

Illinois' 2019 Annual Comprehensive Housing Plan **Annual Progress Report**

Plan Effective:
Calendar Year, 2019

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 Originally enacted in 2006, the Act was renewed and extended to 2026 through legislation signed into law in 2016.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, General Assembly and various State agency representatives.

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

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 2019 progress towards serving **Illinois' Eight Priority Populations**. As the administrative lead for the State Housing Task Force, IHDA is tasked with tracking a variety of statewide housing and housing-related programming that directly assist some of Illinois's most vulnerable populations meet their housing needs.

Progress made in CY2019 is detailed and supported throughout this report and in the updated housing production and residential services charts (updated to show progress in 2019). 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.

Summary Chart: Meeting the Needs of Illinois' Priority Populations

2019 Funding Commitments Summaries and Populations Served

Please note: As many programs serve multiple priority populations, these 2019 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	2019 Highlight	Detail/Program	Reporting Agency
Low Income Households	2,117 family rental units funded	1407 units board approved for the first time / 707 additional approved for additional funding	IHDA
	4,988 homes purchased by low-income households	\$35.4 million in Homebuyer programs including Mortgages and Down-payment Assistance was provided	IHDA
Low Income Seniors	2,627 senior rental units funded	2,234 units board approved for the first time in 2019 / 392 additional approved for additional funding	IHDA
	94,078 seniors assisted / month	Community Care Program / LIHEAP	DOA / DCEO
Low Income Person with Disabilities	1,041 rental units funded	496 units board approved for the first time / 545 additional approved for additional funding	IHDA
	9,197 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
	416 units of rental assistance	RSHP, RHSP-LTOS, HUD Section 811	IHDA
Homeless / At-risk of homelessness	119,598 individuals 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)	Up to 75 units of Re-Entry rental assistance approved / 32 at risk veterans assisted	Re-Entry Demonstration Program, Prince Home Veterans Program, Adaptive Housing for Veterans	IHDA, IDVA, DOC
Live Near Work or Transportation	720 rental units near work / transportation	Units funded in IHDA-identified Opportunity Areas	IHDA
Preservation	Funding to preserve 3,458 rental units	2,151 preservation units board approved for the first time in 2019 / 307 additional approved for additional funding	IHDA
Community Revitalization	2813 rental units in revitalizing areas	Units funded in IHDA-identified areas in need of Community Revitalization	IHDA
	59 municipalities assisted	Abandoned Properties Programs,	
	6 land bank grants awarded	Land Bank Capacity Building Program	
	45 households assisted	Single Family Rehabilitation Program	
	10,563 clients assisted	Foreclosure Prevention Program	

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2019 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 2019, the Housing Task Force opted to continue (with minor changes) the four Focus Areas from the 2018 Annual Comprehensive Housing Plan, as it was believed that they continued to adequately address the needs of Illinois' Priority Populations. These included *Revitalizing Communities*, *Supportive Housing*, *Innovative Use of Resources and Strategies* and *Leadership and Capacity Building*.

For each Focus Area, supporting “Strategies” and related “Implementation Activities” were outlined and catalogued in the Technical Plan. The 2019 Focus Areas were:

Revitalizing Communities

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

Supportive Housing

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

Innovative Use of Resources and Strategies

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

Leadership and Capacity Building

Enhance collaborative planning efforts to foster productive housing policy changes.

Focus Area #1: Revitalizing Communities

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

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

Revitalizing Communities Technical Plan Strategies:

- Create and assist community support network for the State.
- Assist communities to develop a balance of affordable homeownership and rental opportunities.

Housing Counseling Resources and Analyses

Hardest Hit Fund

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

IHDA has effectively assisted over 39,000 households through these programs.

Homeowner Emergency Loan Program (HELP)

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

With the second award from the U.S. Department of the Treasury in 2016, the HELP program was expanded and relaunched on August 1, 2016. The program 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 funded over 8,000 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 362 applicants.

In April 2019, IHDA closed the application portal for the HELP program. In 2020, payments will still be made to homeowners with monthly mortgage payment assistance. IHDA projects disbursing \$9.7 million on behalf of program participants in 2020.

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 514 households.

Blight Reduction Program (BRP)

Introduced in 2014, BRP aims to decrease preventable foreclosures and to stabilize neighborhoods in communities across Illinois. The program provides funding to units of local government and a not-for-profit partners to complete acquisition, demolition, greening and eventual re-use, re-purpose and/or redevelopment (“Revitalization”) of blighted, vacant, residential properties in targeted communities. Partners apply for the program with specific properties and are reimbursed up to \$35,000 for each property. To date, BRP reimbursed participants over \$9 million for 394 properties, with 13 properties in process.

1stHomellinois - Down Payment Assistance (DPA) Program

1stHomellinois 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. To date, DPA has assisted 17,154 households with assistance over \$128.5 million in disbursed funds.

Hardest Hit Fund Households Assisted: CY 2011–2019					
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
Total Approvals <i>3/1/11-12/31/2019</i>	21,709	1,042	393	17,153	40,297
Total Allocation	\$454,164,326	\$40,384,781	\$9,950,000	\$130,537,478	\$635,036,585
Total Disbursed <i>3/1/11-12/31/2019</i>	\$451,452,488	\$39,409,148	\$9,706,396	\$128,647,500	\$629,215,532

The balance of funds is being used to honor loan commitments under the Homeowner Emergency Loan Program (HELP) and the Home Preservation Program (HPP).

Hardest Hit Fund Households Assisted (All Programs) By County - CY 2019								
County	2019	Total	County	2019	Total	County	2019	Total
Adams	1	60	Cumberland	3	17	Hardin	0	1
Alexander	0	6	De Witt	0	6	Henderson	0	5
Bond	1	14	DeKalb	36	457	Henry	8	39
Boone	29	377	Douglas	3	16	Iroquois	6	22
Brown	0	2	DuPage	122	1,361	Jackson	6	30
Bureau	0	32	Edgar	1	13	Jasper	0	11
Calhoun	0	2	Edwards	1	4	Jefferson	1	26
Carroll	0	5	Effingham	4	31	Jersey	3	24
Cass	1	10	Fayette	0	26	Jo Daviess	0	12
Champaign	19	129	Ford	1	7	Johnson	1	2
Christian	2	43	Franklin	4	29	Kane	132	1903
Clark	1	14	Fulton	16	137	Kankakee	12	166
Clay	0	14	Gallatin	1	3	Kendall	17	259
Clinton	2	22	Greene	0	9	Knox	4	31
Coles	07	40	Grundy	5	101	La Salle	11	135
Cook	2,661	20,154	Hamilton	0	0	Lake	101	1016
Crawford	2	11	Hancock	0	5	Lawrence	1	12

Hardest Hit Fund Households Assisted (All Programs) By County - CY 2019								
County	2019	Total	County	2019	Total	County	2019	Total
Lee	1	42	Moultrie	1	11	Stark	1	6
Livingston	1	20	Ogle	7	73	Stephenson	2	63
Logan	7	20	Peoria	24	254	Tazewell	25	142
Macon	12	102	Perry	1	15	Union	5	11
Macoupin	5	51	Piatt	1	11	Vermilion	4	46
Madison	33	379	Pike	0	12	Wabash	0	5
Marion	44	187	Pope	0	1	Warren	0	7
Marshall	0	6	Pulaski	0	4	Washington	1	6
Mason	0	11	Putnam	0	2	Wayne	1	5
Massac	0	5	Randolph	4	24	White	0	8
McDonough	1	14	Richland	3	19	Whiteside	4	56
McHenry	130	1969	Rock Island	08	141	Will	234	3,567
McLean	16	118	Saline	0	13	Williamson	4	49
Menard	1	12	Sangamon	26	315	Winnebago	820	3,731
Mercer	1	12	Schuyler	0	1	Woodford	3	20
Monroe	0	16	Scott	0	4	TOTAL	4,890	27,356*
Montgomery	1	41	Shelby	2	24			
Morgan	1	27	St. Clair	229	1,272			

**394 BRP Properties are not included in this total. Duplicate households that received funding through multiple programs are removed to show unique households*

Foreclosure Prevention Program (FPP)

The Illinois Foreclosure Prevention Program (FPP), established by the Illinois General Assembly, is funded by a \$50 filing fee the plaintiff pays each time a foreclosure is filed. The funds are appropriated to the Illinois Department of Revenue by the General Assembly. Under this program, the Authority makes grants to HUD-approved housing counseling agencies and community-based organizations to support housing counseling and foreclosure prevention outreach, including: pre/post purchase counseling, foreclosure mitigation, financial literacy, counselor training, and capacity building. Under this program, the Authority makes grants in accordance with the following 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 and Current Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Clients 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	\$2.76M	28	16,782
Round 6	June 2019 - June 2020	\$2.33M	32	10,563 (July 2019 - Dec. 2019)
Round 7	July 2020 - July 2021 (expected)	\$1.5M (expected)	TBD	TBD

Funding for FPP Round 6 was authorized in April 2019 by the IHDA Board, with an aggregate amount of \$2.33 million, which was awarded among 32 housing counseling agencies and community-based organizations. In 2019, \$2.7 million was disbursed to assist 18,816 households. Round 6 is expected to be completed in 2020,

disbursing approximately \$3.1 million. Additionally, IHDA expects to issue a joint application for FPP Round 7 and FPP-G Round 4 in 2020. Award determinations and disbursements under Round 7 are expected to be made in 2020.

Foreclosure Prevention Program (FPP), Round 6 Grantees/Awards - CY 2019		
Agency Name	Recommended Grant Amount	Geography
Community Investment Corporation of Decatur, Inc.	\$20,000	CBO Located Outside Chicago
Community Service Council of Northern Will County	\$78,950	
Consumer Credit Counseling Services of Northern Illinois	\$66,500	
Housing Action Illinois	\$76,500	
Justine Petersen Housing and Reinvestment Corporation	\$76,500	
NW HomeStart, Inc	\$78,950	
Restoration American	\$78,950	
Rock Island Economic Growth dba Economic Growth Corporation	\$76,500	
The Neighbor Project	\$86,593.90	
Western Egyptian Economic Opportunity Council, Inc. (WEEOC)	\$58,300	
Will County Center for Community Concerns	\$78,950	
Subtotal	\$776,693.90	
Brighton Park Neighborhood Council	\$76,500	Chicago CBO
Community and Economic Development Association of Cook County	\$76,500	
Chicago Urban League	\$76,500	
Genesis Housing Corporation	\$66,500	
Latin United Community Housing Association (LUCHA)	\$76,500	
Northside Community Federal Credit Union	\$76,500	
Northwest Side Housing Center	\$76,500	
Partners in Community Building, Inc.	\$64,300	
Rogers Park Community Development Corporation dba Northside Community Development Corporation	\$80,593.90	
Southside Community Federal Credit Union	\$66,500	
Total Resource Community Development Organization	\$39,800	
Subtotal	\$776,693.90	
Community Partners for Affordable Housing	\$76,500	HCA Located Outside Chicago
DuPage Homeownership Center dba H.O.M.E. DuPage, Inc	\$78,400	
Embarras River Basin Agency, Inc	\$76,500	
Garden State Consumer Credit dba Navicore Solutions	\$76,500	
Lake County Housing Authority	\$76,500	
METEC	\$76,500	
Neighborhood Housing Services of Chicago	\$78,300	
South Suburban Housing Center	\$82,593.90	
Spanish Coalition for Housing	\$78,400	
The Resurrection Project	\$76,500	
Subtotal	\$776,693.90	
Total	\$2,330,081.70	

Foreclosure Prevention Program – Graduated (FPPG)

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

- 30% to Housing Counseling Agencies in Cook County outside of the City of Chicago;
- 25% to Housing Counseling Agencies in the City of Chicago;

- 30% to Housing Counseling Agencies in DuPage, Kane, Lake, McHenry, and Will Counties; and
- 15% to the rest of the state.

Foreclosure Prevention Program – Graduated (FPPG) Completed and Current Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Clients Assisted
Round 1	September 2017 – September 2018	\$5.7M	33	29,410
Round 2	September 2018 – September 2019	\$5.28M	32	23,180
Round 3	September 2019 – September 2020	\$2.88M	33	6,437 to date
Round 4	July 2020 – July 2021 (expected)	TBD	TBD	TBD

In 2019, Round 2 was completed, disbursing approximately \$5.28 million. Round 3 is expected to be completed in CY 2020, disbursing approximately \$2.88 million. Additionally, the Authority expects to issue a joint application for FPP-G Round 4 and FPP Round 7 in 2020. Award determinations and disbursements under Round 4 are expected in CY 2020.

Foreclosure Prevention Program – Graduated, Round 3 Grantees/Awards - CY 2019		
Agency Name	Recommended Grant Amount	Geography
Community Partners for Affordable Housing	\$88,200	HCA in DuPage, Kane, Lake, McHenry, and Will Counties
Community Service Council of Northern Will County	\$83,135	
Consumer Credit Counseling Service of Northern Illinois, Inc.	\$80,000	
H.O.M.E. DuPage, Inc.	\$100,000	
Housing Action Illinois	\$88,200	
Lake County Housing Authority	\$83,130	
Respond Now	\$88,200	
The Neighbor Project	\$70,000	
Restoration America, Inc	\$100,000	
Will County Center for Community Concerns	\$83,130	
Subtotal	\$864,000	
Chicago Urban League	\$88,200	HCA in the City of Chicago
Chinese American Service League	\$51,000	
Genesis Housing Development Corporation	\$75,000	
Greater Southwest Development Corporation	\$109,800	
Northside Community Development Corporation	\$109,800	
North Side Community Federal Credit Union	\$109,800	
South Side Community Federal Credit Union	\$88,200	
Partners in Community Building, Inc.	\$88,200	
Subtotal	\$720,000	
Brighton Park Neighborhood Council	\$88,400	HCA outside Chicago (Cook County area)
Community and Economic Development Association of Cook County	\$88,400	
Latin United Community Housing Association (LUCHA)	\$108,500	
Neighborhood Housing Services of Chicago, Inc.	\$106,700	
Northwest Side Housing Center	\$108,500	
Spanish Coalition for Housing	\$125,000	
South Suburban Housing Center	\$125,000	
The Resurrection Project	\$113,500	
Subtotal	\$864,000	
Embarras River Basin Agency, Inc.	\$75,000	HCA outside Cook, DuPage, Kane, Lake, McHenry, and Will Counties
Garden State dba Navicore Solutions	\$75,000	
Justine Petersen Housing and Reinvestment Corp.	\$63,500	
METEC	\$48,500	
NW HomeStart, Inc.	\$75,000	
Rock Island Economic Growth dba Economic Growth Corp.	\$75,000	
Western Egyptian	\$20,000	
Subtotal	\$432,000	
Total	\$2,880,000	

Reuse and Revitalization

Abandoned Properties Program (APP)

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

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

Abandoned Residential Property Municipality Relief Program (APP) Completed, Current, and Planned Funding Rounds				
Funding Round	Time Period	Money Awarded	Number of Awards	Unique Properties Receiving Services
Round 1	August 2014 - August 2016	\$7.21M	52	2,484
Round 2	August 2017 - May 2019	\$9.55M	67	1,778
Round 3	March 2018 - March 2020	\$8.45M	59	1,353 to date
Round 4	July 2019 - July 2021	\$8.18M	62	TBD
Round 5	March 2021 - March 2023 (Expected)	TBD	TBD	TBD
2020 Projection	<i>Round 3 is expected to be complete in CY 2020 Q1, disbursing approximately \$8.45 million. Additionally, funding determinations for Round 5 are expected to be completed in CY 2020 Q4. As a result of the APP Program structure, estimates of properties are to be determined.</i>			

In 2018, \$889,070 was disbursed for APP, under Rounds 2 and 3. A third round of APP was authorized in 2018, with \$8.4 million awarded to 59 grantees across the state. Additionally, in the Fall of 2018, an open application round was held and 79 applications were received for a fourth program round. In May of 2019, award determinations for Round 4 were awarded to grantees in funds totaling \$8,186,570. For more information on specific grantee awards for Round 4, please see the table below.

