



# Illinois' Annual Comprehensive Housing Plan

## CALENDAR YEAR 2025

Submitted By:  
The Illinois Affordable Housing Task Force

To:  
JB Pritzker, Governor  
and  
The Illinois General Assembly

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**The Illinois Affordable Housing Task Force stands for housing as a human right and believes access to affordable housing by all persons is integral to the creation and preservation of robust communities.**

**Forged under this principle, the Task Force was designed specifically to pursue the idea that all Illinoisans should have access to safe housing options that first meet their most basic needs for shelter, but also enable them to live fulfilling and dignified lives in the communities of their choice. In this way, housing is not only an essential personal asset, but also a community asset, economic engine, and a linkage to future growth for Illinois' individuals, families, and households.**

**These ideals are embodied in this document, the Housing Task Force's Annual Comprehensive Housing Plan, as it sets forth affordable housing priorities to guide emerging and ongoing statewide housing needs in service of finding solutions and allocating funding/resources to target to the priority populations.**

## **Twenty Years of Comprehensive Affordable Housing Planning for Illinois**

Initially established in 2003 by a Governor's Executive Order, the Comprehensive Housing Planning Act ([310 ILCS 110/](#)) ("the CHPA") provides a structural framework by which Illinois can coordinate affordable housing funding and residential services across public and private activities and partnerships, establishes a statewide housing initiative by identifying underserved Priority Populations, and it allows for opportunities to guide policy and planning. In this way, the Comprehensive Housing Planning Act provides a structure for the state to better meet the housing needs of some of the most vulnerable Illinoisans.

*Please see Appendix D for the full Comprehensive Housing Planning Act.*

Instituted by the CHPA, the State Housing Task Force ("Housing Task Force"), is coordinated by the Illinois Housing Development Authority ("IHDA"), of which IHDA's Executive Director serves as the body's Chair.

A core requirement of the Comprehensive Housing Planning Act is creation of the Annual Comprehensive Housing Plan ("ACHP"), which for the past 20 years has provided a yearly summary of planned funding for affordable housing infrastructure and related services across Illinois.

In 2020, IHDA, along with the Housing Task Force, began a statewide housing needs assessment known as the Illinois Housing Blueprint ("[the Blueprint](#)"). While not required by the Comprehensive Housing Planning Act, the Blueprint functionally links the funding planned by the ACHP to actual housing needs observed throughout Illinois.

At the end of 2026, the CHPA is slated to sunset following over 20 years of impact. Considering this, 2025 will focus on preparing for this transition. Across 2024, IHDA and the Housing Task Force membership considered the inherent value and benefits provided by both the Housing Task Force and the ACHP, and how these benefits translate to potential "next steps". In member discussions, it was decided the Housing Task Force and Annual Comprehensive Housing Plan should be continued past the expected sunset of the CHPA. Task Force members and IHDA facilitators further identified multiple areas of the CHPA that could be improved, in turn allowing the Housing Task Force to continue advancing itself toward more holistically representing both the state's diverse affordable housing needs, and the varied work being undertaken to meet those needs.

In view of this this, Illinois' 2025 Annual Comprehensive Housing Plan (and the subsequent 2026 ACHP) will take on new paths that are quite different from previous versions of the ACHP. The Task Force will be working towards closing out many existing planning endeavors continued from prior years, while also setting up a framework for the reinvention and reaffirmation of the Housing Task Force's future. As demonstrated in this plan for 2025, the Housing Task Force intends to oversee this planned transformation by diving deep and examining the role the Housing Task Force and the CHPA have filled in Illinois, planning to renew the CHPA, making recommendations for transforming the committee in the future, and by thoroughly examining emerging housing needs in Illinois.

## Illinois' Affordable Housing Task Force Membership

As intended by the CHPA, the Housing Task Force is a statewide consortium of appointed “housing experts” from a variety of entities, designated state and federal agency representatives, and invited guests, that meets throughout the year to inform and guide housing policy in Illinois. When fully appointed per statute, the Housing Task Force is comprised of forty-three representatives, who are variously appointed by the Governor, General Assembly, and the designated state and federal agencies. Housing Task Force membership for 2025 is as follows:

### 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

### Designated State Agency Members

Illinois Governor's Office

Illinois Lieutenant Governor's Office

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

*\*In addition to the designated IDHS representative, the State Homelessness Chief at IDHS is an invited guest*

### Governor-appointed Housing Expert Members

Syed Abedi, Plainfield Park District Board of Commissioners, Village of Plainfield

Diane Baker, Worn Jerabek Wiltse Architects, PC

Kate Brown, Clear Innovative Solutions, LLC

Allison Clements, Illinois Housing Council

George Dinges, Development Services Group

Nancy Firfer, Metropolitan Mayor's Caucus

Jennifer Hill, Alliance to End Homelessness in Suburban Cook County

David Hirsch, Greystone & Co.

Brian Hollenbeck, Rock Island Economic Growth Corporation

Peter Holsten, Holsten Real Estate Development & Management Corporation

Mary Keating, DuPage County

Raymond Lai, McLean County Regional Planning Commission

Lynnette McRae, Chicago Community Trust

Mike Neihaus, Windsor Homes

Sylvia Puente, Latino Policy Forum

Robin Snyderman, BRick Partners, LLC

Lily Walton, Housing Authority of Champaign County  
*Member Position Vacant (formerly David Esposito, Supportive Housing Providers Association)*

### Governor-appointed Agency Members

U.S. Department of Housing and Urban Development

U.S. Department of Agriculture

### 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 (State Representative Will Guzzardi)

The Minority Leaders of the Illinois House of Representatives or designee

## Illinois' Priority Populations

The current Comprehensive Housing Planning Act established eight statewide Priority Populations to center and guide the Housing Task Force's work on behalf of Illinois. These Priority Populations were specifically designated in the Act, because as underserved groups which face barriers to housing and access to resources, they represent the core ongoing affordable housing and residential supportive service needs of the state. Not only are the Priority Populations the focus of the ACHP, they also provide a framework that guides the use of major affordable housing and resident services funding options (described in this plan), and in other planning efforts throughout Illinois.

The Priority Populations are as follows:

- **Low-income households** (at or below 50% of Area Median Income ("AMI"), with particular emphasis on households earning below 30% of AMI);
- **Low-income seniors;**
- Low-income **persons with disabilities;**
- **Persons experiencing homelessness** and at-risk of homelessness;
- Low- and moderate-income persons unable to afford **housing near work or transportation** ("Live Near Work");
- Low-income **persons residing in existing affordable housing that is in danger of being lost** or becoming unaffordable ("Preservation");
- Low-income people residing in communities with **ongoing community revitalization efforts;** and
- Other **special needs populations**, including justice-involved persons and veterans experiencing, or at risk of, homelessness.

Please note, the Priority Populations are not ranked by any form of preferential order. Addressing and meeting the needs of each population is crucial to advancing equitable affordable housing and residential service planning in Illinois. Also, as future work is undertaken to reinvent the Housing Task Force and the ACHP through modifications to the CHPA, the Priority Populations may also adjust or be recontextualized.

## Summary of the 2025 ACHP Funding Estimates

The 2025 Annual Comprehensive Housing Plan sets forth funding, resources, and programming to advance the State’s policy priorities and increase access to affordable housing for thousands of Illinois’ residents. Through the Housing Task Force’s leadership and ongoing engagement from State agencies, State legislators, and community stakeholders, Illinois’ housing and service planning efforts will come to fruition.

With \$3.9 billion in total estimated funding for all housing production/preservation and residential services in 2025, the State can make a real impact in addressing the housing needs of its Priority Populations and others. By focusing on inclusion, diversity, and equity, particularly in homeownership and education programs, the state can impact racial and ethnic disparities by building wealth in Black and Latinx households and communities. New and preserved affordable housing that is decent, safe, and modern can contribute to economic resilience in a community. By increasing the production and preservation of affordable housing, especially income restricted rental units accessible to households at or below 80% AMI, the state can reduce the downward pressure caused by households over 80% accessing otherwise affordable housing units already in limited supply, in turn enabling vulnerable populations to remain in their communities for the long-term.

