

Illinois' 2020 Annual Comprehensive Housing Plan

Plan Effective:
Calendar Year, 2020

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

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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.

Introduction to Comprehensive Housing Planning for Illinois

Begun as an Executive Order in 2003 and subsequently enacted in 2006, the Comprehensive Housing Planning Act provides the opportunity for Illinois to coordinate across public and private platforms to guide policy and funding towards meeting the housing needs of some of the most vulnerable Illinoisans. In 2016 this act was renewed and extended to 2026 through legislation (as amended P.A. 99-0564).

The Comprehensive Housing Planning Act establishes a statewide comprehensive housing initiative by identifying underserved **Priority Populations** and calls for the appointment of a **Housing Task Force** to improve the planning and coordination of State-administered housing resources. The Executive Director of the Illinois Housing Development Authority (IHDA) serves as Chair of the Housing Task Force and is joined by a panel of forty-four representatives, including housing experts appointed by the Governor, General Assembly and various State agency representatives.

Required by the Comprehensive Housing Planning Act, this **Annual Comprehensive Housing Plan (ACHP)** is submitted to the Illinois General Assembly as a representation of the Housing Task Force's vision of interdepartmental coordination and ongoing partnership with public and private funders, service providers and affordable housing developers. This plan includes annual areas of focus with accompanying strategies and action items as well as ongoing (multi-year) planning and funding goals for Illinois. Known funding sources available in Illinois for the provision of affordable housing and related services are also included.

New to the 2020 version of the ACHP is an overall streamlining of the plan into a distilled planning document with detailed narratives of State-administered housing programs included in a separate supplemental information guide. For more information, please see the Supplemental Materials Guide section on the following page.

Illinois' Eight Priority Populations

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

The Annual Comprehensive Housing Plan

The creation of the ACHP is a collaborative effort between the Housing Task Force and the participating State Agencies. Via quarterly meetings throughout the year and through select working group efforts (described below), the Housing Task Force examines the prior year's focus areas and identifies new directions for future plans, including general recommendations and strategies. The Task Force also helps to facilitate progress for planning goals and proposes new ad hoc Working Groups to investigate specific housing needs, trends and areas of future concern. Recommendations from the Housing Task Force and its related committees are intended to promote both State and local action, which are then incorporated into a **Technical Plan**, which collects planning recommendations across several years.

In the first Comprehensive Housing Plan in 2003, the Housing Task Force developed **Housing Principles** to generally reflect important overarching themes in affordable housing: production (**Creation and Preservation**); services (**Affordability and Choice**); and promotion of long-term goals (**Leadership**). These principals are still used as an organizing mechanism that helps to focus different planning goals and tasks. To help clarify their intended purpose, each action item within the Technical Plan is identified in an annual **focus area** (determined annually by the Housing Task Force) and is categorized under a broader strategy and associated with one of the Housing Principles.

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

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

Supplemental Materials Guide

In previous iterations of the ACHP, highly detailed narratives of State housing programs and services were included within each focus area. These narratives cover important ongoing efforts that often extend substantially before and after the period of an annual Plan. In the interest of streamlining the ACHP, while preserving this valuable information, additional reporting and narratives detailing housing programming and services has now been collected and included in the Annual Comprehensive Housing Plan's Supplemental Materials Guide. This accompanying document will be posted to the IHDA website and included in submission along with this Plan to the Illinois General Assembly and the Governor. Where applicable, references to relevant narrative sections in the supplemental materials are included in the Focus Area's sections of this report. The supplemental materials guide will also **be updated throughout the years** by the Housing Task Force and relevant participants.

Technical Plan

The ACHP is responsive to new developments in the housing world via the Technical Plan. A comprehensive document of ideas and endeavors, the Technical Plan documents the last 16 years of the Housing Task Force's Comprehensive Housing Planning via identified strategies, actions and responsible actors. When a new issue, use of funds, or innovation arises, the Housing Task Force updates the Technical Plan by developing new action items and strategies.

The active components of the Technical Plan are grouped together to form the foundation of the annual **Focus Areas**. The 2020 Focus Areas therefore represent topical trends in affordable housing policy and planning to the fullest and most current extent possible. Action items selected for each of the Focus Areas are taken from all three of the Housing Principles.