Abandoned Properties Program Recipients and Grant Amounts, Rd. 4 - CY 2019		
Applicant Name	Statute Area	Award Amount
City of Chicago	City of Chicago	\$2,184,000
City of Chicago Total		\$2,184,000
City of Berwyn	Cook County	\$250,000.00
City of Calumet City	Cook County	\$75,000.00
City of Chicago Heights	Cook County	\$250,000.00
City of Evanston	Cook County	\$75,000.00
Cook County DPD	Cook County	\$250,000.00
Cook County Land Bank Authority (CCLBA)	Cook County	\$250,000.00
Town of Cicero	Cook County	\$117,500.00
Village of Dolton	Cook County	\$60,000.00
Village of Hazel Crest	Cook County	\$75,000.00
Village of Justice	Cook County	\$170,800.00
Village of Lansing	Cook County	\$250,000.00
Village of Maywood	Cook County	\$117,500.00
Village of Richton Park	Cook County	\$100,000.00
Village of Riverdale	Cook County	\$250,000.00
Village of Robbins	Cook County	\$60,000.00
Village of South Chicago Heights	Cook County	\$20,000.00
Village of Summit	Cook County	\$250,000.00
Cook County Total		\$4,804,800.00

Abandoned Properties Program Recipients and Grant Amounts, Rd. 4 - CY 2019		
Applicant Name	Statute Area	Award Amount
City of Aurora	Collar Counties	\$250,000.00
City of Joliet	Collar Counties	\$250,000.00
City of North Chicago	Collar Counties	\$250,000.00
City of Waukegan	Collar Counties	\$250,000.00
Kane County	Collar Counties	\$250,000.00
Lake County Land Bank Authority	Collar Counties	\$250,000.00
Village of Beach Park	Collar Counties	\$75,000.00
Village of Downers Grove	Collar Counties	\$46,370.00
Village of Hanover Park	Collar Counties	\$125,000.00
Village of Park Forest	Collar Counties	\$250,000.00
Village of Sauk Village	Collar Counties	\$75,000.00
Collar Counties Total		\$2,071,370.00
City of Anna	Other Areas of State	\$32,000.00
City of Belleville	Other Areas of State	\$30,000.00
City of Bloomington	Other Areas of State	\$73,000.00
City of Casey	Other Areas of State	\$20,000.00
City of Centralia	Other Areas of State	\$33,400.00
City of Charleston	Other Areas of State	\$55,000.00
City of Danville	Other Areas of State	\$33,400.00
City of Decatur	Other Areas of State	\$55,000.00
City of DeKalb	Other Areas of State	\$55,000.00
City of East Peoria	Other Areas of State	\$55,000.00
City of Freeport	Other Areas of State	\$37,000.00
City of Galesburg	Other Areas of State	\$37,000.00
City of Geneseo	Other Areas of State	\$37,000.00
City of Kewanee	Other Areas of State	\$37,000.00
City of Litchfield	Other Areas of State	\$20,000.00
City of Loves Park	Other Areas of State	\$73,000.00
City of Macomb	Other Areas of State	\$40,000.00
City of Moline	Other Areas of State	\$33,400.00
City of Peoria	Other Areas of State	\$55,000.00
City of Princeton	Other Areas of State	\$40,000.00
City of Rochelle	Other Areas of State	\$33,400.00
City of Rock Island	Other Areas of State	\$40,000.00
City of Rockford	Other Areas of State	\$73,000.00
City of Sesser	Other Areas of State	\$30,000.00
City of Silvis	Other Areas of State	\$20,000.00
City of Vienna	Other Areas of State	\$20,000.00
Jersey County	Other Areas of State	\$20,000.00
Village of Annawan	Other Areas of State	\$25,500.00
Village of Bluford	Other Areas of State	\$20,000.00
Village of Carrier Mills	Other Areas of State	\$20,000.00
Village of Heyworth	Other Areas of State	\$47,300.00
Village of Woodhull	Other Areas of State	\$37,000.00
Winnebago County	Other Areas of State	\$73,000.00
Other Areas of State Total		\$1,310,400.00
Grand Total		\$8,186,570.00

Blight Reduction Program (BRP)

The Blight Reduction Program (BRP) was created in August 2014 by IHDA under the Hardest Hit Fund, a U.S. Treasury-funded resource dedicated to foreclosure prevention and neighborhood stabilization. IHDA utilizes the BRP fund to decrease preventable foreclosures and stabilize neighborhoods by supporting Illinois units of local government and their non-profit partners as they target blighted, vacant, residential properties in specific communities for residential real property acquisition, demolition, greening, and eventual reuse or redevelopment. BRP complements the state-funded Abandoned Properties Program.

Blight Reduction Program (BRP) Current Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Unduplicated Units
Round 1	June 2015 - June 2017	\$5.39M	15	142
Round 2	June 2016 - June 2018	\$10.53M	15	215

BRP Round 1 was completed in December 2018, with \$4.08 million disbursed to 142 unduplicated properties. BRP Round 2 was active in 2019, disbursing \$3.23 million for 128 unduplicated properties. BRP Round 2 is expected to be completed in spring of CY 2020. No additional funding rounds are planned under this program.

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

The Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network) assists communities statewide outside the Chicago metropolitan area, with an emphasis on downstate and southern Illinois communities, by providing grant funds to support local and regional revitalization efforts through increased planning and land banking capacity. The funds are provided to units of local government and to technical assistance providers for initial capital to fund start-up costs of creating a land bank, operating costs, costs for land acquisition and other locally managed revitalization techniques. Funding for the program is derived solely from a national settlement secured by the Illinois Attorney General, in conjunction with other state attorneys general, the US Department of Justice and the U.S. Department of Housing and Urban Development with the nation's largest banks that has provided \$25 billion in assistance nationally to homeowners harmed by fraudulent foreclosure and mortgage servicing practices.

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 Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Land Banks Created or Assisted
Round 1	June 2018 – May 2020	\$1.18M	11	2
Round 2	February 2020 – February 2022 (expected)	\$628,500	6	TBD

The initial request for applications for the LBCP and TA Network was released in November 2017, and award determinations were made in the first quarter of CY 2018, with 11 awards totaling \$1.18 million. Funds for the TA component of the program were exhausted in CY 2019, and as such, no additional TA Network awards are anticipated. Award determinations under Round 2 of the program were made in the fourth quarter of CY 2019, with 6 awards totaling \$628,500. Award information for both rounds is listed as reference 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

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 CY2019.

CCLBA 2019 Core Business Activities (December 1, 2018 - November 30, 2019)					
	Prospects	In Progress	Completed	2019 Goals	% Goal
Acquisition	12,396	2,780	597	500	119%
Disposition	3,199	72	177	200	88%
Demolition	274	6	17	30	57%
Rehab	712	360	167	200	84%
Cumulative Core Business Outcomes (as of 11/30/19)					
Core Business			Completed	2019 Goals	% Goal
Community Wealth Created			\$71,314,114	\$72,000,000	99%
Scavenger Sale - County Redemptions			\$9,959,178	821	---
Cumulative Core Business Activities (as of 11/30/18)					
Activity	Total Units		Activity	Total Units	
Acquisition	1,689 units		Demolition	134 units	
Disposition	911 units		Rehab	546 units	
Inventory	778 units		Reoccupied	509 units	

Homebuyer Programs

1stHomeIllinois

IHDA launched the 1stHomeIllinois loan program in August 2015. The U.S. Treasury approved IHDA to utilize its Hardest Hit Fund (HHF) resources to assist qualified homebuyers in the following ten targeted 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 counties were reduced to four counties: Cook, Marion, St. Clair, and Winnebago. After analysis, the other six counties showed

improvement in the aforementioned distressed housing market indicators. IHDA provided \$20.97 million of DPA through 1st Home Illinois to assist 2,796 households to obtain 1st mortgages totaling \$369.42 million in CY 2019. The 1st Home Illinois program was suspended on February 4, 2020.

1st Home Illinois Program – CY 2019		
County	Household(s) Assisted	Volume
Boone	8	810,222
Cook	1,646	259,287,041
DeKalb	18	1,977,374
Fulton	10	531,816
Kane	29	4,333,474
Marion	48	3,034,870
McHenry	30	4,349,739
St. Clair	181	17,129,793
Will	36	5,610,901
Winnebago	790	72,352,342
Total	2,796	\$369,417,572

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 into an affordable 30-year fixed rate 1st mortgage. Borrowers who have previously utilized HHF may be eligible for an additional \$35,000 for a total of \$85,000. IHDA provided \$2.01 million of assistance through the I-Refi program to assist 51 households to refinance 1st mortgages totaling \$5.85 million in CY 2019. The I-Refi program closed on February 4, 2020.

I-Refi – CY 2019		
County	Household(s) Assisted	Volume
Boone	2	398,192
Cook	29	3,057,097
DuPage	2	204,290
Kane	1	114,174
Kendall	2	385,481
Lake	5	534,529
Madison	1	99,000
McHenry	2	287,410
St. Clair	1	78,153
Will	3	483,998
Winnebago	3	203,934
Total	51	\$5,846,258

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. IHDA provided \$6.91 million of assistance through the Access 4% to assist 1,440 households to obtain 1st mortgages totaling \$184.93 million in CY 2019.

Access 4% Program - CY 2019					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Adams	6	650,455	Logan	2	197,016
Bond	1	75,113	Macon	63	5,325,867
Boone	42	5,235,685	Macoupin	1	131,609
Bureau	4	363,379	Madison	64	6,495,890
Carroll	2	157,394	Marion	1	122,134
Cass	1	67,820	Marshall	3	237,534
Champaign	24	2,711,697	Mason	2	137,703
Christian	2	222,325	McHenry	105	16,296,055
Clay	4	321,760	McLean	61	7,577,062
Clinton	5	466,051	Menard	1	89,701
Coles	5	501,702	Mercer	3	218,759
Cook	71	11,438,147	Monroe	6	882,998
De Witt	2	252,232	Montgomery	2	177,463
DeKalb	38	4,865,295	Morgan	1	63,659
Douglas	1	84,674	Moultrie	5	519,078
DuPage	75	12,453,094	Ogle	23	2,830,571
Effingham	1	126,663	Peoria	85	7,734,971
Fayette	1	53,730	Piatt	4	326,064
Ford	1	88,860	Pike	2	325,960
Franklin	2	79,162	Randolph	1	75,097
Fulton	5	457,780	Richland	1	110,559
Gallatin	1	16,000	Rock Island	73	6,835,364
Grundy	4	640,375	Saline	2	156,429
Henderson	1	57,030	Sangamon	25	2,622,473
Henry	2	240,733	St. Clair	7	734,304
Iroquois	1	171,334	Stephenson	4	247,714
Jefferson	1	26,451	Tazewell	95	8,133,614
Jersey	5	425,134	Vermilion	11	756,025
Kane	121	20,022,012	Wabash	1	99,501
Kankakee	18	2,151,026	Wayne	1	64,704
Kendall	40	7,170,493	White	4	359,870
Knox	1	35,357	Whiteside	4	396,453
La Salle	12	1,115,370	Will	141	23,357,618
Lake	102	14,912,007	Williamson	2	218,588
Lawrence	1	81,791	Winnebago	22	2,354,108
Lee	4	390,167	Woodford	3	310,284
Livingston	2	275,685	Total	1,440	\$ 184,926,782

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 funds will become due. IHDA provided \$2.25 million of assistance through the Access 5% program to assist 345 households to obtain 1st mortgages totaling \$50.95 million in CY 2019.

Access 5% Program - CY 2019					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Bond	1	66,431	Livingston	1	134,379
Boone	6	663,328	Madison	7	762,557
Bureau	3	271,802	McHenry	22	3,432,505
Champaign	1	219,146	McLean	12	1,556,925
Cook	48	8,439,798	Mercer	1	173,480
De Witt	2	133,006	Ogle	3	452,630
DeKalb	8	1,019,921	Peoria	8	742,258
DuPage	22	4,033,252	Rock Island	10	878,745
Ford	1	68,315	Sangamon	9	814,585
Grundy	4	710,505	St. Clair	4	382,482
Henry	2	196,125	Tazewell	8	739,324
Jersey	1	81,951	Union	2	148,173
Kane	22	3,876,409	Washington	1	136,456
Kankakee	4	518,780	Will	89	14,031,578
Kendall	11	2,015,102	Williamson	1	132,398
Knox	1	102,100	Winnebago	3	362,486
La Salle	5	501,944	Woodford	2	216,807
Lake	19	2,774,393	-	-	-
Lee	1	163,213	Total	345	\$ 50,953,289

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 \$3.33 million of assistance through the Access 10% program to assist 356 households to obtain 1st mortgages totaling \$52.26 million in CY 2019.

Access 10% Program - CY 2019					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Adams	2	235,304	Madison	4	578,393
Boone	10	1,246,134	McHenry	18	2,541,366
Bureau	1	64,386	McLean	6	610,171
Carroll	1	62,770	Mercer	1	49,890
Champaign	2	311,125	Monroe	1	102,529
Cook	89	15,892,817	Montgomery	2	124,965
DeKalb	5	474,065	Ogle	2	334,500
Douglas	1	105,475	Peoria	12	1,089,447
DuPage	29	5,482,842	Richland	1	110,705
Fayette	2	79,520	Rock Island	1	106,337
Fulton	1	62,700	Sangamon	8	727,427
Grundy	5	888,569	Shelby	1	100,361
Kane	26	4,567,825	St. Clair	3	391,161
Kankakee	9	832,200	Stephenson	15	1,020,653
Kendall	5	834,437	Tazewell	14	1,149,611
La Salle	1	87,280	Vermilion	1	51,678
Lake	26	4,260,319	Will	36	6,072,467
Lee	1	87,616	Winnebago	11	1,264,382
Macon	2	170,084	-	-	-
Macoupin	1	87,483	Total	356	\$ 52,258,992

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 homebuyers 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. 244 of the aforementioned 2,141 households took advantage of a MCC with the Access Programs.

Mortgage Credit Certificate Program - CY 2019					
County	Household(s) Assisted	Volume	County	Household(s) Assisted	Volume
Champaign	5	577,321	Madison	8	817,346
Cook	41	7,578,464	McHenry	13	1,932,832
De Witt	1	144,337	McLean	58	6,979,308
DeKalb	3	420,390	Monroe	1	199,323
DuPage	11	2,011,252	Peoria	8	847,513
Ford	1	88,860	Piatt	2	148,865
Fulton	2	264,127	Randolph	1	75,097
Grundy	1	145,350	Rock Island	1	83,800
Jersey	1	86,834	Sangamon	2	265,353
Kane	17	2,946,332	Stephenson	1	55,150
Kankakee	2	231,077	Tazewell	18	1,658,660
Kendall	1	218,762	White	5	411,473
La Salle	1	87,400	Whiteside	1	25,650
Lake	10	1,695,754	Will	20	3,273,813
Livingston	1	134,421	Winnebago	1	152,093
Logan	1	101,134	-	-	-
Macon	5	408,041	Total	244	\$ 34,066,132

USDA Rural Development 502 Loan Program

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

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

In 2019, the USDA Rural Development committed \$11.8 million towards its rural homeownership direct loans, which provided 137 direct loans to very low- and low-income rural families. The USDA Rural Development committed \$309.8 million towards guaranteed rural housing loans which assisted 3,852 low- and moderate-income rural families. The latter program has worked very successfully with IHDA's Home Ownership programs.

Habitat for Humanity - Community Impact Fund

The Illinois Housing Development Authority (IHDA) established a partnership with Habitat for Humanity of Illinois (HFH) in 2014 to facilitate homeownership opportunities for low- and very low-income families throughout the state.

Funded through the Illinois Affordable Housing Trust Fund, the program provides subordinate financing to low-income households for down payment assistance. 1st mortgage financing is provided through Habitat for Humanity and/or other conventional lenders. Households at or below 80% AMI are eligible to receive \$15,000 and households at or below 50% AMI are eligible to receive \$20,000. Assistance is provided as a 5-year forgivable loan.

