

Illinois' 2020 Annual Comprehensive Housing Plan **Annual Progress Report**

Plan Effective:
Calendar Year, 2020

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

Introduction: Housing Planning Activities in Illinois

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 Originally enacted in 2006, the Act was renewed and extended to 2026 through legislation signed into law in 2016.

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

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

The Executive Director of the Illinois Housing Development Authority (IHDA) serves as Chair of the Housing Task Force and is joined by a panel of forty-four representatives, including housing experts appointed by the Governor, Illinois General Assembly, and various State agency representatives.

For every Annual Plan, the Housing Task Force helps facilitate progress for planning goals, and occasionally proposes the establishment of ad hoc Working Groups to investigate specific housing needs and areas of concern. Recommendations are intended to promote State and local actions, and are incorporated into a Technical Plan, which collects recommended activities by Focus Area. The plan catalogs funding activity administered by the State for affordable housing construction, rehabilitation, preservation, subsidized home mortgages, operating or rental housing subsidies and support services.

Illinois' Eight Priority Populations

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

This Annual Progress Report tracks the State's 2020 progress towards serving Illinois' eight priority populations and reports on housing programs highlighted in the 2020 Annual Comprehensive Housing Plan.

While efforts to comprehensively document achievements in programs included in the ACHP is a hallmark of the Annual Progress Report, the 2020 ACHP tracked ongoing funding and was not structured to anticipate the sudden mid-year impacts of the Covid-19 pandemic on housing programs. This year, the Task Force worked to update the report to better capture and reflect the unprecedented federal, state, and local response to the national crisis. To that end, all CY2020 progress is detailed and supported throughout this report and in the updated housing production and residential services charts (updated to show progress in 2020). The executive summary table on the following page shows highlights for some of the major achievements towards serving the priority populations, but the details and anecdotal progress is summarized throughout this report.

2020 Summary Chart: Meeting the Needs of Illinois' Priority Populations

2020 Funding Commitments Summaries and Populations Served

Please note: As many programs serve multiple priority populations, these 2020 Highlight totals do not account for overlapping programs and are included irrespective of other populations served. For more details, please see the Housing Production Charts and Residential Services Charts in the back of this report.

Priority Population	2020 Highlight	Detail/Program	Reporting Agency
Low Income Households	2,026 family rental units funded	1,744 units board approved for the first time / 282 additional approved for additional funding.	IHDA
	6,385 homes purchased by low-income households	\$35.4 million in Homebuyer programs including Mortgages and Down-payment Assistance was provided	IHDA
	46,129 units of rental assistance	\$230.6 million in Emergency Rental Assistance provided to residents impacted by Covid-19.	IHDA
	9,979 households provided mortgage assistance	\$96.91 million in Emergency Mortgage Assistance provided to residents impacted by Covid-19.	IHDA
Low Income Seniors	1,991 senior rental units funded	1,511 units board approved for the first time in 2020 / 480 additional approved for additional funding.	IHDA
	184,145 seniors assisted / month	Community Care Program / LIHEAP/IHWAP	DOA, DCEO
Low Income Persons with Disabilities	753 rental units funded	615 units board approved for the first time / 385 approved for additional funding.	IHDA
	82,444 individuals assisted	Supportive Living Program, Supportive Housing Program, Supportive Housing Program (Bridge Rental Subsidy - Williams), Colbert Bridge Rental Subsidy Initiative, HOPWA, Prince Home Program for Veterans, LIHEAP	IDHFS, IDPH, IDHS, DCEO
	379 units of rental assistance	RSHP, RHSP-LTOS, HUD Section 811	IHDA
Homeless / At-risk of homelessness	113,790 individuals/33 providers assisted	Norman Housing Advocacy, Norman Cash Assistance, Youth Housing Advocacy, Youth Cash Assistance, Supportive Living Program, Emergency and Transitional Housing, Homeless Prevention Program, Supportive Housing Program, Domestic Violence Program, Assistance to the Homeless Fund, Homeless Youth Services Program, Emergency Solutions Grant, HOPWA	DCFS, DHFS, DHS, DPH
Other special needs populations (persons w/ criminal records; at risk veterans)	82 rental units funded/Ongoing support of 75 units of Re-Entry rental assistance/27 at risk veterans assisted	Re-Entry Demonstration Program, Low Income Housing Tax Credit, Prince Home Veterans Program, Adaptive Housing for Veterans	IHDA, IDVA, IDOC
Live Near Work or Transportation	1,336 rental units near work / transportation	Units funded in IHDA-identified Opportunity Areas	IHDA
Preservation	Funding to preserve 2,588 rental units	2,190 preservation units board approved for the first time in 2020 / 398 additional approved for additional funding	IHDA
Community Revitalization	2,720 rental units in revitalizing areas	Units funded in IHDA-identified areas in need of Community Revitalization	IHDA
	1,387 unique properties assisted	Abandoned Properties Programs	
	22 unique properties assisted	Land Bank Capacity Building Program	
	41 households assisted	Single Family Rehabilitation Program	
	24,427 clients assisted	Foreclosure Prevention Program, Foreclosure Prevention Program-Graduated	

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2020 Focus Areas

The annual Focus Areas are selected by the Housing Task Force to guide its State agency partners in their response to the affordable housing and related service needs of the Priority Populations. For 2020, the Housing Task Force opted to continue (with minor changes) the four Focus Areas from the 2019 Annual Comprehensive Housing Plan, as it was determined that they continued to adequately address the needs of Illinois' Priority Populations. These included *Revitalizing Communities*, *Supportive Housing*, *Leadership and Capacity Building* and *Innovative Use of Resources and Strategies*

For each Focus Area, supporting “Strategies” and related “Implementation Activities” were outlined and catalogued in the Technical Plan. The 2020 Focus Areas were:

Focus Area #1: 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.

Focus Area #2: Supportive Housing

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

Focus Area #3: 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.

Focus Area #4: Innovative Use of Resources and Strategies

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

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, and the programs included in this focus area seek to address their housing needs. Revitalizing Illinois' communities takes on a variety of forms. In previous years, the Housing Task Force has focused on revitalization via reducing the continued impact of the foreclosure crisis and establishing connections to jobs, education and healthcare in areas where there previously was none. The ongoing effects of Covid-19 has shifted the State's resources to assist those impacted by the pandemic and have greatly shaped the scale and nature of Illinois housing programs in 2020. While many efforts have been engaged (and will continue to be engaged) to address rebuilding what was lost, the Housing Task Force is also looking in 2021 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.

The Revitalizing Communities Focus Area draws from actions and strategies that are identified in the 2020 ACHP's report's Technical Plan, which lays out the long-term planning goals of the Housing Task Force. In this Focus Area, three Technical Plan strategies provide the framework for current programs and recommended efforts.

Revitalizing Communities Technical Plan Strategies:

1. Create and assist a community support network for the State.
2. Assist communities to develop a balance of affordable homeownership and rental opportunities.
3. Provide and expand affordable housing opportunities in rural Illinois.

Housing Counseling Resources and Analyses

Hardest Hit Fund

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

Final HHF disbursements were made in December 2020, bringing the program to a close. Throughout the last ten years, IHDA has effectively assisted over 41,000 households through HHF programs. The following report examines a breakdown by program, total households assisted (summarized in Table 1) along with allocation of funds for respective programs. Table 2 in the report summarizes by county a breakdown of households assisted in calendar year 2020 along with a cumulative total for number of households assisted over the course of programs under the Hardest Hit.

Homeowner Emergency Loan Program (HELP)

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

With the second award from the U.S. Department of the Treasury in 2016, the HELP program was expanded and relaunched on August 1, 2016. The program assisted homeowners who had experienced an income reduction due to qualifying hardships such as unemployment, substantial underemployment, temporary disability, death, and divorce. Eligible homeowners received up to \$35,000 in assistance for reinstatement and/or for mortgage payments up to 12 months. The relaunch of the program has since funded 8,275 applicants.

On April 3, 2017 the HELP program expanded to assist homeowners with reverse mortgages. The expansion assisted homeowners with a reverse mortgage who were delinquent on property expenses and had experienced a qualifying hardship. The expansion has funded 363 applicants in reverse mortgage assistance.

In April 2019, IHDA closed the application portal for the HELP program. In 2020, payments worth \$1,007,1309 were made with a total assistance of \$ 458,905,971 in HELP funds for the duration of the program.

I-Refi (Formerly Home Preservation Program or HPP)

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

With the second award from the Treasury in 2016, HPP was expanded and relaunched as I-Refi in August 2016 to target borrowers with negative equity who were current on their mortgage payments. The expansion and relaunch as I-Refi has assisted 528 households since 2016 with a total disbursement in 2020 worth \$560,676 in I-Refi funds. A total disbursement of \$39,969,824 in HPP dollars has been made since inception.

Blight Reduction Program (BRP)

Introduced in 2014, BRP aims to decrease preventable foreclosures and stabilize neighborhoods in communities across Illinois. The program provides funding to units of local government and a not-for-profit partner to complete acquisition, demolition, greening and eventual re-use, re-purpose and/or redevelopment (“Revitalization”) of blighted, vacant, residential properties in targeted communities. Partners apply for the program with specific properties and are reimbursed up to \$35,000 for each property. To date, BRP has assisted a total of 402 units with a total disbursement of \$9,943,884.95 in blight funds.

1stHomeIllinois - Down Payment Assistance (DPA) Program

1stHomeIllinois complies with the U.S. Treasury initiative by utilizing HHF dollars to provide first-time homebuyers in targeted counties with \$7,500 in down payment assistance. The assistance is in the form of a 5-year, forgivable 2nd mortgage, and is provided in conjunction with an IHDA 1st mortgage loan product. The assistance incentivizes home buying in distressed areas, which helps to stabilize housing markets and prevent future foreclosures. Originally, counties of Boone, Cook, DeKalb, Fulton, Kane, Marion, McHenry, St. Clair, Will and Winnebago were constituted as distressed. However effective January 1, 2019, Boone, DeKalb, Fulton, Kane, McHenry, and Will counties were removed. In 2019, only Cook, Marion St. Clair and Winnebago counties remained a part of the program. To date, DPA has assisted 18,772 households with a total assistance of \$140,790,000 in DPA funds.

Hardest Hit Fund Households Assisted: CY 2011–2020					
Program	HELP	I-Refi/HPP	BRP	DPA	Total
2011 Approvals	540	0	0	0	540
2012 Approvals	5,374	0	0	0	5,374
2013 Approvals	5,324	177	0	0	5,501
2014 Approvals	2,002	167	0	0	2,169
2015 Approvals	186	178	0	435	799
2016 Approvals	516	8	73	4,629	5,226
2017 Approvals	3,216	315	68	4,896	8,495
2018 Approvals	2,626	133	107	4,253	7,119
2019 Approvals	1,925	64	145	2,940	5,074
2020 Approvals	7	14	8	1,622	1,651
Total Approvals 3/1/11-12/31/2020	21,716	1,056	401	18,772	41,945
Total Allocation	\$454,164,326	\$40,384,781	\$9,950,000	\$96,537,478	\$601,036,585
Total Disbursed 3/1/11-12/31/2020*	\$458,905,971	\$39,969,824	\$9,943,884	\$140,790,000	\$649,609,680
<i>*Total disbursed funds are greater than total allocation in certain programs due to lien recoveries that were recycled into the program</i>					

Hardest Hit Fund Households Assisted (All programs, By County) CY 2020								
County	2020	Total	County	2020	Total	County	2020	Total
Adams	0	60	Hardin	0	1	Morgan	0	27
Alexander	0	6	Henderson	0	5	Moultrie	0	11
Bond	0	14	Henry	0	39	Ogle	0	73
Boone	1	378	Iroquois	0	22	Peoria	0	254
Brown	0	2	Jackson	0	30	Perry	0	15
Bureau	0	32	Jasper	0	11	Piatt	0	11
Calhoun	0	2	Jefferson	0	26	Pike	0	12
Carroll	0	5	Jersey	0	24	Pope	0	1
Cass	0	10	Jo Daviess	0	12	Pulaski	0	4
Champaign	0	129	Johnson	0	2	Putnam	0	2
Christian	0	43	Kane	0	1,903	Randolph	0	24
Clark	0	14	Kankakee	0	166	Richland	0	19
Clay	0	14	Kendall	0	259	Rock Island	0	141
Clinton	0	22	Knox	0	31	Saline	0	13
Coles	0	40	La Salle	1	136	Sangamon	0	315
Cook	1,043	21,193	Lake	3	1,019	Schuyler	0	1
Crawford	0	11	Lawrence	0	12	Scott	0	4
Cumberland	0	17	Lee	0	42	Shelby	0	24
De Witt	0	6	Livingston	0	20	St. Clair	91	1,363
DeKalb	0	457	Logan	0	20	Stark	0	6
Douglas	0	16	Macon	0	102	Stephenson	0	63
DuPage	0	1,361	Macoupin	0	51	Tazewell	0	142
Edgar	0	13	Madison	0	379	Union	0	11
Edwards	0	4	Marion	27	214	Vermilion	0	46
Effingham	0	31	Marshall	0	6	Wabash	0	5
Fayette	0	26	Mason	0	11	Warren	0	7
Ford	0	7	Massac	0	5	Washington	0	6
Franklin	0	29	McDonough	0	14	Wayne	0	5
Fulton	0	137	McHenry	0	1,967	White	0	8
Gallatin	0	3	McLean	0	118	Whiteside	0	56
Greene	0	9	Menard	0	12	Will	2	3,569
Grundy	0	101	Mercer	0	12	Williamson	0	49
Hamilton	0	0	Monroe	0	16	Winnebago	475	4,206
Hancock	0	5	Montgomery	0	41	Woodford	0	20
Total								41,438

Foreclosure Prevention Program

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

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

Foreclosure Prevention Program (FPP) Completed, Current, and Planned Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Households Assisted
Round 1	June 2012 - June 2013	\$3.8M	40	39,869
Round 2	June 2013 - June 2014	\$3.4M	45	35,762
Round 3	August 2014 - August 2015	\$3.1M	50	35,524
Round 4	April 2017 - April 2018	\$4.1M	40	32,523
Round 5	June 2018 - June 2019	\$3.68M	28	16,782
Round 6	July 2019 - July 2020	\$3.11M	32	16,589
Round 7	August 2020 - August 2021	\$1.8M	13	4,263 to date
Round 8	August 2021 - August 2022 (Expected)	\$1.5M	TBD	TBD
2021 Projection	<i>Round 7 is expected to be fully completed in CY 2021 Q3, disbursing approximately \$1.8 million. In 2021, IHDA issued a joint application for FPP R8 and FPP-G R5 in January, with a due date of March 19th. Funding recommendations are expected to be presented to and approved by the IHDA Board in May 2021. In CY 2021, 8,000 individuals are estimated to be assisted under the FPP program.</i>			

Funding for FPP Round 7 was authorized by the IHDA Board in May 2020 in the amount of \$1.8 million, which was awarded among 12 housing counseling agencies and community-based organizations, in addition to the City of Chicago. In CY 2020, \$3.3 million was disbursed amongst the 12 grantees and the City of Chicago to assist 9,375 households.

Foreclosure Prevention Program (FPP), Round 7 Grantees/Awards - CY 2020		
Agency Name	Recommended Grant Amount	Geography
NW Homestart, Inc.	\$119,190	CBO Located Outside Chicago
Rock Island Economic Growth dba Economic Growth Corporation	\$100,000	
The Neighbor Project	\$100,000	
Will County Center for Community Concerns	\$119,190	
Subtotal	\$438,380	
Greater Southwest Development Corporation	\$100,000	Chicago CBO
Rogers Park Community Development Corporation dba Northside Community Development Corporation	\$119,190	
Spanish Coalition for Housing	\$119,190	
Total Resource Community Development Organization	\$100,000	
Subtotal	\$438,380	
DuPage Homeownership Center dba HOME DuPage Inc	\$119,190	HCA Located Outside Chicago
Embarrass River Basin Agency Inc.	\$119,190	
Garden State Consumer Credit dba Navicore Solutions	\$100,000	
Justine Petersen Housing Reinvestment Corporation	\$100,000	
Subtotal	\$438,380	
City of Chicago	\$438,380	City of Chicago
Subtotal	\$438,380	
Total	\$1,753,520	

Foreclosure Prevention Program Graduated Fund (FPP-G)

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

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

Foreclosure Prevention Program Graduated (FPP-G) Completed, Current, and Planned Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Households Assisted
Round 1	September 2017 – September 2018	\$5.7M	33	29,410
Round 2	September 2018 – September 2019	\$5.28M	32	23,180
Round 3	September 2019 – September 2020	\$2.88M	33	16,215
Round 4	August 2020 – August 2021	\$2.14M	21	6,295 to date
Round 5	August 2021 – August 2022 (Expected)	\$1.5M	TBD	TBD
2021 Projection	<i>Round 4 is expected to be fully completed in CY 2021 Q3, disbursing approximately \$2.14 million. The Authority issued a joint application for FPP R8 and FPP-G R5 in January 2021, with a due date of March 19th. Award recommendations are expected to be approved by the IHDA Board in May 2021. In CY 2021, 10,000 households are expected to be assisted under the FPP-G program.</i>			

Round 3 activity was completed in September 2020, disbursing approximately \$2.88 million to assist 16,215 households. In CY 2020, \$3,246,049.93 was disbursed to assist 15,052 households under FPP-G.

Foreclosure Prevention Program – Graduated (FPP-G), Round 4 Grantees/Awards - CY 2020		
Agency Name	Recommended Grant Amount	Geography
Community Partners for Affordable Housing	\$114,080	HCA in DuPage, Kane, Lake, McHenry, and Will Counties
Community Service Council of Northern Will County	\$100,000	
Consumer Credit Counseling Service of Northern Illinois	\$100,000	
Great Lakes Credit Union	\$114,080	
Lake County Housing Authority	\$100,000	
Restoration America, Inc.	\$114,080	
Subtotal	\$642,240	
Brighton Park Neighborhood Council	\$100,000	HCA in the City of Chicago
Chicago Urban League	\$100,000	
Chinese American Service League	\$117,600	
Latin United Community Housing Association	\$100,000	
South Side Community Federal Credit Union	\$117,600	
Subtotal	\$535,200	
Community and Economic Development Association of Cook County, Inc.	\$100,000	HCA outside Chicago (Cook County area)
Neighborhood Housing Services of Chicago, Inc.	\$114,080	
Northwest Side Housing Center	\$114,080	
Respond Now	\$100,000	
South Suburban Housing Center	\$114,080	
The Resurrection Project	\$100,000	
Subtotal	\$642,240	
C.E.F.S.	\$70,000	HCA outside Cook, DuPage, Kane, Lake, McHenry, and Will Counties
METEC	\$90,560	
Springfield Housing Authority	\$70,000	
Western Egyptian Economic Opportunity Council, Inc.	\$90,560	
Subtotal	\$321,120	
Total	\$2,140,800	

Reuse and Revitalization

Abandoned Property Program

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

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

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

- Cutting of neglected weeds or grass
- Trimming of trees or bushes and removal of nuisance bushes and trees
- Extermination of Pests or prevention of the ingress of Pests
- Removal of garbage, debris and graffiti
- Boarding up, closing off or locking windows or entrances or otherwise making the interior of a building inaccessible to the general public

- Surrounding part or all of an Abandoned Residential Property's underlying parcel with a fence or wall or otherwise making part or all of the Abandoned Residential Property's underlying parcel inaccessible to the general public
- Demolition of Abandoned Residential Property
- Rehabilitation of Abandoned Residential Property

By statute, award funding allocations will be distributed as follows:

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

Funding determinations for Round 4, occurred in early CY 2019 (information retained for reference, and shown below), with 62 grantees totaling \$8.18 million in awards. In CY 2020, a combined \$6,730,619.14 was disbursed to assist 1,387 properties, under Rounds 3 and 4. Activity under round 3 was completed in CY 2020 Q4, with \$7,357,103.58 disbursed to assist 2,064 properties. Additional information below shows funding awards for all 5 rounds of the APP program.