2020 Focus Areas

Intended to represent the most prevalent affordable housing challenges facing Illinois, the annual Focus Areas are high-priority items from the Technical Plan which are highlighted and condensed each year into specific action items and strategies. These facilitate focused activities and measurable progress for the Task Force, and in many cases can extend over several years, spanning multiple Plans. For 2020, the Housing Task Force determined that many of its efforts continue to be viable for the 2020 Annual Comprehensive Housing Plan, thus this plan seeks to highlight strong and continued responses to ongoing issues bolstered by new ideas that fill additional gaps. The Housing Task Force selected the following recommended Focus Areas for the 2020 Annual Comprehensive Housing Plan:

Revitalizing Communities

Utilize current funding and explore new programs and initiatives to assist communities in developing a balance of affordable homeownership and rental opportunities, preserving existing affordability and mitigating displacement caused by market pressures, and expanding innovative methods for infill and sustainable reuse of foreclosed properties.

Supportive Housing

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

Leadership and Capacity Building

Enhance collaborative planning efforts to foster policy changes that better address the housing needs of all Illinois residents. Identify and determine ways to maximize and support new and existing state and federal resources, and work to align resources with policies that promote equal access to quality housing throughout the State.

Innovative Use of Resources and Strategies

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

Focus Area #1: Revitalizing Communities

The recently amended Comprehensive Housing Planning Act now identifies low-income Illinoisans residing in areas of ongoing community revitalization as a priority population. In previous years, the Housing Task Force focused on revitalization through reducing the continued impact of the foreclosure crisis and establishing connections to jobs, education and healthcare in areas where these vital resources were lacking. While efforts will continue, the Housing Task Force is also looking in 2020 to establish proactive policies that impact the future of Illinois communities, including preserving existing affordability and mitigating displacement, while also bringing opportunity to new places throughout the state.

Recommended Technical Plan Strategies and Action Items

Strategies	Action Items	Partners	Principle(s)*	Supplemental Materials Guide Reference
Create and assist a community support network for the State.	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 their own funding.	IHDA, DCEO, HUD USDA-RD, Municipalities, Counties, Non-Profits	CP	See Focus Area #1: <i>Homebuyer Programs</i>
	Support responsible and affordable homeownership programs for low to moderate-income households and pursue other funding opportunities for down payment assistance and maintain a variety of counseling services; primarily foreclosure prevention and homebuyer counseling.	IHDA, USDA, Counseling Agencies, HUD, FHLB, Municipalities/Counties, CDBG Entitlement Grantees, Local Governments, ILGA	AC, CP	See Focus Area #1: <i>Housing Counseling Resources and Analysis and Homebuyer Programs</i>
Assist communities to develop a balance of affordable homeownership and rental opportunities.	Expand Community Revitalization incentives beyond the LIHTC program by formalizing proactive planning technical assistance.	IHDA	CP	See Focus Area #1: <i>Reuse and Revitalization and Rental Housing Development and Rental Assistance</i>
	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	L	See Focus Area #1: <i>Reuse and Revitalization and Rental Housing Development and Rental Assistance</i>
Provide and expand affordable housing opportunities in rural Illinois.	Reestablish the Housing Task Force's Illinois Affordable Housing Champion Awards program.	IHDA, Housing Task Force	L	N/A
	Conduct a series of workshops to help underfunded Public Housing Authorities access information and ideas on rebalancing.	IHDA, PHAs, Enterprise, NAHRO, Advocates	L, AC, CP	N/A
	Continue regional listening sessions begun in 2019 with developers and housing providers with local expertise. Collect input on how IHDA is serving them and incorporate into future QAPs.	IHDA, Developers, Service Providers	L	N/A
* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L)				

Focus Area #2: Supportive Housing

A long-standing Focus Area intended to highlight strategies aimed at assisting those in need of permanent supportive housing (PSH), special needs populations and those transitioning into (or remaining in) community-based living settings with services that support their needs, including re-entering incarcerated populations, long-term care and the intersection between housing and healthcare.