The following chart provides a summary of funding anticipated to be available in 2025. Details of these funding levels are provided in the Housing Production and Residential Services Plans found later in this document.

<b>MULTIFAMILY PROGRAMS</b>	Total estimated funding amount for 2025	\$1,246,660,000
	Total number of units produced at \$450,000/unit	2,770
<b>SINGLE-FAMILY PROGRAMS</b>	Total estimated funding amount for 2025	\$149,944,000
	Estimated total number of households assisted	10,070
<b>RESIDENTIAL SERVICES PROGRAMS</b>	Total estimated funding amount for 2025	\$2,551,277,000
<b>IHDA TA &amp; CAPACITY PROGRAMS</b>	Total estimated funding amount for 2025	\$2,190,000
<b>TOTAL ESTIMATED FUNDING FOR ALL HOUSING PRODUCTION IN CY 2025:</b>		<b>\$3,948,071,000</b>

## Building the 2025 Annual Comprehensive Housing Plan

The 2025 Annual Comprehensive Housing Plan represents a break from the past 20 plus years of the Housing Task Force and previous ACHPs, because it is intended to function as a bridge between eras and an opportunity for a new beginning. Across the Housing Task Force's existence, it has been strongly influenced by the working groups established through the initial Executive Order in 2003, that was later codified into the Comprehensive Housing Planning Act in 2006. With the CHPA sunsetting in 2026, the challenge for 2025 will be to learn from past practices and identify themes which must be carried forward, while capturing new developments and ways of thinking that can lay the groundwork for the Task Force's future and its continued success.

Currently, as required and guided by the Comprehensive Housing Planning Act ([310 ILCS 110/](#)) which provides parameters, due dates, and Priority Populations, the Annual Comprehensive Housing Plan is submitted by the Housing Task Force to the Illinois General Assembly in January of each year. The document is a demonstration of collaboration and interdepartmental coordination between participating state agencies (see the list of Housing Task Force Membership) and ongoing partnerships with public and private funders, service providers, advocates, and affordable housing developers. *The main function of the ACHP is to coordinate priorities for funding sources administered by the State for affordable housing construction, rehabilitation, preservation, down payment assistance, operating or rental housing subsidies, and supportive services.* These priorities have profound impact on the Housing Production Plan and the Residential Services Plan located later in this document, prior to the appendices.

Results oriented planning cannot happen in a vacuum. A wide array of perspectives and experiences must be considered to effectively plan for affordable housing and supportive services in Illinois. The process of consensus building and reconciling across different platforms and evolving agendas is an ongoing one, and the ACHP is an annual statement of the fruit of this labor. In this way, the ACHP has become a centralized document needed to move the state toward meeting its housing needs while considering and weighing these core values:

- Focusing on **inclusion, diversity**, and realizing **equity** throughout Illinois' many geographies and demographics.
- Seeking to expand and **enhance services provided to our priority populations** with recommendations from new statewide plans and the strong work of other housing-related task forces.
- Interested in both **providing access** to affordable housing opportunities in new areas that do not traditionally consider affordability, and in working to improve existing affordable living opportunities in areas of high investment.
- Examining **individualized, ongoing, and emerging housing needs** in our markets and preparing future resources to serve these needs.
- Working to efficiently and effectively utilize existing resources to **stretch the value of what we have**.
- Researching the state and national **affordable housing landscape** and mining for ideas.
- Engaging with our legislators to **identify future resources** that will shape the way we serve Illinois moving forward.
- Commitment to **rethinking** how to grow the momentum of the past 20 years, by focusing on next steps for the Housing Task Force itself, discussing evolving priorities and service needs, and considering ways to comprehensively plan for housing with renewed and responsive purpose on behalf of all Illinoisans.

With ever more multi-layered demands impacting the state's housing and services provisions, the Housing Task Force must continue to incorporate a wide variety of information and recommendations, while remaining capable of systematically planning for results.

Similarly, the ACHP must also evolve, which it has in embracing the Illinois Housing Blueprint. Begun in 2020, the Blueprint is a statewide planning initiative that aims to identify emerging housing needs and to create a vision for the future of equitable affordable housing in Illinois. Its development involves extensive multi-party stakeholder and resident outreach, data driven research, and coordination among state agency representatives, a variety of affordable housing and resident supportive services industry members, and input from the public, to produce



insights and action-oriented recommendations. The Housing Task Force serves as a main advisor in the development of the Blueprint. Though the next Illinois Housing Blueprint is not scheduled to be completed until 2026, the link between the Housing Task Force and the Illinois Housing Blueprint will still factor heavily into the activities of the Housing Task Force in 2025 because recommendations from previous Illinois Housing Blueprints have been integrated into this year's recommendations and action items.

The Housing Task Force's work and the ACHP are also informed by a multitude of other contributors. For instance, many of this year's recommendations and action items, especially those geared to the Priority Populations, are directly influenced by other related task forces, projects, planning endeavors, research, and interagency collaboration occurring throughout the state. While a full list of these "influences" is included as Appendix B, several major influences on activities for 2025 are specifically called out below:

### **1. Home Illinois: Illinois' Plan to Prevent and End Homelessness**

Partnership with the Home Illinois Plan (issued in 2023) and with the Illinois Office to Prevent and End Homelessness ("OPEH") has been a major influence on the Housing Task Force for the last several years. In October 2024, OPEH released the second iteration of Home Illinois Plan for FY 2025 – 2026. Key plan activities that require interagency collaboration and coordination include increased development of permanent supportive housing, particularly coordination of capital and service/operational funding; improving discharge planning for young adults leaving state systems of care, particularly youth aging out of foster care and transitioning back to the community from the juvenile justice system; and expansion of medical respite models.

### **2. Black Homelessness in Illinois: Structural Drivers of Inequality**

Released in April 2024, this report commissioned by OPEH and prepared by the Institute for Research on Race and Public Policy ("IRRPP") at the University of Illinois at Chicago ("UIC") outlines how structural factors such as lack of affordable housing, evictions, incarceration, unemployment, healthcare access, and aging out of foster care often push Black residents of Illinois toward homelessness, in addition to containing a responsive State action plan to address the high Black-white rate of racial disparity in rates of homelessness in Illinois. The report found that Black Illinoisans are almost 8x more likely to experience homelessness than white Illinoisans, and found specific, current structural drivers of this disparity. That is, it identified structural forces like evictions and incarceration which the likelihood a Black household will experience homelessness differently than they effect white households. These are promising opportunities for policy intervention. With its development guided by a Racial Equity Roundtable on Black Homelessness convened by OPEH, and extensive community listening sessions, the report focuses on evidenced based drivers of homelessness and rebuts common cultural narratives on homelessness, including that it is caused by individual responsibility or choices. This report will be a major focus of the Housing Task Force in 2025 as the Housing Task Force will convene a working group in 2025 that will deeply examine the findings of the report and use them to build direct policy recommendations for the state. The Black Homelessness Working Group of the Housing Task Force will be convened in early 2025 with volunteers from the Housing Task Force. While IHDA/OPEH staff will be convening the Working Group, the recommendations are to be developed independently and will be presented to the Housing Task Force for approval. Once approved, the recommendations will be sent for review to the Executive teams of the impacted state agencies who will be responsible for advancing the recommendations to the Governor's Office directly.