Abandoned Properties Program (APP), Round 4 Grantees/Awards, CY 2019		
Grantee Name	Statute Area	Award Amount
City of Chicago	City of Chicago	\$2,184,000
City of Chicago Total		\$2,184,000
City of Chicago Heights	Cook County	\$250,000
City of Evanston	Cook County	\$75,000
Village of Hazel Crest	Cook County	\$75,000
Village of Lansing	Cook County	\$250,000
Village of Riverdale	Cook County	\$250,000
Village of Summit	Cook County	\$250,000
Cook County DPD	Cook County	\$250,000
Cook County Land Bank Authority (CCLBA)	Cook County	\$250,000
Village of Justice	Cook County	\$170,800
City of Berwyn	Cook County	\$250,000
City of Calumet City	Cook County	\$75,000
Village of Richton Park	Cook County	\$100,000
Village of South Chicago Heights	Cook County	\$20,000
Village of Maywood	Cook County	\$117,500
Town of Cicero	Cook County	\$117,500
Village of Dolton	Cook County	\$60,000
Village of Robbins	Cook County	\$60,000
Cook County Total		\$2,620,800
GranteeName	Statute Area	Award Amount
Village of Park Forest	Collar Counties	\$250,000
City of Aurora	Collar Counties	\$250,000
Village of Downers Grove	Collar Counties	\$46,370
City of Waukegan	Collar Counties	\$250,000
City of Joliet	Collar Counties	\$250,000
Kane County	Collar Counties	\$250,000
Village of Sauk Village	Collar Counties	\$75,000
City of North Chicago	Collar Counties	\$250,000
Lake County Land Bank Authority	Collar Counties	\$250,000
Village of Hanover Park	Collar Counties	\$125,000
Village of Beach Park	Collar Counties	\$75,000

Abandoned Properties Program (APP), Round 4 Grantees/Awards, CY 2019 - Continued		
Grantee Name	Statute Area	Award Amount
Collar Counties Total		\$2,071,370
City of Rockford	Other Areas of State	\$73,000
Winnebago County	Other Areas of State	\$73,000
City of Bloomington	Other Areas of State	\$73,000
City of Loves Park	Other Areas of State	\$73,000
City of Sesser	Other Areas of State	\$30,000
City of Charleston	Other Areas of State	\$55,000
City of Freeport	Other Areas of State	\$37,000
Village of Heyworth	Other Areas of State	\$47,300
City of DeKalb	Other Areas of State	\$55,000
City of Kewanee	Other Areas of State	\$37,000
City of Geneseo	Other Areas of State	\$37,000
City of East Peoria	Other Areas of State	\$55,000
Village of Woodhull	Other Areas of State	\$37,000
City of Decatur	Other Areas of State	\$55,000
City of Peoria	Other Areas of State	\$55,000
City of Galesburg	Other Areas of State	\$37,000
Village of Annawan	Other Areas of State	\$25,500
City of Anna	Other Areas of State	\$32,000
City of Macomb	Other Areas of State	\$40,000
City of Princeton	Other Areas of State	\$40,000
City of Vienna	Other Areas of State	\$20,000
City of Rock Island	Other Areas of State	\$40,000
City of Silvis	Other Areas of State	\$20,000
City of Litchfield	Other Areas of State	\$20,000
City of Moline	Other Areas of State	\$33,400
City of Centralia	Other Areas of State	\$33,400
City of Casey	Other Areas of State	\$20,000
City of Danville	Other Areas of State	\$33,400
City of Rochelle	Other Areas of State	\$33,400
Village of Bluford	Other Areas of State	\$20,000
City of Belleville	Other Areas of State	\$30,000
Jersey County	Other Areas of State	\$20,000
Village of Carrier Mills	Other Areas of State	\$20,000
Other Areas of State Total		\$1,310,400
Grand Total		\$8,186,570

Abandoned Residential Property Municipality Relief Program (APP) Completed, Current, and Planned Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Unique Properties Receiving Services
Round 1	August 2014 - August 2016	\$7.21M	52	2,484
Round 2	August 2017 - May 2019	\$9.55M	67	1,778
Round 3	March 2018 - December 2020	\$8.45M	59	2,064
Round 4	July 2019 - July 2021	\$8.18M	62	930 to date
Round 5	August 2021 - August 2023 (Expected)	\$8M	TBD	TBD
2021 Projection	<i>Round 4 is expected to be completed in July 2021, however, a 6-month extension is being considered due to ongoing impacts of the COVID-19 pandemic. Recommendations for the extension are planned for presentation to the IHDA Board in June 2021. An application for Round 5 was released in January 2021, with funding recommendations expected to be approved by the IHDA Board in May of 2021.</i>			

Blight Reduction Program

Created in 2014, the Blight Reduction Program (BRP) was funded through the U.S. Treasury’s Hardest Hit Fund, a federal allocation which was set up to provide aid to communities demonstrating the greatest need after the foreclosure crisis. BRP aimed to decrease preventable foreclosures and stabilize neighborhoods by providing forgivable loans to Illinois units of local government who partnered with nonprofit agencies to acquire and demolish deteriorated vacant and abandoned residential properties within their jurisdictions.

Applicants had to be an Illinois Unit of Local Government, such as cities, municipalities, or counties (Applicants or ULG) with insufficient funding to address vacant and abandoned properties which were causing neighborhood distress. Applicants had to partner with a not-for-profit developer or agency (Not-For-Profit Partner or NFP) with demonstrated experience applicable to demolition and greening of residential properties.

Per Unit assistance: \$35,000 (per unit maximum) which could include the following on a per unit basis (if applicable):

- Acquisition (purchase price, lien extinguishment, legal costs, title, recording and transfer fees)
- Demolition
- Lot treatment/greening
- Maintenance (\$3,000 per unit)
- Administrative expenses (\$1,750 per unit)

BRP funds were to reimburse the costs incurred by Applicants and their NFP at the unit level. (Maintenance and Administration expenses were fixed costs and front funded at closing.)

Blight Reduction Program (BRP) Completed Funding Rounds			
Funding Round	Time Period	Funds Awarded	Number of Awards
Round 1	August 2014 - August 2016	\$5.4M	15
Round 2	August 2017 - May 2019	\$10.5M	15
2021 Projection	<i>Final disbursements were made under BRP in 2020, Q4. No further funding rounds are planned for this program.</i>		

The program was active for two full funding rounds, with a combined \$15,925,000 granted to 30 total municipal partners across Illinois (comprising 22 unique municipalities). In total, \$9,950,057.56 (62.48% of combined funding) was disbursed to grantees to fund revitalization activity for 364 properties.

Funding in the amount of \$5,390,000 for 15 grantees in Round 1 was approved by IHDA’s Board in March of 2015. The Program ran for 24 months, with the final payment on December 21, 2018. The official termination date was June 30, 2017. Grantees were paid a total of \$4,083,101.43, for eligible activities for 142 properties.

Funding for Round 2, in the amount of \$10,535,000.00 for 15 grantees, was approved by IHDA’s Board in February of CY 2016. The Program ran for 24 months, with the final payment on October 8, 2020. The official termination date was June 30, 2018. Grantees were paid a total of \$5,866,956.13, for eligible activities for 222 properties.

In CY 2020, BRP saw its final Round 2 funding disbursements, a combined \$238,377.82 in loans for 8 properties. No additional funding rounds are planned for 2021 or beyond, as the program has officially ended, and all unused program monies have been returned to the Hardest Hit Fund.

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

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

Land Bank Capacity Program Eligible Grant Activities include the following:

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

TA Network Eligible Grant Activities include the following:

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

Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network) Current and Planned Funding Rounds						
Funding Round	Time Period	Funds Awarded	Number of Awards	Units of Local Government Assisted	Land Banks Assisted	Properties Assisted
Round 1	June 2018 – July-August 2021	\$1.17M	10	28	2	23 to date
Round 2	February 2020 – February 2022	\$628,500	6	0 to date*	2	14 to date
2021 Projection	<i>Round 1 is expected to be completed in CY 2021 Q2/Q3, following a twelve-month extension due to COVID 19. *Round 2 has also experienced delays in ULGs assisted due to COVID 19. In CY 2021, IHDA expects to see the formation of two more land banks under the program.</i>					

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

In CY 2020, \$430,871.72 was disbursed for program activity under both rounds 1 and 2 as well as for the TA Network component, for general expenses and to assist 22 unique properties. Additionally, due to the ongoing impacts of the COVID-19 pandemic, 12-month grant agreement extensions were finalized with several Round 1 grantees, which now shifts the conclusion of program activity to July-August of 2021.

The program's TA Network component expired in September 2020. However, following approval by the IHDA Board, TA Network activities by the two current providers will continue as the new Land Bank Technical Assistance Program funded by the Illinois Affordable Housing Trust Fund. For additional information see the Land Bank Technical Assistance Program section, below.

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

Strong Communities Program

Created in 2020, the Strong Communities Program provides grants of up to \$250,000 to municipalities, counties, and land banks, to return vacant and abandoned residential properties to productive and taxable use through rehabilitation, and provides funds for demolition in cases where properties are beyond repair and negatively impacting surrounding neighborhoods. The program will also reimburse municipalities for tree, shrub and debris removal, lot treatment and greening, and other reasonable costs. As a result, SCP will increase property values, create jobs, help reduce crime, generate additional tax revenue and attract further community investment. It will preserve existing affordable housing stock that is often in city centers and in proximity to community amenities (schools, parks, medical facilities, shopping, jobs and transportation). This

program is funded by Governor Pritzker’s Rebuild Illinois Capital Plan and will leverage IHDA’s ongoing state and federally funded initiatives to attract further community investment in underserved communities around Illinois. A total of \$30 million in grant funding will be awarded through the program over three planned application rounds of \$10 million each.

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

Strong Communities Program (SCP) Current and Planned Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Unique Properties Receiving Services
Round 1	March 2021 - March 2023	\$10M	68	TBD
2021 Projection	<i>Round 1 grant agreements are expected to be finalized with IHDA Legal in March 2021, with program activity beginning thereafter.</i>			

The Authority released an application for the first round of this program in late August 2020, with submissions due September 28, 2020. 94 eligible applications were received, representing a combined \$18.7 million in grant requests. Funding recommendations were presented to, and approved by the IHDA Board in December 2020, with 68 awards made, totaling \$10 million. Program activity is planned to begin in CY 2021. Round 1 awards information is shown below.

Strong Communities Program (SCP) – Round 1 Grantees/Awards, CY 2020	
Grantee Name	Recommended Grant Amount
Adams County	\$200,000
Central Illinois Land Bank Authority	\$125,000
Champaign County	\$69,300
City of Alton	\$161,000
City of Bloomington	\$175,000
City of Brookport	\$175,000
City of Cairo	\$175,000
City of Calumet City	\$200,000
City of Carlinville	\$110,300
City of Carmi	\$100,000
City of Centralia	\$125,000
City of Champaign	\$170,200
City of Chicago Heights	\$200,000
City of Danville	\$175,000
City of Decatur	\$125,000
City of DeKalb	\$100,000
City of Elgin	\$237,900
City of Evanston	\$175,000
City of Galesburg	\$175,000
City of Harrisburg	\$100,000
City of Harvey	\$125,000
City of Hoopston	\$125,000
City of Kankakee	\$175,000

Strong Communities Program (SCP) – Round 1 Grantees/Awards, CY 2020 - continued	
Grantee Name	Recommended Grant Amount
City of Kewanee	\$164,700
City of Litchfield	\$115,700
City of Macomb	\$200,000
City of Moline	\$250,000
City of Monmouth	\$124,200
City of Mound City	\$74,000
City of Mt. Vernon	\$168,000
City of North Chicago	\$200,000
City of Oakland	\$175,000
City of Ottawa	\$250,000
City of Peoria	\$200,000
City of Quincy	\$165,600
City of Rock Falls	\$146,800
City of Rock Island	\$175,000
City of Rockford	\$250,000
City of Sesser	\$50,000
City of Spring Valley	\$108,200
City of Springfield	\$200,000
City of Sterling	\$246,400
City of Wamac	\$44,100
City of West Frankfort	\$145,300
City of Windsor	\$108,100
Cook County Land Bank Authority	\$175,000
Kankakee County	\$175,000
McHenry County	\$110,300
Northern Illinois Land Bank Authority	\$175,000
Peoria County	\$84,500
South Suburban Land Bank and Development Authority	\$175,000
Village of Carpentersville	\$100,000
Village of Central City	\$73,500
Village of Dongola	\$75,600
Village of Dwight	\$60,000
Village of Lansing	\$175,000
Village of Lyons	\$175,000
Village of Maywood	\$125,000
Village of Park Forest	\$250,000
Village of Patoka	\$40,900
Village of Phoenix	\$125,000
Village of Pulaski	\$46,200
Village of Ramsey	\$175,000
Village of Riverdale	\$175,000
Village of Sauk Village	\$175,000
Village of South Holland	\$125,000
Village of Ullin	\$75,600
Village of Worden	\$123,400
TOTAL	\$10,000,000

Land Banking

A number of Illinois Housing Task Force members have been involved in the creation and initial planning of two land banks in the Chicago metropolitan area: the Cook County Land Bank Authority (CCLBA) and the South Suburban Land Bank and Development Authority (SSLBDA). These entities were created to acquire, maintain and build or rehabilitate abandoned properties in communities affected by property abandonment and/or

which desire to develop affordable housing. After properties are rehabilitated, they are sold with affordability deed restrictions attached and proceeds earned are recycled to continue the process.

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

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

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

Below are the core business activities for the CCLBA in CY2020.

CCLBA 2019 Core Business Activities (December 1, 2019 - November 30, 2020)					
	Prospects	In Progress	Completed	2020 Goals	% Goal
Acquisition	7,245	3,351	613	700	88%
Disposition	3,544	63	194	225	86%
Demolition	357	5	14	30	47%
Rehab	1,252	389	155	200	78%
Cumulative Core Business Outcomes (as of 11/30/20)					
Core Business			Completed	2020 Goals	% Goal
Community Wealth Created			\$93,940,140	\$120,000,000	84%
Scavenger Sale - County Redemptions			\$14,496,230	1,122	---
Cumulative Core Business Activities (as of 11/30/20)					
Activity	Total Units		Activity	Total Units	
Acquisition	2,302 units		Demolition	148 units	
Disposition	1,103 units		Rehab	705 units	
Inventory	1,199 units		Reoccupied	672 units	

Homebuyer Programs

1stHomeIllinois

IHDA launched the 1stHomeIllinois loan program in August 2015. Financed through the HHF program, the U.S. Treasury approved IHDA to utilize those resources to assist qualified homebuyers in the following ten counties hit hard by the foreclosure crisis: Boone, Cook, DeKalb, Fulton, Kane, Marion, McHenry, St. Clair, Will and Winnebago. IHDA targeted these counties as they are above the state average in distressed housing market indicators such as delinquency rates, negative equity and foreclosure rates. On January 1, 2019 the number of counties was reduced from ten to the following four: Cook, Marion, St. Clair, and Winnebago. The program provides \$7,500 in down payment assistance with a secure, 30-year fixed rate 1st mortgage. IHDA provided \$9.44 million of assistance through the 1stHomeIllinois to assist 1,259 households to obtain 1st mortgages totaling \$182.83 million in CY 2020. 1stHomeIllinois closed in 2020 and no more reservations will be made in CY 2021.

1stHomeIllinois Program - CY 2020		
County	Household(s) Assisted	Volume (1 st Mortgages)
Cook	790	\$135,449,904.05
Marion	20	\$1,490,530.36
St. Clair	74	\$7,495,575.14
Winnebago	375	\$38,395,852.13
Total	1,259	\$182,831,861.68

I-Refi

IHDA launched the I-Refi program in August 2016. The program is designed to help homeowners who have been current on their mortgage payments for at least twelve months and are at least 110% underwater on their current mortgage. I-Refi offers up to \$50,000 in federal assistance, funded through HHF, to buy down a mortgage and refinance it into an affordable 30-year, fixed rate 1st mortgage. Borrowers who have previously utilized HHF HELP may be eligible for an additional \$35,000 for a total of \$85,000. Reservations for the program will be accepted in 2020 on a first-come, first-served basis until funding is exhausted. IHDA provided \$522 thousand of assistance through the I-Refi Program to assist 13 households to obtain 1st mortgages totaling \$1.52 million in CY 2020. I-Refi closed in 2020 and no more reservations will be made in CY 2021.

I-Refi - CY 2020		
County	Household(s) Assisted	Volume (1 st Mortgages)
Cook	7	\$698,614.18
Lake	3	\$433,633.39
Will	1	\$232,395.89
Winnebago	2	\$155,338.78
Total	13	\$1,519,982.24

Access 4%

IHDA launched Access 4% in February 2018. The program is designed to increase home purchase accessibility by offering a forgivable 2nd mortgage of 4% of the purchase price (up to \$6,000) in down payment and/or closing cost assistance with a 30-year fixed-rate 1st mortgage to qualified households across Illinois. The 2nd mortgage is forgiven monthly over ten years. IHDA provided \$19.41 million of assistance through the Access 4% to assist 3,847 households to obtain 1st mortgages totaling \$548.65 million in CY 2020. IHDA projects committing \$5.8 million of DPA through Access 4% to assist approximately 1,159 households totaling approximately 92.4 million in 1st mortgage volume in CY 2021.

Access 4% Program - CY 2020					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Adams	8	818,539.10	Livingston	10	949,109.42
Bond	1	80,375.84	Logan	8	690,589.66
Boone	74	9,904,706.75	Macon	76	7,149,319.60
Brown	1	116,971.00	Macoupin	10	966,694.96
Bureau	1	116,220.78	Madison	146	15,867,652.22
Carroll	4	388,908.69	Marion	19	1,961,108.09
Cass	1	362,418.13	Marshall	5	579,049.02
Champaign	44	5,824,434.66	Mason	2	163,565.46
Christian	7	556,483.29	McDonough	2	191,011.00
Clay	1	37,288.75	McHenry	187	31,824,746.24

Access 4% Program - CY 2020 - continued					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Clinton	7	646,428.21	McLean	254	33,530,556.97
Coles	2	179,650.94	Menard	2	311,743.60
Cook	821	147,461,497.29	Mercer	3	222,383.92
Crawford	1	70,593.61	Monroe	4	512,815.61
De Witt	13	1,349,421.34	Montgomery	3	288,372.35
DeKalb	60	8,863,445.05	Morgan	8	632,483.49
Douglas	1	72,323.00	Moultrie	3	303,110.02
DuPage	119	21,372,459.17	Ogle	36	4,978,643.52
Edgar	1	80,622.73	Peoria	182	18,548,070.58
Edwards	1	173,070.00	Perry	1	66,307.02
Effingham	1	123,910.58	Piatt	4	494,176.21
Fayette	2	238,097.00	Pike	1	31,525.00
Ford	1	97,021.39	Pulaski	1	94,332.75
Franklin	10	634,905.36	Putnam	2	256,673.51
Fulton	22	1,897,024.88	Randolph	1	83,850.06
Gallatin	1	44,015.00	Rock Island	93	9,992,178.18
Greene	2	150,433.60	Saline	11	934,966.26
Grundy	14	2,276,547.91	Sangamon	70	7,661,960.10
Hamilton	9	703,504.96	Scott	2	191,478.97
Hancock	1	53,344.25	Shelby	1	129,405.03
Hardin	1	89,949.67	St. Clair	121	13,918,353.25
Henry	4	364,884.32	Stark	4	312,634.41
Iroquois	1	82,379.00	Stephenson	26	2,581,132.22
Jasper	1	57,402.81	Tazewell	178	17,267,950.42
Jefferson	7	619,858.44	Vermilion	12	1,166,489.03
Jersey	7	887,995.41	Warren	2	248,207.12
Kane	212	38,243,521.52	Washington	3	239,188.04
Kankakee	38	5,377,603.24	White	7	383,980.75
Kendall	58	10,736,331.75	Whiteside	5	455,701.30
Knox	4	269,607.44	Will	216	37,913,393.27
La Salle	10	1,267,115.75	Williamson	7	795,883.87
Lake	165	27,601,113.10	Winnebago	355	40,442,812.35
Lee	5	529,541.36	Woodford	20	2,495,824.89
			Total	3,847	\$548,651,396.81

Access 5%

IHDA launched Access 5% in February 2018. The program is designed to increase home purchase accessibility by offering a repayable 2nd mortgage of 5% of the purchase price (up to \$7,500) in down payment and/or closing cost assistance with a 30-year fixed-rate 1st mortgage to qualified households across Illinois. Repayment will be deferred for 30 years, unless repaid sooner, or in the event of a refinance or sale of the property, at which time the 2nd mortgage will become due. IHDA provided \$6.82 million of assistance through the Access 5% program to assist 988 households to obtain 1st mortgages totaling \$170.05 million in CY 2020. IHDA projects committing \$10.9 million of DPA through Access 5% to assist approximately 1,563 households totaling approximately \$246.6 million in 1st mortgage volume in CY 2021.