Though Round 3 was active in CY 2019, no loans were disbursed due to a pause in programmatic activity related to HFH affiliate capacity issues which have been addressed. Round 3 is expected to be completed in

early 2020. Additionally, in 2019, IHDA approved a fourth funding round in which a \$2 million award was made to HFH. The fourth round is expected to begin in spring 2020.

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	March 2020 - March 2023 (expected)	\$2M	1	TBD

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 grants awards to units of local government and non-profit agencies, which work to reserve and oversee forgivable loans for individual households within their community. Households receiving loans must be at or below 80% of the area median income (AMI), and are eligible to receive up to \$45,000 in assistance for necessary home repairs, or up to \$16,500 per household under the Roof Only Option, (not available in Round 1), to address roofs, soffits, and downspouts for homes not having other major health and safety issues.

For SFR Rounds 1 and 2, areas outside of the U.S. Department of Housing and Urban Development's HOME Participating Jurisdictions were eligible to apply for funding. Ineligible areas included: Aurora, Chicago, Decatur, Evanston, Rockford, Springfield, McHenry County, the Consortia of Cook County, DuPage County, Lake County, Kane County, Madison County, St. Clair County, Urbana, St. Clair County, and Will County. However, in Round 3 in CY 2020 and moving forward, the program will be available statewide, following consideration and approval by the IHDA Board.

Single Family Rehabilitation Program (SFR) Completed, Current, and Planned Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Homeowners Assisted
Round 1	April 2017 - April 2019	\$5.99M	21	142
Round 2	February 2019 - February 2021	\$10M	21	7 to date
Round 3	June 2020 - June 2022	\$12M (expected)	TBD	TBD

In February 2017, 21 recommended participants were presented for IHDA Board approval. A combined \$5.99 million was made available to units of local government and community-based organizations. Under Round 1, 142 loans were disbursed, totaling \$5,414,049.28 in assistance. A second funding round was authorized by the IHDA Board in January CY 2019, with disbursements beginning soon after. Both Rounds 1 and 2 were active in CY 2019, disbursing a combined 45 loans, totaling \$1,800,783.61. Round 1 disbursed 40 loans totaling \$1,621,450.24. Round 2 disbursed 5 loans totaling \$179,333.37.

An application was released in December CY 2019, for a third funding round of the program. Award determinations are to be presented to the IHDA Board in late Q3 CY 2020. This third program round will be

available statewide, following a determination by the IHDA Board, to include HUD Participating jurisdictions. Additionally, Round 3 will include a Disaster Contingency Award component.

Single Family Rehabilitation Program (SFR), Round 2 – Grantees/Awards, CY 2019	
Agency Name	Recommended Grant Amount
Village of Machesny Park	\$428,132
Project NOW	\$775,000
Community Contacts, Inc.	\$623,148
City of West Frankfort	\$429,500
Western Egyptian Economic Opportunity Council	\$465,181
Village of Thompsonville	\$382,725
BCMW Community Services	\$344,327
City of South Beloit	\$335,065
Northwestern Illinois Community Action Agency	\$775,000
City of Carbondale	\$378,000
City of Kankakee	\$464,625
City of Loves Park	\$269,770
City of Bloomington	\$378,000
Coles County Regional Planning Commission	\$670,950
City of Mount Olive	\$472,500
Wabash Area Development, Inc.	\$650,000
Economic Growth Corporation	\$650,000
NW Home Start	\$600,000
City of Moline	\$300,000
City of Cairo	\$304,039
Village of Ullin	\$304,038
	\$10,000,000

Chicago Rehabilitation Network Technical Assistance Grant

Funded through the Illinois Affordable Housing Trust Fund, the 2017 Technical Assistance Grant awarded \$225,000 to the Chicago Rehabilitation Network to help expand the capacity building, public policy, and civic engagement work that provides a comprehensive approach to strengthening the affordable housing industry through CRN's 16-day Empowerment Series. This TA Grant helps increase training, outreach, and marketing to ensure full utilization of state and federal housing funds to benefit households and communities throughout the state.

In late 2018, the Chicago Rehabilitation Network received another Technical Assistance Grant award of \$300,000 for a new two-year term. The Empowerment Series has benefitted 144 participants, representing 64 organizations. No funding rounds were held for this program in CY 2019.

Chicago Rehabilitation Network Technical Assistance Grant (CRN) Completed and Current Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Homeowners Assisted
Round 1	September 2016 - September 2018	\$225K	1	N/A
Round 2	September 2018 – September 2020	\$300K	1	N/A

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.

Under the 2018-2019 Qualified Allocation Plan (QAP), which explains how the State plans to distribute its Low-Income Housing Tax Credits, IHDA received applications from a range of developers throughout the State. In May of 2019, the Authority awarded 34,056,819 in 9 percent and 167,094,214 in 4 percent Low Income Housing Tax Credits.

LIHTC applications for both 9 percent and 4 percent tax credits must meet the mandatory requirements of the QAP and applications for 9 percent tax credits are subject to a competitive process and receive points based on the scoring section of the QAP.

In November of 2019, the 2020-2021 Qualified Allocation Plan (QAP) was Board-approved and submitted to the Governor. 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 2020, IHDA expects to allocate 27,500,000 in 9 percent and 58,725,000 in 4 percent Low Income Housing Tax Credits. Below are 2020 LIHTC Program application deadlines.

2020 LIHTC Program Application Deadlines	
9% LIHTC Program Timeline	
2020 PPA Round	12/4/2019
2020 LIHTC Applications Due	Currently 04/13/2020
2020 LIHTC Applications to IHDA Board	Currently 07/17/2020
4% LIHTC Program Timeline	
PPA	45 days prior to 4% determination request
4% Tax Credit Application	Applications and PPA's currently accepted on a rolling basis. However, quarterly submissions will resume 10/01/20

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. IHDA's 2020 HOME allocation is \$15,391,165 which only funds 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.

IHDA's 2019 total Affordable Housing Trust Fund committed, including non-multi-family funding, was \$46,938,446.

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.

This program ended on December 31, 2018, but legislative efforts have been underway to revise and reauthorize funding for the program. Firm Approval Letters (FAL) received from HUD on deals must be closed by September 30, 2020.

Affordable Advantage Mortgage

Affordable Advantage provides permanent first mortgage financing up to \$10 million for new construction, refinance or acquisition/minimal rehabilitation. In 2019, there were no projects that utilized Affordable Advantage Mortgage. Loans over \$3 million will include FHA Risk Share. IHDA will determine whether FHA Risk Share will be required on loans under \$3 million.

Credit Advantage Mortgage

Credit Advantage provides construction and permanent mortgage loan financing for Low Income Housing Tax Credit (LIHTC) projects awarded by IHDA or the City of Chicago. The maximum loan amount is \$10 million. The projected volume for this program in 2018 is \$50 million. Loans over \$3 million will include FHA Risk Share. IHDA will determine whether FHA Risk Share will be required on loans under \$3 million. In 2019, Credit Advantage provided \$4,000,000 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 to provide rental assistance by subsidizing rental housing units. It is a unit-based program targeting households who are at or below 30 percent of the area median income. 50 percent of the resources are available for extremely low-income households who are at or below 15 percent of their 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 tenants. The Rental Housing Support Program receives its funding from a ten dollar 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 will be utilized to support the addition of new Long Term Operating Support (LTOS) Program units. The LTOS program is part of the Rental Housing Support Program intended for affordable housing developments. The goal of the LTOS program is to increase the supply of affordable housing to households earning at or less than 30 percent of area median income by providing a long-term, unit-based rent subsidy. IHDA committed \$9,030,422 to the RHS program in 2019 and an additional \$6,055,255 to new LTOS projects. IHDA anticipates committing \$9,850,420 to the RHS program in 2020.

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 they cover.

Local Administering Agencies (LAAs)		
Agency Name	Service Area	2019 Funding
Community Partnership for Affordable Housing	Lake County	\$1,346,657
CEDA	Suburban Cook County	\$996,981
DuPage Housing Authority	DuPage County (excluding Aurora)	\$753,150
Housing Authority of Henry County	Henry, Bureau, and Stark County	N/A
Housing Choice Partners	Suburban Cook County	\$1,102,133
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	\$1,395,643
Kankakee County Housing Authority	Kankakee and Will County	\$724,313
Kendall Housing Authority (handled by DuPage Housing Authority)	Kendall, Grundy County (excluding Aurora and Joliet)	\$787,372
Lazarus House	Kane County	\$718,399
Madison County Community	Madison County	N/A
McHenry County Housing Authority	McHenry County	N/A
Rock Island Housing Authority	City of Rock Island	\$1,205,775
Springfield Housing Authority	City of Springfield	N/A
St Clair County IGD	St Clair County	N/A
Winnebago County Housing Authority	Jo Daviess, Ogle, Winnebago and Boone Counties	N/A
Long Term Operating Support (LTOS)		
Agency Name	Service Area	2019 Funding
New Star Leavitt	City of Skokie	\$988,630
Impact Apartments	City of Evanston	\$1,456,175
Evanston PSH	City of Evanston	\$1,514,488
Landings on Villa	City of Villa Park	\$1,515,733
Fulton Commons	City of Fulton	\$580,229

Housing and Economic Development

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 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.

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 74 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	2019 Only	2017-Present
Traditional Community Revitalization Partnerships	2	8
Low Income Housing Tax Credit Applications with Community Revitalization	28	108
Community Revitalization: Discussion Phase/Inactive	10	36
Advisory Groups	1	12
General Outreach: Conferences/Presentations	6	19
Meetings	124	328

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 four LIHTC funding rounds for which community revitalization was a scoring category, IHDA has seen considerable growth in the number of proposed projects submitting planning documentation, increasing from ten applicants in the first round of 2016 to 28 applicants in the 2019 round.

Overall, full applications with community revitalization have increased from 34.5 percent (2016 Round I) to 49.1 percent (2019 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

Focus Area #2: Supportive Housing

This Focus Area aims 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. This section also includes planned actions by category in 2019, as well as an update on housing and health care.

IHDA and other service provider agencies are frequently called upon to assist with meeting the housing needs of other special needs populations. IHDA has funded housing for special needs populations for a number of years, including people experiencing or at-risk of homelessness, frail elderly, youth aging out of foster care or child-welfare involved youth, veterans, and survivors of domestic violence, re-entry populations, and persons living with HIV/AIDS. IHDA plans to continue to work jointly with other State agencies, housing and services providers and within existing committees and advisory groups to gather information on the population, housing needs and existing housing inventory available for all of these groups. This Focus Area also covers in depth the State's major efforts in Healthcare and Human Services Transformation in the chart and narratives included below.

Supportive Housing Technical Plan 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

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

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

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

Consent Decrees

Ligas v Eagleson

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

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

Currently, there are a total of about 16,800 people in the Class, with the number of Class Members fluctuating on a regular basis; As of November 1, 2019, 1,769 people living in ICFs/DD have become Class Members and 1,442 of them have initiated waiver services. Also as of November 1, 2019, there are approximately 8,065 people that have been authorized from the PUNS waiting list and 4,143 of them have initiated waiver services. The Ligas Defense has made initial contact with every class member at this time. The Court Monitor found the State out of compliance for two years; however, parties are continuing discussions about how transitions will continue after the six-year goal and how to improve service quality to return to compliance.

Williams v Pritzker

In 2010, a court-ordered consent decree was issued (originally known as Williams vs. Quinn) 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; 21 of the 24 IMDs have transitioned to SMHRFs and one IMD has closed. SMHRFs are located in the Chicago metro area, Kankakee County, City of Peoria and City of Decatur. Most residents of SMHRFs have a primary diagnosis of Serious Mental Illness (SMI), with a high percentage having dual diagnoses of substance abuse or complex/co-morbid medical conditions. The Williams Consent Decree's settlement has a budget line item allocation specifically dedicated for Bridge Rental Subsidy to offset rental cost for Class Members. This comes from General Revenue Funds (GRF).

The State met and exceeded its first four annual goals, transitioning 1,312 people by 2015. The program's five-year plan ended June 30, 2016, with a cumulative total of 1,664. As of October 31, 2019, 2019, the State

has transitioned 71 Class Members or 18% of its goal in FY2020 and a cumulative total of 2,704 Class Members.

While the State has worked on improved data collection and responses to varying demands for care, it was found 49% out of compliance (32% in compliance and 19% in partial compliance) in the Court Monitor's FY2019 report. The State made efforts to return to compliance in its FY2020 Implementation Plan by strengthening a state-wide program for diversion, and through joint efforts with the Colbert consent decree.

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.

Under DoA's management, the State met its 2015 goal to transition 1,100 people by November 30 of that year. As of October 31, 2019, the State transitioned 94 Class Members, 20% of its FY2020 goal and a cumulative total of 2,479 Class Members.

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

The State has worked on improved data collection and responses to varying demands for care and was found 26% in compliance, 24% in partial compliance and 50% out of compliance in the Court Monitor's CY2018 report. The State made efforts to improve data collection and accuracy, as well as collaborate on increased service provider and housing capacity with the Williams consent decree in its FY2020 Implementation Plan.

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 RFA for service providers released, in hopes of improving service provider capacity and quality; quarterly 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.

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

Transforming Healthcare and Human Services Chart

Major Events in Healthcare and Human Services Transformation Initiatives Related to Olmstead Classes (November 2019)				
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 (November 2019)		
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 will be 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)</p> <p>(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 November 1, 2019, 1,769 people living in ICFs/DD have become Class Members and 1,442 of them have initiated waiver services.</p> <p>As of November 1, 2019, there are approximately 8,065 people that have been authorized from the PUNS waiting list and 4,143 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. As of 10/31/2019, there is a cumulative total of 2,704 transitions.</p> <p>According to the latest Court Monitor's report, the State was 32% in compliance, 19% in partial compliance, and 49% out of compliance for FY19.</p>	<p>The State continued to transition Class Members after Year Five. As of 10/31/2019, the State has transitioned a cumulative total of 2,704 transitions. FY2020 transitions total 71, 18% of its 400 transitions FY2020 goal.</p>

Major Events in Healthcare and Human Services Transformation Initiatives Related to Olmstead Classes (November 2019) – Continued

Impetus [Lead Agency]	Original Transition Goals, Program Status	Transition Goals, Program Updates
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 latest Court Monitor’s report, the State was 26% in compliance, 24% in partial compliance, and 50% out of compliance for CY18.</p>	<p>The State continued to transition Class Members after the 1,100 goal. As of 10/31/2019, the State has transitioned a total of 2,479 Class Members. FY2020 transitions total 94, 20% of its 450 transitions FY2020 goal.</p>
<p>All of the programs and consent decrees rely on the following housing resources: LIHTC; HOME; Affordable Housing Trust Fund; CDBG; CILA; Bridge Rental Subsidy (Williams and Colbert Class Members only); RHSP-Long Term Operating Support; HUD Section 811 Rental Assistance Demonstration; PHA-administered HCVs; PHA-administered PBVs; and/or, private housing resources.</p>		

Supportive Housing Options (SHO) Initiative

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

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

Public Housing Authority Preferences for Persons with Disabilities

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

PHAs must still revise their Public Housing Agency Plans to reflect the requested preference and request a waiver. The Statewide Housing Coordinator (SHC) from DHS has worked with several PHAs the past five years to submit these waivers and establish agreements for voucher and public housing unit set-asides. The SHC has worked to secure housing vouchers and public housing units through local public housing authorities including

Cook County, the City of Chicago, Rockford, Decatur and Lake County. The table on the next page shows how many vouchers and public housing units that PHAs have committed to this effort as of July 2019.

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

Housing Resources

Illinois Housing Search Website

ILHousingSearch.org is an online affordable housing locator that lists available affordable housing throughout the state. Users are able to search for housing by geographical location, size, price, accessibility features, amenities and other eligibility criteria. As of December 1, 2019, 7,738 landlords registered 136,033 units throughout the state, with 1,846 units available and 2,144 wait-listed units on the site. There have been 6.74 million searches since the website was created, with over 493,000 searches in 2019.