Recommended Technical Plan Strategies and Action Items

Strategies	Action Items	Partners	Principle(s)*	Supplemental Materials Guide Reference
Identify ways to secure resources for supportive housing services for the purpose of increasing housing production.	Continue Section 811 Project-Based Rental Assistance to affordable housing developments where special populations have demand for PSH units through current funds and by pursuing new 811 subsidy.	IHDA, IDHS, IDoA, HFS	AC, L	See Focus Area #2: <i>Housing Resources</i>
	Leverage and coordinate commitments and benefits for supportive housing from other housing systems and programs that serve high-need populations.	IHDA, IDHS, IDHFS, IDoA	L	See Focus Area #2: <i>Transforming Healthcare and Human Services, Housing Resources, and Health and Housing</i>
Maximize use of funding sources for supportive housing service needs for elderly and special needs populations living in community-based housing.	Use Medicaid waiver resources to support community integrated supportive housing through services and savings for persons with mental illness and/or developmental disability.	IHDA, IDHS, IDHFS	AC, L	See Focus Area #2: <i>Housing Resources, and Health and Housing</i>
	Enhance IHDA's PSH Development Program RFA to allow for more creative applications that serve a wider range of populations.	IHDA, Non-Profit Developers	AC, L	N/A
	Better understand service needs and leverage coordination opportunities between housing, health, corrections and supported employment to meet needs of supportive housing populations.	IHDA, IDHFS, IDOC	L	See Focus Area #2: <i>Transforming Healthcare and Human Services, Housing Resources, and the Health and Housing</i>
Incentivize affordable housing development in communities of preference to meet the needs of supportive housing populations.	Continue to communicate with supportive housing populations to ensure demand measurements are accurate to determine the communities of preference.	IHDA, IDHS	AC, CP	See Focus Area #2: <i>Transforming Healthcare and Human Services, Housing Resources, and Health and Housing</i>
	Seek additional resources for supportive housing in 2020, 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	CP, L	See Focus Area #2: <i>Transforming Healthcare and Human Services, Housing Resources, and Health and Housing</i>
	Research the effectiveness and assess impact of new incentive strategies in the QAP for the LIHTC program, with the aim of increasing PSH where it is needed throughout Illinois.	IHDA	CP	See Focus Area #2: <i>Transforming Healthcare and Human Services, Housing Resources, and Health and Housing</i>
* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L)				

Focus Area #3: Leadership and Capacity Building

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

Recommended Technical Plan Strategies and Action Items

Strategies	Actions Items	Partners	Principle(s)*	Supplemental Materials Guide Reference
Develop a better understanding of the specific and unique housing needs of all Illinois residents, and prioritize state and federal resources, where possible	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, Task Force, State Partners, Municipalities, Governor's Office	L	N/A
	Create/explore solution-based actions and strategies that align state and federal sources to improve State-level housing policy and planning.	IHDA, Task Force, State Partners, Municipalities, Governor's Office	L	N/A
	Assess the current Housing Plan development process for the Housing Task Force, including updating and rewriting the Annual Technical Plan.	Housing Task Force	L	N/A
Track federal and State legislation.	Concentrate efforts on State and federal housing-related legislation affecting existing and future resources, tax reform, housing finance reform and fair housing.	IHDA, IHC	L	See Focus Area #3: Leadership and Capacity Building
	Track federal rule-making, provide public comments to streamline processes and fully address affordable housing objectives.	IHDA, HUD, FHFA Treasury, CMMS, CFPB	L	See Focus Area #3: Leadership and Capacity Building
Promote equal access to quality housing for the full diversity of Illinois households.	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, Counties, PHAs	AC	See Focus Area #3: Leadership and Capacity Building
	Research and build best practices for the inclusion of persons with criminal records.	IHDA, IDHR, Non-Profits, IDOC	L, AC	See Focus Area #2: Housing Resources
	Continue to study IHDA's portfolio, funding efforts and targeting with an eye on equitable use of resources for all Illinoisans.	IHDA	L	N/A
Prioritize the preservation of federally assisted housing at risk of expiring.	Support federal legislation to provide exit tax relief and similar tax incentives to promote preservation of existing affordable housing.	IHDA, Financial Institutions, Non-Profits, For-Profit Developers	CP	See Focus Area #3: Leadership and Capacity Building
	Design technical assistance, inspection enforcement and financing programs to assist existing and new owners to preserve affordability and address exit tax and valuation issues and quality of assisted housing units.	IHDA, Financial Institutions, Non-Profit, For-Profit Developers	CP	N/A
*Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L)				

Focus Area #4: Innovative Use of Resources and Strategies

With persistent challenges in providing funding and resources required to adequately serve the affordable housing needs in Illinois, it is a fiscal and policy imperative to both maximize efficiency and prioritize equity. In this Focus Area, we explore strategies that seek to increase efficiency in affordable housing production and preservation, and work to provide cutting edge housing at a lower cost. Through research and planning it is the intention of the Housing Task Force to continually update this Focus Area with new ideas and innovations as they develop or become known.