Access 5% Program - CY 2020					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Boone	11	1,632,566.93	Macoupin	1	60,152.78
Champaign	10	1,343,085.10	Madison	12	1,198,841.25
Christian	1	39,715.18	McHenry	63	11,275,204.96
Coles	1	265,109.00	McLean	12	1,745,859.34
Cook	451	84,714,876.26	Mercer	1	90,126.82
De Witt	1	125,681.00	Montgomery	1	98,744.31
DeKalb	12	1,871,426.87	Morgan	1	101,306.09
DuPage	54	10,427,383.58	Ogle	4	649,808.25
Franklin	1	68,421.00	Peoria	11	939,657.20
Grundy	4	678,521.58	Perry	1	130,591.00
Iroquois	1	94,843.84	Rock Island	16	1,679,693.92
Jackson	1	68,449.53	Sangamon	13	1,237,849.17
Kane	50	9,043,014.54	St. Clair	6	882,734.83
Kankakee	5	722,994.73	Stephenson	1	90,333.00
Kendall	16	3,068,600.10	Tazewell	10	1,088,691.53
La Salle	8	1,235,201.11	Whiteside	4	361,839.72
Lake	41	6,717,347.66	Will	114	20,815,502.08
Lee	1	56,216.00	Williamson	1	86,213.67
Livingston	3	390,912.77	Winnebago	42	4,770,306.64
Macon	1	57,012.08	Woodford	1	124,135.00
Total	988	\$170,048,970.42			

Access 10%

IHDA launched Access 10% in February 2018. The program is designed to increase home purchase accessibility by offering a repayable 2nd mortgage of 10% of the purchase price (up to \$10,000) in down payment and/or closing cost assistance with a 30-year fixed-rate 1st mortgage to qualified households across Illinois. Repayment of the 2nd is monthly amortizing over a 10-year period at 0% interest rate. IHDA provided \$6.95 million of assistance through the Access 10% program to assist 728 households to obtain 1st mortgages totaling \$121.73 million in CY 2020.

Access 10% Program - CY 2020					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Adams	3	394,635.24	Marshall	2	121,411.60
Boone	7	932,684.39	McHenry	32	6,138,383.11
Cook	276	56,463,498.47	McLean	5	666,248.90
DeKalb	10	1,495,798.19	Ogle	10	1,304,504.78
DuPage	39	7,521,785.62	Peoria	19	1,557,368.45
Fulton	1	40,680.55	Rock Island	2	188,313.11
Grundy	4	553,050.44	Sangamon	6	586,664.03
Iroquois	2	154,111.76	St. Clair	7	743,970.66
Kane	32	6,704,873.19	Stephenson	18	1,545,412.12
Kankakee	7	627,727.34	Tazewell	15	1,454,392.99
Kendall	17	3,067,989.54	Vermilion	1	90,359.00
Knox	1	42,936.00	Whiteside	3	341,787.27
La Salle	4	557,878.54	Will	50	9,290,075.95
Lake	43	6,919,175.97	Williamson	1	151,811.00
Livingston	2	188,031.79	Winnebago	94	10,261,018.65
Logan	1	116,239.63	Woodford	3	439,828.41
Madison	11	1,065,756.18	Total	728	\$121,728,402.87

IHDA projects committing \$13.1 million of DPA through Access 10% to assist approximately 1,355 households totaling approximately \$201.5 million in 1st mortgage volume in CY 2021.

Mortgage Credit Certificate (MCC)

Access Mortgage (4%, 5% and 10%) programs have the possible added benefit of a Mortgage Credit Certificate (MCC), which may help reduce tax liability for the homebuyer. The MCC program allows home buyers to claim a dollar-for-dollar tax credit for a portion of mortgage interest paid per year, up to \$2,000, allowing the household to have more available income to make mortgage payments. In CY2020, 395 of the aforementioned 5,563 households took advantage of an MCC with the Access Programs.

Mortgage Credit Certificate (MCC) Program - CY 2020					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Bureau	1	116,220.78	Livingston	2	180,002.78
Carroll	1	142,035.04	Logan	2	157,423.00
Champaign	4	511,953.60	Macon	4	380,234.00
Cook	68	13,221,422.57	Madison	4	383,016.42
De Witt	4	524,511.55	Marshall	1	126,172.00
DeKalb	3	414,726.92	McHenry	7	1,400,441.87
Douglas	1	72,323.00	McLean	147	19,564,918.29
DuPage	12	1,980,251.14	Moultrie	1	72,105.00
Edgar	1	80,622.73	Ogle	1	132,939.15
Franklin	2	147,890.06	Peoria	17	1,751,635.97
Fulton	1	87,324.47	Rock Island	14	1,434,479.15
Gallatin	1	44,015.00	Sangamon	1	120,280.00
Hamilton	1	46,896.69	St. Clair	8	1,038,018.01
Iroquois	1	82,379.00	Stark	1	96,853.90
Jasper	1	57,402.81	Stephenson	1	82,883.05
Jefferson	5	455,200.49	Tazewell	19	1,676,721.57
Kane	7	1,208,408.61	Vermilion	2	338,058.89
Kankakee	3	458,909.88	White	1	51,313.00
Kendall	4	758,599.44	Will	17	3,116,586.68
La Salle	1	113,898.00	Winnebago	8	864,313.46
Lake	12	2,178,626.34	Woodford	3	410,110.00
Total	395	56,082,124.31			

Currently, the MCC Program is closed; however, IHDA anticipates bringing it back at some point in CY 2021. Currently there is no anticipated start date for a new MCC Program.

SmartBuy Program

IHDA launched this program in December 2020. The IHDA Mortgage SmartBuy is designed to increase home purchase accessibility and help build a new generation of wealth, grow the middle class, and increase homeownership opportunity for low to moderate borrowers across Illinois affected by increasing student loan debt. IHDA will provide a safe, affordable 30-year fixed rate first mortgage with \$5,000 for down payment and/or closing cost assistance. The funds will be provided in the form of a recorded second mortgage, 0% deferred (due upon sale, payoff, transfer, or refinance of the first mortgage). In addition, IHDA will provide 15% of the purchase price (up to \$40,000) in assistance for student loan debt to borrowers looking to buy a home. Potential borrowers must have at least \$1,000 in student loan debt and must pay off their full remaining student loan balance at loan close. IHDA did not fund any loans through the SmartBuy program in CY 2020.

IHDA projects committing \$22.5 million of DPA through SmartBuy to assist approximately 555 households totaling approximately \$69.9 million in 1st mortgage volume in CY 2021.

Opening Doors Program

IHDA launched this program in December 2020. The program is designed to increase home purchase accessibility for low and moderate-income homebuyers across Illinois. IHDA will provide a 30-year first

mortgage with a fixed interest rate with down payment and/or closing cost assistance. The assistance comes as a forgivable 2nd mortgage in the amount of a flat \$6,000 that is forgiven monthly over five years. IHDA did not fund any loans through the Opening Doors program in CY 2020.

IHDA projects committing \$22.8 million of DPA through Opening Doors to assist approximately 4,140 households totaling approximately \$579.6 million in 1st mortgage volume in CY 2021.

USDA Rural Development 502 Loan Program

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

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

Habitat for Humanity - Community Impact Fund

IHDA established a partnership with Habitat for Humanity of Illinois (HFH) in 2014 to facilitate homeownership opportunities for low-income and very low-income families throughout the state. Funded through the Illinois Affordable Housing Trust Fund, the program provides forgivable 2nd mortgage loans to low-income households for home acquisition. 1st mortgage financing is provided through Habitat for Humanity and/or other conventional lenders. Households at or below 80% AMI are eligible to receive up to \$15,000 and households at or below 50% AMI are eligible to receive up to \$20,000. Assistance is provided as a 5-year forgivable loan.

Habitat for Humanity: Community Impact Fund (HFH) Completed, Current, and Planned Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Homeowners Assisted
Round 1	August 2014 - August 2016	\$750K	1	58
Round 2	October 2016 - October 2018	\$1M	1	52
Round 3	February 2018 - February 2020	\$1M	1	51
Round 4	February 2020 - February 2022	\$2M	1	15 to date
2021 Projection	<i>In CY 2021, reservation and disbursement activity is expected, and Round 4 is expected to assist 60 households.</i>			

In CY 2020, Round 3 concluded with a total of \$915,000 disbursed and 51 homebuyers assisted. In December 2019, the IHDA Board approved a new Delegated Grant Administrator, executed a new agreement with HFH, and terminated the original agreement with HFH. Following these changes, Round 4 closed with IHDA Legal in February 2020, and reservations and disbursements are now ongoing. In CY 2020, a combined \$510,000 was disbursed under both Rounds 3 and 4, to assist 28 homebuyers.

Home Repair Programs

Single Family Rehabilitation Program

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

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

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

Single Family Rehabilitation Program (SFR) Completed, Current, and Planned Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Loans Completed
Round 1	April 2017 – April 2019	\$5.99M	21	142
Round 2	February 2019 – February 2021	\$10M	21	73 to date
Round 3	July 2020 – July 2022	\$11M	25	2 to date
2021 Projection	<i>Rounds 2 and 3 will be operational during CY 2021. Funding recommendations for the second SFR Round 3 DCA increment are expected to be approved by the IHDA Board in May, with grant agreements finalized in August.</i>			

Program activity continued under SFR Round 2 during CY 2020. Additionally, due to impacts of the ongoing COVID-19 pandemic, a 12-month extension of SFR Round 2 was approved by the IHDA Board in December CY 2020. This extension shifts the conclusion of SFR Round 2 program activity from April 2021 to April 2022. Funding recommendations in the amount of \$11 million for SFR Round 3 were also approved by the IHDA Board in April 2020, with grant agreements finalized with IHDA Legal in July, (awards information shown below). As a result of the ongoing COVID-19 pandemic, which qualifies as a state and federal disaster, an application was released in December 2020 for the second \$1 million increment of SFR Round 3's DCA funding component. Application submissions were due in January 2021, and funding recommendations are expected to be presented to the IHDA Board for approval in May 2021. A combined \$1,377,464.63 was disbursed to assist 41 households under both active rounds (2 and 3) in CY 2020.

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

Community Development Block Grant Housing Rehabilitation Program

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

Rental Housing Development and Rental Assistance

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

Low Income Housing Tax Credit (LIHTC) Program

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

There are two types of low income housing tax credits: 9 percent tax credits, and 4 percent tax credits. 9 percent tax credits (known as the competitive tax credit) are allocated to the State based on an IRS funding formula and can subsidize up to 70 percent of the eligible development costs for new construction and substantial rehabilitation of housing projects that are not otherwise subsidized by the federal government. 4

percent tax credits are generated through issuance of tax-exempt private activity bonds when 50 percent or more of a project's eligible cost are financed with these bonds. 4 percent credits are primarily used for acquisitions/rehabilitation projects, not new construction.

The 2020-2021 Qualified Allocation Plan (QAP), which explains how the State plans to distribute its Low Income Housing Tax Credits, was Board-approved in November of 2019. Applications for both 9 percent and 4 percent tax credits must meet the mandatory requirements of the QAP. Applications for 9 percent tax credits are subject to a competitive process and receive points based on the scoring section of the QAP.

The 2020-2021 QAP again includes a Community Revitalization Strategies scoring criteria, which aims at preserving existing affordable housing in distressed community areas where there is an active redevelopment effort ongoing, allowing for the greatest amount of choice for low-income households to access quality housing. The Community Revitalization scoring is intended to incentivize local planning efforts, which are likely to lead to access to employment, healthcare and supportive services, community amenities such as parks and retail locations, transportation and the improvement of quality housing stock. 9 percent tax credit applications can earn up to ten points for establishing Community Revitalization Strategies. While the overall content remained the same and aimed to achieve similar revitalization goals as prior years, various metrics were updated under the Community Revitalization Threshold and Scoring Criteria for the 2020-2021 QAP. These updates were made in order to increase efficiency, clarity, and standardization where applicable, while simultaneously allowing for greater inclusivity in the types of qualifying documentation to demonstrate revitalization activities.

Both 4 percent and 9 percent tax credit applications must first be approved through a Preliminary Project Assessment (PPA), which provides basic information such as project concept and design, location and proposed tenant population.

In July of 2020, the Illinois Housing Development Authority (IHDA) Board announced conditional awards totaling more than \$26 million in federal 9% Low-Income Housing Tax Credits (LIHTC). The awards will fund 21 affordable housing developments in 11 counties throughout Illinois. The tax credits generated an estimated \$202.2 million in private capital to finance the creation and/or preservation of 1,188 affordable units for low-to moderate-income families, seniors, veterans and persons with special needs. For more details on the CY 2020 LIHTC program, please see the Housing Production Charts in the back of this report. Below are 2020 LIHTC Program application deadlines.

2020-21 LIHTC Program Application Deadlines	
9% LIHTC Program Timeline	
2021 PPA Round	10/2/2020
PPA Notification to Sponsors	11/20/2020
2021 LIHTC Applications Due	01/22/2021
2021 LIHTC Applications to IHDA Board	5/21/2021
4% LIHTC Program Timeline	
PPA	45 days prior to 4% determination request
4% Tax Credit Application	Applications with approved PPA's may be submitted on a quarterly basis, beginning in 2020

HOME/Affordable Housing Trust Fund (AHTF)

Since 1993, IHDA has administered the Illinois HOME Investment Partnerships Program and in 2016, was designated as the State's direct Participating Jurisdiction by HUD, which gives IHDA the ability to directly draw down HOME funds for approved applications. In 2020, IHDA's Board approved \$8,113,351 in HOME allocations to help fund multifamily projects.

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

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

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

In 2020, IHDA's committed Affordable Housing Trust Fund awards totaling \$63,222,545. Of that amount, \$51,522,545 was Board approved for multifamily projects.

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

In June 2014, the U.S. Treasury announced a new partnership with the U.S. Department of Housing and Urban Development. Under this partnership, the Federal Financing Bank (FFB) provides financing for multifamily loans insured under the FHA's Risk Sharing Program. The Risk Sharing Program, pursuant to Section 542 of the Housing and Community Development Act of 1992, allows IHDA to originate affordable housing mortgage loans and share the risk with HUD via FHA mortgage insurance on the loan. The goal is to expand access to FHA mortgage insurance and manage additional risk taken on by the Federal government. For each Risk Sharing loan, HUD and IHDA split the mortgage insurance premium based on the percentage of risk that each party assumes. These loans have supported the development and preservation of affordable rental housing and allowed housing finance agencies to have additional access to the capital needed to maintain affordable multifamily developments. This partnership significantly lowered interest rates compared to the cost of tax-exempt bonds under current market conditions.

Affordable Advantage Mortgage

Affordable Advantage provides permanent first mortgage financing up to \$10 million for new construction, refinance or acquisition/minimal rehabilitation. In 2020, one projects utilized Affordable Advantage Mortgage in the amount of \$2.4 million. Loans over \$3 million will include FHA Risk Share. IHDA will determine whether FHA Risk Share will be required on loans under \$3 million.

Credit Advantage Mortgage

Credit Advantage provides construction and permanent mortgage loan financing for Low Income Housing Tax Credit (LIHTC) projects awarded by IHDA or the City of Chicago. The maximum loan amount is \$10 million. The projected volume for this program in 2018 is \$50 million. Loans over \$3 million will include FHA Risk Share. IHDA will determine whether FHA Risk Share will be required on loans under \$3 million. In 2020, Credit Advantage provided \$5,900,000 for affordable development projects.

One-Stop PLUS

One Stop PLUS is a new 4 percent bond structure, which provides a short-term, interest-only tax-exempt loan arranged by IHDA along with a permanent, taxable IHDA Federal Financing Bank (FFB) Mortgage with up to a 35-year fully amortizing loan term. The first mortgage is fully funded at closing and used to collateralize the short-term tax-exempt loan. Full principal and interest payments begin at the initial closing and continue

throughout the construction and permanent periods for the FFB First Mortgage. Certain conditions have to be met in order for the first mortgage to be insured under the FFB program, including a maximum rehabilitation limit of \$40,500 per unit and only one major building system replacement allowed.

Housing Trust Fund (HTF)

The national Housing Trust Fund (HTF) was authorized under the Housing and Economic Recovery Act of 2008, with its major purpose being to increase and preserve rental housing and homeownership opportunities for extremely-low (30% AMI or below) and very-low income (50% AMI or below) households. HTF was established as a permanent federal program, with dedicated sources of funding coming from a percentage of after-tax profits from two Government-sponsored enterprises (GSEs), Fannie Mae and Freddie Mac, which are not subject to the appropriations process. In September 2008, contributions to the HTF were suspended while they were under federal receivership until 2015 and state housing agencies first received funding in 2016.

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

IHDA has been awarded \$26,875,161.00 since 2016 and has committed \$10,326,188 towards 61 units. The Authority funded 24 units in 2019 and IHDA has awarded an additional \$16,548,973 in 2020 to create 86 units of Permanent Supportive Housing.

Rental Housing Support (RHS) Program

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

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

Once drawn, the available funds support the addition of new Long Term Operating Support (LTOS) Program units. The LTOS program is part of the Rental Housing Support Program intended for affordable housing developments. The goal of the LTOS program is to increase the supply of affordable housing to households earning at or less than 30 percent of area median income by providing a long-term, unit-based rent subsidy. In 2020, IHDA committed \$9,436,116 to the RHS program for the continued support of 337 units. Additionally, IHDA committed \$3,759,865 to 3 new LTOS developments to support the creation of 31 new units for a period of 15 years. IHDA projects committing \$9,225,175 to the RHS program in 2021.

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

RHSP Funding - Local Administering Agencies (LAAs) - CY2020			
Agency Name	Service Area	Units	2020 Funding
CEDA	Suburban Cook County	36	\$1,553,574
DuPage Housing Authority	DuPage County (excluding Aurora)	18	\$737,121
Housing Choice Partners	Suburban Cook County	22	\$1,026,471
Housing Authority of Henry County	Henry, Bureau, and Stark County	12	\$235,388
Illinois Association of Community Action Agencies	Henry, Mercer, Rock Island, Boone, Winnebago, Adams, Brown, Pike, Schuyler, Edwards, Gallatin, Hamilton, Saline, Wabash, Wayne, White, Bond, Clinton, Marion, Washington, Clay, Effingham, Fayette, Shelby, Moultrie, Christian, Montgomery, Franklin, Williams, Jefferson, Clark, Coles, Crawford, Cumberland, Douglas, Edgar, Jasper, Lawrence, Richland, Bureau, Carroll, LaSalle, Lee, Marshall, Ogle	75	\$1,504,832
Kankakee County Housing Authority	Kankakee and Will County	3	\$95,852
Kendall Housing Authority (handled	Kendall, Grundy County (excluding Aurora and	9	\$475,874
Lazarus House	Kane County	20	\$519,802
McHenry County Housing Authority	McHenry County	13	\$417,261
Springfield Housing Authority	City of Springfield	15	\$323,204
St Clair County IGD	St Clair County	28	\$794,306
Winnebago County Housing Authority	Jo Daviess, Ogle, Winnebago and Boone Counties	86	\$1,752,432
	Total	337	\$9,436,116
Long Term Operating Support (LTOS)			
Agency Name	Service Area	Units	2019 Funding
Impact Apartments	City of Evanston	15	\$1,207,772
Housing Forward	Bellwood, Berwyn, Broadview, Cicero, Elmwood Park, Forest Park, Forest View, Franklin Park, Hillside, Maywood, Melrose Park, Northlake, Oak Park, River Forest, River Grove, Schiller Park, Stone Park, Westchester	16	\$2,552,093
	Total	32	3,759,865

Housing Planning, Technical Assistance and Economic Development

Illinois Housing Blueprint

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

The Housing Blueprint’s planning process has created a unique opportunity to organize and exercise the expertise and reach of a wide variety of Illinois’ agencies and advocates by strategically embedding the plan within the work of IHDA’s Housing Task Force. The Housing Task Force has been of great assistance since the Blueprint’s inception in offering guidance to help shape the plan design and scope of the overall Housing Blueprint. Many Housing Task Force members have also served as ambassadors for the planning process,

circulating the Statewide Resident Survey throughout their networks and communities, facilitating Listening Tour meetings, connecting the Blueprint to other relevant planning processes, and offering context and feedback to the plan's findings.