### **3. The Qualified Allocation Plan ("QAP")**

As part of its statewide administration of the Low-Income Housing Tax Credit, IHDA is required to publish a QAP that details the rules and scoring procedures on how IHDA awards these very important tax credits. The QAP is updated every two years with extensive internal and external stakeholder input and informed by various planning and research methods. For 2024-2025, the QAP set out to align Housing Task Force/ACHP policy priorities for the most vulnerable populations with the allocation of LIHTC. Focusing on statewide equity, most vulnerable populations and sustainability, the QAP is one of the key practical documents that is informed by the ACHP. In 2025, IHDA will be developing a new 2026-2027 QAP and will be utilizing Housing Task Force input on this QAP to not only assure the Authority is thinking holistically, but also to make sure there is a real linkage between policy priorities and the documents that truly guide financial resources and state investments.



#### 4. Report of the Ad-Hoc Missing Middle Housing Solutions Advisory Committee

Citing an awareness that increasing housing cost burdens combined with Illinois' notably underperforming housing supply chain may negatively impact business and job creation due to a lack of attainable housing options for working and middle-income Illinoisans, the Governor convened an Ad-Hoc Missing Middle Housing Solutions Advisory Committee across June – September 2024, tasked with developing a report of interventions the State could pursue to accelerate the production or preservation of housing for middle- or moderate-income households, those making between 80 – 140% AMI (“Missing Middle”). The report includes ideas to reduce unnecessary barriers to development, stimulate investment for housing production, and create new partnerships and technical assistance programs. Informed by the report, is Executive Order 2024-03, which creates the position of Illinois Director of Housing Solutions, who will work in close consultation with IHDA, the Department of Commerce and Economic Opportunity (“DCEO”), and other state agencies to better align economic growth with housing development to address the workforce housing affordability crisis in Illinois by implementing the report’s recommendations.

## Housing Task Force Annual Policy Priorities

Each year, the Housing Task Force includes within the ACHP, a set of forward-looking policy priorities that target the most prevalent affordable housing challenges facing Illinois. These Annual Policy Priorities are formed from input provided by the housing experts residing on the Housing Task Force, as well as a variety of related housing planning efforts such as the Illinois Housing Blueprint, Housing Task Force and Blueprint Working Groups, Home-Illinois, and cross-coordination with other planning and research ongoing throughout the state. The policy priorities are intended to help guide the work of the Task Force across the calendar year, and further the goals of the ACHP. For 2025 the five annual policy priority areas are as follows:

- **Policy Priority #1:** Address Inequities in Housing
- **Policy Priority #2:** Advance Access for Priority Populations
- **Policy Priority #3:** Support Economic Resiliency and Energy Efficiency in Affordable Housing
- **Policy Priority #4:** Maximize Impact of New Resources and Programming by Building Partnerships and Leadership Capacity
- **Policy Priority #5:** Rethinking the Comprehensive Housing Planning Act

These policy priorities are not ranked in preferential order. Their respective numbers are merely for reference purposes. The individual priorities are all crucial to the success of addressing affordable housing challenges in Illinois and they should be seen as equally valid and mutually reinforcing.

### ACHP Policy Strategies

The ACHP benefits enormously from the wide variety of influences that factor into its creation. Fusing expertise and findings from the Housing Task Force, the Blueprint, and the many statewide reports and ongoing planning endeavors, the ACHP provides a unified voice offering comprehensive and actionable strategies that can be used to advance affordable housing and service planning. Using the below general policy strategies as a basis, the Housing Task Force was able to craft specific recommendations, action items, potential partners, and anticipated timelines for the 2025 policy priorities, which are detailed later in this section.

- Explore innovative opportunities to **reduce barriers to affordable housing** in Illinois.
- Focus on the integration of market analysis and **data driven tools** in planning processes to highlight disparities and identify areas where future investment can have a significant positive impact.
- Use a **Diversity, Equity, and Inclusion (“DEI”)** lens to assess program impacts to guide improvements and new efforts aimed at more equitable outcomes for Illinois residents.
- Implement robust and **equitable planning practices** to improve access to safe, decent, and affordable rental housing and homeownership opportunities in underserved communities.
- Target capacity building initiatives and partnerships at **diversifying leadership and participants in the housing development field.**
- Maximize the use of existing resources and interagency collaboration to connect Priority Populations to **housing and supportive services funding opportunities.**
- Continue **interagency partnerships** by IHDA and other State agencies and the Illinois Office to Prevent and End Homelessness.
- Utilize affordable housing construction and preservation as a form of **economic development in underserved lower-income and rural communities.**
- Provide robust **technical assistance** to help communities build their capacity to engage in community revitalization and affordable housing development.
- Coordinate across State agencies and disciplines to connect affordable housing programs with resources for **environmental sustainability, energy efficiency, and renewable energy.**
- **Focus on developing next steps** for the Housing Task Force and comprehensive housing planning in Illinois to continue meeting housing and service needs in a responsive and sustainable manner.

### **Achieving the ACHP Annual Policy Priorities**

Each ACHP policy priority includes a list of recommendations from the Housing Task Force. Nested beneath the recommendations, are lists of specific action items and corresponding information including, lists of potential partners who may substantially contribute to their completion, along with timelines. Partners include various Illinois State agencies, and other entities whose work contributes to, or aligns with the Housing Task Force’s mission of providing affordable housing and resident supportive services in Illinois.

Timelines for each action item are grouped as short, medium, and long-term. These assume short-term action items will take one to three years to complete, medium-term items will take three to five years, and long-term items will take five to seven years. These timeline estimates highlight the multi-year periods necessary for the development and implementation of many of this year’s recommendations.

### **Documenting and Incorporating Progress towards ACHP Annual Policy Priorities**

Progress towards each successive ACHP’s annual policy priorities is documented in the corresponding Annual Comprehensive Housing Plan - Annual Progress Report (“ACHP-APR”), which is also required by the Comprehensive Housing Planning Act. Progress reporting for the prior year’s ACHP is due every year on April 1<sup>st</sup>. Information compiled in the yearly ACHP-APR is shared with the Housing Task Force members with the intent of sparking conversations during regular meetings, and when developing the annual policy priority areas for the ACHP, since developments and successes in the prior year must directly inform the individual priorities and their associated recommendations and action items for the following year.

## Policy Priority #1: Address Inequities in Housing

For a variety of complex reasons, federal, state, and local policies have historically failed to allow non-white, lower-income, and rural populations to fully reap the social and financial benefits of secure, stable, and affordable housing. Even with gains facilitated by federal legislation banning discrimination in the housing and financial markets, including the Fair Housing Act, Community Reinvestment Act, and Equal Credit Opportunity Act, among others, Illinois is still grappling with an entrenched legacy of discriminatory practices.

That said, the State, its agencies, and the Housing Task Force, are firmly committed to directly addressing the effects of systemic racism and past use of government sponsored discriminatory policies, by improving access and equity throughout the affordable housing field. Since its inception in 2003, the Housing Task Force has been a source of unified conversation around addressing housing inequities, and in 2025, it will continue to be a safe place to share innovations and new ideas across the agencies and with dedicated housing experts.

