b>Strategy #8: 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	On Hold
<b>Strategy #9: Continue the 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, Individual Development Accounts 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>2021 Status</b>
<b>Strategy #10: 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 current and future 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
Explore opportunities to use tax-exempt bonds and 4% LIHTC 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
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	On Hold
<b>Strategy #11: 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
Conduct a series of workshops to help underfunded Public Housing Authorities access information and ideas on rebalancing	IHDA, PHAs, Enterprise, NAHRO, Advocates	Ongoing
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>Strategy #12: Utilize creative funding strategies and community support networks for the State to help keep Illinoisans in their homes</b>		
Operate the funding of abandoned property relief programs: Abandoned Properties Program, Strong Communities and Land Banking Program.	IHDA/OAG/Treasury	Ongoing
Continue expanding IHDA's Community Revitalization Programming that is responsive to a variety of geographic needs	IHDA	Ongoing (see Focus Area #1)
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 (see Focus Area #1)
Fund/operate home repair and homebuyer assistance programs as a method of maintaining affordability, preventing foreclosure and preserving single-family housing stock. Continue targeting programming to areas of the State not receiving direct funding.	IHDA, DCEO/ICAAs, HUD USDA-RD, Municipalities, Counties, Non-Profits	Ongoing (see Focus Area #1)
<b>Strategy #13: 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

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Creation and Preservation		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #14: Work to secure more resources for supportive housing and services in order to increase housing production.</b>		
Continue Section 811 Project-Based Rental Assistance to affordable housing developments where special populations have demand for PSH units through current funds, including new FY2019 funds	IHDA, IDHS, IDoA, HFS	Ongoing (see Focus Area #2)
Work to renew partnership with Weinberg Foundation, and look to leverage new Weinberg awards to incentivize other local foundations to fund PSH	IHDA	Ongoing (see Focus Area #2)
Collaboratively track and apply for federal funding opportunities, including CMS, SAHMSA, and HUD	IHDA, IDHS, IDHFS, IDoA	Ongoing (see Focus Area #2)
Coordinate with HUD CoC programs, Public Housing Authorities, other State Agencies, and Municipalities to better serve high need populations	IHDA, IDHS, IDHFS, IDoA	Ongoing (see Focus Area #2)
Work with Healthcare and Hospital Systems to identify housing interventions to reduce Emergency Department usage and fulfill Community Benefit obligations	IHDA, DHFS, IDPH, Hospitals	Ongoing (see Focus Area #2)
<b>Strategy #15: Incorporate green building practices into affordable housing development programs and policies.</b>		
Improve environmental justice outcomes throughout Illinois by creating new policies, partnerships, and incentives to use healthier building materials in the exterior and interior.	IHDA, IDPH, Affordable Housing Developers, IEPA	Ongoing (see Focus Area #3)
Develop a new sustainability approach that prioritizes environmental justice and equality rather than developer ease-of-access	IHDA, IEPA, Advocates	Ongoing (see Focus Area #3)
Reevaluate current incentives and standards at the state level in affordable housing that promote energy efficiency and non-carbon energy consumption.	IHDA, Housing Task Force, Green Building Experts, Other State Agencies	Ongoing (see Focus Area #3)
Continue to build on interagency connections to explore additional funding resources for green building practices	IHDA, Housing Task Force, DCEO, IFA, Utilities	Ongoing (see Focus Area #3)
<b>Strategy #16: Provide and expand affordable housing opportunities in rural Illinois.</b>		
Establish the Bill Pluta Policy and Research Internship targeting statewide and downstate housing issue research	IHDA, Housing Task Force, NAHRO	Ongoing (see Focus Area #1)
Conduct a series of workshops to help underfunded Public Housing Authorities access information and ideas on rebalancing.	IHDA, PHAs, Enterprise, NAHRO, Illinois Association of Housing Authorities, Advocates	To be implemented in early 2021 – as soon as travel is practical and safe (see Focus Area #1)
Assist in evaluating the sustainability of the USDA-RD portfolio and develop plans to improve/modernize housing in rural Illinois.	USDA-RD, IHDA, DCEO, SIU – Department of Population Science and Policy	Under Development (see Focus Area #1)
<b>Strategy #17: Identify new and expand existing Federal and State resources and initiatives for foreclosure prevention and mitigation</b>		
Identify housing strategies, programs and resources for persons not eligible for foreclosure assistance, including rental assistance and homeless prevention.	Housing Task Force, Housing Counseling Agencies, PHAs, CoCs	Ongoing
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