State Referral Network

Created in 2007 originally within IHDA's LIHTC Program, the Statewide Referral Network (SRN) works to link populations already connected to services to affordable, available and supportive housing. SRN units are affordable for persons with extremely low-incomes (30% area median income). Eligible populations include persons living with disabilities, persons experiencing homelessness, persons at risk of homelessness and, new this year, persons at risk of institutionalization, mainly created for 811 populations. LIHTC targeting was

included in the 2015 QAP, the 2016-2017 QAP and the 2018-2019 QAP, with additional points awarded to projects proposing developments with SRN units. In the 2020-2021 QAP all non-elderly developments are required to set-aside a minimum of 10% of their units for the SRN and can 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 1,800 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. There is a 2019 NOFA out for a new round of 811 funding in 2020, allowing each awarded State up to \$7 million; IHDA has made application for funding under this round.

Through this 811 Demonstration Program, IHDA works with affordable housing owners to set aside units for eligible 811 populations through a Rental Assistance Contract (RAC). The 811 project-based rental assistance is provided to properties financed by several funding sources, including Low Income Housing Tax Credits (LIHTCs), HUD HOME funds and bond financing. This allows the 811 subsidies to help state and local governments strategically and systematically create integrated supportive housing units in regulated, affordable rental housing developments. Service providers working with eligible applicants can then access the Section 811 units by placing Class Members, and other eligible applicants 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, 279 units have been Board approved. and 236 are available in the PAIR system.

HUD Section 811 Rental Assistance Program, Board Approved Units, CY15-CY19			
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	
2015-2019	TOTAL	279	\$15,249,097

Long Term Operating Support (LTOS) Program

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

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. Currently, IHDA is not expecting a new open LTOS round in 2020, however, up to \$5 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 will provide rental assistance and social services for up to 100 individuals exiting the state prison system. Rental assistance will be 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 has approved \$2,894,968 to new LAAs to administer a total of 75 units in 2020.

Re-Entry Demonstration Program – Local Administering Agencies (LAAs)			
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 fifth round in 2018 and sixth round in 2019 for the Permanent Supportive Housing Development Program (PSH). The program funds developments that serve extremely low-income persons with disabilities, persons experiencing homelessness and other vulnerable populations. These developments contain no more than 25 units and are required to set aside a minimum of 10 percent of units for referrals through the Statewide Referral Network. Leveraging funds from a variety of State and federal

sources, including but not limited to the national Housing Trust Fund, Affordable Housing Trust Fund, and HOME, the 2018 program round funded six developments.

In 2019 IHDA received 11 applications for its sixth round of PSH and funded 9 of the applications totaling 186 units.

Home First

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

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

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

Since then, Home First has developed 16 units of fully accessible housing in Peoria using IHDA's Permanent Supportive Housing funds, soft sources, donated land and rental assistance. In 2017, Home First completed its first scattered site project in the Chicago neighborhood of Logan Square using LIHTC to create 54 units of housing in 25 individual buildings. Project units feature high levels of accessibility and universal design features. Current projects in development include: four-person CILA group homes across the State of Illinois and a second scattered-site LIHTC project in west suburban Cook County. Most recently Home First was awarded under the most recent PSH development round to develop an additional 20 units in Maywood, IL.

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 Managed Care Organizations (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, and 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).

Section 1115 Waiver and Supportive Services

The Section 1115 Medicaid Demonstration Waiver application is a request for a contract between the State of Illinois and the federal government that waives federal Medicaid requirements and gives the federal government authority to approve experimental, pilot or demonstration projects. The purpose of these demonstrations is to evaluate policy approaches such as providing services not typically covered by Medicaid or creating innovative service delivery systems that improve care, increase efficiency and reduce costs.

Illinois submitted a Section 1115 Medicaid Waiver application during the Medicaid Innovation Accelerator Program that took place in 2016 with a team consisting of IDHFS, IHDA and IDHS staff, as well as a representative from CSH. The 1115 application intended to pilot a funding and delivery model for pre-tenancy services and tenancy services in its 1115 waiver plan (Supportive Housing Services) for individuals with high behavioral health needs who are at risk of homelessness, currently experiencing homelessness or who are inappropriately institutionalized or at risk of institutionalization. Supportive Housing Services proposed include person-centered assessment, move-in preparation services, relations with property management and community members and housing retention services.

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

The 1115 Waiver application was approved by CMS on May 7, 2018 for ten of its proposed pilots. IDHFS started implementing its pilots in FY2019. The Waiver is approved for a five-year demonstration period.

Homelessness

Illinois Interagency Council on Homelessness

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

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

services to persons who experience chronic homelessness with substance use disorders or co-occurring substance use and mental disorders.

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

One Roof Initiative and Early Childhood Court Housing Subcommittee

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

DCFS included partners at IHDA, DHS and Ounce of Prevention to attend these training and peer learning activities. The program wrapped up in September 2017 but DCFS decided to continue this interagency work through its own Early Childhood Court housing subcommittee. This subcommittee met on a semi-regular basis through 2019, to continue exploring housing resources for these families working through Early Childhood Court and towards reunification. The Subcommittee had three workgroups to implement the One Roof Initiative action plan: changing services culture around Housing First, increasing access to housing resources and identifying optimal service strategies.

Focus Area #3: Innovative Use of Resources and Strategies

The 2019 focus on innovative use of resources and strategies aims to identify potential areas of waste and to plan for a future where clearer housing goals and identified needs are better served with the resources available.

Cost reduction continues to be a major focus on Affordable Housing production not just in Illinois but on a national stage. In 2019, the Housing Task Force focused on regulatory and policy requirements that may have inadvertently driven the cost of developing up, identifying some key changes to incentives in the State's funding practices. Additionally, a comprehensive review of the Architectural and Construction standards and requirements in Illinois was conducted to fully understand if and where requirements are driving costs.

In a state as geographically diverse as Illinois, **regional alignment of resources** is always a major issue. In 2019, the Housing Task Force explored Illinois' regional strategies as well as the many ways State and Federal funding succeeds and fails to align with local funding and assistance.

Additionally, in 2019 the Housing Task Force explored better methods to analyze and serve the needs of the priority populations throughout Illinois. Community-level planning and involvement can build **multi-tiered public and private partnerships** to better assure the effective assessment of community needs. In the last 3 years, many strides have been made towards enhancing such planning assistance as provided by the State.

Innovative Use of Resources and Strategies Technical Plan Strategies:

- Encourage affordable housing developers to incorporate appropriate energy efficient systems and materials into their projects.
- Identify and pursue all funding sources for energy efficiency improvements.
- Explore innovative solutions to address the rising costs in developing affordable housing.
- Enact an informed and strategic expansion of accessibility standards for all 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.

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.

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.

The Property Assessed Clean Energy (PACE)

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

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

Cost Containment

Containing Costs - Ongoing Research

Over the past several years IHDA has worked to better understand the drivers in rising affordable housing construction costs. In early 2018 IHDA conducted a cost study of IHDA-supported housing from 2011-2016. This study examined costs in the following areas: new construction and rehabilitation, senior housing and non-age restricted housing, impacts of QAP changes, project scope and size and Davis-Bacon prevailing wage rate standards. The results yielded a valuable construction cost database, which has helped IHDA develop and implement effective strategies to address cost barriers to high-quality affordable housing production.

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

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

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

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

Qualified Allocation Plan: 2020-2021 - Incentives for Cost Containment

Under the recently finalized 2020-2021 QAP, a cost containment category provides incentives to affordable housing developments with the lowest construction costs in their projects set aside. Up to ten points can be earned in the Cost Containment category, which assist the project in obtaining tax credits. Only projects with costs below the grand total hard cost limits as set forth in the Mandatory Section of the QAP are eligible for consideration.

Projects are ranked under New Construction/Adaptive Reuse and Rehab or Rehab/New. Points are awarded based on hard cost limits under these two categories.

New Construction/Adaptive Reuse	
<i>Points Awarded</i>	<i>Criteria</i>
3 points	Hard cost is within construction cost limits, and equals 65% or more of TD
6 points	Hard cost is no more than 90% of cost limits, and equals 65% or more of TD
10 points	Hard cost is no more than 90% of cost limits, and equals 70% or more of TD
Rehab or Rehab/New	
<i>Points Awarded</i>	<i>Criteria</i>
3 points	Hard cost is within construction cost limits, and equals 60% or more of TD
6 points	Hard cost is no more than 90% of cost limits, and equals 60% or more of TD
10 points	Hard cost is no more than 90% of cost limits, and equals 65% or more of TD

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

Accessible Design

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) and they 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 and Current Funding Rounds				
Funding Round	Time Period	Funds Awarded	Number of Awards	Homeowners Assisted
Round 1	March 2017 - March 2019	\$2.98M	15	103
Round 2	May 2019 - May 2021	\$3M	15	Payments pending
Round 3	CY 2021 (expected)	TBD	TBD	TBD

In late 2016, 15 units of local government and community-based organizations were Board approved under HAP Round 1, which assisted 103 households, disbursing a total of \$1,707,284.37. During 2019, funding for 50 loans was disbursed under Round 1, totaling \$793,936.07. Additionally, reservations are occurring under Round 2, which began in April of CY 2019,

A third application funding round of this program is expected to occur in CY 2021

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
BCM 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 10,000. This program provides low-interest loans to income eligible homeowners of all ages, and grants to individuals over age 62 who meet specified income criteria, to assist with home repairs and to make homes accessible for people with disabilities and mobility impairments. In 2019, the USDA Rural Development committed \$2.13 million towards its rural Section 504 program, which assisted 341 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 \$243,000 to the program in 2019, assisting a total of 17 households.

Focus Area #4: Leadership and Capacity Building

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

The **Leadership and Capacity Building Focus Area** draws from actions and strategies that are identified in this report's **Technical Plan**, which lays out the long-term planning goals of the Housing Task Force. In this Focus Area, 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. Of those, only one community was not previously listed on the 2013 non-exempt list. In 2019, IHDA continued working with non-exempt AHPAA communities to help understand and meet their obligations under AHPAA. Throughout 2020, IHDA will continue to provide technical assistance to local governments who need assistance creating and submitting their affordable housing plans, which are due to IHDA in June of 2020.

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 2 points.

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

The community selection process continues with action plans for Antioch, Bridgeport-Canaryville, and Naperville already completed. Future planning engagements in 2020 include Broadview, Harvey, Sauk Village, Oak Forest, and Summit.

"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. While IHDA remains open to new programming for communities downstate, the Community Revitalization Technical Assistance Network offered through SPAR has been one of the most successful downstate endeavors.

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, nearly 49 percent of those receiving technical assistance have been in downstate/rural Illinois. Of the 36 projects/communities that are currently inactive or in the discussion phase of community revitalization, over 58 percent of those are located in downstate/rural Illinois. In 2019, two 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 eight 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 | • Housing Stock Survey |
| • Technical Assistance Request Form | • Housing Needs Assessment |
| • Community Revitalization FAQ | • Community Revitalization Work Plan and Timeline |
| • Community Revitalization Planning Checklist | • IHDA Resources & Programs in Your Area |
| • Community Revitalization Scope of Work | • Community Planning and Funding Resources |
| • Community Needs Assessment Survey | • IHDA/Community Revitalization Glossary |
| • Community Stakeholder List | |

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 continues to take or plans to take further actions to facilitate the Analysis of Impediments. These include:

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

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

1. **Opportunity Areas** (discussed in full in 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 a higher-than-required 10%/2% accessibility standard for all rental housing projects;
 - Highlighting requirements to applicants for action steps in Affirmative Fair Housing Marketing Plans (AFHMPs) to evidence outreach efforts to reach “those groups least likely to apply;”
 - Providing priority scoring for projects located in AHPAA communities;
 - 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.

Proposed actions outside of IHDA include the following:

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

Economic Impact Analysis/IHDA Economic Impact Report

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

IHDA finalized its 2019 Economic Impact Report in December 2019. For FY2019, IHDA’s single and multifamily programs helped in the creation of an estimated 6,158 full-time jobs in construction and construction-related industries. The Authority’s activity also generated nearly \$538 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 \$60 million federal tax

dollars to the State, demonstrates that the Authority is a major contributor to the economic and financial health of Illinois.

Opportunity Zones

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. Over half of these funds are already authorized via appropriations line-items to specific projects, leaving more than \$1 billion available for other statewide efforts. It should also be noted that the funding for this overall program is being derived from multiple sources (including new and increased fees), so will take time to capitalize sufficiently for the state to go to the bond markets to raise funding. DCEO plans to develop an RFP/NOFO-type approach for its application process once it outlined the wide range of eligible activities and projects but plans to deploy capital funds to encourage development in OZs as a major factor. This could include loans, matching funds, and grants as is appropriate. Other factors that will be considered are tie-ins with other utilities and infrastructure work, as well as leveraging with other programs. DCEO may also incent development in OZs through the application review/scoring/prioritizing of funding through its other economic/community development programs.
- 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 183 funds expected to raise \$44 billion in OZ investment. IHDA is actually participating in one of them, the Community Investment Corporation’s Opportunity Investment Fund, which includes five banks (BMO Harris, CIBC, MB Financial, Northern Trust, and Byline Bank), the City of Chicago, IHDA, and Benefit Chicago, a local nonprofit.
- 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 also recently 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 Legislation

Appropriations

After passing two Continuing Resolutions last year and experiencing a 35-day partial federal government shutdown, Congress approved the remaining appropriations bills on February 5, 2019, for the federal FY 2019 budget, which included all of HUD’s programs. Highlights included the following programs and funding levels:

- CDBG: \$3.3 Billion, level funding to FFY 2018
- HOME: \$1.25 Billion, a \$112 Million reduction/also extended the waiver of the 24-month funding commitment to CHDOs
- Homeless Assistance Grants: \$2.63 Billion, a \$123 Million increase; HUD also announced FFY 2018 Continuum of Care grants; Illinois’ 20 agencies received a combined \$116 Million in funding.
- HOPWA: 393 million, an \$18 million increase
- Section 202/elderly housing: \$678 Million, level funding
- Section 811: \$184 Million, all for renewals except \$30 Million in new funding
- Tenant-Based Rental Assistance (HCVs): \$20.3 Billion, a \$713 Million increase
- VASH: \$40 Million, level funding
- Family Unification: \$20 Million, level funding
- Section 8 Project Based Rental Assistance: \$11.7 Billion, a 4232 million increase
- Public housing Capital Fund: \$2.75 Billion, a \$25 Million increase
- Funding of a voluntary Mobility Demonstration Program at \$25 Million
- USDA-RD Section 502 Homeownership Direct Loans \$1.1 Billion at level funding
- Section 502 loan Guarantees: 424 Billion, level funding
- Section 515 MF Direct Loans: \$40 million, level funding
- Section 521 Rental Assistance: \$1.3 billion (for existing properties)
- Section 538 MF loan Guarantees: \$230 million, level funding
- Section 542 Rural Voucher Assistance: \$27 million, a \$4 Million increase
- USDA was also directed to incentivize PHAs and non-profits to take over ownership of USDA-funded rental housing properties

The federal FY 2020 budget has been delayed. The Administration anticipates releasing it the week of March 11th, with more detailed Congressional budget justifications and policy proposals the next week. Congress also must deal with sequestration as was authorized by the Budget Control Act of 2011, which would reduce funding in all domestic assistance and defense programs by 9%. Congress is expected to pass legislation that would lift these spending caps prior to a FFY 2020 budget moving forward.