### Applicable ACHP Policy Strategies

- Diversity, Equity, and Inclusion
- Equitable planning practices
- Reduce barriers to affordable housing
- Diversifying leadership and participants in the housing development field
- Technical assistance

Recommendations	Action Items	Partners	Timeline
<p><b>Increase BIPOC homeownership via long-term and sustainable changes to the homebuying process</b></p>	<p>Add flexibility to the state’s approaches to addressing regional and socioeconomic differences in home purchasing (small dollar home loans in lower cost areas, layered financing options).</p>	<p>IHDA, IDFP, Banks &amp; Lending institutions, Foundations, LISC, CIC, FHLB, IFF, NHS, Local government entities, (assessor’s offices, recorders of deeds, and county clerks), Housing Counseling Agencies, Community Action Agencies, Regional Planning entities, Not-for-Profit Developers, Land Banks, Local Redevelopment Authorities, ILGA</p>	<p>Short/Medium-Term</p>
	<p>Expand financial counseling resources and partnerships to include an emphasis on clear and clean transfer of property title, easing the passing on and benefits of homeownership and intergenerational wealth for BIPOC homeowners.</p>		<p>Medium-Term</p>
	<p>Explore property tax reduction and/or exemption programs for low-income, senior, disabled, veteran, etc. homeowners, as well as education efforts targeted towards eligible population’s awareness of these programs.</p>		<p>Long-Term</p>
	<p>Spur single-family housing development by emerging BIPOC developers in underserved areas.</p>		<p>Long-term</p>
<p><b>Create better access to housing in communities through equitable planning practices</b></p>	<p>Begin planning for a new iteration of the Illinois Housing Blueprint, slated for production in 2026, with a scope of work focused on a multidimensional view of statewide equity.</p>	<p>IHDA, Housing Task Force</p>	<p>Short Term</p>
	<p>Connected with the Black Homelessness in Illinois Report and IOPEH, convene a working group of the State Housing Task Force to survey the housing policies that other states are implementing and/or considering to reduce racial disparities in housing and homelessness.</p>	<p>Housing Task Force</p>	<p>Short-Term</p>
	<p>Explore the identification of funding sources and the development of policies to encourage preservation and new construction of single-family housing options that would serve the needs of “Missing Middle” Illinoisans.</p>	<p>IHDA</p>	<p>Medium-Term</p>
	<p>Support community reinvestment efforts that reduce racial and socio-economic segregation and lead to increased access to homeownership opportunities.</p>	<p>Local Municipalities and Governments, Community Organizations, Regional Planning entities, IHDA, Other State agencies, HUD, Educational institutions, Housing Task Force, etc.</p>	<p>Medium/Long-Term</p>

## Policy Priority #2: Advance Access for Priority Populations

All Illinoisians deserve access to a variety of safe and comfortable housing options that meet their immediate and long-term needs in their community of choice. Though access facilitates choice and in turn inclusion, unfortunately, not all individuals are guaranteed it. Across Illinois' communities, there is a lack of affordable housing options available, especially for the lowest income and most at-risk households.

Specifically, there remains a significant and chronic unmet need for increased funding and creation of additional supportive housing units, and stronger interagency collaboration to ensure services and housing are available and adequately paired to truly benefit residents. The Housing Task Force provides an opportunity to address this shortcoming by bringing together agencies, local units of government, federal/state/local funders, housing and service providers, advisory groups, and other partners to develop recommendations to expand housing access for hard-to-house and at-risk populations. Moving forward across 2025, the Housing Task Force is strongly committed to addressing longstanding and systemic inequities that challenge housing access for those most vulnerable in Illinois.

### Applicable ACHP Strategies

- Equitable planning strategies
- Reduce barriers to affordable housing
- Data driven tools
- Housing and supportive services funding opportunities
- Interagency partnerships
- Technical assistance



Recommendations	Action Items	Partners	Timeline
<b>Create new funding and capacity building opportunities for construction, rehabilitation, and technical assistance</b>	Explore avenues to safely adjust select underwriting standards to remove barriers to and encourage the construction of Permanent Supportive Housing and other housing units for populations which face significant barriers to housing stability.	IHDA, Supportive Housing Institute, CSH, OPEH	Short-Term
	Analyze the effectiveness of IHDA’s Next Generation BIPOC Developer Capacity Program and prepare to renew and improve the process.	IHDA	Medium/Long-Term
	Assess the Non-Congregate Shelter Development program to determine lessons learned on the development and operation of shelters.	IHDA	Medium/Long-Term
	Assess the Housing for Justice Involved Individuals program to determine lessons learned on the development and operation of transitional housing.	IHDA	Medium/Long-Term
	Integrate housing finance, anchor institutions, large scale employers, and other partners to expand financing options and increase creation of affordable housing.	IHDA, IDHS, IDHFS, IDoA, DCEO, HUD, PHAs, HUD Participating Jurisdictions (“PJs”). Private investors, Hospitals, Healthcare Centers, Managed Care Centers, anchor institutions/large employers	Medium/Long-Term
<b>Connect housing and service resources to best serve the priority populations</b>	Consider a reconvening of the Housing Task Force’s Supportive Housing Working Group to better understand the evolving nature and format of supportive housing in Illinois.	Local governments, HUD, IHDA, PHAs, HUD funded PJs, OPEH, Supportive Housing Working Group, IDHS, IEMA, IDPH, IDHFS, IL Governor’s Office, ILGA, IDFPR, IDOC	Medium-Term
	Utilize purposeful cross-agency coordination to direct immediate housing support for vulnerable populations arriving and already residing in Illinois.		Long-Term

## Policy Priority #3: Support Economic Resiliency and Energy Efficiency in Affordable Housing

Fundamentally, the affordable housing ecosystem must operate beyond simply providing dwelling units to individual households, and instead actively engage in the essential work of community building focused on ensuring holistic resiliency for Illinois' residents.

Resilient communities and households can better withstand and quickly recover from major economic and environmental disruptions. Communities lacking in resiliency, place their residents at greater risk of natural disasters and profound economic hardships which could lead to job loss, financial stress, and potentially homelessness. Within this plan, two resilience subtypes are considered:

1. **Environmental resiliency** which is a community's ability to withstand extreme weather events like heat waves or flooding, the effects of which impact residents of low-income neighborhoods and communities of color at higher rates than residents who live in wealthier areas.
2. **Economic resiliency** which speaks to a community's ability to withstand economic shock from such events as the Housing Mortgage Crisis, Great Recession, or the COVID-19 pandemic.

Illinois households and communities that rely heavily on low-wage, service-industry jobs for their livelihoods are acutely vulnerable. Reflecting on this, policymakers should empower communities and families through affordable housing and infrastructure investments that thoughtfully consider economic development and resiliency potential. The possibilities of new and better paying jobs combined with advantages to residents offered by energy, transportation, and other infrastructure/community development investments could allow families both increased peace of mind and a greater capacity to afford necessities like housing costs, and bolster the ability to save for an emergency, itself a key resilience strategy.

Because the Housing Task Force believes affordable housing is a key ingredient in both economic and environmental resiliency for Illinois' communities, the body is committed in 2025, to better connecting available economic development and clean energy resources to affordable housing residents and their communities as a mechanism for strengthening social, civic, and physical infrastructure.

### Applicable ACHP Policy Strategies

- Equitable planning strategies
- Data driven tools
- Housing and supportive services funding opportunities
- Housing as economic development in underserved lower-income and rural communities
- Technical assistance
- Environmental sustainability, energy efficiency, and renewable energy

Recommendations	Action Items	Partners	Timeline
<b>Position affordable housing as a tool to support economic development in underserved lower-income and rural communities across Illinois</b>	Encourage a mix of affordable housing choices that meet the needs of the diverse geographies across Illinois.	IHDA, DCEO, Community Banks, CDFIs/Community Trusts, Educational institutions, SBDCs, Procurement Technical Assistance (“PTAC”), Advantage Illinois USDA, Educational institutions, Hospital systems, Land Banks, Other regional employers	Medium/Long-Term
	Target state resources for construction of affordable homes and rental units in smaller/infill developments that are part of larger economic development and community reinvestment strategies.		Medium/Long-Term
	Engage anchor employers/institutions across Illinois to assess the demand and appetite to participate in Employer Assisted Housing partnerships.		Long-Term
	Increase assistance to low-income homeowners and small-scale landlords for necessary repair work and accessibility accommodations, thus preserving existing affordable housing stock.		Long-Term
<b>Better connect housing, economic development, and business development entities</b>	Study the impact of IHDA’s Community Revitalization Technical Assistance program (CR) and adjust to reach more communities within Illinois. IHDA’s CR Team will report on results at the April 2025 meeting of the State Housing Task Force.	IHDA, Housing Task Force	Short/Medium-Term
	Develop a planning handbook for rural and smaller cities in Illinois that looks to specifically address their housing needs.		Medium/Long-Term
	Develop new or modify existing technical assistance programs to expand affordable housing and community revitalization planning for underserved and at-risk communities.	IHDA, Illinois Innovation Network, DCEO, Regional economic development entities, SBDCs PTAC, Advancing the Development of Minority Entrepreneurship (“ADME”) Program, Advantage Illinois, Housing developers, Hospital systems, Municipal officials, USDA, Illinois International Port Authority, Illinois Port Districts	Medium/Long-Term
	Analyze public and State agency data sources to better understand regional demand for existing/new technical assistance and capacity building opportunities to spur economic development facilitated by affordable housing investments.		Long-Term