Recommended Technical Plan Strategies and Action Items

Strategies	Action Items	Partners	Principle(s)*	Supplemental Materials Guide Reference
Encourage affordable housing developers to incorporate appropriate energy efficient systems and materials into their projects.	Reevaluate current IHDA incentives and standards that promote energy efficient housing to ensure affordable housing stock is healthy and sustainable for its tenants, the natural environment and the overall community with the lowest energy, water and materials footprints as possible.	IHDA, Housing Task Force, Other State Agencies, IHC	AC	See Focus Area #4: <i>Sustainable Building and Green Investment</i>
	Build upon existing relationships and outside expertise towards a goal of developing/improving IHDA energy efficiency standards and a series of benchmarks, which will acknowledge best practices developed by the Housing Task Force.	IHDA, Housing Task Force, Other State Agencies, Utilities	L	See Focus Area #4: <i>Sustainable Building and Green Investment</i>
Explore innovative solutions to addressing rising costs in developing affordable housing.	Explore options to reduce operating costs for existing and future affordable housing.	IHDA, IHC	AC	N/A
	Continue to encourage statewide cost containment strategies in housing development, including exploring the cost-benefit possibilities of manufactured housing.	IHDA, Developers	L	N/A
Enact an informed and strategic expansion of accessibility standards for persons with disabilities and elderly/mobility impaired persons.	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	L	See Focus Area #4: <i>Accessible Design</i> and <i>Focus Area #2: Housing Resources</i>
	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	AC/L/CP	N/A
	Continue to encourage the inclusion of universal design principles in affordable units through the Qualified Action Plan (QAP) application process.	IHDA	AC/CP	N/A
* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L)				

2020 Housing Production Plans

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

Every effort is made to present a complete and reliable list of current resources and their expected availability in the Housing Production Plans. Over the years of Comprehensive Housing Planning, it has become clear that it is often difficult to present wholly accurate information in the Housing Production Plans. One of the main reasons for this is that the very nature of affordable housing financing requires flexibility, and many of the resources commonly accessed are subject to changes, delays, annual fluctuation in amounts and, in some cases, absorption or re-appropriations. Additionally, the statutory requirement that this Plan report on **calendar year** poses challenges in information collection efforts as many State-led housing programs are often administered on the **fiscal year**.

The following Housing Production Plans show each housing program under State of Illinois administration with estimates for 2020 funding availability. The amounts listed for each funding source are to be considered estimates or expected amounts in 2020. Should changes be made to the funding listed in the Housing Production Plans or any new or unanticipated resources become available in 2020, details on these programs will be included in future Plan reports. Estimates for multifamily unit production are calculated using an average statewide per unit subsidy cost after an analysis of the most recent data available in IHDA's unit inventory database. This analysis considers the varying range of subsidy costs associated with geographic region, unit type and development type (rehab vs. new construction). The 2020 estimates for households assisted in the single-family production chart were provided by the administering agency of each program. Unit distributions for each priority population were determined using historical data from previous ACHP Annual Progress Reports.

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

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

2020 Residential Services Programs

In addition to developing and rehabilitating affordable housing, the State of Illinois provides housing-related assistance and services to the Priority Populations through a variety of programs administered by its State Agencies. The following Residential Services Program tables identify many of the State's efforts to provide services to Priority Populations in 2020. The funds identified in this table do not include all service resources but focus on those that relate directly to housing. It is important to note that the programs listed on pages 13 and 14 are not necessarily tied to units assisted via multi- and single-family production efforts. Therefore, in progress reporting, the population and number of persons or households served through each funding source will be considered individually and reported as accurately as possible, but the total households or individuals assisted will not represent all new clients.