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

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

In the 9 months from its inception until the close of CY 2020, the Housing Blueprint and its planning process achieved the following accomplishments:

Engagement and Analyses under the Housing Blueprint, CY2020		
Engagement	2020 Only	Since Inception
Statewide Resident Surveys Received	903	903
Listening Tour Meetings Conducted	24	24
<i>Individuals who Attended Listening Tour Meetings</i>	597	597
Statewide Planning Efforts Reviewed	27	27
Data Analyses	2020 Only	Since Inception
Market Indicators Analyzed	366	366
IHDA Programs Analyzed	20	20
<i>Prior Fiscal Years Analyzed</i>	6	6

Community Revitalization Technical Assistance Network

In 2014, IHDA began offering technical assistance to communities and housing developers pursuing tax credits in Qualified Census Tracts (QCTs), Racial/Ethnically Concentrated Areas of Poverty (R/ECAPS), and other areas of the state where Opportunity Area points from the QAP are not available. IHDA recognizes that there are large swaths of the state that are unable to undertake community revitalization no matter how permissive the process is. This is particularly true for smaller rural communities across Illinois that lack the capacity to plan in a formal way. To address this issue, IHDA began to formalize its processes as a *Community Revitalization Network* intended to help all communities throughout Illinois plan to meet their housing needs. This has been proven successful as the *Community Revitalization Network* has increased a competitive 9 percent LIHTC application's score by an average of 7.7 out of 10 points.

Since 2014, IHDA has expanded this network across the state to build upon and link to existing planning efforts, identify strengths and needs within the community, and generate localized capacity via a community revitalization strategy process. Partnerships, formalized through a signed scope of work, generally last longer than a year, and afford communities free planning services conducted by IHDA. Partnerships with IHDA result in a final Housing Needs Assessment planning document, which outlines data-driven strategies for accessing

affordable housing resources. As of December 2020, 53 projects across the state have received some level of proactive planning technical assistance from IHDA, and 211 projects have either been reviewed and/or have received technical assistance specifically regarding Community Revitalization LIHTC standards. IHDA's Community Revitalization staff has served/is currently serving on 20 advisory groups that allow IHDA to provide partners and other organizations with community revitalization guidance. Additionally, the Community Revitalization Program added 1 staff member and restructured staff roles within the past calendar year in order to allow for increased outreach and impact, as well as bolster the Program's partnership-building capacity.

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

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

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

Projects/Communities with Community Revitalization Technical Assistance		
Project Type	2020 Only	2017-Present
Traditional Community Revitalization Partnerships	8	15
Low Income Housing Tax Credit Applications with Community Revitalization (9% and 4%)	44	204
Community Revitalization: Discussion Phase/Inactive	1	38
Advisory Groups	6	20
General Outreach: Conferences/Presentations	4	21
Meetings	111	437

LIHTC Community Revitalization Plans

Since 2014, IHDA reviewed community revitalization strategies in conjunction with LIHTC Preliminary Projects Assessments (PPA) to explore how affordable housing can become incorporated in the overall economic development efforts in high-poverty and/or rural areas. Detailed community revitalization strategies are an integral part of the LIHTC process and help IHDA find fundable applications based on community vision rather than market data.

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

Over the past five LIHTC funding rounds under which Community Revitalization was a scoring category, IHDA has seen considerable growth in the number of proposed projects submitting planning documentation, increasing from ten applicants in the first round of 2016 to 23 applicants in the 2020 round (*the 2019 round saw the highest number of such applicants (28), however the 2020 round saw the highest percentage. see table below*).

Overall, full applications with Community Revitalization documentation have consistently increased from 34.5 percent (2016 Round I) to 53.5 percent (2020 Round). IHDA expects to see the number of applications and awardees submitting with Community Revitalization to increase in the upcoming rounds. See the table below for more details on the overall growth of applicants with community revitalization.

Low Income Housing Tax Credit Community Revitalization Plans					
LIHTC Rounds	Full Applications Submitted	Full Applications with Community Revitalization	LIHTC Allocations Awarded	Awardees with Community Revitalization	Awardees that received CR TA
2016 Round I	29	10	11	3	-
2016 Round II	36	19	12	4	-
2017 Round	58	25	20	6	3
2018 Round	57	26	26	14	11
2019 Round	57	28	25	8	5
2020 Round	43	23	21	12	9
2021 Round	49	29	TBD	TBD	TBD

Land Bank Technical Assistance Program (Land Bank TA Program)

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

To enable the existing TA Providers to continue providing critical support for the creation and operation of Land Banks in Illinois, for the duration of the Land Bank Capacity Program’s term, IHDA established the Land Bank Technical Assistance Program to fund the two TA Providers with \$400,000, (\$200,000 each), for an additional two year duration, until CY 2022. Funding is sourced from the Illinois Affordable Housing Trust Fund. This program will allow current Land Bank Capacity Program grantees to access continued technical assistance at no direct cost for the remainder of their grant period.

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

TA Program Eligible Grant Activities include the following:

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

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

Land Bank Technical Assistance Program (Land Bank TA Program) Current Funding Round					
Funding Round	Time Period	Funds Awarded	Number of Awards	Units of Local Government Assisted	Land Banks Assisted
Round 1	December 2020 – February 2022	\$400K	2	4-8 (Expected)	2-3 (Expected)
2021 Projection	<i>Round 1, grantees closed with IHDA Legal in December 2020. In CY 2021, IHDA anticipates 3-5 feasibility studies, and 7-10 intergovernmental agreements under the program.</i>				

Chicago Rehabilitation Network Technical Assistance Grant

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

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

Chicago Rehabilitation Network Technical Assistance Grant (CRN) Completed and Current Funding Rounds			
Funding Round	Time Period	Funds Awarded	Number of Awards
Round 1	September 2016 – September 2018	\$225,000	1
Round 2	September 2018 – September 2020	\$300,000	1
Round 3	September 2020 – September 2022	\$300,000	1
2021 Projection	CRN will resume its 2020-2021 Empowerment Series in March 2021, by hosting virtual sessions, due to the ongoing impacts of the COVID-19 pandemic.		

In May 2020, the Authority approved another funding round of \$300,000 for the Chicago Rehabilitation Network grant. This funding will enable CRN to host another round of its yearly Community Empowerment Series Workshops.

Homes for a Changing Region

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

IHDA has also provided assistance and input in various stages of the program. The Homes team provided housing needs assessments for each selected community and has worked to convene housing experts and experienced practitioners in the field who are familiar with the challenges and issues specific to each community.

An ongoing community selection process that began in 2018 was completed in 2020 with the Homes team selecting the following communities for engagement : Antioch, Beach Park, Bridgeport-Canaryville, Broadview, Calumet Park, Harvey, Naperville, Oak Forest, Sauk Village and Warrenville. In 2019, the Homes team completed engagements for Antioch, Bridgeport-Canaryville, and Naperville and created affordable housing action plans that were submitted to municipal leaders. Prior to a 12 month extension of the Homes grant agreement in June due to Covid-19, the Homes team finalized affordable housing plans for Broadview and Sauk Village. The remaining engagements and affordable housing action plans for Calumet Park, Harvey, Oak Forest, Beach Park and Warrenville are expected to be submitted in early 2021.

Coronavirus Relief Programs

In May 2020, the Illinois General Assembly directed over \$300 million in federal aid from the Coronavirus Relief Fund to the Illinois Housing Development Authority (IHDA) to provide direct assistance to struggling renters and homeowners. IHDA launched the Emergency Rental Assistance (ERA) and Emergency Mortgage Assistance (EMA) programs to cover past due rent and mortgage payments, as well as future housing payments for the period of March 1 through Dec. 30, 2020. Additional funds were also provided to support IHDA's role as administrator by expanding program outreach, education, and legal assistance efforts as part of the Community Outreach and Assistance (COA) program, which was run through IHDA's Community Affairs Department.

Building on the state's commitment to assist families and communities with the greatest needs, over 67% of ERA funds and 50% EMA funds were awarded to applicants in zip codes that have been disproportionately impacted by the health and economic effects of COVID-19, exceeding goals mandated by the Illinois General Assembly. Ensuring assistance was provided equitably to underserved communities was a priority, and 67% of ERA funds and 56% of EMA funds were awarded to households who identified as American Indian, Asian, Black or Pacific Islander. Nearly 1% of ERA funds and 17% of all EMA funds were provided to applicants who identified as Hispanic/Latino. In addition, nearly 20% of all program funds were awarded to applicants in areas outside of the Chicago Metropolitan Area.

In six months of administering the programs, IHDA received 97,893 unique applications, 78,314 of which were eligible for review. In total, the programs successfully delivered more than \$325 million in emergency housing payments before the legislated deadline of Dec. 30, 2020. More information on IHDA's ERA, EMA and COA programs are included below.

Emergency Rental Assistance (ERA)

IHDA developed the ERA Program to support Illinois renters unable to pay their rent due to the impacts of Covid-19. Approved renters received a one-time, \$5,000 grant paid to their housing provider on their behalf, to help cover costs associated with unpaid rent and/or for future housing rent. By the end of 2020, IHDA was able to fund all eligible and complete applications, providing a total of \$230.6 million in rental assistance to 46,129 household.

Emergency Rental Assistance (EMA) - CY 2020					
County	Application Approved	Assistance	County	Application Approved	Assistance
Adams	118	\$590,000	Macoupin	46	\$230,000
Bond	5	\$25,000	Madison	662	\$3,310,000
Boone	20	\$100,000	Marion	51	\$255,000
Brown	55	\$275,000	Mason	8	\$40,000
Bureau	0	\$0	Massac	10	\$50,000
Carroll	30	\$150,000	McDonough	6	\$30,000
Cass	0	\$0	McHenry	56	\$280,000
Champaign	20	\$100,000	McLean	254	\$1,270,000
Christian	23	\$115,000	Menard	475	\$2,375,000
Clark	732	\$3,660,000	Mercer	11	\$55,000
Clay	53	\$265,000	Monroe	11	\$55,000
Clinton	20	\$100,000	Montgomery	17	\$85,000
Coles	9	\$45,000	Morgan	24	\$120,000
Cook	20	\$100,000	Moultrie	44	\$220,000
Crawford	149	\$745,000	Ogle	19	\$95,000
Cumberland	30,640	\$153,200,000	Peoria	72	\$360,000
DeKalb	13	\$65,000	Perry	887	\$4,435,000
Douglas	4	\$20,000	Piatt	19	\$95,000
DuPage	17	\$85,000	Pike	5	\$25,000
Effingham	310	\$1,550,000	Putnam	7	\$35,000
Fayette	15	\$75,000	Randolph	1	\$5,000
Franklin	1,526	\$7,630,000	Richland	4	\$20,000
Fulton	11	\$55,000	Rock Island	2	\$10,000
Greene	1	\$5,000	Saline	43	\$215,000
Grundy	20	\$100,000	Sangamon	12	\$60,000
Hancock	10	\$50,000	Schuyler	293	\$1,465,000
Henderson	10	\$50,000	Scott	25	\$125,000
Henry	36	\$180,000	Shelby	802	\$4,010,000
Iroquois	33	\$165,000	St. Clair	6	\$30,000
Jackson	192	\$960,000	Stark	1	\$5,000
Jefferson	0	\$0	Stephenson	8	\$40,000
Jersey	39	\$195,000	Tazewell	1,065	\$5,325,000
Jo Daviess	6	\$30,000	Union	2	\$10,000
Kane	11	\$55,000	Vermilion	199	\$995,000
Kankakee	2	\$10,000	Warren	181	\$905,000
Kendall	1,007	\$5,035,000	Washington	7	\$35,000

Emergency Rental Assistance (EMA) CY 2020 - <i>continued</i>					
County	Application Approved	Assistance	County	Application Approved	Assistance
Knox	349	\$1,745,000	Wayne	170	\$850,000
La Salle	190	\$950,000	White	10	\$50,000
Lake	85	\$425,000	Whiteside	80	\$400,000
Lawrence	128	\$640,000	Will	1,545	\$7,725,000
Lee	865	\$4,325,000	Williamson	118	\$590,000
Livingston	10	\$50,000	Winnebago	1,168	\$5,840,000
Logan	57	\$285,000	Woodford	17	\$85,000
Macon	40	\$200,000	Total	46,129	230,645,000

Emergency Mortgage Assistance (EMA)

IHDA developed the EMA Program to support Illinois homeowners unable to pay their mortgage. Approved applicants receive a grant of up to \$15,000, later capped at \$25,000, of EMA to mitigate housing instability during the period of March through December 2020. The EMA Program was developed to primarily assist homeowners who's pre-Covid-19 income did not exceed 120 percent of AML. Only homeowners with mortgage arrearages (or in forbearance) on or after March 2020 through present day could apply. The Authority funded approximately \$96.91 million in assistance during CY 2020, assisting approximately 9,979 households through the EMA program.

Emergency Mortgage Assistance (EMA) - CY 2020					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Adams	30	\$171,997.56	Macoupin	7	\$42,144.06
Bond	1	\$2,464.20	Madison	86	\$569,836.97
Boone	24	\$206,102.64	Marion	11	\$47,655.52
Brown	1	\$5,813.38	Mason	2	\$5,775.03
Bureau	4	\$20,496.54	Massac	2	\$1,506.55
Carroll	1	\$7,925.49	McDonough	6	\$33,148.13
Cass	3	\$11,046.12	McHenry	140	\$1,678,818.93
Champaign	55	\$368,193.40	McLean	46	\$318,339.85
Christian	2	\$11,445.02	Menard	1	\$8,762.85
Clark	4	\$18,159.98	Mercer	3	\$26,458.45
Clay	2	\$6,002.11	Monroe	6	\$54,943.53
Clinton	2	\$9,494.60	Montgomery	5	\$22,174.47
Coles	15	\$63,629.20	Morgan	3	\$16,217.93
Cook	6,610	\$64,944,308.94	Moultrie	2	\$8,862.09
Crawford	1	\$5,159.98	Ogle	9	\$54,941.83
Cumberland	3	\$16,581.53	Peoria	61	\$348,153.16
DeKalb	33	\$328,912.70	Perry	3	\$16,290.37
Douglas	2	\$12,813.69	Piatt	1	\$3,093.64
DuPage	437	\$4,834,265.75	Pike	7	\$18,914.09

Emergency Mortgage Assistance (EMA) CY 2020 – <i>continued</i>					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Effingham	4	\$17,226.88	Putnam	1	\$6,397.75
Fayette	1	\$5,300.82	Randolph	4	\$11,076.90
Franklin	8	\$35,375.86	Richland	2	\$8,916.29
Fulton	7	\$40,190.53	Rock Island	51	\$308,086.15
Greene	1	\$9,161.50	Saline	4	\$29,320.26
Grundy	16	\$174,072.41	Sangamon	90	\$532,289.18
Hancock	1	\$4,320.55	Schuyler	3	\$15,841.70
Henderson	1	\$2,950.84	Scott	1	\$2,170.14
Henry	9	\$53,092.71	Shelby	2	\$6,603.55
Iroquois	6	\$26,696.08	St. Clair	126	\$926,453.64
Jackson	8	\$59,500.46	Stark	1	\$4,295.35
Jefferson	9	\$41,223.88	Stephenson	7	\$28,928.59
Jersey	6	\$28,133.91	Tazewell	32	\$229,613.94
Jo Daviess	3	\$20,688.40	Union	4	\$30,279.41
Kane	328	\$3,317,341.82	Vermilion	10	\$42,125.42
Kankakee	31	\$278,004.33	Warren	2	\$8,090.44
Kendall	154	\$1,843,766.42	Washington	1	\$7,101.68
Knox	9	\$46,086.31	Wayne	2	\$7,372.03
La Salle	21	\$134,545.30	White	1	\$5,333.12
Lake	323	\$3,515,850.23	Whiteside	20	\$88,593.31
Lawrence	1	\$6,044.02	Will	798	\$9,102,152.49
Lee	9	\$40,122.58	Williamson	16	\$78,341.20
Livingston	2	\$12,401.20	Winnebago	158	\$1,083,643.16
Logan	4	\$30,827.88	Woodford	9	\$75,467.85
Macon	41	\$203,440.76	Total	9,979	\$96,905,709.51

Community Outreach and Assistance

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

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

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

COA grant recipients provided services by the below assistance tiers:

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

At the present time, COA agencies have reported assisting over 23,000 households with ERA and over 950 households with EMA.

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

Focus Area #2: Supportive Housing

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

IHDA and other service provider agencies are frequently called upon to assist with meeting the housing needs of special needs populations. IHDA has funded housing for special needs populations for a number of years including: people experiencing or at-risk of homelessness, persons living with a disability, frail elderly, youth aging out of foster care or child-welfare involved youth, veterans and survivors of domestic violence, reentry populations and persons living with HIV/AIDS.

This year was particularly exceptional as special populations were disproportionately affected by the COVID-19 pandemic. People living with disabilities were at heightened risk in institutions and vulnerable in the community. Persons experiencing or at risk of homelessness were also at higher risk of exposure to the contagious virus. The State's agencies worked even closer together to address these populations' needs through non-congregate shelter solutions, rapid rehousing, emergency rental and mortgage assistance, and increased supportive and legal services.

IHDA plans to continue to work jointly with other State agencies, housing providers and service providers within existing committees and advisory groups to gather information on the population, their housing needs and existing housing inventory available for all of these groups. This Focus Area summarizes the State's major efforts in the Healthcare and Human Services Transformation chart followed by more detailed narratives.

Supportive Housing Focus Area Strategies:

- Identify ways to secure resources for supportive housing services (e.g., Medicaid) and identify savings from people moving out of institutional care or high medical needs to supportive housing, for the purpose of increasing housing production.
- Maximize use of funding sources to serve the supportive housing service needs of elderly and special needs populations living in community-based housing.
- Incentivize affordable housing development in communities of preference to meet the needs of supportive housing populations.

Money Follows the Person

From 2008-2017, the Illinois Department of Healthcare and Family Services (IDHFS) has been a part of the federal Money Follows the Person (MFP) Demonstration Program. MFP is a federal demonstration program administered by Centers for Medicaid and Medicare Services. MFP provides an enhanced Medicaid match (for first year of community-based residency) to support transitions of seniors and persons with disabilities out of institutions and into eligible community-based settings.

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

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

Consent Decrees

Ligas v Eagleson

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

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

As of December 31, 2020, there are a total of 17,964 people in the Class, with the number of Class Members fluctuating on a regular basis; As of December 31, 2020, 1,465 people living in ICFs/DD have become Class Members and moved to waiver services. Also as of December 31, 2020, there are approximately 9,640 people that have been authorized from the PUNS waiting list and 5,163 of them have received waiver services. The *Ligas* Defense has made initial contact with every class member at this time. The State maintains compliance in transitions and is working to strengthen services and service plan evaluation.

Williams v Pritzker

In 2010, a court-ordered consent decree was issued (originally known as *Williams vs. Quinn*) against the Governor, IDHS (and specifically its Division of Mental Health), IDHFS, and the Department of Public Health (IDPH).

The decree required these agencies to transition qualifying and consenting residents of State-funded, non-Medicaid nursing homes (now designated as Specialized Mental Health Rehabilitation Facilities or SMHRFs) who wish to move into community-based housing with person-centered support services. SMHRFs, formerly known as Institutes for Mental Disease (IMDs), face new regulations and licensing requirements focused on mental health rehabilitation. SMHRFs are located in the Chicago metro area, Kankakee County, City of Peoria and City of Decatur. Most residents of SMHRFs have a primary diagnosis of Serious Mental Illness (SMI), with a high percentage having dual diagnoses of substance abuse or complex/co-morbid medical conditions.

The *Williams* Consent Decree's settlement has a budget line item allocation specifically dedicated for Bridge Rental Subsidy to offset rental cost for Class Members. This comes from General Revenue Funds (GRF). The Defendants also have to work towards diverting potential Class Members from becoming Class Members through a Diversion Program.

As of December 31, 2020, the State has transitioned 86 Class Members and diverted 68 individuals in FY2021 with a cumulative total of 2,878 transitioned Class Members. According to the Court Monitor's report for FY2020, the State is 50% in compliance, 18% in partial compliance, and 32% out of compliance.

Colbert v Pritzker

The Colbert v. Pritzker (originally Colbert v. Quinn) lawsuit was filed in 2007 against the Governor, IDHS, IDHFS, IDPH, and the Department on Aging (DoA). The lawsuit was issued on behalf of persons living with disabilities who reside in skilled nursing facilities (SNFs) in Cook County that are inappropriately segregated from the community. The State agreed to comply with a court consent decree filed in November 2011. Originally led by IDHFS, the State decided to move the lead agency's role to the Illinois Department on Aging (DoA) in 2014 and has now moved its management to IDHS.

As of December 31, 2020, the State transitioned 34 Class Members in FY2021 and a cumulative total of 2,712 Class Members. The State has worked on improved data collection and responses to varying demands for care and was found 48% in compliance, 23% in partial compliance and 29% out of compliance in the Court Monitor's FY2020 report.