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Leadership		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #1: Prioritize a Statewide COVID Housing Response</b>		
Track Federal Disaster/Covid-19 Legislation	IHDA, DCEO, IDHS, IEMA	Ongoing (see Focus Area #1)
Identify rising Covid-19-related housing needs due to the expanding financial crisis	IHDA; DHS; IEMA; HUD-IDES	Ongoing (see Focus Area #1)
Implement housing interventions based on Covid-driven need and funding availability	IHDA, HCAs	Ongoing (see Focus Area #1)
Support ongoing Coronavirus relief funding efforts	IHDA, DHS, IEMA, DCEO, IDPH, Other State Agencies	Ongoing (see Focus Area #1)
Expand statewide housing research agenda to identify and prepare solutions for housing needs emerging from the pandemic and its economic effects, including effects on homelessness and the imminent eviction crisis	IHDA, IDHS, DCEO, Non-Profits, HTF, COCs, CDC, CFRB, District Courts,	Ongoing (see Focus Area #1)
Explore strategies to mitigate future barriers to housing related to eviction risks and consequences	IDHR, DHS, IHDA, IDFP, Courts	Ongoing (see Focus Area #1)
<b>Strategy #2: Formalize link between the Statewide Housing Task Force and the Housing Blueprint.</b>		
Utilize the Housing Task Force to encourage collaboration between organizations and agencies throughout the state.	Housing Task Force, Housing providers and advocates	Ongoing (see Focus Area #4)
Utilize Housing Task Force / Interagency Subcommittee members to involve other State Agencies in Blueprint activity	Housing Task Force, Housing providers and advocates	Ongoing (see Focus Area #4)
Use the diverse expertise on the Housing Task Force to encourage participation and identify additional points of view previously unheard in statewide planning efforts	Housing Task Force, Housing providers and advocates	Ongoing (see Focus Area #4)
Reconstitute the Housing Task Force's Technical Plan utilizing data and lessons from the Blueprint planning effort.	Housing Task Force	Ongoing (see Focus Area #4)
Determine the need and appetite for statutory changes to the Comprehensive Housing Planning Act to better align plans and/or to expand priority populations to better serve all Illinoisans	Housing Task Force	Ongoing (see Focus Area #4)
<b>Strategy #3: Leverage the process and findings of the Blueprint for Illinois to increase efficiency around statewide collaboration and coordination to create a shared vision for the future of housing in Illinois</b>		
Partner with other agencies statewide for Listening Tour meetings, while simultaneously participating in existing planning processes.	Housing Task Force, Housing providers and advocates	Ongoing (see Focus Area #4)
Identify and highlight the priorities of past planning efforts and existing initiatives	State agencies, Housing Task Force, Nonprofit organizations	Ongoing (see Focus Area #4)
Coordinate discussion around a legislative agenda and pertinent policy and programmatic changes to achieve statewide goals	Housing Task Force, IHDA, ILGA	Ongoing (see Focus Area #4)
Establish ongoing working groups among Housing Task Force members, IHDA staff, and community-based organizations to collaboratively address the Plan's goals	IHDA, Housing Task Force, Community-based organizations	Ongoing (see Focus Area #4)
<b>Strategy #4: Utilize the Blueprint for Illinois to increase transparency around data sharing and the impact of affordable housing</b>		
Continuously release findings on the IL Housing Blueprint website.	Residents of Illinois, IHDA, Statewide partners	Ongoing (see Focus Area #4)
Encourage community resident, stakeholder, and statewide agency engagement and participation with the IL Housing Blueprint website.	IHDA, Residents of Illinois	Ongoing (see Focus Area #4)