2020 Housing Production Plan – Multifamily Programs

Multifamily Programs – 2020 Housing Production Plan		
Agency and Program	Source	2020 Estimated Funds Budgeted
IHDA Administered		
Low Income Housing Tax Credit (9%)	Federal Credits	\$27,500,000
	Equity Raised	\$253,000,000
Low Income Housing Tax Credit (4%)	Federal Credits	N/A
	Equity Raised	\$58,725,000
Illinois State Donation Tax Credit (IAHTC)	Donation Amount	\$47,241,936
	Tax Credit Allocation	\$23,620,968
HOME	Federal	\$15,391,165
Illinois Affordable Housing Trust Fund (AHTF)	State	\$45,000,000
Housing Trust Fund (HTF)*	Federal	\$16,548,973
Build Illinois Bond Fund	State	\$15,000,000
Tax Exempt Bonds	Federal	\$225,000,000
Taxable Bonds	Private	\$50,000,000
Affordable Advantage Mortgage	Federal	\$10,000,000
Credit Advantage Mortgage	Federal	\$50,000,000
IDVA Administered		
Adaptive Housing Program for Veterans	State/AHTF	\$223,000
TOTALS**		\$762,509,106
TOTAL NUMBER OF UNITS PRODUCED at \$235,483/UNIT***		3,238
<i>*Housing Trust Fund estimated amounts included both 2018 and 2019 grant agreement awards.</i>		
<i>**This does not include the federal credit amounts for the 9% and 4% LIHTC programs as well as the donation amount of the IAHTC.</i>		
<i>***Estimate is based on an average statewide per unit cost amount which includes costs associated with geographic region, unit type and development type (rehab vs. new construction).</i>		

Average Distribution of units Produced by Priority Population, 2020		
Priority Populations	Estimated Unit Distribution*	Estimated Number of Units
Low-Income Families	45%	1,457
Senior	30%	971
Supportive Housing	25%	810
TOTAL	100%	3,238
* Based on average distribution of households assisted: Annual Progress Reports - 2013-2018		

2020 Housing Production Plan – Single Family Programs

Single Family Programs – 2020 Housing Production Plan		
Agency and Program	Source	2020 Estimated Funds Budgeted
IHDA Administered		
1stHomeIllinois	Federal	\$5,200,000
I-Refi	Federal	\$570,000
Access 4%	State	\$13,200,000
Access 5%	State	\$3,500,000
Access 10%	State	\$5,400,000
Mortgage Credit Certificate Program	Federal	\$60,000,000
Build Illinois Bond Fund	State	\$18,333,333
Illinois Affordable Housing Trust Fund*	State	\$15,000,000
DCEO Administered		
CDBG Housing Rehabilitation	Federal	\$6,500,000
Illinois Home Weatherization Assistance Program	Federal/State	\$48,257,966
TOTAL ESTIMATED FUNDING AMOUNT FOR 2020		\$175,961,299
ESTIMATED TOTAL NUMBER OF HOUSEHOLDS ASSISTED**		7,810
<i>*Funding committed for Trust Fund include amounts for Home Accessibility Program, and Single Family Rehabilitation programs only</i>		
<i>**Households assisted were provided as CY2020 estimates by each program's administering agency, excluding Build Illinois Bond Fund, which is included in funding amount totals but omitted from the households assisted totals.</i>		

Average Distribution of Households Assisted by Priority Population, 2020		
Priority Populations	Estimated Unit Distribution*	Estimated Number of Units
Low-Income Families	60%	4,686
Senior	30%	2,343
Supportive Housing	10%	781
TOTAL	100%	7,810
* Based on average distribution of households assisted: Annual Progress Reports - 2013-2018		

2020 Housing Production Plan – Residential Services Programs

Residential Services Programs – 2020 Housing Production Plan				
Program	Source	Estimated Budget Funds	Priority Population	Estimated Number Assisted
DCEO Administered				
Low Income Home Energy Assistance Program (LIHEAP)	Federal/State	\$205,835,193	Low Income Families, Seniors, Special Needs	300,000 Households
IDHFS Administered				
Supportive Living Program	GRF	\$277,695,092	Homeless, Special Needs	12,121 Individuals
IDHS Administered				
Emergency and Transitional Housing	GRF/AHTF	\$10,200,000	Homeless	32,000 Individuals
Homeless Prevention Program	GRF/AHTF	\$9,000,000	Homeless	6,000 Individuals
Supportive Housing Program	GRF/Medicaid Trust Fund	\$19,171,413	Homeless, Special Needs	12,000 Individuals
Supportive Housing Program (Bridge Rental Subsidy)	GRF	\$6,945,531	Williams Consent Decree Populations	1,360 Individuals
Domestic Violence Program	GRF	\$23,529,009	Homeless	54,000 Individuals (adult & children)
Assistance to the Homeless Fund	State	\$0	Homeless	N/A
Homeless Youth Services Program	GRF/AHTF	\$5,252,825	Homeless	2,200 Homeless Youth
Emergency Solutions Grant	Federal	\$4,935,064	Homeless	30,000 Individuals and/or Families
Colbert Bridge Rental Subsidy Initiative	GRF	\$21,216,000	Colbert Consent Decree Class Members Only	2,210 Individuals