Joint Consent Decree Efforts

Since the Colbert consent decree moved to DHS, there is much more collaboration between these consent decrees. With a new Olmstead Compliance Officer leading all consent decree efforts, there is a new service provider system, regular service provider summits to collect feedback; focused meetings on key issues like housing and supported employment; and, connections to other state agencies for improved partnerships.

Supportive Housing for I/DD Populations

In April of 2015 the State focused on providing supportive housing options for individuals with intellectual and/or developmental disabilities. The Supportive Housing Options Initiative provided access to affordable supportive housing options, coupled with the supportive services needed by the Ligas Class Members to live an integrated life in the community. In partnership with the IDHS/DDD, SHO defined a service structure that supports people with intellectual and developmental disabilities moving into consumer-controlled apartments, condos or houses using the Intermittent CILA service package as a base, with additional hours of support service added based on the persons service needs. Supportive Housing Options Initiative units are occupied in Metro East (Edwardsville, Collinsville, and Alton), Chicago and the collar counties.

Transforming Healthcare and Human Services Chart

Major Events in Healthcare and Human Services Transformation Initiatives Related to Olmstead Classes (December 2020)				
Impetus [Lead Agency]	Description	Populations Affected	Geography Affected	Eligible Community - Based Housing
Money Follows the Person (MFP) [IDHFS]	Federal demonstration program providing enhanced Medicaid match (for waiver and State Plan services provided in first year of community residency) to support transitions of seniors and persons with disabilities out of institutions and into eligible community-based settings.	Persons with Mental Illnesses (MI), Developmental Disabilities (DD), Physical Disabilities (PD) and the Elderly currently living in Medicaid-funded assisted facilities.	Statewide	Scattered site supportive housing; single site supportive housing; Supportive Living Program (SLP); group homes of four beds or less (e.g., CILAs).
Ligas v. Eagleson Consent Decree* [IDHS - DDD]	State found in violation of Title II of ADA and Title XIX of Social Security Act for not appropriately housing persons with disabilities in least restrictive settings.	Residents living in private Intermediate Care Facilities for the Developmentally Disabled (ICFs-DD) of 9 beds or more and persons on a PUNS waiting list for services. Persons must request community-based services or community-based placement to be considered part of Class.	Statewide	Scattered site supportive housing; single site supportive housing; Community housing of no more than 8 beds. CILAs to be 4 beds or less to qualify for MFP enhanced match.
Williams v. Pritzker Consent Decree* [IDHS - DMH]	State found in violation of Title II of ADA, Section 504 of Rehab Act and Title XIX of Social Security Act for not appropriately housing persons with disabilities in least restrictive settings. Consent decree includes required transition goals.	Residents living in (Non-Medicaid) Institutes for Mental Disease (IMDs).	Statewide; 17/24 IMDs are in Cook County	Scattered site supportive housing; single site supportive housing. No more than 25% Class Members in any given development; Bridge Rental Subsidy as major source of rental assistance.
Colbert v. Pritzker Consent Decree* [IDHFS]	State found in violation of Title II of ADA, Section 504 of Rehab Act and Social Security Act Title XIX for not appropriately housing persons with disabilities in least restrictive settings. Consent decree includes required transition goals for housing and services.	Residents with disabilities living in Medicaid-funded Skilled Nursing Facilities (SNFs) in Cook County.	Cook County (only)	Scattered site supportive housing; single site supportive housing; Supportive Living Program (SLP); other appropriate affordable housing.
Facilities Closures [Governor's Office / IDHS]	In 2011, then-Governor Quinn moved to close several State operated facilities, not only as cost savings measures, but also (in the case of SODC's) to provide housing for persons with disabilities in the least restrictive settings.	Persons with Intellectual and/or Developmental Disabilities.	Statewide	ICFs-DD; CILAs; other affordable housing option.
<p>*In <i>Olmstead v. L.C.</i> (1999), the U.S. Supreme Court held that unnecessary institutionalization of people with disabilities is discrimination under the Americans with Disabilities Act (ADA). The decision also held that people with disabilities have the right to receive services in the least restrictive living environment. Based on this decision, three lawsuits were brought against the State of Illinois that may impact deinstitutionalization and rebalancing of long term care housing and services for development and rental assistance resources throughout the state. IHDA is not a named party to the lawsuits but is making financial and technical assistance resources available to help meet the identified housing needs.</p>				

Transforming Healthcare and Human Services Chart, Continued

Major Events in Healthcare and Human Services Transformation Initiatives Related to Olmstead Classes (December 2020)		
Impetus [Lead Agency]	Original Transition Goals, Program Status	Transition Goals, Program Updates
Money Follows the Person (MFP) [IDHFS]	<p>Transitions include Colbert and Ligas Class Members, consumers transitioned through the CILs'/DRS' Community Reintegration Program (CRP) and persons moved due to the closure of some State facilities.</p> <p>The IL MFP program stopped accepting referrals as of 7/1/2017. All but two IL MFP transitions were completed by 12/31/2017.</p> <p>The remaining two transitions were completed in January 2018. Program funds were available to follow up with transitioned MFP participants through September 2020.</p>	<p>3,177 individuals were transitioned through IL MFP. (DMH: 1,076, DD: 324, DRS: 982, DoA: 795) (Colbert: 1,568, Non-Colbert: 1,609).</p>
Ligas v. Eagleson Consent Decree* [IDHS - DDD]	<p>Original goal in 2011 was to provide community-based services or placement to 3,000 persons with DD currently living at home that are on the PUNS waiting list. This was over a 6 year period (ending in 2017) and to all persons interested in moving to the community from ICF/DDs.</p> <p>The State has made initial contact with every class member at this time. There are ongoing discussions about how transitions will continue and how to improve service quality, to bring the State back into compliance.</p>	<p>As of December 31, 2020, 1,465 people living in ICFs/DD have become Class Members and moved to waiver services. As of December 31, 2020, there are approximately 9,640 people that have been authorized from the PUNS waiting list and 5,163 of them have initiated waiver services.</p>
Williams v. Pritzker Consent Decree* [IDHS - DMH]	<p>The State reached and exceeded its cumulative annual goals with 282/256 in Year One; 643/640 by Year Two; at least 1,100/832 by Year Three; and, 1,312/1,306 by Year Four. At the end of Year Five, there was a cumulative total of 1,664 transitions.</p> <p>According to the FY2020 Court Monitor's report, the State was 50% in compliance, 18% in partial compliance, and 32% out of compliance.</p>	<p>The State continued to transition Class Members after Year Five. As of 12/31/2020, the State has transitioned a cumulative total of 2,878 transitions.</p>
Colbert v. Pritzker Consent Decree* [IDHFS]	<p>The initial Implementation Plan was approved by the judge on November 8, 2012. Evaluations began February 2013 but HFS did not meet the Year 1 transition goal of 300 by 11/8/2013. Department on Aging took over as lead agency in January 2014. A total of 794 Class Members transitioned by 5/31/2015 (goal was 500 by 11/8/2014 and 300 by 5/5/15). The State met a goal to transition 1,100 Class Members by 11/30/2015. DHS is now lead agency.</p> <p>According to the FY2020 Court Monitor's report, the State was 48% in compliance, 23% in partial compliance and 29% out of compliance.</p>	<p>The State continued to transition Class Members after the 1,100 goal. As of 12/31/2020, the State has transitioned a total of 2,712 Class Members.</p>
<p>All of the programs and consent decrees rely on the following housing resources: LIHTC; HOME; Affordable Housing Trust Fund; CDBG; CILA; Bridge Rental Subsidy (Williams and Colbert Class Members only); RHSP-Long Term Operating Support; HUD Section 811 Rental Assistance Demonstration; PHA-administered HCVs; PHA-administered PBVs; and/or, private housing resources.</p>		

Public Housing Authority Preferences for Persons with Disabilities

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

PHAs must still revise their Public Housing Agency Plans to reflect the requested preference and request a waiver. The Statewide Housing Coordinator (SHC) from DHS worked with several PHAs to submit these waivers and established agreements for voucher and public housing unit set-asides in Cook County, the City of Chicago, Rockford, Decatur and Lake County. The table shows how many vouchers and public housing units that PHAs have committed to this effort.

Award Year	PHA	Match Type	Number	Special Conditions
2012	Chicago Housing Authority (CHA)	Housing Choice Vouchers (HCV), Project Based Vouchers (PBV), Accessible Public Housing units	Up to 60	Total of 400 vouchers or public housing units + additional 200 HCV
2012	Housing Authority of Cook County (HACC)	Low Income Public Housing (LIPH), Project Based Vouchers (PBV), Housing Choice Vouchers (HCV), Non Elderly Disabled (NED)/Mainstream Special Purpose Vouchers (SPV)	10% Annual Turnover + 10% of new PBV 35	Annual Turnover (LIPH, PBV, HCV) New PBV 1 st year approx. 120 units in total, annualized
2012	Rockford Housing Authority (RHA)	Housing Choice Vouchers (HCV) Public Housing Units	50 30	Non-elderly disabled, one time
2014	Decatur Housing Authority (DHA)	Low Income Public Housing (LIPH) Housing Choice Vouchers (HCV)	15 15	Turnover vouchers, one time only
2014	Housing Authority of Cook County (HACC)	Housing Choice Vouchers (HCV) Project Based Vouchers (PBV)	NA	Total of 60 turnover vouchers, annualized
2014	Lake County Housing Authority (LCHA)	Housing Choice Vouchers (HCV)	100	Turnover vouchers

Housing Resources

Illinois Housing Search Website

ILHousingSearch.org is an online affordable housing locator that lists available affordable housing throughout the state. Users can search for housing by geographical location, size, price, accessibility features, amenities and other eligibility criteria. As of December 31, 2020, 7,887 landlords had registered 139,365 units throughout the state, with 3,584 units available and 2,351 wait-listed listings on the site. The site is well utilized, with almost half a million searches in the year 2020 alone.

State Referral Network

Created in 2007 originally within IHDA's LIHTC Program, the Statewide Referral Network (SRN) works to link populations already connected to services to affordable, available and supportive housing. SRN units are affordable for persons with extremely low-incomes (30% area median income). Eligible populations include persons living with disabilities, persons experiencing homelessness, persons at risk of homelessness and, as of 2020, persons at risk of institutionalization. LIHTC targeting was included in QAPs from 2015-2019. In the 2020-2021 QAP all non-elderly developments were required to set-aside a minimum of 10% of their units for the SRN and could score additional points for SRN units above 10%.

Embedded within the State of Illinois' housing locator website is a password-protected login through the Pre-Screening, Assessment, Intake and Referral (PAIR) module for SRN and Section 811 units. Launched in June 2015, the PAIR module is a waitlist management system that allows for the pre-screening of individuals for eligibility through an initial questionnaire, collecting more details of those who potentially qualify for intake onto a waiting list. The SRN Waiting List receives referrals through the module from various service providers: housing locators, transition coordinators and care coordinators. The Housing Waiting List Manager then facilitates the matching and referral of qualified applicants to properties with SRN units. There are over 2,000 units available within the SRN. As IHDA continues to create additional developments with SRN units, this number is expected to grow.

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

HUD Section 811 Program

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

In February 2013, the State was awarded \$12.32 million from HUD to provide up to 370 project-based vouchers to persons with disabilities who were coming out of nursing homes and other institutional facilities to help them transition back into the community. This money assists Illinois in its efforts to meet obligations set into place by the three consent decrees (Williams, Colbert and Ligas), as well as the Money Follows the Person Program and SODC closures. In March 2015, HUD announced it was awarding a second round of 811 funding. IHDA was awarded \$6.42 million, which will assist approximately 200 households. IHDA was awarded a 3rd round of funding (Federal Fiscal Year 2019) in 2020. The \$7 Million award will assist approximately 75 households.

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

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

useful for program evaluation, training opportunities to use PAIR, and possible pilots to improve the PAIR module's function.

Since the start of the program, 321 units have been Board approved. and 236 are available in the PAIR system.

HUD Section 811 Rental Assistance Program, Board Approved Units, CY2015-CY2020			
Calendar Year Board Approval	Project	811 units	Grant (RAC Subsidy Amount)
2015	Bloomington Normal	4	\$191,580
	Emerson Square	6	\$232,020
	Milwaukee Ave Apartments	4	\$104,340
	Total	14	\$527,940
2016	Bryn Mawr Belle Shore	20	\$858,000
	Diversey Limited/Parkway Apts.	9	\$207,780
	Fairhaven Crossing/Mundelein	4	\$119,040
	Illinois Accessible Housing Initiative Phase II	13	\$846,360
	Myers Place	4	\$199,800
	Phil Haven	12	\$694,620
	Total	62	\$2,925,600
2017	Aurora Downtown Revitalization	7	\$586,200
	Bryn Mawr Belle Shore	20	\$1,131,600
	Carling Hotel	10	\$460,800
	Berywn	5	\$246,300
	Pearl Street Commons PSH	6	\$319,680
	Hampton Place	4	\$232,800
	Sheridan Park	10	\$515,100
	Jeffery Towers Apartments	10	\$532,800
Total	72	\$4,025,280	
2018	Aspen Court	10	\$469,200
	Claridge Apartments	5	\$248,700
	Greenwood	10	\$582,600
	Hilliard	20	\$1,199,700
	Johnson & Butler	8	\$444,000
	Warren Apartments	12	\$662,760
	Total	65	\$3,606,960
2019	Fifth Avenue Apartments	10	\$605,472
	Kings Court	4	\$211,920
	Milwaukee Ave Apartments	4	\$157,404
	Oso Apartments	5	\$285,600
	Park Apartments	12	\$784,260
	Prairie Trail	6	\$342,720
	Southbridge Phase 1A	3	\$189,791
	Southbridge Phase 1B	2	\$126,528
	Spruce Village	7	\$388,315
	TCB Oak Park	7	\$479,220
	1212 Larkin	6	\$340,747
Total	66	\$3,911,977	

HUD Section 811 Rental Assistance Program, Board Approved Units, CY2015-CY2020 - continued			
Calendar Year Board Approval	Project	811 units	Grant (RAC Subsidy Amount)
2020	Zion Woods	5	\$598,839
	Main Street	6	\$398,981
	Humboldt Park Residence	6	\$401,520
	The Studios	20	\$1,147,200
	Schiller Place	5	\$363,665
	Total	42	\$2,910,205
2015-2020	TOTAL	321	\$18,159,302

Long Term Operating Support (LTOS) Program

On an annual basis, a minimum of 10% of the funding under the Rental Housing Support Program (RHSP), described in Focus Area #1, is available as the Long Term Operating Support (LTOS) Program. LTOS provides up to fifteen years of a long-term, project-based rent subsidy to newly available affordable units. This program works to increase the supply of affordable housing to households earning at or below 30% AMI.

From 2016 to 2018, IHDA posted a Long Term Operating Support Program (LTOS) request for application to give rental subsidies for 15 years to eligible landlords serving households referred through the Statewide Referral Network. LTOS grants were awarded to the highest scoring applications to bridge the gap between the contract rent and what extremely low-income households can afford to pay. Eligible developments had to be located outside the City of Chicago, meet the accessibility requirements listed in the Request for Application and commit to accepting tenants referred through the Statewide Referral Network in order to be considered. These new units were Board approved from May 2017 to September 2018 and totaled 132 units. Additionally, IHDA committed \$3,759,865 to 3 new LTOS developments to support the creation of 31 new units for a period of 15 years. In 2021, HDA is not expecting a new open LTOS round, however, up to \$6 million may be made available for approved projects as part of the Permanent Supportive Housing RFA round.

The Re-entry Demonstration Rental Housing Support Program

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

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

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

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

Permanent Supportive Housing Development Request for Applications

IHDA released requests for application for a sixth (2019) and a seventh round (2020) for the Permanent Supportive Housing Development Program (PSH). The program funds developments that serve extremely low-income persons with disabilities, persons experiencing homelessness and other vulnerable populations. These developments are required to set aside a minimum of 10 percent of units for referrals through the Statewide Referral Network. This program leverages funds from a variety of State and federal sources, including but not limited to the national Housing Trust Fund, Affordable Housing Trust Fund, and federal HOME dollars.

2019 and 2020 PSH Development Round awards are summarized in the tables below:

PSH Development Round awards, Board Approved Units, CY2019-CY2020			
Calendar Year Board Approval	Project	Units	Award Amount
2019	Access Health & Housing	20	\$5,100,000
	Englewood Family Housing	13	\$2,512,789
	Lazarus Apartments	15	\$2,324,868
	Madison Apartments II	24	\$4,782,071
	Morrison Manor	22	\$1,043,992
	Zion Woods	25	\$6,980,039
	Mustacchi Manor	16	\$6,056,390
	Ogden Park Apartments	25	\$4,050,171
	Main Street Lofts	24	\$6,050,000
	Total	184	\$38,900,320
2020	Sarah's on Lakeside	28	\$6,000,000
	Spring Valley Village	18	\$4,583,889
	Homan Square PSH	21	\$5,722,603
	Conservatory Apartments	42	\$6,300,000
	Carrie Lane Supportive Housing	20	\$4,555,636
	Impact Floral	16	\$6,119,410
	Total	145	\$33,281,538

Illinois Supportive Living Program

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

By providing personal care and other services, residents can still live independently and choose what services to receive. IDHFS currently operates this program through a Medicaid waiver, which allows payment for services that are not routinely covered by Medicaid. These include intermittent nursing, personal care, homemaking, laundry, maintenance, medication supervision, meals, social activities, recreation, arranging or providing transportation, health promotion and exercise and 24-hour staff to meet resident's scheduled and unscheduled needs. The resident is responsible for paying the cost of room and board at the SL community. In 2018, the number of operating Supportive Living Program projects increased from 152 to 153 providers, with capacity increasing from 12,777 apartments to 12,830. Of the 153 communities, eleven serve people ages 22 to 64 with physical disabilities. Fifty-two sites have been approved for the Supportive Living Program and are in various stages of construction and development, including two that will serve people with physical disabilities. Also included are forty Supportive Living Program dementia care settings. In all, there are Supportive Living Program communities in 74 counties in Illinois. The Centers for Medicare and Medicaid has defined Illinois' program as meeting the requirements of a "community-based setting." Supportive Living Program providers are among the State's nine current Medicaid waivers.

Health and Housing

Care Coordination Plan and Managed Care

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

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

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

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

HealthChoice Illinois Program

The HealthChoice Illinois Program is a mandatory program for most Medicaid recipients who have full Medicaid benefits. As of October 1, 2019, enrollment under HealthChoice Illinois was 2,134,535. HFS holds contracts with 6 MCOs to serve the HealthChoice Illinois population.

HealthChoice Illinois covers all 102 counties in Illinois.

The following 6 health plans participated in the HealthChoice Illinois program in 2019:

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

In July 2019, the HealthChoice Illinois program was expanded for a certain group of individuals. The Managed Long Term Services and Supports (MLTSS) Program became a statewide program for beneficiaries receiving full Medicare (both Part A and Part B) and Medicaid benefits, are not enrolled in the Medicare-Medicaid Alignment Initiative (MMAI) program, and reside in a nursing facility or are in the following [Home and](#)

[Community-Based Services \(HCBS\) waivers](#): Supportive Living Program, Persons with Disabilities, Persons with HIV or AIDS, Persons with Brain Injury, and Persons who are Elderly.

MLTSS is a mandatory managed care program. Eligible beneficiaries cannot opt-out. Medicare is the primary payer for dual eligible beneficiaries, including HealthChoice Illinois MLTSS enrollees; the MLTSS plan covers some long term supports and services, along with some mental health and transportation services. All HealthChoice Illinois MLTSS enrollees who live in a county with a [Medicare-Medicaid Alignment Initiative \(MMAI\)](#) health plan may choose to enroll in MMAI instead of MLTSS at any time.

Medicare/Medicaid Alignment Initiative (MMAI)

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

In October of 2019, MMAI was operational in the Greater Chicago Region and parts of the Central Illinois Region. There are 6 MCOs providing services under MMAI. As of October 1, 2019, the enrollment under MMAI was 56,068.

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

The following six plans participated in the MMAI program in 2019:

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

Homelessness

Illinois Interagency Council on Homelessness

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

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

In 2013, the original CABHI grant helped facilitate the ICH by creating the State Plan to Reduce Chronic Homelessness. It affirmed six core values and set goals for the ICH to achieve with the CABHI grant. The first grant ended in September 2017 and Illinois received subsequent CABHI grant that year. This grant led to the creation the new State Plan to Support Families and Unaccompanied Youth Experiencing Homelessness. This

plan has the same core values but focuses on families and unaccompanied youth experiencing homelessness. Its key goals include increasing leadership, collaboration and civic engagement, increasing access to stable and affordable housing for the target populations, increasing economic security, and increasing health and stability.