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Leadership		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #5: Engage broader community perspectives and adapt programming to be relevant and responsive to resident experiences and needs</b>		
Continue the <i>Housing Blueprint's</i> "Listening Tour" for IHDA to engage with and hear the perspectives of residents across the state to be integrated within the plan.	Housing Task Force, Housing providers and advocates	Ongoing (see <i>Focus Area #4</i> )
Continuously conduct a Statewide Resident Survey that can be used for all residents to participate in the <i>Blueprint's</i> planning process.	Residents of Illinois, State agencies, Housing Task Force, Nonprofits, IHDA partner lenders, IHDA funded organizations	Ongoing (see <i>Focus Area #4</i> )
Utilize the <i>Housing Blueprint</i> , Racial Equity Impact Assessment, and other statewide and national housing studies to better identify underserved housing needs throughout the state	IHDA, Housing Task Force	Ongoing (see <i>Focus Area #4</i> )
<b>Strategy #6: Present data in a relevant and "humanistic" framework that is made accessible and useful for all residents</b>		
Conduct a Racial Equity Impact Assessment and analyze IHDA programmatic data along with external market data from a framework of racial and ethnic equity.	Experts on Racial Equity Impact Assessments (REIAs)	Ongoing (see <i>Focus Area #4</i> )
Integrate and overlay market data with programmatic investments to show achievements, needs, and opportunities for future developments.	Statewide Partners, Housing Task Force	Ongoing (see <i>Focus Area #4</i> )
Track data longitudinally to identify pertinent goals and inform policy, programmatic, and legislative priorities.	IHDA, Statewide Partners	Ongoing (see <i>Focus Area #4</i> )
<b>Strategy #7: Fund and support regional planning</b>		
Design programming and locate funding for a thorough, 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
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
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>Strategy #8: Identify opportunities to incorporate valuable lessons and promote best practices to better meet statewide housing needs</b>		
Continue to track and leverage statewide working groups for cross-agency collaboration in housing programming and services to better serve and identify emerging needs/populations.	The Housing Task Force, IHDA, Other State Agencies	Ongoing ( <i>Focus Area #1</i> )
If needed and based on research, explore the possibility of expanding the "Priority Populations" supported by the Annual Comprehensive Housing Plan to better meet the current housing needs of the state.	The Housing Task Force	Ongoing ( <i>Focus Area #1</i> )
Reestablish the Housing Task Force's Illinois Affordable Housing Champion Awards program.	Governor's Office, IHDA, Housing Task Force	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	Ongoing
Review findings and deliberations of national and local efforts and consider adoption of new efforts to serve the priority populations.	Housing Task Force	Ongoing
Explore linking Statewide/Regional Housing Planning and Budgeting.	Governor's Office, IHDA, DCEO	On Hold



ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Leadership		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #9: 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>		
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	Ongoing
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	Ongoing
Create new interface showing a variety of methodologies for addressing housing needs in Illinois as well as the provision of technical assistance via a Community Revitalization network or other methods to communities looking to provide robust community-level planning	IHDA, Local Governments, Local Stakeholders	Ongoing
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
Major new emphasis on review of LIHTC Community Revitalization Plans to evaluate economic development elements.	IHDA	Ongoing
Seek additional resources for supportive housing in 2021, including the use of Capital Funds to support supportive housing populations, the use of additional Section 811 funds and the creation of a new RFP for enhanced Special Initiatives rounds.	IHDA	Ongoing
Provide technical assistance via an ongoing community revitalization network/program to communities requesting robust local-level planning.	IHDA	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	On Hold
Continue development and management of state/regional/local economic impact tools.	IHDA	On Hold
Convene joint meetings between State agencies, 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
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	On Hold
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
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

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Leadership		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #10: 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 National Housing Trust Fund. Advocate flexibility in Operating Assistance provisions.	IHDA	Ongoing
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 and 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
Work towards establishing preservation-related federal and State legislation.	ILGA, Governor's Office	On Hold
<b>Strategy #11: Develop a better understanding of the specific and unique housing needs of all Illinois residents, and prioritize state and federal resources, where possible.</b>		
Utilize State partners, the State Housing Task Force and local expertise to better assess the true housing needs of Illinois residents at the local and regional levels.	IHDA, Housing Task Force, State Partners, Municipalities, Governor's Office	Ongoing
Create/explore solution-based actions and strategies that align state and federal sources to improve State-led housing policy and planning.	IHDA, Housing Task Force, State Partners, Municipalities, Governor's Office	Ongoing
Assess the current Housing Plan development process for the Housing Task Force, including updating and rewriting the ACHP's Annual Technical Plan.	Housing Task Force	Ongoing
<b>Strategy #12: 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
Design and implement legislative agenda for state and national leaders, including infrastructure initiatives.	IHDA, Housing Task Force, All State Agencies	Ongoing
Market Employer Assisted Housing programs in materials for the DCEO Opportunity Returns program, DCEO's Workforce Investment Boards and other opportunities.	IHDA, DCEO, 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