Substantive Legislation

Tax Credits

There are two major bills still pending in Congress that would have a major beneficial impact on the LIHTC program, and nation's largest and most successful program for developing affordable rental housing. They are:

- **Affordable Housing Credit Improvement Act of 2019 (S.1703/H.R. 3077):**
Provides major provisions, including: increasing the per capita cap by 50%, phased in over five years; enacting a minimum 4% rate for acquisition and bond financing deals; improvements on targeting hard-to-serve communities, high-cost communities; preservation of existing housing; rural areas and financial feasibility; and authorizing bond recycling to increase available resources. Even with strong bipartisan support, not likely to pass as a stand-alone bill. There are currently 39 co-sponsors in the U.S. Senate, and over half (218) of the members of the House of Representatives.
NCSHA also considering supporting a separate bill that only includes the permanent fix of the 4% acquisition/bond financing tax credit.
- **Save Affordable Housing Act (S. 1956/H.R. 3479):**
Closes an unintended loophole by eliminating the qualified contract option for LIHTC properties on a going-forward basis, which in its current form has resulted in the premature loss of over 10,000 housing units after only 15 years, even with a 30-year extended use agreement. The bill also corrects the current QC provisions in the existing statute by allowing fair market value to be used in the evaluation of these requests, not just the non-low-income portion.
- **Neighborhood Homes Investment Act (H.R. 3316/no companion Senate bill filed yet):**
It creates a new tax credit addressing for-sale single family housing to mobilize private investment to build and substantially rehabilitate homes for moderate and middle-income homeowners, especially targeted to communities where property values are too low to support the cost of new construction, which makes it difficult to attract and retain homeowners. Would be State-administered and modeled after LIHTC and NMTC programs. Targeted to: eligible neighborhoods (elevated poverty rates/lower incomes/modest home values); helping long-time homeowners in gentrifying neighborhoods; allows homeowner household incomes up to 140% AMI; minimum rehab is \$20,000. There are currently 22 national housing organizations in support of this legislation. The house bill has 14 co-sponsors, and two Senate sponsors are expected soon.

Other Housing Legislation

Here is a brief recap of major pending affordable housing bills not meant to be all-inclusive:

- **American Housing and Economic Mobility Act (S. 3503/H.R. 1737):**
A comprehensive policy and authorization bill, calling for major increases in Housing Trust Fund, Capital Magnet Fund, rural housing programs Indian housing block grant, and new Middle-Class housing Emergency Fund. Expands down payment assistance programs for African American borrowers; strengthens and expands the Community Reinvestment Act (CRA); and improves HCV program, including prohibiting source of income restrictions. Also provides \$10 billion in grants to local governments that amend their land use ordinances to allow development of more affordable housing.
- **Green New Deal for Public Housing Act (S. 2876):**
Invests up to \$180 billion over ten years to retrofit and rehabilitate all the nation's public housing stock, which currently has over a \$35 billion shortfall and increases each year. The goal is to eliminate carbon emissions in federally owned housing and provide job training and work opportunities to public housing residents. Creates seven new programs under a single application process for PHAs, including workforce development, energy efficiency improvements, recycling, water quality, and emergency disaster response. Eliminates the Faircloth Amendment, which has prohibited PHAs from increasing the number of PH units in their system. Targeted to reverse the long-term disinvestment in and decline of public housing. Establishes a right to housing by law.
- **Housing As Infrastructure Act:**
Infuses \$100 billion into the development and preservation of affordable housing, with \$70 billion earmarked for public housing rehabilitation and development. Co-sponsored by both Senators Durbin and Duckworth.

- **Public Housing Emergency Response Act:**
House and Senate bill that would provide a \$70 billion appropriation to address the backlog of PHA Capital Fund maintenance and repairs
- **Homes For All Act:**
Invests \$1 Trillion to create 9.5 million new public housing apartments.
- Other substantive bills included the reauthorizing of the National Flood Insurance Program; the new; Opportunity Zones reforms and reporting; homeless assistance; fair housing; and re-entry programs.

Regulations

There were/have been a number of key HUD and other rules in almost, proposed, or final form, including:

- DHS-Public Charge final rule which restricts HUD housing assistance to non-citizens, was upheld in U.S Supreme Court, but still an Illinois Appellate Court challenge
- HUD's Mixed Family Immigrant Status proposed rule-under HUD review
- HUD's Disparate Impact proposed rule/RFI-under HUD review
- Proposed HUD-AFFH rule-public comments due March 16, 2020
- Pending proposed rules from Treasury/FRB/FDIC/OCC on the Community Reinvestment Act-public comments due April 8, 2020
- GSE and FHA housing finance reform-Possible administrative actions, proposed rules, and proposed statutory changes to take Fannie Mae and Freddie Mac out of conservatorship; restructured and more limited federal guarantor role; possible elimination of affordable goals, and ongoing concern regarding continuance of Housing Trust Fund and Capital Magnet Fund, which per HERA of 2008 come from a percentage of GSE profits.

State Legislation

The 101st Session of the Illinois General Assembly was one of the busiest and most productive in recent memory, with a number of housing-related bills being proposed and passed into law. Below is a brief summary of this legislation:

- **PA 101-0029:**
This was the \$5 billion Reinvest Illinois capital funding program, which includes a \$200 million allocation to IHDA for affordable housing grants, loans, and investments for low-income families, low-income senior citizens, low-income persons with disabilities, and at-risk displaced veterans.
- **PA 101-0439:**
The Immigrant Tenant Protection Act, which prohibits landlord immigration status disclosure, prohibits harassment, allows such tenants legal defense, and creates a defense to unlawful convictions based on immigrant status.
- **PA 101-0280:**
Amends the Homeless Prevention Act to remove major restrictions on use of grant funds for rent, mortgage payments, and security deposits; also increases the percentage (15%) for administrative costs and case management expenses.
- **PA101-0181:**
Creates the Property Tax Relief Task Force, which is to submit a final report to the Governor and general Assembly by 12/31/2019.
- **PA 101-0565:**
Amends the Illinois Human Rights Act to generally prohibit the use of arrest records (not convictions) from precluding persons from engaging in housing and in real estate transactions.
- **PA 101-0410:**
Amends the Mobile Home Landlord and Tenant Rights Act to clarify actions related to abandoned or repossessed properties, including priority order of lienholders and utility providers.
- **PA 101-0518:**
Creates the Assistance Animal Integrity act and requires defined housing providers to provide for reasonable accommodations for qualifying persons needing service or assistance animals.

- **PA 101-0432:**
Amends the Contractor Prompt Payment Act by establishing a statutory 10% limit on retainage in construction contracts up to 50% completion, dropping to 5% after 50% complete.
- **PA 101-01667:**
Amends the Children and Family Services Act by establishing an intergovernmental agreement to intercept and divert youth in care from experiencing homelessness, incarceration, unemployment, and other similar outcomes. The IGA is between DCFS DHS, HFS, ISBOE IDOC, IDJJ IDPH, and the Illinois Urban Development Authority; the latter is a State-created agency that has never been funded or otherwise functioned. IHDA has participated in a number of programs involving transitioning youth and grandparents raising grandchildren. The Act also encourages PHAs to apply for and operate HUD-funded Family Unification rental assistance programs.
- **PA 101-0396:**
Clarifies short sales of residential properties in foreclosure which involve a community development financial institution.
- **PA 101-0169:**
Amends the Property Assessed Clean Energy Act (PACE) to provide numerous technical amendments, including the abating/mitigating the use of lead water supply pipes.
- **PA 101-0469:**
Amends the DCEO and IDHS enabling laws to establish a Youth Training & Education in the Building Trades Program.
- **PA 101-0250:**
Creates the Health in All Policies Act which directs the UIC-School of Public Health and IDPH to convene a workgroup to review legislation and make new policy recommendations on health services and local government collaboration. The Act also includes the Governor's Office, DCEO, IDoA, CJIA, HFS, State Superintendent of Education, and other statewide and local organizations/agencies, but not IHDA, which should be included to improve linking housing to health care and to work closer with hospitals on affordable housing initiatives.

Pending Bills in Illinois General Assembly - 2020

- **HB 3624/SB 2132**
Creates the Clean Energy Jobs Act, which proposes to place Illinois on a path to 100% renewable energy by taking advantage of the falling costs of wind and solar power, while growing the clean energy economy by creating quality jobs and economic opportunities. The Act also provides for the expansion of existing utility company-funded electric and gas energy efficiency programs established under the Future Energy Jobs Act, including those targeting affordable rental and homeowner housing.
- **HB 2192:**
Establishes the Rent Control Act; repeals Rent Control Pre-Emption Act of 1997; establishes six regional rent control boards, specifically targeted to 60%-120% AMI or below households; each Board is elected and has specific statutory requirements; does not currently include an exemption from federal (HUD) or State (IHDA)-mandated rent levels required under most affordable housing programs.
- **SB 2052:**
Amends the Local Government Property Transfer Act; makes needed technical corrections to expand local government authority to deal with abandoned and blighted properties via intergovernmental agreements; also authorizes municipalities to file liens on such properties to cover related costs.
- **SB 2097:**
Amends the Property Tax Code; provides further authority to municipalities and counties and other taxing districts to address blighted properties, including ongoing maintenance; allows local property tax abatements for qualifying revitalization efforts; also prohibits waiver of liens filed by local governments to recover costs.
- **HB 3066:**
Amends Property Tax Code by providing a homestead exemption to homeowners negatively impacted by natural disasters.
- **HB 3068:**
Amends Property Tax Code by providing a homestead exemption for veterans, which would carry over to the surviving spouse.

- **SB 2092:**
Amends the Counties Code by changing the Rental Housing Support Program State surcharge from \$9 to \$18 that a county recorder must collect for mortgage recordation fees; would double available funding for this rental assistance program targeted to extremely low-income households.
- **HB 0206:**
Amends the Housing Authorities Act which currently provides wide authority to PHAs to refuse or recertify applicants, current tenants, and other household members who have been convicted of a drug-related criminal offense by requiring a documented individualized assessment and consideration of all mitigating circumstances, including rehabilitation.
- **HB 3332:**
Amends the Illinois Income Tax Act; creates a credit for taxpayers who own residential property and enter into or renew a lease agreement with a qualified renter, defined as a person who has been convicted of a crime in Illinois or elsewhere; credit to be set at 15% of annual rent paid to the owner.
- **HB 1722:**
Amends Illinois Housing Development Act; provides that an approved (grantee) community-based organization cannot use Foreclosure Prevention Program funds to provide legal representation or advice in a civil proceeding or court-sponsored mediation services.
- **HB 3360:**
Amends Code of Civil Procedures to further clarify foreclosure filing fees.
- **HB 0873:**
Creates the Metro East Development Act; creates a regional development authority that covers Madison, Monroe, Randolph, and St. Clair Counties; includes appointment of 12 member board by Chair, DCEO, IHDA, IFA, and Governor's Office; details specific authority, including procurement of debt and bonds, execution of deeds, and demolition and removal of buildings.
- **SB 3787/HB 5554:**
Creates Build Illinois Homes Tax Credit Act-Establishes a new state tax credit for LIHTC projects on State income tax and insurance privilege tax; increases available resources for affordable rental housing
- **SB 2973:**
Establishes a policy of not prohibiting household pets for renters in public housing and Affordable Housing Trust Fund-assisted rental properties
- **SB 3013:**
Amends Property Tax Act; amends Affordable Housing Planning and Appeal Act to require specific compliance actions of local governments as well as withholding of State funds for non-compliance
- **HB 5653:**
Establishes Student Loan Forgiveness Homebuyer Program
- **HB 4781/HB 2346:**
Establishes Land Bank Operations Program; establishes municipal land bank authority enabling legislation
- **HB 0206/HB 5574:**
Amends the housing Authorities Act to require specific admissions policies, assessments, reporting and hearing requirements for persons denied housing due to criminal records, especially arrests without convictions.
- **SB 2940:**
Amends Business Enterprise Program to allow preferences on State contracts to non-profit companies led by minorities, women, and persons with disabilities/current program based on USDOT rules and only includes for-profit firms.
- **HB 5237:**
Establishes State Cultural Districts; to be administered by DCEO on a competitive and renewal basis.
- **HB 4826:**
Amends the Real Estate Transfer Tax statute for cities over 1,000,000 population (Chicago).
- **HB 3361:**
Amends the Municipal Code regarding not prohibiting manufactured housing by local ordinance.
- **HB 5457:**
Amends the Illinois Human Rights Act to allow source of income protection for renters statewide.

In addition, the following are/were key dates in 2020 announced by the Illinois General Assembly and posted on its website at www.ilga.gov:

- **January 8th** - Convening of House and Senate for 101st Session (perfunctory)
- **January 29th** - Governor's State of the State Address
- **February 14th** - Deadline for Filing of House Bills and Substantive Senate Bills
- **February 19th** - Governor's Budget Address
- **March 17th** - Primary Elections
- **May 31st** - ILGA Adjournment Day

2019 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.

2019 Housing Production Chart / Multifamily Programs

Multifamily Programs 2019 Housing Production				Priority Populations		
Agency and Program	Source	2019 Funds Anticipated	2019 Funds Committed	Low income	Senior	Supportive
IHDA Administered:						
Low Income Housing Tax Credit (9%)	Credits	28,000,000	51,700,398	\$183,952,068	\$177,317,569	\$131,743,882
	Equity Raised	\$266,600,000	\$493,013,519			
Low Income Housing Tax Credit (4%)	Credits	\$58,725,000	\$150,478,889	\$59,936,573	\$87,725,641	\$2,816,674
	Equity Raised					
Illinois State Donation Tax Credit*	Donation Amount	\$44,992,320	\$76,966,162	\$22,347,284	\$3,151,748	\$12,984,049
	Tax Credit Allocation	\$22,496,160	\$38,483,081			
HOME	Federal	\$16,288,968	\$34,494,350	\$20,349,870	\$5,730,345	\$8,414,135
Affordable Housing Trust Fund**	State	\$49,000,000	\$36,938,446	\$20,531,997	\$2,921,130	\$13,485,319
National Housing Trust Fund (NHTF)	FHFA/HUD	\$9,182,230	\$3,223,569	\$0	\$0	\$3,223,569
Tax Exempt Bonds	Federal	\$300,000,000	\$233,590,000	\$66,629,412	\$164,488,806	\$2,471,782
Taxable Bonds	Private	\$50,000,000	\$6,600,000	\$5,525,581	\$0	\$1,074,419
Affordable Advantage Mortgage	Federal	\$10,000,000	\$0	\$0	\$0	\$0
Credit Advantage	Federal	\$75,000,000	\$4,000,000	n/a	n/a	n/a
IHDA/HUD Federal Financing Bank/US Treasury Mortgage	Federal	\$68,800,000	\$31,242,200	\$1,612,980	\$29,450,000	\$179,220
TOTAL FUNDS BUDGETED AND COMMITTED 2019		\$926,092,358	\$1,032,064,054	\$380,885,766	\$470,785,240	\$176,393,049
TOTAL # OF UNITS PRESERVED	Single Year Financing		2,151	-	-	-
	Multi-Year Financing		307	-	-	-
TOTAL # OF UNITS LOCATED NEAR TRANSIT	Single Year Financing		0	-	-	-
	Multi-Year Financing		0	-	-	-
TOTAL UNITS	Single Year Financing		4,186	1407	2234	496
	Multi-Year Financing		1,594	707	392	545
*State Donation Tax Credit CY estimates were based on FY19, which have an annual cap amount, however, 2019 committed funds is based on amounts committed between 1/1/19-12/31/19						
**Housing Trust Fund 2019 anticipated funds and funds committed includes amounts for multifamily programs only.						

2019 Housing Production Chart / Single Family Programs

Single Family Programs 2019 Housing Production				Priority Populations		
Agency and Program	Source	2019 Funds Anticipated	2019 Funds Committed	Low income	Senior	Supportive
IHDA Administered:						
1st Homellinois	Federal	\$16,200,000	\$20,970,000	\$20,970,000	\$0	\$0
I-Refi	Federal	\$2,500,000	\$2,010,000	\$2,010,000	\$0	\$0
Access 4%*	State	\$10,800,000	\$6,910,000	\$6,910,000	\$0	\$0
Access 5%*	State	\$4,100,000	\$2,250,000	\$2,250,000	\$0	\$0
Access 10%*	State	\$6,400,000	\$3,330,000	\$3,330,000	\$0	\$0
Illinois Affordable Housing Trust Fund**	State	\$11,000,000	\$10,000,000	\$10,000,000	\$0	\$0
DCEO Administered:						
CDBG Housing Rehabilitation***	Federal	\$6,750,000	n/a	-	-	-
Illinois Home Weatherization Assistance Program***	Federal/State	\$44,267,495	n/a	-	-	-
IDVA Administered:						
Adaptive Housing Program for Veterans	Federal	\$223,000	\$243,000	\$243,000	\$0	\$0
TOTAL FUNDS BUDGETED AND COMMITTED 2019***		\$102,240,495	\$45,713,000	\$45,713,000	\$0	\$0
TOTAL UNITS/HOUSEHOLDS ASSISTED***			5100	5100	0	0
*IHDA's Access program recipients also have the possible added benefit of a Mortgage Tax Certificate Credit. In 2019, 244 of Access Program recipients were assisted, totaling \$34,066,132 in 1st mortgage assistance.						
**2019 funds committed include amounts for the Habitat for Humanity Community Impact Fund, Home Accessibility Program, and Single Family Rehabilitation programs.						
***Funding and households assisted totals were not submitted for DCEO's CDBG Housing Rehabilitation Program and the Illinois Home Weatherization Assistance Program.						