Interagency Collaboration

National Academy for State Health Policy (NASHP) Technical Assistance

Between February 2018 and November 2020, the National Academy for State Health Policy's (NASHP) Health and Housing Institute supported five multi-agency state teams from Illinois, Louisiana, New York, Oregon, and Texas in their efforts to break down internal silos and strengthen services and supports to help low-income and vulnerable populations become and remain successfully and stably housed. Illinois' team consisted of participants from IHDA, the Department of Healthcare and Family Services, Department of Human Services, or the Illinois Council on Developmental Disabilities. The project allowed the Illinois team time to explore providing more supportive housing to persons living with developmental disabilities, those who are frequent utilizers of medical systems like hospitals, and new ways to expand Medicaid eligibility for supportive housing populations.

Interagency Workgroup on Homelessness

Deputy Governor Sol Flores formed the Homelessness Interagency Work Group (HIWG) in early April 2020, and appointed the Secretary of the Illinois Department of Human Services (IDHS) and the Executive Director of the Illinois Housing and Development Authority (IHDA) to co-chair this collaborative effort among multiple State agencies to address the following issues:

1. Coordinate and monitor the State's response to individuals experiencing homelessness during the COVID-19 crisis;
2. Assess the impact of that response and plan for ongoing needs of individuals experiencing homelessness;
3. Identify the specific needs of individuals leaving the Illinois Department of Corrections and the ex-offender population; and
4. Explore strategies to bring more flexible resources to bear on homelessness prevention and housing stability in the months ahead.

The Workgroup met on a regular basis throughout 2020. In addition to the established goals, the Workgroup commissioned a third-party study from University of Illinois at Chicago and Southern Illinois University to determine how many households were vulnerable from the COVID-19 pandemic, analyzed the various programs state agencies created or augmented during the pandemic, and established ongoing collaboration as the crisis evolved.

Interagency Working Group on Poverty and Economic Security

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

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

The full group has met twice since its inception. An interim report was released in November 2020.

Collaborative on Childhood Homelessness

The Collaborative on Child Homelessness – Illinois (COCHI) was formed in June 2020 to improve health outcomes for young children, families, and pregnant persons experiencing housing insecurity by increasing capacity and fair access to housing through a deliberate racial equity and justice lens. COCHI and Illinois Chapter of the American Academy of Pediatrics (ICAAP) created the Children’s Healthy Policy Collaborative. The group began formal and regular meetings in 2020 that will further advocacy for housing policy, funding, and program flexibility which will strengthen housing security for children and young families.

Focus Area #3: Leadership and Capacity Building

As State and federal legislative priorities and program budgets change, coordination efforts between governmental and non-governmental entities are crucial to effectively implement affordable housing planning efforts and policies to maintain adequate funding. This section highlights local and state affordable housing planning efforts, as well as key state and/or federal legislation.

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

Leadership and Capacity Building Technical Plan Strategies

- Promote equal access to quality housing for the full diversity of Illinois households.
- Track federal and State legislation.
- Provide and expand affordable housing opportunities in rural Illinois.
- Generate ideas and strategies for the improvement of the Housing Task Force's Housing Plans.
- Implement strategies to prioritize the preservation of federally assisted housing at risk of expiring.

Affordable Housing Planning and Appeal Act

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

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

IHDA, as the administering agency of AHPAA, has produced the non-exempt local communities list in 2003, 2013, and, most recently, in December of 2018. Using data from the U.S. Census Bureau's American Community Survey (ACS), 46 communities were identified as being non-exempt in 2018. Of those, only one community was not previously listed on the 2013 non-exempt list.

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

IHDA also encourages affordable housing development in AHPAA communities through its Qualified Allocation Plan. LIHTC applications under the 2020-2021 QAP for projects located within AHPAA non-exempt communities are now incentivized by being awarded two points. In 2020, IHDA financed the construction of 45 units of affordable housing in the City of Geneva (an AHPAA non-exempt community) through its LIHTC program.

“Downstate” and Rural Capacity-Building

Given IHDA's statewide mission, it has always sought funding and innovative uses of that funding to assist under-funded “downstate” communities in identifying and meeting affordable housing goals. The Community Revitalization Technical Assistance Network offered through SPAR has been one of the most successful downstate endeavors.

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

- Strategize future planning and investment;
- Establish linkages to ongoing initiatives for economic development, education, health care, food access, and overall community development;
- Identify realistic housing needs and goals for the community;
- Coordinate with state, regional, and federal agencies, as well as local organizations, to help meet the planning and implementation needs of the community;
- Identify potential funding sources for plan implementation;
- Identify financially feasible models for meeting housing needs (to be enacted locally);
- Become a calling card for the community to attract investors;
- Form a working advisory group to supervise ongoing implementation of planning strategies; and
- Strategically plan for future tax credit development sites, if a desired outcome.

Since the formalization of the TA Network in 2018, just over 50 percent of those receiving technical assistance have been in downstate/rural Illinois. Of the 34 projects/communities that are currently inactive or in the discussion phase of community revitalization, over 62 percent of those are located in downstate/rural Illinois. In 2020, 8 new communities in downstate/rural Illinois signed Scopes of Work with our Technical Assistance Program, which has resulted in currently active and on-going community planning in 14 communities. In an effort to increase opportunity throughout the state, the Community Revitalization team has developed/published multiple planning tools/documents for communities to use when considering community revitalization efforts:

- Community Revitalization Website
- Technical Assistance Request Form
- Community Revitalization FAQ
- Community Revitalization Planning Checklist
- Community Revitalization Scope of Work
- Community Needs Assessment Survey
 - 1 Employer-focused survey
 - 1 Student-focused survey
- Community Stakeholder List
- Housing Stock Survey
- Housing Needs Assessment
- Community Revitalization Work Plan and Timeline
- IHDA Resources & Programs in Your Area
- Community Planning and Funding Resources
- IHDA/Community Revitalization Glossary
- Revitalization Impact Areas (RIA) Market Tool

Affirmatively Furthering Fair Housing

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

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

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

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

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

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

1. **Opportunity Areas** (discussed in full in both the 2018 and 2019 Annual Comprehensive Housing Plans) – IHDA has determined Opportunity Areas based on poverty level and other indicators measuring access to jobs. Opportunity Areas are updated annually upon availability of census data and IHDA has maintained an open-door policy on incorporation of data sets that best represent the State of Illinois. Opportunity Areas and Proximate Opportunity Areas in close proximity with demonstrable connection are currently incentivized in the Qualified Allocation Plan with up to 10 points.

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

<https://www.ihda.org/developers/market-research/opportunity-areas/>.

2. **Community Revitalization Planning** – IHDA will continue including scoring criteria in the QAP (equal to up to 10 points) for community revitalization planning efforts in qualifying areas that demonstrate affordable housing development as part of a concerted effort to increase opportunity. This effort expands the standard requirements for the content of community revitalization plans, including those involving a project proposed in a Qualified Census Tract, to include economic revitalization efforts and other localized efforts. Projects located in Racially or Ethnically Concentrated Areas of Poverty (RCAPS/ECAPs) also are required to develop and submit a community revitalization strategy. And finally, to improve targeting of assistance to the most distressed areas, IHDA has developed “Revitalization Impact Areas” as part of the above scoring, which now also incentivize projects that are proposed in a State-designated Opportunity Zone. Additionally, IHDA now has a Community Revitalization team which provides and coordinates technical assistance throughout the state and oversees the community revitalization scoring efforts.
3. **Concentration and Preservation Metrics** – IHDA has incorporated different market metrics into its review of Preliminary Project Assessments and LIHTC applications since 2012. IHDA utilizes the Affordable Rental Unit Survey (ARUS) which serves as an estimator of rental affordability (independent of rent restrictions) for each census tract throughout the state. Additionally, IHDA publishes and maintains an Affordability Risk Index (ARI), a tool designed to determine the need to preserve affordability by measuring change over time in key market metrics. Proposed developments located in census tracts identified by the ARI as being at risk of affordability loss are incentivized with up to 5 points in the QAP. The ARUS and ARI maps and methodologies are published here: <https://www.ihda.org/developers/market-research/>.
4. **Additional QAP Changes** – IHDA’s 2020-2021 QAP generally maintains previous review and scoring criteria; however, IHDA is always exploring how to make the QAP more responsive to State actions that affirmatively further fair housing. These include:

- Maintaining the point category for ICC's Universal Housing Design standards as part of its building standards;
- Mandating higher-than-required accessibility standards for all rental housing projects (10% accessible and 2% sensory units versus the 5% federally required);
- Highlighting requirements to applicants for action steps in Affirmative Fair Housing Marketing Plans (AFHMPs) to evidence outreach efforts to reach "those groups least likely to apply;"
- Providing priority scoring for projects located in AHPAA communities;
- Mandating a minimum 10% of units be set aside for use with the Statewide Referral Network;
- Continuing the point category for a 10-20% set-aside for supportive housing populations, those being defined as persons with disabilities (a protected class) and/or homeless and at-risk persons and families;

- Requesting local government support but eliminating any mandated documents. Use of local approval, Consolidated Plan Consistency Certifications, local HOME/CDBG funding and other public participation documentation as ways to positively reward applicants; and
- Continuing to incentivize projects which include allowable sources of all federal and state project-based rental assistance (up to 8 points), and that provide for deeper income targeting (up to 8 points).

5. **Rental Housing Support (RHS) program/Re-Entry Special Demonstration Program** – IHDA administers this program with housing and services providers serving the re-entry population to assist individuals who are exiting the State prison system. It is a rental assistance program targeted to extremely-low and severely-low income (15-30% AMI or below) individuals who are elderly and/or disabled who are being released from incarceration, as well as individuals enrolled in a graduated reintegration program with a post-release plan that includes employment.

Economic Impact Analysis/IHDA Economic Impact Report

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

IHDA finalized its 2020 Economic Impact Report in December 2020. For FY2020, IHDA's single and multifamily programs helped in the creation of an estimated 5,938 full-time jobs in construction and construction-related industries. The Authority's activity also generated nearly \$416 million in federal, state and local taxes and fees, as well as local business income and wages. This, with the addition of a return of \$58.5 million federal tax dollars to the State, demonstrates that the Authority is a major contributor to the economic and financial health of Illinois.

Illinois' Broadband Advisory Council and "Connect Illinois"

The Illinois General Assembly created the Broadband Advisory Council (BAC) to expand and ensure broadband access to all Illinois citizens and businesses, including unserved urban and rural areas. Research on the access/barriers faced by low-income households (at or below 135% of federal poverty) will inform recommendations to eliminate these barriers, and provide equitable broadband access to all Illinois residents and businesses, regardless of location or income. Administered by DCEO, representation on the BAC includes other State agencies, municipal and public housing authority representatives, and industry professionals. The BAC provided a report to the general assembly on January 1, 2020 with its findings, and progress in implementing the act's provisions and has conducted an additional Illinois broadband access and affordability report which was submitted to the ILGA in December 2020.

As part of the efforts supporting universal broadband access, the Illinois Housing Development Authority (IHDA) has required mandatory broadband capability as a construction requirement for a number of years, mandating installation of broadband infrastructure in all new construction and substantial rehabilitation rental properties of four or more units.

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

servicing K-12 public schools, higher education, public libraries, museums, state and local governments, and the health care community.

The first round of funding was announced in June 2020, with \$50 million in Connect Illinois grants awarded to 28 projects touching every region of the state. The \$50 million in state grants was matched by \$65 million in nonstate funding for a total of \$115 million, with plans to expand access for more than 26,000 homes, businesses, farms, and community institutions across Illinois. A Notice of Funding Opportunity for a second round of funding was made available in December of 2020 with applications due by April 12, 2021. Total funding available for this round is also \$50 million with a \$5 million maximum award per applicant

These efforts coincide with ongoing initiatives by HUD, the Federal Communication Commission, and the Governors Rural Affairs Council, to increase Internet and Broadband access in Illinois.

Opioid Prevention and Intervention

On September 6, 2017, Illinois release its State Opioid Action Plan (SOAP) and the Governor issued Executive order 2017-05, establishing the Governor's Opioid Prevention and Intervention Task Force. It was tasked with developing and implementing a comprehensive opioid action plan to prevent further spread of the crisis, treat and promote recovery of individuals with opioid use disorder, and respond effectively to avoid opioid overdose deaths. It further recognized that substance abuse disorder was a disease. The task force was co-chaired by the Lieutenant Governor and the Illinois Department of Public Health Director, and included ten other State agencies, primarily human services, criminal justice, and regulator agencies. The Task Force also collaborated with the Illinois Opioid Crisis Response Advisory Council, the statewide opioid stakeholder group, to formulate a detailed Implementation Report with specific activities and metrics for the execution of the strategies set forth in the SOAP, which was released in May 2018.

IHDA participated on an ad-hoc basis to discuss housing-related issues. IHDA cannot fund transitional housing, which is the general nature of most housing recovery facilities/homes, but recommended use of the IDHS group homes model as well as contacting local homeless Continuum of Care agencies where appropriate.

The Governor's Rural Affairs Council also discussed the opioid misuse crisis in its 2019 annual report, concentrating on its impact in rural communities on criminal justice and economic development, as well as the greater distances to emergency services or health care facilities, and the relative lack of recovery options, not to mention the crisis of rural hospital closures.

In January of 2020, Governor Pritzker released a new Executive Order (EO 2020-02), establishing a steering committee, pulled from the membership of the Opioid Crisis Response Advisory Council, to provide leadership for ongoing activities and new approaches to strengthen the state's commitment to ending the opioid epidemic. One new approach is the Overdose Prevention Site Community Engagement project, focused on engaging highly impacted communities in an overdose reduction strategy.

The Advisory Council released an updated Implementation Report in January 2020 that aligned activities and metrics with EO 2020-02 for the continued execution of the strategies set forth in the SOAP and new activities announced in the Executive Order.

Natural Disaster Recovery and Resilience: Illinois' Efforts and Plans

While the Illinois Emergency Management Agency (IEMA) is the State's designated disaster response/recovery/planning agency, a number of other State agencies have played an active role in this area. Below is a summary of recent efforts as well as future actions planned, especially to address increasing the State's resiliency to natural hazards.

DCEO has historically served as the State's CDBG agency, so has administered related HUD-CDBG Disaster Recovery funding, which has included the development of a CDBG-DR Action Plan. These funds are limited to use in areas with federally-declared declarations, and generally come from supplemental appropriations approved by Congress.

- The Illinois Department of Natural Resources (IDNR) was tasked with staffing a report under the Urban Flooding Awareness Act, which was released in 2015. It included factors that impact flooding, including climate change, defined the prevalence/cost/trends of urban flooding and evaluated existing county stormwater programs and policies, and included significant data analysis.

IDNR also administers the National Flood Insurance Program (NFIP), which encourages local governments to avoid development in flood-prone areas.

- With any future allocations of CDBG-RDR funding, the State plans to consider a more robust funding of disaster resiliency efforts to better prepare local governments, residents, and businesses in hazard reduction efforts. Recently introduced legislation, i.e., the Reforming Disaster Recovery Act of 2019, would make the CDBG-DR funding permanent, require a significant set-aside for disaster mitigation activities, require closer coordination between HUD/SBA/FEMA, require sharing of data, directly address homelessness housing assistance, limit reconstruction in flood-prone areas, and more significantly address disaster recovery and resiliency efforts through this funding.

IEMA administers a number of funding options under its mitigation programs. These include Flood Mitigation Assistance, Hazard Mitigation Grants, Pre-Disaster Mitigation Program, and its Severe Repeated Loss Program. It also administers a Hazard mitigation Planning Grant. All of these programs are funded through the Federal Emergency Management Agency (FEMA). It also operates the Ready Illinois Program, a comprehensive effort across State agencies to make resource available to local communities to recover from devastating floods.

During the COVID-19 pandemic, IEMA has led the state agency effort to coordinate housing and support services for households impacted by this unprecedented natural disaster at the state agency and county levels. IEMA has also acted as the liaison to access FEMA funds at the local level made available due to the pandemic.

Opportunity Zones

Opportunity Zones (“OZs”) were authorized by the Tax Cuts and Jobs Act of 2017 and were designed to spur economic development and job creation in distressed communities. It allows investors to re-invest unrealized capital gains on projects located in eligible low-income Census tracts, which are the same ones designated under Treasury’s CDFI and new Markets Tax Credit (NMTC) Programs.

The governor in each state was authorized to designate 25% of these census tracts as opportunity zones. In Illinois, IHDA assisted DCEO in identifying and mapping the location of the eligible areas. DCEO reached out to major stakeholders (including local governments, community organizations, economic development organizations, and chambers of commerce) before recommending to the Governor those areas that would have the greatest economic impact on the State’s most needy citizens, including an equitable geographic distribution. This process also reviewed QT designations, Dunn & Bradstreet business listings, natural/man-made amenities, existing infrastructure, crime rates, investment longevity, and equity/inclusion.

This resulted in 327 of the 1,305 eligible low-income census tracts to finally be selected/designated. DCEO has also developed a mapping tool on its website providing the exact location of each OZ in the state.

Eligible projects considering locating or expanding in OZs are available to businesses (stocks or ownership interest), real estate (new construction or substantially improved), and other assets (e.g., new equipment). A business must derive 50% or more of its gross income from the active conduct of a trade or business in the OZ. Incentives include tax deferral of capital gains invested in OZs, tax reduction of investments held in OZs for 5+ years, and tax exemption (new gains made through OZ investment funds held 10+ years). Examples include business infrastructure, venture capital funds, operating business private equity, and enhancement for other federal tax credit transactions.

As OZs are mainly private investment, it is more difficult to establish meaningful incentives for encouraging development in OZs. Below is a brief outline of the major efforts being considered by the State:

- There is approximately \$3 billion in economic development funding being made available over a 5-year period to DCEO under the Rebuild Illinois Program, the State’s recently approved capital investment program.
- IHDA’s major rental housing development program is the Low Income Housing Tax Credit (LIHTC) Program, which provides tax credit equity to developers of eligible affordable rental housing. Tax credits are generally syndicated/sold to investors, and the equity raised is used to lower the project’s debt service. It is a 10-year credit with a 15-30 year affordability period, so doesn’t match well with the OZ incentive timeframe. However, IRS allows projects located in QCTs (which includes the vast majority of OZs) are eligible for a 30% “boost” in their eligible basis for calculating credits. In addition, IRS requires such projects to submit a concerted community revitalization plan. IHDA has also established a Community Revitalization scoring factor in its LIHTC application process, which strongly encourages similar planning for projects in distressed areas, as well as those in Racially/Ethnicity Concentrated Areas of Poverty (R/ECAPs). These are intended to improve the area’s overall economic condition and become more competitive for other public/private funding, including properties located in Opportunity Zones. Under the LIHTC Program, these are considered “High Revitalization Impact Areas”, and such applications are awarded competitive scoring points under the state’s 2020-2021 Qualified Allocation Plan.
- IHDA also is a member of the National Council of State Housing Agencies (NCSHA), which represents State HFAs and has been very active in promoting affordable housing and OZs. It has been maintaining an Opportunity Zone Fund Directory, which at last reading included 222 funds expected to raise \$46.5 billion in OZ investment. To date, thirteen funds with a geographic focus that includes Illinois are expected to raise \$2.18 billion in OZ investment in Illinois, with almost 70 percent of funds having an investment focus in community revitalization, affordable housing and workforce housing.
- IHDA also is encouraging developers of projects in OZs to take advantage of FHA’s reduced mortgage insurance application fees for multifamily developments coming to IHDA for first mortgage financing. In addition, HUD issued guidance under its Rental Assistance Demonstration (RAD) Program that creates new rent flexibility for RAD and Voluntary Conversion projects, allowing them to set higher rent levels, up to an additional \$100 per unit per month. IHDA has had major experience in working with multifamily housing developers to access IHDA financing/assistance, which often is leveraged with FHA insurance, HUD funding, and related credit enhancements to make these projects more financially feasible, including RAD projects using both 4% and 9% tax credits.

Federal Housing Relief Legislation

The CARES Act

On March 27, 2020, President Trump signed into law The Coronavirus Aid, Relief, and Economic Security Act, also known as the CARES Act. This Act appropriated approximately \$2.2 trillion toward the effort to mitigate the economic impacts brought on by COVID-19 and instituted moratoriums on foreclosures for all federally-backed mortgages for 60 days (beginning 4/18/2020). Borrowers with a federally-backed mortgage experiencing financial hardship due to Coronavirus were also eligible to request a forbearance for up to 180 days, with a possible extension for another 180 days at the request of the borrower. The Act also instituted a moratorium on filings for evictions for renters in homes covered by a federally-backed mortgage for 120 days of enactment. The CARES Act expired on December 30, 2020.