2020 Housing Production Plan – Residential Services Programs – Continued

Residential Services Programs – 2020 Housing Production Plan				
Program	Source	Estimated Budget Funds	Priority Population	Estimated Number Assisted
DCFS Administered				
Norman Housing Advocacy	GRF	\$1,300,000	Low-Income Families, Homeless	1,500 Families
Norman Cash Assistance Program	GRF	\$4,200,000		3,500 Families
Youth Housing Advocacy	Federal	\$450,000	Homeless	400 Youth
Youth Cash Assistance	Federal	\$300,000		200 Youth
IDoA Administered				
Community Care Program	GRF	\$972,591,400	Low-Income Seniors	64,323 Individuals/Monthly
IDPH Administered				
Housing for Persons with AIDS/HIV	Federal	\$1,734,635	Low-Income, Homeless, Special Needs	940 Individuals Living With HIV/AIDS
IHDA Administered				
Abandoned Properties Program	State	\$8,000,000	NA	NA
Rental Housing Support Program*	State	\$9,850,420	Low-Income, Homeless, Special Needs, Seniors	1,175 Individuals
HUD Section 811	Federal	\$5,591,000	Low-Income, Special Needs	200 Individuals
IDVA Administered				
Prince Home Program for Veterans	Federal	\$809,300	Prince Home Program for Veterans	15 Individuals
Programs Totals:		\$1,588,606,882		
<i>*CY 2020 estimate amounts included in this chart for the RHSP program also include \$2,894,968 in commitments to IHDA's Re-entry Demonstration Rental Housing Support Program.</i>				

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 – 2020 TECHNICAL PLAN

Housing Principle: Affordability and Choice

STRATEGIES / ACTIONS	Agencies and Partners	2020 Status
Strategy #1: Implementation of Affordable Housing Planning and Appeal Act		
Continued outreach, presentations and discussions with non-exempt and at-risk of non-exemption communities throughout Illinois.	IHDA, Community Partners	Ongoing
Complete the drafting of administrative rules of operation for the fully appointed State Housing Appeals Board.	IHDA, Community Partners, Governor's Office	Completed in 2013 and updated in 2018
Identify data and administrative needs to issue a new determination of non-exempt communities under AHPAA utilizing American Community Survey (ACS) Census Data. Monitor and report on availability of needed census data sets.	IHDA, Community Partners	2018 AHPAA list was produced in December of 2018.
Strategy #2: Promote equal access to quality housing for the full diversity of Illinois households through education, enforcement and equitable allocation procedures		
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
Implement HUD's Affirmatively Furthering Fair Housing and Assessment Tool Rules through coordinated Assessments of Fair Housing.	IHDA, DCEO, IDPH, IDHR, Municipalities, Counties, PHAs	On Hold (due to HUD notice – see AFFH Section)
Strategy #3: Expand access to housing for persons with disabilities transitioning from institutional settings to community-based housing and other special needs populations		
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

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN

Housing Principle: Affordability and Choice

STRATEGIES / ACTIONS	Agencies and Partners	2020 Status
Strategy #4: Maximize use of Medicaid waiver program to serve the housing and service needs of elderly and special needs populations living in community-based housing and the Supportive Living Program.		
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
Explore Medicaid waiver payment to support housing for persons with mental illness and/or DD.	IDHFS, IDHS	Ongoing
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
Strategy #5: Expand capacity and enhance services offered by housing counseling agencies		
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
Strategy #6: Support foreclosure prevention initiatives		
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

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Affordability and Choice		
STRATEGIES / ACTIONS	Agencies and Partners	2020 Status
Strategy #7: Promote and expand home repair programs that preserve single family housing stock throughout the state		
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
Strategy #8: Explore options to reduce operating costs for existing affordable housing		
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
Strategy #9: Encourage affordable housing developers to incorporate energy efficient systems and green materials into their projects		
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