Recommendations	Action Items	Partners	Timeline
<b>Better connect housing, economic development, and business development entities</b>	Build connections between affordable housing funding, federal and State agency programs/funding sources for energy efficiency, renewable energy, weatherization, and clean water. Research funding availability and modifications of existing program requirements to cover additional soft costs of green/environmentally conscious buildings.	IHDA, IEPA, IDOT, IDNR, DCEO, HUD, Affordable Housing Developer Teams, Green Building experts, Utilities, Regional energy companies and co-ops, IFA, Regional Economic Development agencies, Municipalities/Counties, Housing Authorities, Illinois Solar for All, Environmental justice community organizations, etc.	Medium-Term
	Research partnerships that can help effectively administer the Inflation Reduction Act, Climate and Equitable Jobs Act, and Future Energy Jobs Act related energy efficiency/sustainability incentives.		Long-Term

## **Policy Priority #4: Maximize Impact of New Resources and Programming by Building Partnerships and Leadership Capacity**

In addition to its State agencies, Illinois is rich with housing focused and community-based organizations, advocates, and other groups with knowledge, policy levers, and a strong desire to increase the state's supply of affordable housing and secure robust funding sources for impactful programming. As demonstrated by the many plans, reports, and other housing related activity currently ongoing across the state, Illinois agencies and groups are clearly dedicated to serving resident's housing needs. However, with robust action comes the need for decisive collaboration and coordination, which presents an opportunity for the Housing Task Force to step up and act in a leadership role. Moving forward in 2025, the Housing Task Force must act as the key driver to create the mutual understanding necessary to productively balance the state's myriad competing goals and shifting target areas/populations to continue making progress. By establishing a centralized and enduring vision, the Housing Task Force can ensure Illinois makes lasting progress on expanding affordability for its residents.

### **Applicable ACHP Policy Strategies**

- Equitable planning strategies
- Reduce barriers to affordable housing
- Data driven tools
- Housing and supportive services funding opportunities
- Interagency partnerships
- Housing as economic development in underserved lower-income and rural communities
- Technical assistance

Recommendations	Action Items	Partners	Timeline
<b>Coordinate policies that target inequities and promote equal access to affordable housing.</b>	Explore tools for creating affordability and retaining residents (including Community Land Trusts, Employer Assisted Housing, housing cooperatives, resident owned communities (“ROCs”))	IHDA, IDHR, IDOC, IDPH, Other State agencies, PHAs, HUD, Municipalities, Non-Profits, IL Governor’s Office, ILGA, IDFP, IDHS, HUD PJs	Short-Term
	Continue to track current federal rules and expectations related to Affirmatively Furthering Fair Housing, Community Reinvestment Act (“CRA”) reform, Housing Opportunity Through Modernization Act (“HOTMA”) rules.		Medium Term
	Enhance the State’s actions to address fair housing impediments in the Consolidated Plan Annual Performance Reports.		Medium-Term
	Develop an Illinois Federal Housing Agenda across various State agencies to ensure preservation, reform and expansion of federal resources and legislation for affordable housing.		Long-Term
<b>Embrace innovation and resourcefulness while exploring and rethinking the reduction of barriers to affordable housing opportunities in Illinois.</b>	Continue to identify and support use of new or repurposed lines of funding that benefit affordable housing development throughout the entire state and allow production to continue at current levels.	IHDA, Housing Task Force, State agencies, Local governments, Universities	Medium-Term
	Explore potential intergovernmental partnerships to better understand housing needs throughout the state, to increase the impact of statewide funding efforts, and to reduce duplicative efforts.		Medium-Term
	Consider the creation of a zoning by right handbook that would be developed by the Housing Task Force for use by Illinois communities wishing to engage in inclusive zoning practices such as permitting ADUs.		Medium/Long-Term



## Policy Priority #5: Rethinking The Comprehensive Housing Planning Act

Since its establishment by Executive Order in 2003, and later codification in 2006 via the Comprehensive Housing Planning Act ([310 ILCS 110/](#)), the State Housing Task Force has provided a framework by which Illinois and its agencies can coordinate affordable housing funding and residential services. Across its 20-year plus existence, and through its regular meetings, working groups, and published materials including the Annual Comprehensive Housing Plan, the Housing Task Force and its membership have worked to ensure the housing and service needs of the most vulnerable Illinoisans are met.

At the end of 2026, the Comprehensive Housing Planning Act is set to sunset, signaling the end of a more than 20-year long era of the Housing Task Force and the Annual Comprehensive Housing Plan. The impending close of this previous chapter welcomes the beginning of a new one and presents the Housing Task Force with an opportunity to enter a new phase focused on novel approaches, evolving priorities, and renewed purpose.

In 2025, the Housing Task Force will be focused on renewing the Comprehensive Housing Planning Act with several considerations:

- Revising the Comprehensive Housing Planning Act requirements for improved administration and better statewide coordination of funding and reporting.
- Focusing on planning linkages and opportunities to align with other statewide housing planning efforts.
- Considering new priority populations for inclusion / considering revising existing priority populations.
- Utilizing the Housing Task Force membership to target new ideas and better statewide representation and inclusion.

### Applicable ACHP Policy Strategies

- Diversity, equity, and inclusion
- Equitable planning strategies
- Reduce barriers to affordable housing
- Diversifying leadership and participants in the housing development field
- Housing and supportive services funding opportunities
- Interagency partnerships
- Housing as economic development in underserved lower-income and rural communities

Recommendations	Action Items	Partners	Timeline
<b>Establish a temporary Working Group of the Housing Task Force designed to consider, weigh, and research key changes to the Comprehensive Housing Planning Act (“CHPA”)</b>	Establish small and temporary working group chaired by IHDA, to meet monthly throughout 2025, (IHDA will assign a project manager to lead this process). Working Group membership will be made up of one additional IHDA representative, one Housing Expert who has a 15+ tenure with the Housing Task Force, and one Housing Expert who has less than seven years’ experience on the Task Force, and two additional state agency representatives.	IHDA	February 2025
	Explore administrative and policy updates to the Comprehensive Housing Planning Act to improve the efficiency and efficacy of the Housing Task Force and the Annual Comprehensive Housing Plan.	Comprehensive Housing Planning Act Working Group	Spring of 2025
	Develop and draft recommendations to be presented to the Housing Task Force and to IHDA regarding the renewal of the Comprehensive Housing Planning Act	Comprehensive Housing Planning Act Working Group	Short Term, Recommendations due November 2025
<b>Utilize IHDA’s Policy and Research Team and other resources to inform the Housing Task Force and CHPA Working Group</b>	Coordinate with IHDA’s Legislative Team to establish a timeline and deliverables needed for Annual Comprehensive Housing Plan Act renewal.	IHDA/SPAR/ Legislative Team	Spring 2025
	Research and make recommendations to the Housing Task Force (and CHPA Working Group) regarding process improvements, planning timelines, and other administrative changes that would lead to better alignment of Housing Task Force planning with state agency and programmatic timelines.	IHDA/SPAR	June 2025
	Examine the administrative burden of existing reporting under the Comprehensive Housing Planning Act. Determine if production of the ACHP and ACHP-APR is an effective use of state resources in service of the Task Force’s mission.	IHDA /SPAR research and report to Comprehensive Housing Planning Act Working Group	Report to be Submitted August 2025