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

- \$4 billion for Emergency Solutions Grants for homelessness assistance
- \$5 billion in Community Development Block Grants
- \$1.25 billion for the Housing Choice Voucher program
- \$1 billion for project-based rental assistance

- \$685 million for public housing
- \$300 million for tribal nations
- \$65 million for Housing for Persons with AIDS
- \$50 million for Section 202 Housing for the Elderly
- \$15 million for Section 811 Housing for Persons with Disabilities
- \$2.5 million for Fair Housing activities

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

On June 10, 2020, Governor JB Pritzker and the Illinois General assembly allocated \$300 million of federal Coronavirus Relief Funds through the 2021 Budget Appropriations Bill to assist Illinois resident unable to pay their rent or mortgage due to impacts incurred from the COVID-19 pandemic. For more information on Illinois CRF efforts , please see IHDA’s Emergency Rental Assistance (ERA) and Emergency Mortgage Assistance (EMA) programs on pages 44 and 46 of this report.

The COVID-19 Relief Bill

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

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

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

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

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.

The Innovative Use of Resources and Strategies Focus Area also draws from existing and new actions and strategies that are identified in the 2020 ACHP Technical Plan, which lays out the long-term planning goals of the Housing Task Force. In this Focus Area, three updated Technical Plan strategies provide the framework for the current programs and recommended efforts included in this section.

Innovative Use of Resources and Strategies Technical Plan Strategies:

1. Encourage affordable housing developers to incorporate appropriate energy efficient systems and materials into their projects.
2. Explore innovative solutions to addressing the rising costs in developing affordable housing.
3. Enact an informed and strategic expansion of accessibility standards for persons with disabilities and elderly/mobility impaired persons.

Sustainable Building and Green Investment

Illinois Low Income Home Energy Assistance Program (LIHEAP)

The Illinois Low Income Home Energy Assistance Program (LIHEAP) is designed to assist eligible low income households pay for winter energy services. LIHEAP will provide a one-time benefit to eligible households to be used for energy bills. The amount of payment is determined by income, household size, fuel type and geographic location. In 2020, \$194,222,110 in LIHEAP funds were utilized to assist 402,273 households throughout Illinois

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

Home Weatherization Assistance Program

The Illinois Home Weatherization Assistance Program (IHWAP) is designed to help low-income residents save on heating and curb costs while increasing the comfort of their homes. Its mission is to insulate the dwellings of low-income persons; particularly the elderly, persons with disabilities, families with children, high residential energy users and households with a high-energy burden, in order to conserve needed energy and to aid those persons least able to afford higher utility costs. In 2020, \$33,051,056 in IHWAP funds were utilized to assist 6,457 households throughout Illinois.

Qualified Allocation Plan: 2020-2021 - Incentives for Energy Efficiency Building

Under IHDA's recently approved 2020-2021 QAP, proposed projects will earn more if they integrate green features. Specifically, incentives are provided for projects that include additional elements from the Sustainable Design Checklist, a list of green features that will enhance a building's energy efficiency and improve building quality.

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

Accessible Design

The Home Accessibility Program

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

Home Accessibility Program (HAP) Completed, Current, and Planned Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Loans Completed
Round 1	March 2017 - March 2019	\$2.98M	15	103
Round 2	July 2019 - July 2022	\$3M	15	12 to date
Round 3	August 2021 - August 2023 (Expected)	\$3M	TBD	TBD
2021 Projection	<i>Round 2 activity will continue during CY 2021, following a 12-month extension due to COVID-19. An application for Round 3 was released in January 2021, with submissions due in February. Funding recommendations are expected to be presented to and approved by the IHDA Board in May 2021, with program activity slated to begin in late 2021 after finalization of grant agreements with IHDA Legal.</i>			

Round 2 of the program is currently in operation and is anticipated for completion in July 2022 following a 12-month extension to the existing grant agreements, which was approved by the IHDA Board in December 2020, due to the ongoing impacts of the COVID-19 pandemic. In CY 2020, \$158,595.35 was disbursed to assist 8 households. Round 2 grantee information has been included below, for reference.

Home Accessibility Program (HAP), Round 2 Grantees/Awards - Calendar Year 2019	
Agency Name	Recommended Grant Amount
Community Partners for Affordable Housing (CPAH)	\$400,000
United Cerebral Palsy Seguin of Greater Chicago	\$535,000
Project NOW, Inc.	\$321,000
Will County Center for Community Concerns (WCCCC)	\$250,000
Northwestern Illinois Community Action Agency	\$170,000
Rock Island Economic Growth Corporation	\$170,000
Winnebago County Health Department	\$170,000
Coles County Regional Planning	\$170,000
City of Bloomington	\$100,000
North West Housing Partnership	\$170,000
Western Egyptian EOC, Inc. (WEEOC)	\$170,000
City of Kankakee	\$108,000
BCMW Community Services	\$108,000
Wabash Area Development, Inc. (WADI)	\$108,000
Rebuilding Together Aurora	\$50,000
Total	\$3,000,000

Rural Development Home Repair Loan and Grant Programs - Section 504

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

In 2020, the USDA Rural Development committed \$1.4 million towards its rural Section 504 program, which assisted 246 very low- and low-income rural households.

For CY2021, USDA Rural Development estimates committing \$12 million which will assist 140 very low and low-income rural households.

Specially Adapted Housing Grant for Veterans

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

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

Funded through the Illinois Affordable Housing Trust Fund, eligible veterans or service members may receive an IDVA grant for no more than 50 percent of the cost of a specially adapted house, up to the aggregate maximum amount allowable by law. The current maximum grant amount allowable is \$63,780. IDVA committed \$216,000 to the program in 2020, assisting a total of 16 households.

2020 Housing Production Charts

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

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

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

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

2020 Housing Production Chart / Multifamily Programs

Multifamily Programs – 2020 Housing Production Plan						
Agency and Program	Source	2020 Funds Estimated	2020 Funds Committed	Priority Populations		
				Low Income	Senior	Supportive
IHDA Administered						
Low Income Housing Tax Credit (9%)	Federal Credits	27,500,000	-	\$147,972,378	\$101,561,490	\$50,370,075
	Equity Raised	\$253,000,000	\$299,903,943			
Low Income Housing Tax Credit (4%)	Federal Credits	N/A	N/A	\$118,369,383	\$100,127,454	\$18,709,063
	Equity Raised	\$58,725,000	\$237,205,900			
Illinois State Donation Tax Credit (IAHTC)	Donation Amount	\$47,241,936	\$63,409,802	\$16,440,145	\$4,566,263	\$10,698,494
	Tax Credit Allocation	\$23,620,968	\$31,704,901			
HOME	Federal	\$15,391,165	\$8,113,351	\$5,726,215	-	\$2,387,136
Illinois Affordable Housing Trust Fund (AHTF)	State	\$45,000,000	\$51,522,545	\$15,401,459	\$8,634,330	\$27,486,756
Housing Trust Fund (HTF)	Federal	\$16,548,973	\$16,548,973	-	-	\$16,548,973
Build Illinois Bond Fund	State	\$15,000,000	-	-	-	-
Tax Exempt Bonds	Federal	\$225,000,000	\$268,691,332	\$122,572,463	\$124,176,692	\$21,942,178
Taxable Bonds	Private	\$50,000,000	\$30,750,000	\$6,037,500	\$23,850,000	\$862,500
Affordable Advantage Mortgage	Federal	\$10,000,000	\$2,400,000	-	\$2,400,000	-
Credit Advantage Mortgage	Federal	\$50,000,000	\$4,900,000	\$2,266,071	\$1,838,806	\$795,123
CY2020 Total Funds Budgeted and Committed		\$837,028,042	\$951,740,945	\$434,785,614	\$367,155,035	\$149,800,298
Total # Units Preserved	Single Year Financing		2,190	-	-	-
	Multi-Year Financing		398	-	-	-
Total # Units Near Transit	Single Year Financing		0	-	-	-
	Multi-Year Financing		0	-	-	-
Total Units	Single Year Financing		3,870	1,744	1,511	615
	Multi-Year Financing		900	282	480	138
	Total		4,770	2,026	1,991	753

2020 Housing Production Chart / Single Family Programs

Single Family Programs – 2020 Housing Production Plan						
Agency and Program	Source	2020 Funds Estimated	2020 Funds Committed	Priority Populations		
				Low Income	Senior	Supportive
IHDA Administered						
1 st Home Illinois	Federal	\$5,200,000	\$9,440,000	\$9,440,000	-	-
I-Refi	Federal	\$570,000	\$522,000	\$522,000	-	-
Access 4%	State	\$13,200,000	\$19,410,000	\$19,410,000	-	-
Access 5%	State	\$3,500,000	\$6,820,000	\$6,820,000	-	-
Access 10%	State	\$5,400,000	\$6,950,000	\$6,950,000	-	-
Opening Doors*	State	N/A	N/A	-	-	-
SmartBuy*	State	N/A	N/A	-	-	-
Mortgage Certificate Program	Federal	\$60,000,000	56,082,124	56,082,124	-	-
Illinois Affordable Housing Trust Fund**	State/ Federal	\$15,000,000	\$11,000,000	\$11,000,000	-	-
Emergency Mortgage Assistance Program	State	N/A	\$96,905,710	\$96,905,710	-	-
DCEO Administered						
CDBG Housing Rehab***	Federal	\$6,500,000	\$6,006,641	\$6,006,641	-	-
Illinois Home Weatherization Assistance Program	Federal/ State	\$48,257,966	\$33,051,056	\$22,829,133	\$10,221,923	-
IDVA Administered						
Adaptive Housing Program for Veterans	State/ AHTF	\$223,000	\$216,000	\$216,000	-	-
CY2020 Total Funds Budgeted and Committed		\$157,850,966	\$246,896,890	\$236,674,967	\$10,221,923	-
Total Units/Households Assisted		23,879				
<p>*IHDA's Opening Doors and SmartBuy programs were created at the end of 2020 and therefore did no commit funds in this calendar year. In 2021, Opening Doors estimates commitments of \$22.8 million in down payment assistance serving 4,140 households and SmartBuy anticipates funding \$22.5 million in down payment assistance serving 550 households.</p> <p>**Single Family amounts for Illinois Affordable Housing Trust Fund include totals from the Single Family Rehab, Habitat for Humanity, and Home Accessibility programs.</p> <p>***Funding amounts were not submitted in time for this reports submission and are based on CY 2019 amounts.</p>						

2020 Housing Production Chart/Residential Services Programs

Residential Services Programs Chart- 2020 Housing Production Plan					
Agency and Program	Source	2020 Funds Estimated	2020 Funds Committed	Priority Populations	Number Assisted
IHDA Administered					
Emergency Rental Assistance Program	State/Federal	N/A	\$230,600,000	Low Income	46,129 households
Community Outreach Assistance Program	State/Federal	N/A	\$3,020,000	Low Income	24,535 households (23,539 for ERA/ 996 for EMA)
Strong Communities Program	State	N/A	\$10,000,000	N/A	Activities pending until 2021
Abandoned Properties Program	State	\$8,000,000	-	N/A	1,387 unique properties
Blight Reduction Program	State	-	-	N/A	8 Loans
HUD Section 811 Project Rental Assistance	Federal	\$9,850,420	\$2,910,205	Low-Income, Special Needs	42 rental units
Rental Housing Supporting Program	State	\$5,591,000	\$9,346,116	Low-Income, Homeless, Special Needs, Seniors	337 rental units
IDVA Administered					
Prince Home Program for Veterans	Federal	\$809,300	\$731,893	Homeless; Special Needs	11 Individuals
DCFS Administered					
Norman Housing Advocacy	GRF	\$1,300,000	\$1,193,925	Low Income Families; Homeless	1,414 families assisted
Norman Cash Assistance Program	GRF	\$4,200,000	\$3,432,902		3,334 families assisted
Youth Housing Advocacy	Federal	\$450,000	\$547,302	Homeless	337 youth assisted
Youth Cash Assistance	Federal	\$300,000	\$288,747		205 youth assisted
DCEO Administered					
Low Income Home Energy Assistance Program (LIHEAP)	Federal/State	\$205,835,193	\$194,222,110	Low Income Families, Seniors, Special Needs	402,273 Households
IDPH Administered					
Housing for Persons with AIDS/HIV	Federal	\$1,734,635	\$1,543,301	Low Income; Homeless; Special Needs	635 persons with HIV/AIDS and their family members
IDOA Administered					
Community Care Program	GRF	\$972,591,400	\$879,350,000	Low Income Seniors	86,025 Individuals/monthly

2020 Housing Production Chart/Residential Services Programs - Continued

Residential Services Programs Chart- 2020 Housing Production Plan					
Agency and Program	Source	2020 Funds Estimated	2020 Funds Committed	Priority Populations	Number Assisted
IDHS Administered					
Colbert Bridge Rental Subsidy Initiative	GRF	\$21,216,000	\$9,315,170	Colbert Consent Decree Class Members Only	1,066 individuals
Emergency and Transitional Housing	GRF/AHTF	\$10,200,000	\$10,734,839	Homeless	18,965 households
Homeless Prevention Program	GRF/AHTF	\$9,000,000	\$10,000,000	Homeless	5,668 households
Supportive Housing Program	GRF/Medicaid Trust Fund	\$19,171,413	\$19,500,000	Homeless; Special Needs	8,351 households
Supportive Housing Program - Bridge Rental Subsidy	GRF	\$6,945,531	\$8,563,426	Williams Consent Decree Populations	1,133 individuals
Domestic Violence Program	GRF	\$23,529,009	\$23,416,962	Homeless	46,444 Individuals
Assistance to the Homeless Fund	State	\$0	\$240,000	Homeless	33 providers
Homeless Youth Services Program	GRF/AHTF	\$5,252,825	\$5,269,397	Homeless	2,523 individuals (youth served)
Emergency Solutions Grant	Federal	\$4,935,064	\$3,659,808	Homeless	16,736 Individuals
IDHFS Administered					
Supportive Living Program	GRF	\$277,695,092	\$180,106,599	Homeless; Special Needs	9,178 individuals
Residential Services Programs Totals:		\$1,588,606,882	\$1,606,799,971		

IHDA Multifamily Project List (CY2020) - Occupancy Characteristics

#	DEVELOPMENT	City	County	Total Units	Family Units	Senior Units	Supportive Housing Units	Live Near Work Units	Preservation Units	<30% AMI	<50% AMI	<60% AMI	<80% AMI	>80% AMI
1	Lincoln Lofts	Bloomington	MCLEAN	56	47	0	9	0	0	15	0	41	0	0
2	The Villas at Prairie Vista	Bloomington	MCLEAN	48	40	0	8	0	0	15	0	33	0	0
3	Building Futures	Bloomington /Normal	MCLEAN	9	9	0	0	0	0	0	0	0	0	0
4	McKay Manor	Breese	CLINTON	58	49	0	9	0	0	18	0	12	28	0
5	Broadview Senior	Broadview	COOK	70	0	59	11	0	0	14	0	56	0	0
6	2421 Supportive Housing Apartments	Carbondale	JACKSON	10	0	0	10	0	5	10	0	0	0	0
7	Building Hope - Champaign	Champaign	CHAMPAIGN	3	3	0	0	0	0	0	0	3	0	0
8	Parker Glen	Champaign	CHAMPAIGN	64	54	0	10	0	0	23	0	9	32	0
9	Sarah's on Sheridan	Chicago	COOK	38	0	0	38	0	0	12	8	18	0	0
10	North Park Village Apartments	Chicago	COOK	180	0	152	27	0	179	45	72	62	0	1
11	Reclaiming Southwest Chicago II	Chicago	COOK	17	7	0	0	0	5	0	5	2	0	10
12	Ogden Park Apartments	Chicago	COOK	25	0	0	25	0	25	25	0	0	0	0
13	Lazarus Apartments	Chicago	COOK	15	0	0	15	0	15	9	2	4	0	0
14	Englewood Family Housing	Chicago	COOK	13	0	0	13	0	13	13	0	0	0	0
15	South Chicago Salud Center & Senior Housing	Chicago	COOK	101	0	101	0	0	101	0	81	20	0	0
16	Major Jenkins Apartments	Chicago	COOK	156	0	0	156	0	156	40	54	62	0	0
17	Universal City	Chicago	COOK	160	150	0	9	0	159	9	0	150	0	1
18	Northpoint Apartments	Chicago	COOK	304	274	0	30	0	304	0	0	304	0	0
19	835 Wilson	Chicago	COOK	73	0	73	0	0	0	20	0	34	19	0
20	Carlton Apartments	Chicago	COOK	68	0	0	68	0	68	32	0	36	0	0
21	Lathrop Homes IB - 9%	Chicago	COOK	74	36	0	7	0	43	8	0	35	0	31
22	6001 W. Lawrence	Chicago	COOK	48	33	0	15	0	0	15	14	0	19	0
23	Oakwood Shores 3-1	Chicago	COOK	51	26	0	8	0	0	13	0	21	0	17
24	Las Moradas	Chicago	COOK	80	0	79	0	0	79	0	0	79	0	1
25	Schiller Place	Chicago	COOK	48	35	0	5	0	0	5	24	11	0	8
26	Martin Farrell House	Chicago	COOK	59	0	59	0	0	59	0	3	56	0	0
27	Heiwa Terrace	Chicago	COOK	201	0	200	0	0	203	0	38	155	10	1
28	North Sheffield Project 1: Edith Spurlock Sampson Apts	Chicago	COOK	405	0	405	0	0	0	0	170	211	25	0
29	North Sheffield Development Project 2	Chicago	COOK	80	54	0	6	0	0	6	0	54	0	20
30	Circle Park	Chicago	COOK	418	268	120	30	0	154	105	105	19	189	0
31	Nancy Franco Maldonado Paseo Boricua Arts Building	Chicago	COOK	24	24	0	0	0	0	6	0	18	0	0
32	Jones and Matthews	Chicago	COOK	120	0	120	0	0	120	0	0	120	0	0
33	Chicago Heights Veteran Housing	Chicago Heights	COOK	82	69	0	13	0	0	13	0	69	0	0
34	Morrison Manor	Collinsville	MADISON	22	0	0	22	0	19	12	6	4	0	0
35	Zion Woods	Deerfield	LAKE	25	11	0	13	0	0	13	0	11	0	1
36	Wing Schoolhouse Apartments	Elgin	KANE	27	27	0	0	0	25	6	3	16	2	0
37	1015 Howard Street	Evanston	COOK	60	0	51	9	0	0	12	24	24	0	0
38	Brewster- Hosmer RAD Conversion	Freeport	STEPHENSON	167	167	0	0	0	167	0	0	167	0	0
39	Geneseo Townhomes	Geneseo	HENRY	40	33	0	7	0	0	12	0	28	0	0
40	Prairie View at Heyworth	Heyworth	MCLEAN	30	25	0	5	0	0	6	0	24	0	0
41	Diamond Apartments of Jerseyville	Jerseyville	JERSEY	50	42	0	8	0	0	15	0	35	0	0
42	Park Tower	Joliet	WILL	134	0	134	0	0	134	0	0	134	0	0
43	Stevenson Crossing	Joliet	WILL	120	0	119	0	0	119	24	49	46	0	1