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Affordability and Choice		
STRATEGIES / ACTIONS	Agencies and Partners	2020 Status
Strategy #10: Explore feasibility of rental housing pilot programs in rural communities and addressing the needs of migrant farm labor workers		
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
Strategy #11: Support efforts to create, preserve and support rental assistance programs		
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
Strategy #12: Assist communities to develop a balance of affordable homeownership and rental opportunities		
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
Strategy #13: Seek and coordinate federal/state/local resources to further assist current and expanded supportive housing populations.		
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
Strategy #14: Research the coordinated assessment intake to more efficiently meet homeless needs.		
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
Strategy #15: Expand and support availability and access to supportive living services		
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	2020 Status
Strategy #1: Directly address the demand for deinstitutionalization by creating opportunities for community-based living		
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
Explore possibility of utilizing 2019 Build Illinois Bond Fund to expand housing for homeless and at risk veterans.	IHDA, IDVA, Governor's Office	Ongoing
Strategy #2: Reinvestment in Illinois' communities via innovative and effective reuse of foreclosed properties		
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

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Creation and Preservation		
STRATEGIES / ACTIONS	Agencies and Partners	2020 Status
Strategy #3: Expand mortgage lending tools/products/programs for first-time homebuyers		
Establish new financing resources and investments to support home mortgage lending by private institutions in cooperation with the State's housing finance agency.	IHDA, Financial Institutions	Ongoing
Continue Welcome Home Heroes Program or a similar veteran's mortgage assistance effort. This program was completed and incorporated into existing programs.	IHDA	Completed
Encourage use of Guaranteed Loan Programs.	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
Strategy #4: Increase access to Tax Exempt Bond financing		
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
Strategy #5: Explore non-traditional funding sources		
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
Strategy #6: Develop additional LIHTC syndication and investment options		
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
Strategy #7: Seek and expand additional opportunities and incentives for private financial institutions to participate in financing of affordable housing development		
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
Strategy #8: Continue the effective utilization of the Illinois Affordable Housing Tax Credit funding for development of affordable housing		
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

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Creation and Preservation		
STRATEGIES / ACTIONS	Agencies and Partners	2020 Status
Strategy #9: Implement strategy to prioritize the preservation of federally assisted housing at risk of expiring (especially those with rental assistance)		
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
Strategy #10: Improve coordination with local housing entities to increase financing opportunities		
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
Strategy #11: Identify new and expand existing Federal and State resources and initiatives for foreclosure prevention and mitigation		
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, IDFPR, Counseling Agencies	On Hold
Strategy #12: Create and assist community support network for the State		
Operate the funding of abandoned property relief programs: Abandoned Properties Program, Blight Reduction Program and Land Banking Program.	IHDA/OAG/Treasury	Ongoing
Continue to seek funding and maintain a variety of counseling services, focusing primarily on foreclosure prevention and homebuyer counseling.	IHDA, Housing Counseling Agencies, ILGA, NeighborWorks, HUD	Ongoing
Seek funding and operate home repair and homebuyer assistance programs as a method of maintaining affordability, preventing foreclosure and preserving single-family housing stock.	HDA, Housing Counseling Agencies, ILGA, NeighborWorks, HUD	Ongoing
Strategy #13: Explore actions to further promote accessible affordable housing		
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: Leadership

STRATEGIES / ACTIONS	Agencies and Partners	2020 Status
Strategy #1: 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		
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 2020, 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
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	2020 Status
Strategy #2: Fund and support regional planning		
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
Strategy #3: Develop Illinois Federal Housing Agenda to ensure preservation, reform and expansion of federal resources and legislation for affordable housing		
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
Strategy #4: Identify opportunities to incorporate valuable lessons and promote best practices		
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	2020 Status
Strategy #5: Support the exploration of enhanced Economic Impact Analysis of affordable housing activity by IHDA		
Continue outreach, presentations and discussions with AHPAA non-exempt and at-risk communities throughout Illinois.	IHDA, Community Partners	Ongoing
Provide technical assistance to communities seeking to enact meaningful Affordable Housing Plans.	IHDA, Partners	Ongoing
Advise the ongoing expansion of input-output analytic tools employed by IHDA for statewide regional analysis.	IHDA, DCEO	On Hold
Strategy #6: Track legislation and serve as information clearinghouse on Federal housing allocation and expenditures		
Advocate for federal housing and services legislation.	IHDA, Housing Task Force	Ongoing
Track effects of reduced federal appropriation levels, sequestration and the federal debt ceiling on housing programs.	IHDA, Housing Task Force	Ongoing
Concentrate efforts on federal housing related legislation which impacts existing and future resources, tax reform and housing finance reform.	IHDA, IHC	Ongoing
Strategy #7: Track federal tax reform, GSE reform and federal regulation		
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
Track federal rule making and provide public comments to streamline processes and fully address affordable housing objectives.	HUD, Treasury, CMMS, CFPB	Ongoing
Advocate for Ginnie Mae securitization of Risk Sharing Program.	IHDA, Housing Task Force	On Hold
Strategy #8: Promote equal access to quality housing for the full diversity of Illinois households		
Implement HUD's Affirmatively Furthering Fair Housing Rule through coordinated Assessment of Fair Housing.	IHDA, PHAs, IDHR, Municipalities	On Hold (due to HUD notice and proposed rule)
Contingent on funding, implement rural/small city development capacity building program.	IHDA, OAG, Municipalities, Other Parties	Under Review
Strategy #9: Seek and coordinate federal/state/local resources to further assist current and expanded supportive housing populations		
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
Enhance IHDA's PSH Development Program RFA to allow for more creative applications that serve a wider range of populations	IHDA	Ongoing
Research and build best practices for the inclusion of persons with criminal records	IHDA, IDHR, Non-Profits, IDOC	Ongoing
Strategy #10: Research the coordinated assessment intake to more efficiently meet homeless needs		
Review current intake assessments and assess their relationship to the coordinated assessment intake. Continue to explore coordination opportunities throughout Illinois.	IDHFS, HTF, IDHS	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN

Housing Principle: Leadership

STRATEGIES / ACTIONS	Agencies and Partners	2020 Status
Strategy #11: Expand and support availability and access to supportive living services		
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
Strategy #12: Develop a better understanding of the specific and unique housing needs of all Illinois residents, and prioritize state and federal resources, where possible.		
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
Strategy #13 Coordinate affordable housing inclusion in state and federal capital and economic development initiatives		
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
Strategy #14: Implement the Affordable Housing Planning and Appeal Act		
Continue outreach, presentations and technical assistance with Affordable Housing Planning and Appeal Act non-exempt and at-risk communities throughout Illinois.	IHDA, Community Partners	Ongoing
Provide extensive technical assistance to communities seeking to enact meaningful Affordable Housing Plans.	IHDA, Community Partners	Ongoing
Strategy #15: Research/Investigate solutions to address/reduce the rising cost of affordable housing		
Provide technical assistance via an ongoing community revitalization network/program to communities requesting robust local-level planning.	IHDA	Ongoing
Review existing research and conduct new analysis focused on affordable housing development cost containment strategies.	IHDA, Housing Task Force, IHC	Ongoing
Analyze cost savings option under the State's control and potential impact on public policies and quality of development.	IHDA, Housing Task Force, IHC	Ongoing

Appendices

Appendix A: Glossary of Terms, Acronyms, and Agencies

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

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

Funding Programs and Projects

Build Illinois Bond Fund / Capital Fund

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

HERA

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

HHF

Hardest Hit Fund – provided targeted emergency mortgage assistance to families experiencing unemployment or underemployment in states hit hard by the economic and housing market downturn. Illinois had been awarded over \$440 million in HHF funding (through TARP) in 2010. In 2011 IHDA began to utilize the HHF funds to assist Illinois homeowners struggling to pay their mortgages due to job loss or income reduction. IHDA's HHF-HELP Program closed September 2013 but reopened in August 2016 after the Authority secured an additional award of \$269 million in federal HHF funding. In April of 2019, IHDA closed the application portal for the HELP program and on December 31, 2019, IHDA made final application approvals. In 2020, remaining payments will still be made to homeowners with monthly mortgage payment assistance.

HOPWA

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

Funding Programs and Projects Continued.

GRF

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

IHWAP

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. .

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.

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.

Other Relevant Terms, Continued.

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.

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.

Other Relevant Terms Continued.

Money Follows the Person

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

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.

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.

Other Relevant Terms Continued.

Williams Consent Decree

The Williams v. Pritzker lawsuit was filed in 2005 by two people with mental illness residing in large, private State-funded facilities called Institutions for Mental Diseases (“IMDs”). The plaintiffs alleged that they were needlessly segregated in IMDs and 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

Betsy Benito, CSH - Director, Illinois Program

Allison Clements, Illinois Housing Council – Executive Director

George Dinges, Development Services Group – President/Vice President

Nancy Firfer, Metropolitan Planning Council – Board of Governor’s Chair

Michael Goetz, Laborer’s Home – Director

David Hirsch, Dougherty Mortgage, LLC – Vice President, Production

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

David Neary, DuPage Habitat for Humanity – Executive Director

Mike Niehaus, Windsor Homes – Executive Director

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.)