Recommendations	Action Items	Partners	Timeline
<p><b>Advise the development of new legislation that extends the Comprehensive Housing Planning Act and enables a newly structured task force which would be responsive to the changing housing environment and needs across the state</b></p>	<p>Examine and ensure Task Force membership is inclusive of new perspectives - including underrepresented stakeholders. Strive for greater geographic and overall diversity in the membership.</p>	<p>Comprehensive Housing Planning Action Working Group</p>	<p>Ongoing research throughout the year, reports to be included in final report of recommendations (November 2025)</p>
	<p>Align data collection and reporting with the state fiscal year. Consider existing programming and data structures and how to inform state agency budgets and projections.</p>		
	<p>Establish long term trend analysis of progress toward policy priority goals to inform and provide rationale for changes.</p>		
	<p>Transform published reports into an accessible and effective format which can be widely used by the various state agencies and partners.</p>		

## 2025 Housing Production Plans and Agency Reports

While the annual policy priorities offer details on the evolving statewide dialog for serving the Priority Populations, the Housing Production and Residential Services Plans (“the Plans”) found in this section, and required by the Comprehensive Housing Planning Act, layout specific goals for Calendar Year 2025 on how the State intends to invest its resources to create additional housing opportunities for residents including the Priority Populations and other targeted groups.

### The Priority Populations:

- **Low-income households** (at or below 50% AMI, with particular emphasis on households earning below 30% AMI);
- **Low-income seniors;**
- Low-income **persons with disabilities;**
- **Persons experiencing homelessness** and at-risk of homelessness;
- Low- and moderate-income persons unable to afford **housing near work or transportation** (“Live Near Work”);
- Low-income **persons residing in existing affordable housing that is in danger of being lost** or becoming unaffordable (“Preservation”);
- Low-income people residing in communities with **ongoing community revitalization efforts;** and
- Other **special needs populations**, including justice-involved persons and veterans experiencing, or at risk of, homelessness.

As Housing Task Force operations have shifted, and the ACHP has grown in importance, presenting precise funding estimates in the Plans has become difficult for a variety of reasons:

- Many State resources are subject to changes, delays, annual fluctuation in amounts, and in some cases, absorption, or re-appropriation. This fluidity can make it difficult to capture all the potential or planned funding and programs slated for a given year.
- The statutory requirement that the ACHP report on expected activities and funding within a **calendar year** timeframe poses challenges in data collection, as many State-led housing programs are often administered on the **fiscal year**.
- Funds frequently become available mid-year or are too undefined at the time of the ACHP’s development to be included in the Housing Production and Residential Services Plan tables.

Even so, every effort is made to collect information and present a complete and reliable list of the current State resources and their expected availability. Should changes be made to the funding and programs listed in the Plans, or any new or unanticipated resources become available in 2025, details on these programs will be included in future reporting.

Below is a summary of expected housing production, residential services, and technical assistance and capacity building program funding for 2025. Detailed tables for each category follow this summary. Do note, in the below table and others, funding estimates as reported have been rounded to the nearest thousand.

## 2025 Housing Production & Residential Services Plans – Summary of Funding

Multifamily Programs – 2025 Housing Production Plan	
Total estimated funding amount for 2025	\$1,246,660,000
Total number of units produced at \$450,000/unit	2,770
Single-Family Programs – 2025 Housing Production Plan	
Total estimated funding amount for 2025	\$147,944,000
Estimated total number of households assisted	10,070
Residential Services Programs – 2025 Residential Services Plan	
Total estimated funding amount for 2025	\$2,551,277,000
2025 IHDA Housing Focused Technical Assistance & Capacity Building Programs	
Total estimated funding amount for 2025	\$2,190,000
<b>TOTAL ESTIMATED FUNDING FOR ALL HOUSING PRODUCTION IN CY 2025</b>	<b>\$3,948,071,000</b>

### 2025 Housing Production Plans

The following tables provide estimates for multi- and single-family housing production funding for 2025. For multifamily unit production, the expected funding sources are provided along with an estimated total number of units produced. This estimate was calculated using an average statewide per unit subsidy cost, using the most recent data available in IHDA’s unit inventory database. The analysis used to generate the per unit subsidy considers the varying range of costs associated with geographic region, unit type and development type (rehab vs. new construction).

In the multifamily table, please note LIHTC and Illinois State Donation Tax Credits do not represent an actual monetary amount or capital investment for an individual housing development until the tax credits are sold (syndicated) to a willing buyer. The syndication process generates cash equity, which is then generally used to help fund the development. When associated with either of the tax credit programs, monetary amounts are currently estimated at 85 cents on the dollar. As this amount does influence calculations on affordable housing rental unit production, it must be emphasized this amount is only an estimate based on information gathered from IHDA’s Multifamily Finance Department.

When considering funding for Permanent Supportive Housing units, do note that a portion of PSH production is financed through a requirement that 5-10% of units funded with LIHTC be set-aside for the Statewide Referral Network. These units are traditionally part of larger multifamily or senior housing developments.

Lastly, concerning the 2025 single-family production table and its estimated total households assisted, the total was produced with households assisted estimates provided by each program’s administering agency.

2025 Housing Production Plan – Multifamily Programs

Multifamily Programs - 2025 Housing Production Plan			
Agency and Program	Source	2025 Estimated Funds Budgeted	
<b>IHDA Administered</b>			
Low Income Housing Tax Credit (9%)	Federal Credits		28,500,000
	Equity Raised	\$	242,250,000
Low Income Housing Tax Credit (4%)	Federal Credits		<i>Not Applicable</i>
	Equity Raised	\$	267,914,000
Illinois State Donation Tax Credit (“IAHTC”)	Donation Amount	\$	54,688,000
	Tax Credit Allocation		27,344,222
Illinois Affordable Housing Trust Fund (“IAHTF”)	State	\$	50,000,000
National Housing Trust Fund (“NHTF”)	FHFA/HUD	\$	6,053,000
Build Illinois Capital Plan	State	\$	27,075,000
Tax Exempt Bonds	Federal	\$	400,000,000
Taxable Bonds	Private	\$	0
HOME	Federal	\$	15,909,000
HOME-ARP*	Federal	\$	52,771,000
IHDA Construction to Permanent 1st Mortgage and IHDA Permanent 1st Mortgage	Federal	\$	100,000,000
IHDA/HUD Federal Financing Bank/US Treasury Mortgage	Federal	\$	30,000,000
<b>TOTAL ESTIMATED FUNDING AMOUNT FOR 2025</b>		<b>\$</b>	<b>1,246,660,000</b>
<b>TOTAL NUMBER OF UNITS PRODUCED at \$450,000/UNIT</b>			<b>2,770</b>

\*Estimate excludes funds allocated to administration and planning.

Average Distribution of Multifamily Units by Priority Population, 2025		
Priority Populations	Estimated Unit Distribution	Estimated Number of Units
Low-Income Families	50%	1,385
Senior	40%	1,108
Supportive Housing	10%	277
<b>TOTAL</b>	<b>100%</b>	<b>2,770</b>



2025 Housing Production Plan – Single-Family Programs

Single-Family Programs - 2025 Housing Production Plan			
Agency and Program	Source	2025 Estimated Funds Budgeted	
<b>IHDA Administered</b>			
Access 4%	State	\$	13,586,000
Access 5%	State	\$	13,883,000
Access 10%	State	\$	19,858,000
SmartBuy	State (Capital Funds)	\$	17,302,000
Habitat for Humanity of Illinois: Community Impact Loan Fund Program	State (IAHTF)	\$	400,000
Home Repair and Accessibility Program	State (IAHTF)	\$	4,550,000
Illinois Homeowner Assistance Fund Home Repair Program	Federal (ARPA)	\$	8,125,000
Strong Communities Program*	State (Capital Funds)	\$	8,000,000
<b>IDVA Administered</b>			
Adaptive Housing Program for Veterans	State (IAHTF)	\$	240,000
<b>DCEO Administered</b>			
CDBG Housing Rehabilitation	Federal	\$	7,000,000
Illinois Home Weatherization Assistance Program (“IHWAP”)	Federal/ State	\$	55,000,000
<b>TOTAL ESTIMATED FUNDING AMOUNT FOR 2025</b>		<b>\$</b>	<b>147,944,000</b>
<b>ESTIMATED TOTAL NUMBER OF HOUSEHOLDS ASSISTED**</b>			<b>10,070</b>

\* Allows for demolition and maintenance, and limited renovation activity on vacant/abandoned/distressed single family residential properties.