2019 Housing Production Chart/Residential Services Programs

2019 Annual Progress Report: Residential Services Programs Chart					
Program	Source	2019 Budgeted	2019 Funds Committed	Priority Population	Number Assisted
DCEO Administered:					
Low Income Home Energy Assistance Program (LIHEAP)*	Federal/State	\$205,835,193	n/a	Low Income Families, Seniors, Special Needs	n/a
DCFS Administered:					
Norman Housing Advocacy	GRF	\$1,100,000	\$837,275	Low Income Families; Homeless	1,243 families assisted
Norman Cash Assistance Program*	GRF	\$3,600,000	\$3,448,450		3,464 families assisted
Youth Housing Advocacy	Federal	\$300,000	\$395,918	Homeless	329 youth assisted
Youth Cash Assistance	Federal	\$200,000	\$132,703		123 youth assisted
IDHFS Administered:					
Supportive Living Program*	GRF	\$191,403,180	n/a	Homeless: Special Needs	n/a
IDHS Administered:					
Emergency and Transitional Housing	GRF/State	\$10,193,045	\$9,872,116	Homeless	21,392 households
Homeless Prevention Program	GRF/AHTF	\$4,949,591	\$4,960,696	Homeless	3,722 households
Supportive Housing Program	GRF/Medicaid Trust Fund	\$16,671,414	\$10,533,950	Homeless; Special Needs	7,273 households
Domestic Violence Program	GRF	\$21,814,589	\$18,359,779	Homeless	53,810 Individuals
Assistance to the Homeless Fund	State	\$0	\$0	Homeless	n/a
Homeless Youth Services Program	GRF/AHTF	\$4,913,211	\$4,804,194	Homeless	2,052 Individuals (Youth Served)
Emergency Solutions Grant	Federal	\$4,612,743	\$5,172,089	Homeless	23,955 Individuals
Supportive Housing Program (Bridge Rental Subsidy)	State	\$9,930,000	\$7,716,228	Williams Consent Decree class member only	1,378 Individuals
Colbert Bridge Rental Subsidy Initiative	GRF	\$21,227,198	\$9,142,528	Colbert Consent Decree Class members only	1,048 Individuals

2019 Housing Production Chart/Residential Services Programs - Continued

2019 Annual Progress Report: Residential Services Programs Chart, Continued					
Program	Source	2019 Budgeted	2019 Funds Committed	Priority Population	Number Assisted
IDoA Administered					
Community Care Program	State/GRF	\$870,600,000	\$489,278,544	Low Income Seniors	94,078 persons per month
IDPH Administered:					
Housing for Persons with AIDS/HIV	Federal	\$1,948,144	\$2,123,644	Low Income; Homeless; Special Needs	546 persons with HIV/AIDS and their family members
IHDA Administered					
Abandoned Properties Program	State	\$7,000,000	\$8,186,570	N/A	59 Municipalities
Rental Housing Support Program**	State	\$9,252,647	\$15,307,902	Low Income; Homeless; Special Needs; Seniors	350 units assisted
HUD Section 811 Project Rental Assistance	Federal	\$5,591,000	\$3,911,977	Low Income; Special Needs	66 Units assisted
IDVA Administration					
Prince Home Program for Veterans	Federal	\$809,300	\$742,256	Homeless; Special Needs	15 Individuals
Residential Services Programs Totals:		\$1,391,951,255	\$594,926,819		
*Program information was not submitted in advance of this report's publication					
***The RHS program also funds units under the Long-Term Operating Support Program (LTOS). In 2019, \$6,055,255 of RHSP funding was committed to LTOS, assisting 32 of the total 350 units. 2019 RHSP estimates does not include additional funding for LTOS units.					

IHDA Multifamily Project List (CY2019) - 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	Community of Sunnybrook	Alton	Madison	40	34		6			8		30		2
2	Working Families Rebuilding Neighborhoods Ph IV	Aurora	Kane	4	4								4	
3	Lofts on the Square	Belleville	St. Clair	47		37	10		47	10	2	35		
4	Lincoln Lofts	Bloomington	McLean	56	48		9			15		41		
5	Diamond Senior Apartments of Breese	Breese	Clinton	40		34	6			8	3	29		
6	Broadview Senior	Broadview	Cook	70		59	11			14		56		
7	Cornerstone Place	Carbondale	Jackson	74			74				38	36		
8	Unlocking Doors	Carpentersville	Kane	3	3							-	3	
9	Bristol Place Residences	Champaign	Champaign	90	76		14			18	40	26		6
10	2018 West Pullman	Chicago	Cook	3	3							3		
11	5150 Northwest Highway	Chicago	Cook	75	60		15			15		45		15
12	Bryn Mawr Apartments	Chicago	Cook	100	100				99			99		1
13	Campbell Terrace	Chicago	Cook	249		249			249			249		
14	Casa Veracruz	Chicago	Cook	155	155				155	22	102	31		
15	Daniel Burnham	Chicago	Cook	179		179						72	107	
16	El Zocalo: La Comunidad de Brighton Park	Chicago	Cook	30	27		3			5	6	19		
17	Garden View Apartments	Chicago	Cook	16			16		16		16			
18	Harry Schneider Senior Apartments	Chicago	Cook	174		174						70	104	
19	Hope Manor Village	Chicago	Cook	36			36			10	12	14		
20	Humboldt Park Residence	Chicago	Cook	65	65				68	6	59			
21	Jarrell Washington Park	Chicago	Cook	100	100				100			100		
22	Lawson House	Chicago	Cook	400	180		220		375	220	100	55		25
23	Lorraine Hansberry	Chicago	Cook	168		168				-		68	100	
24	Miriam Apartments	Chicago	Cook	66			66		66	14	25	27		
25	Morningside North	Chicago	Cook	256		256			255			255		1
26	North Park Village Apartments	Chicago	Cook	180		153	27		179	36	72	71		1
27	Parkside Four Phase II	Chicago	Cook	102	102						46	18	2	36
28	Ravenswood Senior Living SLF ILF	Chicago	Cook	119		119						119		
29	Reclaiming Southwest Chicago II	Chicago	Cook	17	17				5		5		6	6
30	Roosevelt Road Veterans Housing	Chicago	Cook	90			90			18	36	36		
31	Sarah's on Sheridan	Chicago	Cook	38			38			12	8	18		
32	Southbridge Phase 1A	Chicago	Cook	103	95		8			13	8	18	12	52
33	Southbridge Phase 1B	Chicago	Cook	103	96		7			21		18	4	60
34	Victory Apartments Preservation	Chicago	Cook	107	90		17		107	22		85		
35	Vivian Carter Senior Apartments	Chicago	Cook	221		221						89	132	
36	The New Broadview	East St. Louis	St. Clair	109		98	11		109	28	12	69		
37	Edwardsville Senior Living	Edwardsville	Madison	48		40	8			10	3	35		
38	1212 Larkin	Elgin	Kane	48	34		14			10	12	25		1
39	1015 Howard Street	Evanston	Cook	60		51	9			12	24	24		
40	Vera Yates Homes	Ford Heights	Cook	116	116				115		18	97		1

IHDA Multifamily Project List (CY2019) - 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
41	Geneseo Commons	Geneseo	Henry	40		34	6			8		32		
42	Gillespie Senior Residences	Gillespie	Macoupin	20		17	3			8	8	4		
43	Edison Ave Lofts	Granite City	Madison	37	31		6		37	10	13	14		
44	Neighborhood Impact 2018	Hanover Park	DuPage	5	5							5		
45	Highland Villas	Highland	Madison	48		35	13			13		35		
46	CPAH Scattered-Site Rental Program	Highland Park	Lake	4	4							4		
47	The Hills	Hillsboro	Montgomery	50	42		8			10	20	20		
48	Berkshire Johnsborg	Johnsborg	McHenry	68		57	11			14		54		
49	Liberty Meadow Estates, Phase III	Joliet	Will	42		35	7			9	17	16		
50	Ladd Senior Housing	Ladd	Bureau	40		33	7			8		32		
51	Brown Shoe Factory Lofts	Litchfield	Montgomery	47	47						24	23		
52	Building Strong in Will County Phase 2	Lockport	Will	2	2							2		
53	Grandview Senior Residences	Marine	Madison	24		20	4			5	6	13		
54	Fifth Avenue Apartments	Maywood	Cook	72	50		22			16	28	28		
55	Garden House of Maywood	Maywood	Cook	145		145			145		29	116		
56	Building a Stronger McHenry County	McHenry	McHenry	5	5				5			5		
57	Kensington Senior Residences at Randhurst	Mount Prospect	Cook	74		62	12			30		44		
58	NEH1	Naperville	DuPage	71		71			71			71		
59	Newton Senior Housing	Newton	Jasper	35		29	6			7		28		
60	Brookstone at Cole Park	North Chicago	Lake	170	170							170		
61	Regency at Cole Park	North Chicago	Lake	50		40	10			10		40		
62	Wisdom Village of Northlake II	Northlake	Cook	50		42	8			10		40		
63	TCB Oak Park I	Oak Park	Cook	37	28		9			9		27		1
64	Union Avenue Apartments	Orland Park	Cook	16			16			16				
65	Spruce Village	Palatine	Cook	44	3		41			11	17	15		1
66	Tiger Senior Apartments	Paris	Edgar	42		33	9		42	9	16	17		
67	Pawnee Sr Homes	Pawnee	Sangamon	30		25	5			7	11	12		
68	East Bluff Housing	Peoria	Peoria	30	25		5			6	15	9		
69	Parkwood Commons	Peoria	Peoria	100	100				100		18	82		
70	Frederick Ball	Quincy	Adams	65	55		10			13	16	36		
71	Sugar Creek Crossing	Robinson	Crawford	43		36	7			9		34		
72	Lincoln Residences	Rock Island	Rock Island	46	39		7			11	23	12		
73	Renaissance Lofts and Goldman Lofts	Rock Island	Rock Island	52	52						11	23		18
74	Framing Hope 2019	Rockford	Winnebago	4	4							4		
75	Rushville Homes	Rushville	Schuyler	24	20		4			5	10	9		
76	Livingston Homes (Union Square)	Springfield	Sangamon	99	84		15		89	20	40	29		10
77	Hathaway Homes Phase II	Taylorville/Panama	Christian	60	51		9			12		42		6
78	Pinewood Place	Urbana	Champaign	24			24			24				
79	Warrenville Horizon Sr Living Community	Warrenville	DuPage	71		60	11			15	8	44		4
80	Waterman Gardens	Waterman	Dekalb	24		20	4		24	5		19		
81	Barwell Manor	Waukegan	Lake	120	120						7	113		
82	Kirwan Apartments	Waukegan	Lake	24			24			9	6	9		
83	Cleland Place	Wilmette	Cook	16	13		3			4		12		
		First Year Financing		4361	1618	2240	504	0	2151	620	646	2450	470	175
		Multi-year Financing		1666	737	392	537	0	307	270	344	976	4	72
		Total Units		6027	2355	2632	1041	0	2458	890	990	3426	474	247

IHDA Multifamily Project List (CY2019) - Funding Characteristics

#	Development	City	County	Housing Trust Fund	Affordable Housing Trust Fund	TCAP Loan	COMED / AmRen	SHTC Donation	HOME	Financial Adjustment Factor (FAF)
1	Community of Sunnybrook	Alton	Madison	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	Working Families Rebuilding Neighborhoods Ph IV	Aurora	Kane	\$ -	\$ -	\$ -	\$ -	\$ 264,215		\$ -
3	Lofts on the Square	Belleville	St. Clair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000	\$ -
4	Lincoln Lofts	Bloomington	McLean	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,525,509	\$ -
5	Diamond Senior Apartments of Breese	Breese	Clinton	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,142,466	\$ -
6	Broadview Senior	Broadview	Cook	\$ -	\$ -	\$ -	\$ 266,248	\$ 530,000	\$ -	\$ -
7	Cornerstone Place	Carbondale	Jackson	\$ -	\$ 785,885	\$ -	\$ -	\$ 440,050	\$ -	\$ -
8	Unlocking Doors	Carpentersville	Kane	\$ -	\$ -	\$ -	\$ -	\$ 216,116	\$ -	\$ -
9	Bristol Place Residences	Champaign	Champaign	\$ -	\$ -	\$ -	\$ -	\$ 1,344,500	\$ -	\$ -
10	2018 West Pullman	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 331,190	\$ -	\$ -
11	5150 Northwest Highway	Chicago	Cook	\$ -	\$ -	\$ -	\$ 214,281	\$ 1,300,000	\$ -	\$ -
12	Bryn Mawr Apartments	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	Campbell Terrace	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	Casa Veracruz	Chicago	Cook	\$ -	\$ 1,900,000	\$ -	\$ -	\$ -	\$ -	\$ -
15	Daniel Burnham	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	El Zocalo: La Comunidad de Brighton Park	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Garden View Apartments	Chicago	Cook	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
18	Harry Schneider Senior Apartments	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	Hope Manor Village	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20	Humboldt Park Residence	Chicago	Cook	\$ -	\$ 451,616	\$ -	\$ -	\$ -	\$ -	\$ -
21	Jarrell Washington Park	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885,205	\$ -
22	Lawson House	Chicago	Cook	\$ -	\$ -	\$ -	\$ 540,000	\$ 3,049,413	\$ -	\$ -
23	Lorraine Hansberry	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24	Miriam Apartments	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -
25	Morningside North	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26	North Park Village Apartments	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27	Parkside Four Phase II	Chicago	Cook	\$ -	\$ -	\$ -	\$ 397,548	\$ 2,500,000	\$ -	\$ -
28	Ravenswood Senior Living SLF ILF	Chicago	Cook	\$ -	\$ -	\$ -	\$ 563,200	\$ 1,400,000	\$ -	\$ -
29	Reclaiming Southwest Chicago II	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 1,250,000	\$ -	\$ -
30	Roosevelt Road Veterans Housing	Chicago	Cook	\$ -	\$ -	\$ -	\$ 133,600	\$ -	\$ -	\$ -
31	Sarah's on Sheridan	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 6,898,871	\$ -	\$ -
32	Southbridge Phase 1A	Chicago	Cook	\$ -	\$ 4,712,900	\$ -	\$ -	\$ 1,999,950	\$ -	\$ -
33	Southbridge Phase 1B	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 1,999,950	\$ -	\$ -
34	Victory Apartments Preservation	Chicago	Cook	\$ -	\$ 675,803	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -
35	Vivian Carter Senior Apartments	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36	The New Broadview	East St. Louis	St. Clair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