IHDA Multifamily Project List (CY2020) - Occupancy Characteristics, *Continued*

#	DEVELOPMENT	City	County	Total Units	Family Units	Senior Units	Supportive Housing Units	Live Near Work Units	Preservation Units	<30% AMI	<50% AMI	<60% AMI	<80% AMI	>80% AMI
44	Ladd Senior Housing	Ladd	Bureau	40	0	33	7	0	0	8	0	32	0	0
45	Spring Lake Affordable Senior Residences	Lansing	COOK	37	0	37	0	0	0	8	0	29	0	0
46	Torrence Place	Lansing	COOK	48	48	0	0	0	0	10	5	33	0	0
47	Mustacchi Manor	Matteson	COOK	16	0	0	16	0	0	16	0	0	0	0
48	Access Health & Housing	Maywood	COOK	20	0	0	20	0	0	10	10	0	0	0
49	Shimer Square	Mount Carroll	CARROLL	37	13	0	0	0	0	0	2	11	0	24
50	Building Strong in Will County Phase 3	Multiple	WILL	5	5	0	0	0	0	0	0	5	0	0
51	Oak Forest Horizon Senior Living	Oak Forest	COOK	85	0	84	0	0	0	0	34	42	8	1
52	Chevy Chase Apartments	O'Fallon	ST. CLAIR	52	52	0	0	0	52	0	20	32	0	0
53	Pawnee Sr Homes	Pawnee	SANGAMON	30	0	25	5	0	0	7	11	12	0	0
54	Madison Apartments II	Peoria	PEORIA	24	0	0	24	0	0	19	0	5	0	0
55	Taft Homes 9 Pct	Peoria	PEORIA	82	69	0	13	0	0	25	0	57	0	0
56	Renaissance Gold Limited Partnership	Rock Island	ROCK ISLAND	52	34	0	0	0	0	0	11	23	0	18
57	Longwood Garden Apartments	Rockford	WINNEBAGO	64	0	64	0	0	64	20	0	44	0	0
58	Concord Commons	Rockford	WINNEBAGO	216	194	0	22	0	216	22	0	194	0	0
59	King's Court Redevelopment	Springfield	Sangamon	18	14	0	4	0	18	6	3	9	0	0
60	Warrenville Horizon Sr Living Community	Warrenville	DUPAGE	71	0	56	11	0	0	15	8	44	0	4
61	Waterman Gardens	Waterman	DEKALB	24	0	20	4	0	24	5	0	19	0	0
62	Main Street Lofts	West Chicago	DUPAGE	24	0	0	24	0	0	12	6	6	0	0
63	Wheeling Workforce Housing	Wheeling	COOK	53	45	0	8	0	0	19	0	14	20	0
64	Cleland Place	Wilmette	Cook	16	13	0	3	0	0	4	0	12	0	0
65	Hebron Apartments	Zion	LAKE	63	56	0	6	0	62	6	10	46	0	1
		First year financing		3976	1744	1511	615	0	2190	630	602	2289	344	106
		Multi-year financing		934	282	480	138	0	398	153	176	563	8	34
		TOTAL		4910	2026	1991	753	0	2588	783	778	2852	352	140

IHDA Multifamily Project List (CY2020) - Funding Characteristics

#	DEVELOPMENT	City	County	9%	4%	Credit Advantage	Affordable Advantage	HOME	NHTF
1	Lincoln Lofts	Bloomington	MCLEAN	\$ 12,616,689	\$ -	\$ 2,700,000	\$ -	\$ 2,525,509	\$ -
2	The Villas at Prairie Vista	Bloomington	McLean	\$ 10,207,131	\$ -	\$ -	\$ -	\$ -	\$ -
3	Building Futures	Bloomington/ Normal	MCLEAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	McKay Manor	Breese	CLINTON	\$ 10,207,131	\$ -	\$ -	\$ -	\$ -	\$ -
5	Broadview Senior	Broadview	COOK	\$ 15,943,311	\$ -	\$ -	\$ -	\$ -	\$ -
6	2421 Supportive Housing Apartments	Carbondale	JACKSON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Building Hope - Champaign	Champaign	CHAMPAIGN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	Parker Glen	Champaign	CHAMPAIGN	\$ 12,277,233	\$ -	\$ -	\$ -	\$ -	\$ -
9	Sarah's on Sheridan	Chicago	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	North Park Village Apartments	Chicago	COOK	\$ 13,762,500	\$ -	\$ -	\$ -	\$ -	\$ -
11	Reclaiming Southwest Chicago II	Chicago	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Ogden Park Apartments	Chicago	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
13	Lazarus Apartments	Chicago	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	Englewood Family Housing	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,791,007
15	South Chicago Salud Center & Senior	Chicago	COOK	\$ -	\$ 9,259,243	\$ -	\$ -	\$ -	\$ -
16	Major Jenkins Apartments	Chicago	COOK	\$ -	\$ 6,699,904	\$ -	\$ -	\$ -	\$ -
17	Universal City	Chicago	COOK	\$ -	\$ 10,204,000	\$ -	\$ -	\$ -	\$ -
18	Northpoint Apartments	Chicago	COOK	\$ -	\$ 27,170,000	\$ -	\$ -	\$ -	\$ -
19	835 Wilson	Chicago	COOK	\$ -	\$ 9,416,902	\$ -	\$ -	\$ -	\$ -
20	Carlton Apartments	Chicago	COOK	\$ 8,739,881	\$ -	\$ -	\$ -	\$ -	\$ -
21	Lathrop Homes IB - 9%	Chicago	COOK	\$ 15,148,485	\$ -	\$ -	\$ -	\$ -	\$ -
22	6001 W. Lawrence	Chicago	COOK	\$ 13,948,705	\$ -	\$ -	\$ -	\$ -	\$ -
23	Oakwood Shores 3-1	Chicago	COOK	\$ 11,359,366	\$ -	\$ -	\$ -	\$ -	\$ -
24	Las Moradas	Chicago	COOK	\$ -	\$ 2,530,283	\$ -	\$ -	\$ -	\$ -
25	Schiller Place	Chicago	COOK	\$ -	\$ 5,102,592	\$ -	\$ -	\$ -	\$ -
26	Martin Farrell House	Chicago	COOK	\$ -	\$ 3,809,024	\$ -	\$ -	\$ -	\$ -
27	Heiwa Terrace	Chicago	COOK	\$ -	\$ 22,731,000	\$ -	\$ -	\$ -	\$ -
28	North Sheffield Project 1: Edith	Chicago	COOK	\$ -	\$ 33,093,166	\$ -	\$ -	\$ -	\$ -
29	North Sheffield Development Project	Chicago	COOK	\$ -	\$ 37,725,347	\$ -	\$ -	\$ -	\$ -
30	Circle Park	Chicago	COOK	\$ -	\$ 48,428,000	\$ -	\$ -	\$ -	\$ -
31	Nancy Franco Maldonado Paseo	Chicago	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
32	Jones and Matthews	Chicago	COOK	\$ -	\$ 5,586,771	\$ -	\$ -	\$ -	\$ -
33	Chicago Heights Veteran Housing	Chicago Heights	COOK	\$ 14,248,575	\$ -	\$ -	\$ -	\$ -	\$ -
34	Morrison Manor	Collinsville	MADISON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
35	Zion Woods	Deerfield	LAKE	\$ -	\$ -	\$ -	\$ -	\$ 3,237,842	\$ -

IHDA Multifamily Project List (CY2020) - Funding Characteristics, *Continued*

#	DEVELOPMENT	City	County	9%	4%	Credit Advantage	Affordable Advantage	HOME	NHTF
36	Wing Schoolhouse Apartments	Elgin	KANE	\$ 4,963,536	\$ -	\$ -	\$ -	\$ -	\$ -
37	1015 Howard Street	Evanston	COOK	\$ 16,333,266	\$ -	\$ -	\$ -	\$ -	\$ -
38	Brewster - Hosmer RAD Conversion	FREEPOR	STEPHENSON	\$ -	\$ 7,037,585	\$ -	\$ -	\$ -	\$ -
39	Geneseo Townhomes	Geneseo	HENRY	\$ 8,815,704	\$ -	\$ -	\$ -	\$ -	\$ -
40	Prairie View at Heyworth	Heyworth	MCLEAN	\$ 6,480,905	\$ -	\$ -	\$ -	\$ -	\$ -
41	Diamond Apartments of Jerseyville	Jerseyville	JERSEY	\$ 12,811,023	\$ -	\$ -	\$ -	\$ -	\$ -
42	Park Tower	Joliet	WILL	\$ -	\$ 5,385,061	\$ -	\$ -	\$ -	\$ -
43	Stevenson Crossing	Joliet	WILL	\$ 13,163,374	\$ -	\$ -	\$ -	\$ -	\$ -
44	Ladd Senior Housing	Ladd	Bureau	\$ 9,903,975	\$ -	\$ -	\$ -	\$ -	\$ -
45	Spring Lake Affordable Senior Residences	Lansing	COOK	\$ 8,764,732	\$ -	\$ -	\$ -	\$ -	\$ -
46	Torrence Place	Lansing	COOK	\$ 11,558,533	\$ -	\$ -	\$ -	\$ -	\$ -
47	Mustacchi Manor	Matteson	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,537,966
48	Access Health & Housing	Maywood	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,450,000
49	Shimer Square	Mount Carroll	CARROLL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
50	Building Strong in Will County Phase 3	Multiple	WILL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
51	Oak Forest Horizon Senior Living	Oak Forest	COOK	\$ -	\$ -	\$ -	\$ 2,400,000	\$ -	\$ -
52	Chevy Chase Apartments	O'Fallon	ST. CLAIR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
53	Pawnee Sr Homes	Pawnee	SANGAMON	\$ 6,952,641	\$ -	\$ -	\$ -	\$ -	\$ -
54	Madison Apartments II	Peoria	PEORIA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,040,000
55	Taft Homes 9 Pct	Peoria	PEORIA	\$ 13,798,620	\$ -	\$ -	\$ -	\$ -	\$ -
56	Renaissance Gold Limited Partnership	Rock Island	ROCK ISLAND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
57	Longwood Garden Apartments	Rockford	WINNEBAGO	\$ 11,701,699	\$ -	\$ -	\$ -	\$ -	\$ -
58	Concord Commons	Rockford	WINNEBAGO	\$ -	\$ 6,041,916	\$ -	\$ -	\$ -	\$ -
59	King's Court Redevelopment	Springfield	Sangamon	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
60	Warrenville Horizon Sr Living Community	Warrenville	DUPAGE	\$ 15,920,965	\$ -	\$ 2,200,000	\$ -	\$ -	\$ -
61	Waterman Gardens	Waterman	DEKALB	\$ 1,982,593	\$ -	\$ -	\$ -	\$ -	\$ -
62	Main Street Lofts	West Chicago	DUPAGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,730,000
63	Wheeling Workforce Housing	Wheeling	COOK	\$ 14,098,590	\$ -	\$ -	\$ -	\$ -	\$ -
64	Cleland Place	Wilmette	Cook	\$ 4,194,780	\$ -	\$ -	\$ -	\$ -	\$ -
65	Hebron Apartments	Zion	LAKE	\$ -	\$ 2,571,877	\$ -	\$ -	\$ 2,350,000	\$ -
			First Year	\$ 202,293,223	\$ 235,755,086	\$ -	\$ -	\$ 5,587,842	\$ 16,548,973
			Multi-year	\$ 97,610,720	\$ 7,037,585	\$ 4,900,000	\$ 2,400,000	\$ 2,525,509	\$ -
			Total	\$ 299,903,943	\$ 242,792,671	\$ 4,900,000	\$ 2,400,000	\$ 8,113,351	\$ 16,548,973

IHDA Multifamily Project List (CY2020) - Funding Characteristics, *Continued*

#	DEVELOPMENT	City	County	HTF	FAF	Tax Exempt Bonds	NIBP	NSP	Taxable Bonds	SHTC	Total
1	Lincoln Lofts	Bloomington	MCLEAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,842,199
2	The Villas at Prairie Vista	Bloomington	McLean	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,207,133
3	Building Futures	Bloomington/ Normal	MCLEAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 437,230	\$ 437,233
4	McKay Manor	Breese	CLINTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,207,135
5	Broadview Senior	Broadview	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585,000	\$ 16,528,316
6	2421 Supportive Housing Apartments	Carbondale	JACKSON	\$ 1,680,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,680,764
7	Building Hope - Champaign	Champaign	CHAMPAIGN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210,973	\$ 210,980
8	Parker Glen	Champaign	CHAMPAIGN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,277,241
9	Sarah's on Sheridan	Chicago	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,025,000	\$ 7,025,009
10	North Park Village Apartments	Chicago	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,301,230	\$ 18,063,740
11	Reclaiming Southwest Chicago II	Chicago	COOK	\$ -	\$ -	\$ -	\$ -	\$ 2,045,631	\$ -	\$ 1,250,000	\$ 3,295,642
12	Ogden Park Apartments	Chicago	COOK	\$ 833,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,833,135
13	Lazarus Apartments	Chicago	COOK	\$ 3,067,534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,067,547
14	Englewood Family Housing	Chicago	Cook	\$ 569,768	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,360,789
15	South Chicago Salud Center & Senior Housing	Chicago	COOK	\$ -	\$ 1,000,000	\$ 10,694,315	\$ -	\$ -	\$ -	\$ -	\$ 20,953,573
16	Major Jenkins Apartments	Chicago	COOK	\$ 2,212,058	\$ -	\$ 8,640,000	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 19,051,978
17	Universal City	Chicago	COOK	\$ -	\$ -	\$ 18,750,000	\$ -	\$ -	\$ -	\$ -	\$ 28,954,017
18	Northpoint Apartments	Chicago	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,170,018
19	835 Wilson	Chicago	COOK	\$ 3,587,000	\$ -	\$ -	\$ -	\$ -	\$ 2,350,000	\$ 5,392,500	\$ 20,746,421
20	Carlton Apartments	Chicago	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,739,901
21	Lathrop Homes IB - 9%	Chicago	COOK	\$ -	\$ -	\$ 6,350,000	\$ -	\$ -	\$ -	\$ 2,400,000	\$ 23,898,506
22	6001 W. Lawrence	Chicago	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,948,727
23	Oakwood Shores 3-1	Chicago	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,359,389
24	Las Moradas	Chicago	COOK	\$ -	\$ -	\$ 5,800,000	\$ -	\$ -	\$ -	\$ -	\$ 8,330,307
25	Schiller Place	Chicago	COOK	\$ 1,300,000	\$ -	\$ 12,600,000	\$ -	\$ -	\$ 6,900,000	\$ 3,675,000	\$ 29,577,617
26	Martin Farrell House	Chicago	COOK	\$ 1,115,856	\$ -	\$ 5,840,415	\$ -	\$ -	\$ -	\$ -	\$ 10,765,321
27	Heiwa Terrace	Chicago	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,500,000	\$ -	\$ 44,231,027
28	North Sheffield Project 1: Edith Spurlock Sampson	Chicago	COOK	\$ -	\$ -	\$ 55,000,000	\$ -	\$ -	\$ -	\$ -	\$ 88,093,194
29	North Sheffield Development Project 2	Chicago	COOK	\$ -	\$ -	\$ 10,710,602	\$ -	\$ -	\$ -	\$ -	\$ 48,435,978
30	Circle Park	Chicago	COOK	\$ -	\$ -	\$ 94,231,000	\$ -	\$ -	\$ -	\$ -	\$ 142,659,030
31	Nancy Franco Maldonado Paseo Boricua Arts	Chicago	COOK	\$ 2,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200,031
32	Jones and Matthews	Chicago	COOK	\$ -	\$ -	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ 9,086,803
33	Chicago Heights Veteran Housing	Chicago Heights	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,248,608
34	Morrison Manor	Collinsville	MADISON	\$ 2,039,414	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,039,448
35	Zion Woods	Deerfield	LAKE	\$ 3,792,308	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 567,500	\$ 7,597,685

IHDA Multifamily Project List (CY2020) - Funding Characteristics *Continued*

#	DEVELOPMENT	City	County	HTF	FAF	Tax Exempt Bonds	NIBP	NSP	Taxable Bonds	SHTC	Total	
36	Wing Schoolhouse Apartments	Elgin	KANE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,963,572	
37	1015 Howard Street	Evanston	COOK	\$ 1,658,277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495,000	\$ 18,486,580	
38	Brewster - Hosmer RAD Conversion	Freeport	STEPHENSON	\$ 1,100,000	\$ -	\$ 2,400,000	\$ -	\$ -	\$ -	\$ 3,605,000	\$ 14,142,623	
39	Geneseo Townhomes	Geneseo	HENRY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,815,743	
40	Prairie View at Heyworth	Heyworth	MCLEAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,480,945	
41	Diamond Apartments of Jerseyville	Jerseyville	JERSEY	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,511,064	
42	Park Tower	Joliet	WILL	\$ -	\$ -	\$ 16,290,000	\$ -	\$ -	\$ -	\$ -	\$ 21,675,103	
43	Stevenson Crossing	Joliet	WILL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,163,417	
44	Ladd Senior Housing	Ladd	Bureau	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,254,019	
45	Spring Lake Affordable Senior Residences	Lansing	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,764,777	
46	Torrence Place	Lansing	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,558,579	
47	Mustacchi Manor	Matteson	COOK	\$ 3,553,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,091,659	
48	Access Health & Housing	Maywood	COOK	\$ 2,684,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,134,446	
49	Shimer Square	Mount Carroll	CARROLL	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,712,500	\$ 4,462,549	
50	Building Strong in Will County Phase 3	Multiple	WILL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 246,104	\$ 246,154	
51	Oak Forest Horizon Senior Living	Oak Forest	COOK	\$ 1,522,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,922,801	
52	Chevy Chase Apartments	O'Fallon	ST. CLAIR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,267,500	\$ 1,267,552	
53	Pawnee Sr Homes	Pawnee	SANGAMON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,952,694	
54	Madison Apartments II	Peoria	PEORIA	\$ 2,472,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176,864	\$ 5,688,950	
55	Taft Homes 9 Pct	Peoria	PEORIA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,798,675	
56	Renaissance Gold Limited Partnership	Rock Island	ROCK ISLAND	\$ 3,071,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,071,647	
57	Longwood Garden Apartments	Rockford	WINNEBAGO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,701,756	
58	Concord Commons	Rockford	WINNEBAGO	\$ -	\$ -	\$ 13,250,000	\$ 152,500	\$ -	\$ -	\$ -	\$ 19,444,474	
59	King's Court Redevelopment	Springfield	Sangamon	\$ 3,492,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,492,854	
60	Warrenville Horizon Sr Living Community	Warrenville	DUPAGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,121,025	
61	Waterman Gardens	Waterman	DEKALB	\$ 852,526	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,835,180	
62	Main Street Lofts	West Chicago	DUPAGE	\$ 4,332,577	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,062,639	
63	Wheeling Workforce Housing	Wheeling	COOK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,098,653	
64	Cleland Place	Wilmette	Cook	\$ 2,584,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,778,978	
65	Hebron Apartments	Zion	LAKE	\$ -	\$ -	\$ 4,635,000	\$ -	\$ -	\$ -	\$ 250,000	\$ 9,806,942	
				First Year	\$ 35,209,714	\$ 1,000,000	\$ 266,291,332	\$ 152,500	\$ -	\$ 30,750,000	\$ 19,836,171	\$ 813,426,421
				Multi-year	\$ 16,312,831	\$ -	\$ 2,400,000	\$ -	\$ 2,045,631	\$ -	\$ 17,261,230	\$ 152,494,071
				Total	\$ 51,522,545	\$ 1,000,000	\$ 268,691,332	\$ 152,500	\$ 2,045,631	\$ 30,750,000	\$ 37,097,401	\$ 965,920,492

2020 Technical Plan Recommendations

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

Housing Principles:

Affordability & Choice:

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

Creation & Preservation:

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

Leadership:

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

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
Work with the Governor’s Office to identify and fully appoint all members of the State Housing Appeals Board	IHDA, Community Partners, Governor's Office	Ongoing
Identify data and administrative needs to issue a new determination of non-exempt communities under AHPAA utilizing American Community Survey (ACS) Census Data. Monitor and report on availability of needed census data sets.	IHDA, Community Partners	Next AHPAA non-exempt list is set to published in later 2023.
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, IDFP, 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

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

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 Mayors Caucus – Senior Advisor
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
Lynette McRae, Black Chicago Tomorrow – Director of Neighborhood Strategy
David Neary, DuPage Habitat for Humanity – Executive Director
Mike Niehaus, Windsor Homes – Executive Director
David Northern, Housing Authority of Champaign County – Executive Director
Sylvia Puente, Latino Policy Forum – Executive Director
Robin Snyderman, Principal – Brick Partners, LLC

Task Force Members/ Governor-appointed Agency Members:

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

Task Force Members / State Agency Members:

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

Task Force Members/ Illinois General Assembly Members:

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

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

(310 ILCS 110/) Comprehensive Housing Planning Act.

(310 ILCS 110/1)

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

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

(310 ILCS 110/5)

Sec. 5. Definitions. In this Act:

"Authority" means the Illinois Housing Development Authority.

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

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

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

(310 ILCS 110/10)

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

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

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

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

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

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

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

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

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

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

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

(310 ILCS 110/15)

Sec. 15. Annual Comprehensive Housing Plan.

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

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

(2) low-income senior citizens;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(310 ILCS 110/20)

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

(1) (Blank).

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

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

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

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

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

(310 ILCS 110/25)

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

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

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

(3) Develop the Annual Comprehensive Housing Plan.

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

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

(310 ILCS 110/30)

Sec. 30. (Repealed).

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

(310 ILCS 110/90)

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

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

(310 ILCS 110/99)

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

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