\*\* Estimates were directly reported by each administering agency.

## 2025 Residential Services Programs

In addition to developing and rehabilitating affordable housing, the State of Illinois provides housing-related assistance and services to the Priority Populations and other targeted groups, through a variety of programs administered by the State agencies. The Residential Services Program tables, starting below, identify many of the State’s efforts to provide services in 2025. The funds identified in this table do not include all service resources but focus on those that relate directly to housing access and stability. It is important to note that the programs listed in these tables are not necessarily tied to units assisted via multi- and single-family production efforts. Therefore, in progress reporting, the population(s) and number of persons or households served through each funding source will be considered individually and reported as accurately as possible, but the total households or individuals assisted will not represent all new clients.

### 2025 Residential Services Plan – Residential Services Programs

Residential Services Programs - 2025 Residential Services Plan				
Agency and Program	Source	Estimated Funds Budgeted	Priority Population(s)	Estimated Number to be Assisted
<b>DCEO Administered</b>				
Low Income Home Energy Assistance Program (“LIHEAP”)	Federal (LIHEAP)/State	\$ 219,000,000	Low Income Families with Children under 5, Seniors, Persons with Disabilities, Other Special Needs Populations	414,000 Households
<b>DCFS Administered</b>				
Norman Housing Advocacy	State (GRF)/Federal	\$ 4,800,000	Low-Income Households, Homeless Persons	2,300 Families part of Norman Consent Decree
Norman Cash Assistance Program	State (GRF)/Federal	\$ 8,750,000		4,600 Families part of Norman Consent Decree
Youth Housing Advocacy	State (GRF)/Federal	\$ 1,600,000	Low-Income, Homeless Persons, Youth Aging Out of DCFS Care	650 Youth Aging Out
Youth Cash Assistance	State (GRF)/Federal	\$ 500,000		220 Youth Aging Out
<b>IDHFS Administered*</b>				
Supportive Living Program	Federal Medicaid/State	\$ 507,028,000	Low Income Seniors, Persons with Disabilities	15,840 Individuals
<b>IDHS Administered*</b>				
Assistance to the Homeless Fund	State (GRF, IAHTF)	\$ 1,000,000	Homeless Persons	Providers Assisted TBD
Colbert Bridge Rental Subsidy Initiative	State (GRF)	\$ 18,731,000	Persons with Disabilities (Colbert Consent Decree Class Members Only)	1,400 Persons Served
Domestic Violence Program	State (GRF)/Federal (ARPA, DFI, FVPSA)	\$ 69,975,000	Low-Income, Homeless Persons	22,089 Persons (Individual Adults and Children)
Emergency and Transitional Housing	State (GRF, IAHTF)	\$ 52,362,000	Homeless Persons	26,500 Households

Agency and Program	Source	Estimated Funds Budgeted	Priority Population(s)	Estimated Number to be Assisted
Emergency Solutions Grant Program	Federal	\$ 5,398,000	Homeless Persons	20,800 Persons
Homeless Prevention Program	State (GRF, IAHTF)	\$ 27,200,000	Persons at Risk of Homelessness	5,500 Households
Homeless Youth Services Program	State (GRF, IAHTF)	\$ 8,403,000	Low-Income, Persons with Disabilities, Homeless Persons, Other Special Needs	27 Agencies serving 2,600 Youth
Supportive Housing Program	State (GRF)/Federal (Medicaid)	\$ 23,570,000	Homeless Persons, Other Special Needs	11,750 Households
Supportive Housing Program (“Bridge Rental Subsidy Program”)	State (GRF)	\$ 20,796,000	Persons with Disabilities (Williams Consent Decree Populations)	1,900 Persons
Permanent Supportive Housing Program (“Scattered Site”)**	State (GRF)	\$ 12,500,000	Homeless Persons	Persons Served TBD
Rapid ReHousing Program**	State (GRF)	\$ 25,000,000	Homeless Persons	Persons Served TBD
Shelter Diversion Program**	State (GRF)	\$ 4,700,000	Homeless Persons	Persons Served TBD
Eviction Mitigation Program**	State (GRF)	\$ 5,000,000	Homeless Persons	Renters Assisted TBD
ETH Bridge Program**	State (GRF)	\$ 5,150,000	Homeless Persons	Persons Served TBD
Crisis Response Housing Acceleration Program**	State (GRF)	\$ 3,250,000	Homeless Persons	Youth Assisted TBD
Homeless Youth Program	State (GRF)	\$ 4,500,000	Homeless Persons	Youth Assisted TBD
Housing Navigator Emergency Room Pilot**	State (GRF)	\$ 1,000,000	Homeless Persons	Persons Served TBD
Triage Shelters**	State (GRF)	\$ 8,639,000	Homeless Persons	Persons Served TBD
<b>IDoA Administered*</b>				
Community Care Program	State (GRF, Commitment to the Human Services Fund)	\$ 1,410,582,000	Low-Income Seniors, Homeless Persons	76,461 Persons
<b>IDPH Administered</b>				
Housing for Persons with HIV/AIDS (“HOPWA”)	Federal (HOPWA)	\$ 2,468,000	Low-Income, Seniors, Persons with Disabilities, Other Special Needs Populations	400 Persons

Agency and Program	Source	Estimated Funds Budgeted	Priority Population(s)	Estimated Number to be Assisted
<b>IDVA Administered</b>				
Prince Home Program for Veterans	State (GRF)	\$ 864,000	Homeless Persons, Other Special Needs Populations	15 Persons
MVH Homeless Program 0980 Home Fund - 1900 Line	State (0980 Home Fund)	\$ 131,000	Homeless Persons, Other Special Needs Populations	15 Persons
<b>IHDA Administered</b>				
Cook County Mortgage Foreclosure Mediation Program	Circuit Court of Cook County, Chancery Division	\$ 300,000	Low-Income, Homeless Persons	150 Households
Housing Counseling Resource Program	Federal Home Loan Bank of Chicago	\$ 3,000,000	Low-income	3,000 Households
Rental Housing Support Program - Local Administering Agencies	State (RHS Fund)	\$ 11,000,000	Low-Income	325 Renters
Long Term Operating Support Program ("LTOS")	State (RHS Fund)	\$ 4,000,000	Low Income, Seniors, Homeless Persons, Other Special Needs Populations	45 Renters
Re-Entry Rental Assistance Program	State (RHS Fund)	\$ 3,000,000	Low-Income, Other Special Needs Populations	30 Renters
HUD Section 811 Project Rental Assistance	Federal (FY 19 HUD Section 811 PRA)	\$ 2,080,000	Low-Income, Persons with Disabilities	24 Renters
Court Based Rental Assistance Program***	State (GRF)	\$ 75,000,000	Homeless Persons	4,450 Renters
<b>Residential Services Programs Totals:</b>		<b>\$2,551,277,000</b>		

\* IDHS, IDHFS, and IDoA provide additional funding for services to low-income people with disabilities and seniors living in institutions, in small community settings, and in their homes.