IHDA Multifamily Project List (CY2019) - Funding Characteristics, Continued

#	Development	City	County	Tax Exempt Bonds	NSP	Taxable Bonds	FFB	9% Equity	4% Equity	Total Funds Committed
1	Community of Sunnybrook	Alton	Madison	\$ -	\$ -	\$ -	\$ -	\$ 8,947,536	\$ -	\$ 8,947,537
2	Working Families Rebuilding Neighborhoods	Aurora	Kane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264,217
3	Lofts on the Square	Belleville	St. Clair	\$ -	\$ -	\$ -	\$ -	\$ 8,200,014	\$ -	\$ 9,500,017
4	Lincoln Lofts	Bloomington	McLean	\$ -	\$ -	\$ -	\$ -	\$ 12,616,689	\$ -	\$ 15,142,202
5	Diamond Senior Apartments of Breese	Breese	Clinton	\$ -	\$ -	\$ -	\$ -	\$ 7,485,397	\$ -	\$ 10,627,868
6	Broadview Senior	Broadview	Cook	\$ -	\$ -	\$ -	\$ -	\$ 13,948,605	\$ -	\$ 14,744,859
7	Cornerstone Place	Carbondale	Jackson	\$ -	\$ -	\$ -	\$ -	\$ 3,382,026	\$ -	\$ 4,607,968
8	Unlocking Doors	Carpentersville	Kane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216,124
9	Bristol Place Residences	Champaign	Champaign	\$ -	\$ -	\$ -	\$ -	\$ 13,948,605	\$ -	\$ 15,293,114
10	2018 West Pullman	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 331,200
11	5150 Northwest Highway	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 17,148,545	\$ -	\$ 18,662,837
12	Bryn Mawr Apartments	Chicago	Cook	\$ 12,300,000	\$ -	\$ -	\$ -	\$ -	\$ 6,436,771	\$ 18,736,783
13	Campbell Terrace	Chicago	Cook	\$ 45,750,000	\$ -	\$ -	\$ -	\$ -	\$ 23,958,061	\$ 69,708,074
14	Casa Veracruz	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,900,014
15	Daniel Burnham	Chicago	Cook	\$ -	\$ -	\$ -	\$ 8,000,000	\$ -	\$ -	\$ 8,000,015
16	El Zocalo: La Comunidad de Brighton Park	Chicago	Cook	\$ -	\$ -	\$ -	\$ 1,792,200	\$ 6,691,849	\$ -	\$ 8,484,065
17	Garden View Apartments	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,017
18	Harry Schneider Senior Apartments	Chicago	Cook	\$ -	\$ -	\$ -	\$ 5,000,000	\$ -	\$ -	\$ 5,000,018
19	Hope Manor Village	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 10,125,037	\$ -	\$ 10,125,056
20	Humboldt Park Residence	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 451,636
21	Jarrell Washington Park	Chicago	Cook	\$ 6,384,240	\$ -	\$ -	\$ -	\$ -	\$ 5,710,908	\$ 12,980,374
22	Lawson House	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 23,747,625	\$ -	\$ 27,337,060
23	Lorraine Hansberry	Chicago	Cook	\$ -	\$ -	\$ -	\$ 6,200,000	\$ -	\$ -	\$ 6,200,023
24	Miriam Apartments	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 7,315,936	\$ -	\$ 8,815,960
25	Morningside North	Chicago	Cook	\$ 70,400,000	\$ -	\$ -	\$ -	\$ -	\$ 30,387,978	\$ 100,788,003
26	North Park Village Apartments	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 13,762,500	\$ -	\$ 13,762,526
27	Parkside Four Phase II	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,897,575
28	Ravenswood Senior Living SLF ILF	Chicago	Cook	\$ 27,250,000	\$ -	\$ -	\$ -	\$ -	\$ 13,402,308	\$ 42,615,536
29	Reclaiming Southwest Chicago II	Chicago	Cook	\$ -	\$ 2,045,631	\$ -	\$ -	\$ -	\$ -	\$ 3,295,660
30	Roosevelt Road Veterans Housing	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 11,066,431	\$ -	\$ 11,200,061
31	Sarah's on Sheridan	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,898,902
32	Southbridge Phase 1A	Chicago	Cook	\$ 8,100,000	\$ -	\$ -	\$ -	\$ -	\$ 8,867,367	\$ 23,680,249
33	Southbridge Phase 1B	Chicago	Cook	\$ -	\$ -	\$ 6,600,000	\$ -	\$ 15,226,477	\$ -	\$ 23,826,460
34	Victory Apartments Preservation	Chicago	Cook	\$ -	\$ -	\$ -	\$ -	\$ 14,248,575	\$ -	\$ 16,424,412
35	Vivian Carter Senior Apartments	Chicago	Cook	\$ -	\$ -	\$ -	\$ 10,250,000	\$ -	\$ -	\$ 10,250,035
36	The New Broadview	East St. Louis	St. Clair	\$ -	\$ -	\$ -	\$ -	\$ 13,028,773	\$ -	\$ 13,028,809

IHDA Multifamily Project List (CY2019) - Funding Characteristics, Continued

#	Development	City	County	Housing Trust Fund	Affordable Housing Trust Fund	TCAP Loan	COMED / AmRen	SHTC Donation	HOME	Financial Adjustment Factor (FAF)
37	Edwardsville Senior Living	Edwardsville	Madison	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
38	1212 Larkin	Elgin	Kane	\$ -	\$ -	\$ -	\$ 164,846	\$ 175,000	\$ 2,200,000	\$ -
39	1015 Howard Street	Evanston	Cook	\$ -	\$ -	\$ -	\$ -	\$ 495,000	\$ -	\$ -
40	Vera Yates Homes	Ford Heights	Cook	\$ -	\$ -	\$ -	\$ -	\$ 2,577,500	\$ 3,000,000	\$ -
41	Geneseo Commons	Geneseo	Henry	\$ -	\$ 1,377,618	\$ -	\$ -	\$ -	\$ -	\$ -
42	Gillespie Senior Residences	Gillespie	Macoupin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43	Edison Ave Lofts	Granite City	Madison	\$ -	\$ -	\$ -	\$ -	\$ 140,000	\$ 2,019,298	\$ -
44	Neighborhood Impact 2018	Hanover Park	DuPage	\$ -	\$ -	\$ -	\$ -	\$ 560,115	\$ -	\$ -
45	Highland Villas	Highland	Madison	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
46	CPAH Scattered-Site Rental Program	Highland Park	Lake	\$ -	\$ -	\$ -	\$ -	\$ 229,250	\$ -	\$ -
47	The Hills	Hillsboro	Montgomery	\$ -	\$ -	\$ -	\$ -	\$ 545,000	\$ -	\$ -
48	Berkshire Johnsborg	Johnsborg	McHenry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
49	Liberty Meadow Estates, Phase III	Joliet	Will	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -
50	Ladd Senior Housing	Ladd	Bureau	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
51	Brown Shoe Factory Lofts	Litchfield	Montgomery	\$ -	\$ 5,800,000	\$ -	\$ -	\$ 322,250	\$ 1,600,000	\$ 1,000,000
52	Building Strong in Will County Phase 2	Lockport	Will	\$ -	\$ -	\$ -	\$ -	\$ 178,158	\$ -	\$ -
53	Grandview Senior Residences	Marine	Madison	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -
54	Firth Avenue Apartments	Maywood	Cook	\$ -	\$ -	\$ -	\$ 236,254	\$ -	\$ 1,700,000	\$ -
55	Garden House of Maywood	Maywood	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
56	Building a Stronger McHenry County	McHenry	McHenry	\$ -	\$ -	\$ -	\$ -	\$ 320,856	\$ -	\$ -
57	Kensington Senior Residences at Randhurst	Mount Prospect	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
58	NEH1	Naperville	DuPage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
59	Newton Senior Housing	Newton	Jasper	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -
60	Brookstone at Cole Park	North Chicago	Lake	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
61	Regency at Cole Park	North Chicago	Lake	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
62	Wisdom Village of Northlake II	Northlake	Cook	\$ -	\$ -	\$ -	\$ -	\$ 375,000	\$ 2,423,625	\$ -
63	TCB Oak Park I	Oak Park	Cook	\$ -	\$ 536,121	\$ -	\$ 108,976	\$ -	\$ -	\$ -
64	Union Avenue Apartments	Orland Park	Cook	\$ -	\$ 3,890,770	\$ -	\$ -	\$ 204,500	\$ 2,000,000	\$ -
65	Spruce Village	Palatine	Cook	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
66	Tiger Senior Apartments	Paris	Edgar	\$ -	\$ -	\$ 350,000	\$ -	\$ 300,300	\$ -	\$ -
67	Pawnee Sr Homes	Pawnee	Sangamon	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
68	East Bluff Housing	Peoria	Peoria	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,380,560	\$ -
69	Parkwood Commons	Peoria	Peoria	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,955,496	\$ -
70	Frederick Ball	Quincy	Adams	\$ -	\$ -	\$ -	\$ -	\$ 1,245,000	\$ -	\$ 631,220
71	Sugar Creek Crossing	Robinson	Crawford	\$ -	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -
72	Lincoln Residences	Rock Island	Rock Island	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -
73	Renaissance Lofts and Goldman Lofts	Rock Island	Rock Island	\$ -	\$ 1,931,391	\$ -	\$ -	\$ -	\$ 1,941,900	\$ -
74	Framing Hope 2019	Rockford	Winnebago	\$ -	\$ -	\$ -	\$ -	\$ 150,307	\$ -	\$ -
75	Rushville Homes	Rushville	Schuyler	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
76	Livingston Homes (Union Square)	Springfield	Sangamon	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
77	Hathaway Homes Phase II	Taylorville/Pana	Christian	\$ -	\$ 4,150,000	\$ -	\$ -	\$ -	\$ -	\$ -
78	Pinewood Place	Urbana	Champaign	\$ 3,223,569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
79	Warrenville Horizon Sr Living Community	Warrenville	DuPage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
80	Waterman Gardens	Waterman	Dekalb	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
81	Barwell Manor	Waukegan	Lake	\$ -	\$ -	\$ -	\$ -	\$ 3,590,590	\$ 2,235,000	\$ -
82	Kirwan Apartments	Waukegan	Lake	\$ -	\$ 3,626,342	\$ -	\$ 67,447	\$ -	\$ 3,140,193	\$ -
83	Cleland Place	Wilmette	Cook	\$ -	\$ -	\$ -	\$ 43,326	\$ -	\$ -	\$ -
				\$ 3,223,569	\$ 19,135,449	\$ -	\$ 1,570,379	\$ 19,860,160	\$ 10,543,110	\$ 631,220
				\$ -	\$ 17,802,997	\$ 350,000	\$ 1,165,347	\$ 18,622,921	\$ 23,906,142	\$ 1,500,000
				\$ 3,223,569	\$ 36,938,446	\$ 350,000	\$ 2,735,726	\$ 38,483,081	\$ 34,449,252	\$ 2,131,220

IHDA Multifamily Project List (CY2019) - Funding Characteristics Continued

#	Development	City	County	Tax Exempt Bonds	NSP	Taxable Bonds	FFB	9% Equity	4% Equity	Total Funds Committed	
37	Edwardsville Senior Living	Edwardsville	Madison	\$ -	\$ -	\$ -	\$ -	\$ 8,754,279	\$ -	\$ 8,754,316	
38	1212 Larkin	Elgin	Kane	\$ -	\$ -	\$ -	\$ -	\$ 13,928,953	\$ -	\$ 16,468,837	
39	1015 Howard Street	Evanston	Cook	\$ -	\$ -	\$ -	\$ -	\$ 14,398,560	\$ -	\$ 14,893,599	
40	Vera Yates Homes	Ford Heights	Cook	\$ 5,850,000	\$ -	\$ -	\$ -	\$ -	\$ 9,671,680	\$ 21,099,220	
41	Geneseo Commons	Geneseo	Henry	\$ -	\$ -	\$ -	\$ -	\$ 9,233,601	\$ -	\$ 10,611,260	
42	Gillespie Senior Residences	Gillespie	Macoupin	\$ -	\$ -	\$ -	\$ -	\$ 5,230,797	\$ -	\$ 5,230,839	
43	Edison Ave Lofts	Granite City	Madison	\$ -	\$ -	\$ -	\$ -	\$ 5,991,303	\$ -	\$ 8,150,644	
44	Neighborhood Impact 2018	Hanover Park	DuPage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 560,159	
45	Highland Villas	Highland	Madison	\$ -	\$ -	\$ -	\$ -	\$ 8,360,983	\$ -	\$ 8,361,028	
46	CPAH Scattered-Site Rental Program	Highland Park	Lake	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 229,296	
47	The Hills	Hillsboro	Montgomery	\$ -	\$ -	\$ -	\$ -	\$ 12,107,052	\$ -	\$ 12,652,099	
48	Berkshire Johnsborg	Johnsborg	McHenry	\$ -	\$ -	\$ -	\$ -	\$ 13,919,936	\$ -	\$ 13,919,984	
49	Liberty Meadow Estates, Phase III	Joliet	Will	\$ -	\$ -	\$ -	\$ -	\$ 9,362,172	\$ -	\$ 9,762,221	
50	Ladd Senior Housing	Ladd	Bureau	\$ -	\$ -	\$ -	\$ -	\$ 7,208,769	\$ -	\$ 7,208,819	
51	Brown Shoe Factory Lofts	Litchfield	Montgomery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,722,301	
52	Building Strong in Will County Phase 2	Lockport	Will	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,210	
53	Grandview Senior Residences	Marine	Madison	\$ -	\$ -	\$ -	\$ -	\$ 4,505,838	\$ -	\$ 5,005,891	
54	Fifth Avenue Apartments	Maywood	Cook	\$ -	\$ -	\$ -	\$ -	\$ 15,353,809	\$ -	\$ 17,290,117	
55	Garden House of Maywood	Maywood	Cook	\$ 13,390,000	\$ -	\$ -	\$ -	\$ -	\$ 9,040,853	\$ 22,430,908	
56	Building a Stronger McHenry County	McHenry	McHenry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320,912	
57	Kensington Senior Residences at Randhurst	Mount Prospect	Cook	\$ -	\$ -	\$ -	\$ -	\$ 14,698,530	\$ -	\$ 14,698,587	
58	NEH1	Naperville	DuPage	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 5,233,583	\$ 7,733,641	
59	Newton Senior Housing	Newton	Jasper	\$ -	\$ -	\$ -	\$ -	\$ 6,086,694	\$ -	\$ 6,786,753	
60	Brookstone at Cole Park	North Chicago	Lake	\$ 21,800,000	\$ -	\$ -	\$ -	\$ -	\$ 12,534,432	\$ 36,334,492	
61	Regency at Cole Park	North Chicago	Lake	\$ 4,200,000	\$ -	\$ -	\$ -	\$ -	\$ 7,128,573	\$ 11,828,634	
62	Wisdom Village of Northlake II	Northlake	Cook	\$ -	\$ -	\$ -	\$ -	\$ 13,040,162	\$ -	\$ 15,838,849	
63	TCB Oak Park I	Oak Park	Cook	\$ -	\$ -	\$ -	\$ -	\$ 12,996,700	\$ -	\$ 13,641,860	
64	Union Avenue Apartments	Orland Park	Cook	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,095,334	
65	Spruce Village	Palatine	Cook	\$ -	\$ -	\$ -	\$ -	\$ 10,138,711	\$ -	\$ 11,138,776	
66	Tiger Senior Apartments	Paris	Edgar	\$ -	\$ -	\$ -	\$ -	\$ 8,888,449	\$ -	\$ 9,538,815	
67	Pawnee Sr Homes	Pawnee	Sangamon	\$ -	\$ -	\$ -	\$ -	\$ 6,952,641	\$ -	\$ 6,952,708	
68	East Bluff Housing	Peoria	Peoria	\$ -	\$ -	\$ -	\$ -	\$ 7,865,625	\$ -	\$ 9,246,253	
69	Parkwood Commons	Peoria	Peoria	\$ 7,700,000	\$ -	\$ -	\$ -	\$ -	\$ 5,128,372	\$ 15,783,937	
70	Frederick Ball	Quincy	Adams	\$ -	\$ -	\$ -	\$ -	\$ 10,574,104	\$ -	\$ 12,450,394	
71	Sugar Creek Crossing	Robinson	Crawford	\$ -	\$ -	\$ -	\$ -	\$ 7,400,994	\$ -	\$ 8,301,065	
72	Lincoln Residences	Rock Island	Rock Island	\$ -	\$ -	\$ -	\$ -	\$ 9,908,851	\$ -	\$ 10,058,923	
73	Renaissance Lofts and Goldman Lofts	Rock Island	Rock Island	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,873,364	
74	Framing Hope 2019	Rockford	Winnebago	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,381	
75	Rushville Homes	Rushville	Schuyler	\$ -	\$ -	\$ -	\$ -	\$ 6,563,148	\$ -	\$ 6,563,223	
76	Livingston Homes (Union Square)	Springfield	Sangamon	\$ -	\$ -	\$ -	\$ -	\$ 13,455,173	\$ -	\$ 13,455,249	
77	Hathaway Homes Phase II	Taylorville/Pana	Christian	\$ -	\$ -	\$ -	\$ -	\$ 12,873,429	\$ -	\$ 17,023,506	
78	Pinewood Place	Urbana	Champaign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,223,647	
79	Warrenville Horizon Sr Living Community	Warrenville	DuPage	\$ 2,200,000	\$ -	\$ -	\$ -	\$ 15,920,965	\$ -	\$ 18,121,044	
80	Waterman Gardens	Waterman	Dekalb	\$ -	\$ -	\$ -	\$ -	\$ 1,982,593	\$ -	\$ 1,982,673	
81	Barwell Manor	Waukegan	Lake	\$ 12,150,000	\$ -	\$ -	\$ -	\$ -	\$ 12,978,003	\$ 30,953,674	
82	Kirwan Apartments	Waukegan	Lake	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,834,064	
83	Cleland Place	Wilmette	Cook	\$ -	\$ -	\$ -	\$ -	\$ 4,194,780	\$ -	\$ 4,238,189	
				Single-Year Financing	\$ 180,874,240	\$ 2,045,631	\$ -	\$ 29,450,000	\$ 284,044,203	\$ 107,741,896	\$ 659,122,141
				Multi-Year Financing	\$ 59,100,000	\$ -	\$ 6,600,000	\$ 1,792,200	\$ 208,744,018	\$ 42,736,993	\$ 382,321,820
				Total	\$239,974,240	\$2,045,631	\$6,600,000	\$31,242,200	\$492,788,221	\$150,478,889	\$1,041,443,961