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Leadership		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #13: Seek and coordinate federal/state/local resources to further assist current and expanded supportive housing populations</b>		
Research population needs and compile an inventory of current available resources.	Housing Task Force, ICOH	Ongoing
Identify additional programs and funding sources to assist.	Interagency Committee, ICH	Ongoing
Further enhance IHDA's PSH Development Program RFA to allow for more purposeful and creative applications that serve a wider range of populations in a wider range of geographies.	IHDA, Non-Profit Developers	Ongoing (see Focus Area #2)
Increase collaboration between housing, health, and criminal justice systems to better understand the needs of returning citizens, and persons taking part in court ordered diversion programs to reduce recidivism and homelessness.	IHDA, IDHR, IDHFS, Non-Profits, IDOC	Ongoing (see Focus Area #2)
Work to expand access to PSH resources for other populations, including youth aging out of DCFS care, families involved in child welfare, and persons living with developmental disabilities	IHDA, IDCFS, IDHS	Ongoing (see Focus Area #2)
Utilize Housing Blueprint to identify new supportive housing populations and needs as presented throughout the State's varied geographies	IHDA, Blueprint Stakeholders	Ongoing (see Focus Area #2)
Review current intake assessments and assess their relationship to the coordinated assessment intake. Continue to explore coordination opportunities throughout Illinois.	IDHFS, HTF, IDHS	Ongoing
<b>Strategy #14: 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>Strategy #15: Evaluate and track federal and state legislation/rules and comment/support as appropriate</b>		
Advocate for federal housing and services legislation.	IHDA, Housing Task Force	Ongoing
Concentrate efforts on State and federal housing-related legislation affecting existing and future resources, tax reform, housing finance reform and fair housing	IHDA, IHC,CDB	Ongoing (See Focus Area #3)
Track ongoing developments in Affirmative Furthering Fair Housing and new Disparate Impact rules and comment on CRA reform, HOTMA rules, and DACA	IHDA, IDHR, IDHS, DCEO	Ongoing (See Focus Area #3)
Establish an aligned statewide housing legislative agenda that can be used to target emerging populations, and equity in housing opportunity	IHDA, Task Force	Ongoing (See Focus Area #3)
Track federal rule-making, provide public comments to streamline processes and fully address affordable housing objectives.	IHDA, HUD, FHFA Treasury, CMMS, CFPB	Ongoing (See Focus Area #3)
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	On Hold

**ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN**

**Housing Principle: Leadership**

STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #16: Research/Investigate solutions to address/reduce the rising cost of affordable housing</b>		
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
<b>Strategy #17: Improve implementation of the Affordable Housing Planning and Appeal Act</b>		
Continue outreach, presentations and technical assistance with Affordable Housing Planning and Appeal Act non-exempt throughout Illinois.	IHDA, Community Partners	Ongoing
Provide extensive technical assistance to communities seeking to enact meaningful Affordable Housing Plans.	IHDA, Community Partners	Ongoing
Work to improve implementation and efficacy of the Affordable Housing Planning and Appeal Act by filling remaining vacancies on the State Housing Appeals Board an exploring legislative fixes to increase compliance with the Act and encourage proactive affordable housing planning in non-exempt communities	IHDA, Governors Office	Under Development

## 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 Bond Fund / Capital Fund**

In 2019, \$200 million was allocated for statewide affordable housing initiatives as part of the Rebuild Illinois state capital bill. IHDA is currently working with the Governor's office to finalize a 5-year Capital Budget Plan.

### **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.

### **Emergency Solutions Grant (ESG)**

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

### **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.

### **HOME**

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

### **HOPWA**

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

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

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

### **GRF**

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

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

### **Illinois Affordable Housing Tax Credit (IAHTC)**

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

### **Illinois Affordable Housing Trust Fund (IAHTF)**

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

### **IHWAP**

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

### **Illinois Rental Repayment Program (IRPP)**

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

### **LIHEAP**

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

### **LIHTC**

Low Income Housing Tax Credit – Provides federal income tax credits to investors for the development of affordable income multifamily rental housing.

### **MCC**

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

### **MRB**

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

### **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 were used to purchase delinquent home loans directly from lenders and capital market traders at net present value. Each qualifying mortgage debt was brought into alignment with current home values.

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

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

### **NSP**

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



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

### **RHSP**

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

## 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 State law requirement to move at least 50% of its Medicaid clients into care coordination by January 1, 2015. Under this plan, the goal was to have 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. Created the 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, which established 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.

### HEARTH Act

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

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

### **HUD Lead Safe Housing and EPA Remodeling and Repair Rules**

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

### **ILHousingsearch.org**

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

### **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.

### **RFA**

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

### **Section 1115 Waiver**

Section 1115 of the Social Security Act gives the Secretary of Health and Human Services the authority to waive provisions of major health and welfare programs authorized under the Act, including certain Medicaid requirements, and to allow a state to use federal Medicaid funds in ways that are not otherwise allowed under federal rules. The authority is provided at the Secretary's discretion for demonstration projects that the Secretary determines promote Medicaid program objectives. There are comprehensive Section 1115 Medicaid waivers that allow broad changes in eligibility, benefits, cost sharing and provider payments. There also are more narrowly drawn Section 1115 waivers, as well as Section 1915 Medicaid waivers that focus on specific services and populations.

### **Supportive Housing Working Group**

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

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

### **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.

### **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 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. 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/Governor-appointed Housing Expert Members**

Syed Abedi, Community Member - IT Project Manager  
Diane Baker, Worn Jerabek Wiltse Architects, P.C. - Architect Representative  
Allison Clements, Illinois Housing Council – Executive Director  
George Dinges, Development Services Group – President/Vice President  
Nancy Firfer, Metropolitan Mayors Caucus – Senior Advisor  
David Hirsch, Greystone, Affordable Production Manager  
Peter Holsten, Holsten Developments – President  
Brian Hollenbeck, Rock Island Economic Growth Corporation – Executive Director  
Jennifer Hill, Alliance to End Homelessness in Suburban Cook County – Executive Director  
Mary Keating, The County of DuPage County – Director of Community Services  
Lynnette McRae, Chicago Community Trust – Program Director of Connecting Capital and Community  
Mike Niehaus, Windsor Homes – Executive Director  
Sylvia Puente, Latino Policy Forum – Executive Director  
Robin Snyderman, Principal – Brick Partners, LLC

### **Task Force Members/ Governor-appointed Agency Members:**

U.S. Department of Housing and Urban Development  
U.S. Department of Agriculture

### **Task Force Members / State Agency Members:**

Illinois Governor's Office  
Illinois Lieutenant Governor  
Illinois Governor's Office of Management and Budget  
Illinois Department on Aging  
Illinois Department of Children and Family Services  
Illinois Department of Commerce and Economic Opportunity  
Illinois Department of Corrections  
Illinois Department of Financial and Professional Regulation  
Illinois Department of Healthcare and Family Services  
Illinois Department of Human Rights  
Illinois Department of Human Services  
Illinois Department of Juvenile Justice  
Illinois Department of Natural Resources  
Illinois Department of Public Health  
Illinois Department of Transportation  
Illinois Department of Veterans' Affairs  
Illinois Emergency Management Agency  
Illinois Environmental Protection Agency  
Illinois Housing Development Authority

### **Task Force Members/ Illinois General Assembly Members:**

The President of the Illinois Senate or designee  
The Minority Leader of the Illinois Senate or designee  
The Speaker of the Housing of Representatives or designee  
The Minority Leaders of the Illinois House of Representatives or designee

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

(310 ILCS 110/) Comprehensive Housing Planning Act.

(310 ILCS 110/1)

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

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

(310 ILCS 110/5)

Sec. 5. Definitions. In this Act:

"Authority" means the Illinois Housing Development Authority.

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

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

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

(310 ILCS 110/10)

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

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

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

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

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

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

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

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

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

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

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

(310 ILCS 110/15)

#### Sec. 15. Annual Comprehensive Housing Plan.

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

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

(2) low-income senior citizens;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(310 ILCS 110/20)

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

(1) (Blank).

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

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

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

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



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

(310 ILCS 110/25)

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

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

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

(3) Develop the Annual Comprehensive Housing Plan.

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

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

(310 ILCS 110/30)

Sec. 30. (Repealed).

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

(310 ILCS 110/90)

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

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

(310 ILCS 110/99)

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

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