2019 Technical Plan Recommendations

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

Housing Principles:

Affordability & Choice:

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

Creation & Preservation:

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

Leadership:

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

ANNUAL COMPREHENSIVE HOUSING PLAN – 2019 TECHNICAL PLAN

Housing Principle: Affordability and Choice

STRATEGIES / ACTIONS	Agencies and Partners	2019 Status
Strategy #1: Implementation of Affordable Housing Planning and Appeal Act		
Continued outreach, presentations and discussions with non-exempt and at-risk of non-exemption communities throughout Illinois.	IHDA, Community Partners	Ongoing
Complete the drafting of administrative rules of operation for the fully appointed State Housing Appeals Board.	IHDA, Community Partners, Governor's Office	Completed in 2013 and updated in 2018
Identify data and administrative needs to issue a new determination of non-exempt communities under AHPAA utilizing American Community Survey (ACS) Census Data. Monitor and report on availability of needed census data sets.	IHDA, Community Partners	2018 AHPAA list was produced in December of 2018.
Strategy #2: Promote equal access to quality housing for the full diversity of Illinois households through education, enforcement and equitable allocation procedures		
Increase awareness of landlord-tenant rights and responsibilities through educational programs and materials including information on fair housing.	IDHR, CIC, Property Owners	Ongoing
Recognize communities that have actively engaged in promoting diversity for housing, anti-discrimination activities and challenge barriers to fair housing.	IDHR, Community Fair Housing Groups	Ongoing
Determine ways to assist IDHR.	IDHS, IHDA, IDHR, DCEO	Ongoing
Contingent on funding, implement rural/small city development capacity building program.	IHDA, OAG, Municipalities, Other Parties	Ongoing
Implement HUD's Affirmatively Furthering Fair Housing and Assessment Tool Rules through coordinated Assessments of Fair Housing.	IHDA, DCEO, IDPH, IDHR, Municipalities, Counties, PHAs	On Hold (due to HUD notice – see AFFH Section)
Strategy #3: Expand access to housing for persons with disabilities transitioning from institutional settings to community-based housing and other special needs populations		
Seek improvements and funding opportunities to expand accessible features and agency participation of the Statewide Housing Locator.	IHDA, IDHFS, IDHS, IDoA	Ongoing
Train service providers on the rights of persons with disabilities and resources under Fair Housing laws, especially the Reasonable Accommodations, and on affordable housing programs. Enhance this training for compliance with consent decrees.	IHDA, IDHFS, IDHR, IDHS, IDoA, HUD	Ongoing
Improve the affordable housing referral network to connect persons with disabilities and other special needs to available, affordable and appropriate housing.	IHDA, IDHFS, IDHS, IDoA	Ongoing
Research and promote best practices in accessibility and reasonable accommodation for improving access to affordable housing to a variety of special needs populations	IDHR, IHDA, IDHS, IDOC, IDVA, Property Managers, Owners	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN

Housing Principle: Affordability and Choice

STRATEGIES / ACTIONS	Agencies and Partners	2019 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, IDFPR, 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, IDFPR, Governor's Office, State Agencies	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Affordability and Choice		
STRATEGIES / ACTIONS	Agencies and Partners	2019 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	2019 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	2019 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	2019 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	2019 Status
Strategy #9: Implement strategy to prioritize the preservation of federally assisted housing at risk of expiring (especially those with rental assistance)		
Design technical assistance, inspection enforcement and financing programs to assist current and future owners to preserve affordability, address exit tax and valuation issues and quality of assisted housing units.	IHDA, Financial Institutions, Non-Profit and For-Profit Developers	Ongoing
Explore opportunities to use tax-exempt bonds and 4% LIHTC for streamlined acquisition and preservation financing (RAD).	IHDA, Non-Profit and For-Profit Developers, PHAs	Ongoing
Support federal legislation to provide exit tax relief and similar tax incentives to promote preservation of existing affordable housing.	IHDA, Financial Institutions, Non-Profit and For-Profit Developers	Ongoing
Develop a comprehensive Federally Assisted Housing Preservation Act program to include technical assistance for tenant empowerment and favorable affordable financing considerations.	IHDA, Financial Institutions, Non-Profit and For-Profit Developers	On Hold
Strategy #10: Improve coordination with local housing entities to increase financing opportunities		
Explore methods to improve coordination between State agencies, public housing authorities, local governments and developers – especially in rural areas of Illinois (Rental Assistance demos and other multifamily financing projects).	IHDA, PHAs, Developers, Local Governments	Ongoing
Examine methods to expand the capacity of Community Housing Development Organizations to better serve a variety of housing needs throughout the state (including multifamily development) and continue to implement existing program.	IHDA, HUD, CHDOs, HAI	Ongoing
Conduct a series of workshops to help underfunded Public Housing Authorities access information and ideas on rebalancing	IHDA, PHAs, Enterprise, NAHRO, Advocates	Ongoing
Identify and analyze publicly funded affordable housing investments throughout the state as part of coordinated reporting and mapping/inventory of State resources and commitments.	All State Agencies	On Hold
Explore funding and planning models that encourage and allow scattered-site rental redevelopment providing neighborhood-integrated rental housing of all types.	IHDA	On Hold
Strategy #11: Identify new and expand existing Federal and State resources and initiatives for foreclosure prevention and mitigation		
Identify housing strategies, programs and resources for persons not eligible for foreclosure assistance, including rental assistance and homeless prevention.	Housing Task Force, Housing Counseling Agencies, PHAs, CoCs	Ongoing
Work with Illinois Department of Financial and Professional Regulation to ensure regulatory enforcement of "High Cost" Mortgage Act.	Financial Institutions, IDFPR, Counseling Agencies	On Hold
Strategy #12: Create and assist community support network for the State		
Operate the funding of abandoned property relief programs: Abandoned Properties Program, Blight Reduction Program and Land Banking Program.	IHDA/OAG/Treasury	Ongoing
Continue to seek funding and maintain a variety of counseling services, focusing primarily on foreclosure prevention and homebuyer counseling.	IHDA, Housing Counseling Agencies, ILGA, NeighborWorks, HUD	Ongoing
Seek funding and operate home repair and homebuyer assistance programs as a method of maintaining affordability, preventing foreclosure and preserving single-family housing stock.	HDA, Housing Counseling Agencies, ILGA, NeighborWorks, HUD	Ongoing
Strategy #13: Explore actions to further promote accessible affordable housing		
Explore options to better identify existing accessible housing units and need for the same (statewide, housing locator, waiting list, etc.).	IHDA, HTF, IDHS	Ongoing
Conduct research on actual costs of adding accessibility and universal housing design to new development and rehabilitation costs.	IHDA, IDHFS, IDOA, IDVA, IDHS	Ongoing
Investigate options/policies for promoting increased occupancy of accessible units in all assisted housing by persons with accessibility needs.	IHDA, Owners, Property Managers	Ongoing
Encourage inclusion of universal design principles in affordable housing units via the LIHTC QAP process.	IHDA, Developers, IHC	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN

Housing Principle: Leadership

STRATEGIES / ACTIONS	Agencies and Partners	2019 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	2019 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	2019 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	2019 Status
Strategy #11: Expand and support availability and access to supportive living services		
Evaluate Illinois Medicaid 1115 Waiver requirements and options for supportive housing services.	IDHFS/ Housing Task Force	Ongoing
Continue to promote PHA Preferencing for people with disabilities.	IHDA, IDHS	Ongoing
Strategy #12: Develop a better understanding of the specific and unique housing needs of all Illinois residents, and prioritize state and federal resources, where possible.		
Utilize State partners, the State Housing Task Force and local expertise to better assess the true housing needs of Illinois residents at the local and regional levels.	IHDA, Housing Task Force, State Partners, Municipalities, Governor's Office	Ongoing
Create/explore solution-based actions and strategies that align state and federal sources to improve State-led housing policy and planning.	IHDA, Housing Task Force, State Partners, Municipalities, Governor's Office	Ongoing
Assess the current Housing Plan development process for the Housing Task Force, including updating and rewriting the ACHP's Annual Technical Plan.	Housing Task Force	Ongoing
Strategy #13 Coordinate affordable housing inclusion in state and federal capital and economic development initiatives		
Encourage statewide expansion of Live Near Work and transit oriented development initiatives with new and existing partners.	IHDA, DCEO, TA Providers, CNT	Ongoing
Design and implement legislative agenda for state and national leaders, including infrastructure initiatives.	IHDA, Housing Task Force, All State Agencies	Ongoing
Market Employer Assisted Housing programs in materials for the DCEO Opportunity Returns program, DCEO's Workforce Investment Boards and other opportunities.	IHDA, DCEO, Local TA Providers	On Hold
Explore opportunities for use of Community Development Block Grant (CDBG) funds for housing development to complement economic development activities.	DCEO, IHDA	On Hold
Work with IEPA to improve potential of developing brownfields properties and identifying programs that can be used for housing development.	IEPA, HUD	On Hold
Strategy #14: Implement the Affordable Housing Planning and Appeal Act		
Continue outreach, presentations and technical assistance with Affordable Housing Planning and Appeal Act non-exempt and at-risk communities throughout Illinois.	IHDA, Community Partners	Ongoing
Provide extensive technical assistance to communities seeking to enact meaningful Affordable Housing Plans.	IHDA, Community Partners	Ongoing
Strategy #15: Research/Investigate solutions to address/reduce the rising cost of affordable housing		
Provide technical assistance via an ongoing community revitalization network/program to communities requesting robust local-level planning.	IHDA	Ongoing
Review existing research and conduct new analysis focused on affordable housing development cost containment strategies.	IHDA, Housing Task Force, IHC	Ongoing
Analyze cost savings option under the State's control and potential impact on public policies and quality of development.	IHDA, Housing Task Force, IHC	Ongoing

Appendices

Appendix A: Glossary of Terms, Acronyms, and Agencies

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

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

Funding Programs and Projects

Build Illinois Bond Fund / Capital Fund

Created in 2009 by the Illinois General Assembly, the Illinois Affordable Housing Capital Fund was a \$100,000,000 appropriation for affordable housing grants, loans and investments for low-income families and persons. An additional \$30,000,000 was appropriated specifically to assist veterans at-risk of being and low-income persons with disabilities. In 2019, \$200 million was allocated for statewide affordable housing initiatives as part of the Rebuild Illinois state capital bill. IHDA is currently working with the Governor's office to finalize a 5-year Capital Budget Plan.

CCRS

Community Care in Residential Settings (IDoA)

CDAP

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

CDBG

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

CDBG Disaster Recovery Program

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

HERA

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

HHF

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

HOPWA

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

Funding Programs and Projects Continued.

GRF

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

IHWAP

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

LIHEAP

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

LIHTC

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

MCC

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

MRB

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

MRF

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

Housing Trust Fund (HTF)

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

NSP

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

RHSP

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

Other Relevant Terms

AHPAA

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

Care Coordination Plan

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

Choice Neighborhoods Initiative

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

Colbert v. Pritzker Case

Lawsuit filed on behalf of persons with disabilities who are unnecessarily confined to skilled nursing facilities (SNF) nursing homes. The consent decree implementation plan was agreed upon in November 2012. Cost to State must be budget neutral.

Continuum of Care (CoC)

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

Comprehensive Housing Planning Act

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

EAH

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

CRP

A Community Revitalization Program is a locally approved intentional effort that is likely to lead to measurable increases in access to employment, living wage jobs, healthcare, supportive services, community amenities, transportation, quality and affordable housing stock. The most effective CRPs involve community stakeholders, including residents, employers and elected officials, in planning and implementing community revitalization efforts for the benefit of the entire community.

Other Relevant Terms, Continued.

HEARTH Act

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

HUD Lead Safe Housing and EPA Remodeling and Repair Rules

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

ILHousingsearch.org

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

Ligas Consent Decree

In the *Ligas v. Eagleson* Consent Decree, plaintiffs held that they were segregated and institutionalized in private State-funded Intermediate Care Facilities for People with Developmental Disabilities (ICFDDs) which provide on-site long-term care services for individuals with developmental disabilities. The case was settled on June 15, 2011.

Other Relevant Terms Continued.

Money Follows the Person

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

NOFA – Notice of Funding Availability

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

Norman Decree

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

RFP

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

RFA

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

Section 1115 Waiver

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

Supportive Housing Working Group

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

State Referral Network

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

TIF

Tax Increment Financing – Municipalities in Illinois have the authority to undertake public and private redevelopment projects in blighted areas via Tax Increment Financing (TIF) districts. There are several TIF mechanisms that may apply to affordable housing: local issuance of bonds to fund public improvements; reimbursement of development expenses; and use of tax increment revenues to pay for up to 50 percent of the direct cost of construction of new housing units to be occupied by low- and very low-income households.

Other Relevant Terms Continued.

Williams Consent Decree

The Williams v. Pritzker lawsuit was filed in 2005 by two people with mental illness residing in large, private State-funded facilities called Institutions for Mental Diseases (“IMDs”). The plaintiffs alleged that they were needlessly segregated in IMDs and the State of Illinois had violated the ADA and denied them the opportunity to live in integrated settings where they could lead more independent and more productive lives in their own communities. On September 30, 2010 the Judge gave final approval of the Consent Decree which requires the State to implement a service plan and meet a variety of annual benchmarks towards providing Community-Based living arrangements for persons with mental illness.

Appendix B: Housing Task Force Members

Task Force Members / Housing Task Force Chair:

Executive Director, Illinois Housing Development Authority
IHDA staff provide administrative assistance and serve as ad hoc experts on the Housing Task Force

Task Force Members/Governor-appointed Housing Expert Members

Syed Abedi, Community Member - IT Project Manager
Diane Baker, Worn Jerabek Wiltse Architects, P.C. - Architect Representative
Betsy Benito, CSH - Director, Illinois Program
Allison Clements, Illinois Housing Council – Executive Director
George Dinges, Development Services Group – President/Vice President
Nancy Firfer, Metropolitan Planning Council – Board of Governor’s Chair
Michael Goetz, Laborer’s Home – Director
David Hirsch, Dougherty Mortgage, LLC – Vice President, Production
Peter Holsten, Holsten Developments – President
Brian Hollenbeck, Rock Island Economic Growth Corporation – Executive Director
Jennifer Hill, Alliance to End Homelessness in Suburban Cook County – Executive Director
Mary Keating, The County of DuPage County – Director of Community Services
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
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.)