\*\* At the time of reporting, these IDHS programs were under development or modification to facilitate the "One System" initiative between the State of Illinois and the City of Chicago. As such, firm deliverables estimates could not be provided within this report.

\*\*\* The Court Based Rental Assistance Program is jointly administered by IDHS and IHDA. This funding amount represents half the \$75 million budgeted for FY 2025.

**Please note:** Residential services programs are not necessarily tied to units assisted via multifamily and single-family production efforts.

### 2025 IHDA Housing Focused Technical Assistance & Capacity Building Programs

In addition to the programs listed in Single-Family and Multifamily Housing Production Plans and the Residential Services Plan, the Illinois Housing Development Authority administers a series of programs which provide technical assistance and capacity building in furtherance of broader statewide housing-related goals. These programs are listed in the IHDA Housing Focused Technical Assistance & Capacity Building Programs table shown below. It is important to note that while these programs support State housing endeavors, and in turn resident’s housing access and stability, they are not tied to individual multi- and single-family housing units produced or preserved, or to residential services provided.

#### 2025 IHDA Housing Focused Technical Assistance & Capacity Building Programs

2025 IHDA Housing Focused Technical Assistance & Capacity Building Programs					
Agency and Program	Source	Estimated Funds Budgeted	Priority Population(s)	Estimated Number to be Assisted	
<b>IHDA Administered</b>					
Land Bank Technical Assistance Program	State (IAHTF)	\$ 300,000	N/A (Technical Assistance)	About 1,100 hours of technical assistance on land bank feasibility and structure.	
Statewide Technical Assistance and Planning	State (IAHTF)	\$ 350,000	N/A (Technical Assistance/Capacity Building)	Technical assistance and training providing community level affordable housing planning.	
Next Generation BIPOC Developer Capacity Program	State (Affordable Housing Bond Program)	\$ 700,000	N/A (Capacity Building)	Technical assistance providing capacity building to emerging BIPOC developers with the eventual goal to enter and succeed in the LIHTC space.	
Supportive Housing Institute Grant (“SHI”)	State (IAHTF)	\$ 240,000	N/A (Capacity Building)	The SHI provides training and technical assistance to emerging development teams outside of the Chicago Metro area on Permanent Supportive Housing. 8 -10 Teams.	
Corporation for Supportive Housing (“CSH”) Loan Loss Reserve	State (IAHTF)	\$ 600,000	N/A (Capacity Building)	The Loan Loss Reserve will cover a majority of losses on Predevelopment Loans determined by CSH to be uncollectible.	
<b>TA &amp; Capacity Building Programs Totals:</b>		<b>\$ 2,190,000</b>			

**Please note:** the above programs are not tied to individual multi- or single-family housing units produced or assisted, or residential services provided. They support technical assistance and capacity building in furtherance of broader statewide housing production and preservation efforts.

## 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

**DCEO**

Illinois Department of Commerce and Economic Opportunity

**DCFS**

Illinois Department of Children and Family Services

**DJJ**

Illinois Department of Juvenile Justice

**DMH**

IDHS Division of Mental Health

**GOMB**

Governor's Office of Management and Budget

**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

**IEMA**

Illinois Emergency Management Agency

**IEPA**

Illinois Environmental Protection Agency

**IHDA**

Illinois Housing Development Authority

**ISTHA**

Illinois State Toll Highway Authority ("Illinois Tollway")

## **Federal, State, Local, and Other Partners**

### **AAAs**

Area Agency on Aging – Public or private non-profit agency designated by a state to address the needs and concerns of all older persons at the regional and local levels. AAAs are responsible for program and service planning in designated areas.

### **CAAs**

Community Action Agencies – Local private and non-profit organizations created by the federal government in 1964 under the Economic Opportunity Act, to alleviate poverty and empower low-income families.

### **CDFIs**

Community Development Finance Institution – Private financial institution whose mission is to provide financial products and services, along with training and technical assistance, to underserved communities, including low-moderate-income consumers, communities of color, women, or minority groups who can experience challenges accessing credit. CDFIs deliver financial community assets in disinvested places, whether they are rural, urban, suburban, or otherwise.

### **CHDOs**

Community Housing Development Organizations – Private non-profit, community-based organizations that develop affordable housing for their communities. CHDOs are eligible for certain set-aside funding from HUD under the HOME Program.

### **CIC**

Community Investment Corporation – A non-profit corporate whose mission is to be a leading force in affordable housing and neighborhood revitalization through financing, program, and policy leadership. CIC is a source of financing for the acquisition, rehabilitation, and preservation of affordable rental housing in Chicago neighborhoods and suburban communities.

### **CIL**

Centers for Independent Living – A private, non-residential, community-based, non-profit organization mandated to provide services and programs for people with disabilities to help them live more independently, including advocacy, peer support, independent living skills development, information and referral, and transition.

### **CMS**

Centers for Medicare and Medicaid Services – A division of the United States Department of Health and Human Services

### **COC**

Continuum of Care – A local planning body that coordinates housing and services planning and funding for homeless families and individuals. The CoC tracks and manages homeless needs and services in its area.

### **CSH**

Corporation for Supportive Housing – A non-profit technical assistance provider for homeless and special needs housing and services.

### **FHA**

Federal Housing Administration – A division of HUD which provides insurance on mortgages for single family homes, multifamily properties, residential care facilities, and hospitals throughout the United States.

### **FHLBC**

Federal Home Loan Bank of Chicago – Serving Illinois and Wisconsin FHLBC is one of 11 district FHL Banks chartered by the U.S. Congress to support mortgage lending and community investment.

### **GRAC**

Governor's Rural Affairs Council – The council serves as a link between state and local agencies to help improve the delivery of State of Illinois services to rural areas.

**GSE**

Government Sponsored Enterprise (Most commonly referring to FHLB, Fannie Mae, Ginnie Mae, & Freddie Mac)

**HUD**

U.S. Department of Housing and Urban Development

**HFA**

Housing Finance Authority – A state-chartered entity established to meet the diverse affordable housing needs of residents. Most HFAs are independent but operate under the direction of a board of directors appointed by each state’s governor. They administer a wide range of affordable housing and community development programs.

**IFF**

Formerly Illinois Facilities Fund – A Midwest-based CDFI providing lending and real estate consulting services to help non-profits finance, plan, and build facilities critical to their mission and success. IFF focuses on organizations that serve low- and moderate-income communities and special needs populations.

**IIRA**

Illinois Institute for Rural Affairs – Builds the capacity of community leaders and policymakers by providing technical support, applied research, policy evaluation, and training across the state. IIRA is a clearinghouse for information on rural issues in Illinois, coordinates rural research, and works with state agencies on important issues for rural communities.

**ILGA**

Illinois General Assembly

**IMHPAC**

Illinois Mental Health Planning and Advisory Council – A requirement of each state receiving funds under the Federal Mental Health Block Grant, the council exists to exchange information, recommendations, advise on proposed plans affecting mental health services by state agencies and their implementation, along with monitor, review, and evaluate the allocation and adequacy of mental health services, and develop and take advocacy positions concerning legislation and regulations affecting mental health.

**Illinois Office to Prevent and End Homelessness (“OPEH”)**

Provides administrative support and coordinates the efforts outlined in Executive Order [2021-21](#) which mandates the creation of the Illinois Interagency Task Force on Homelessness, Community Advisory Council on Homelessness and the position of State Homelessness Chief.

**LAAs**

Local Administering Agencies under the Rental Housing Support Program

**LISC**

Local Initiatives Support Corporation – A national non-profit with local offices that provide financing and technical assistance to local partners and developers to make investments in housing, business, jobs and financial stability, education, safety, and health.

**LSHAC**

Lead Safe Housing Advisory Council

**LSHSTF**

Lead Safe Housing State Task Force – Exists to advise on lead poisoning prevention activities, including development of handbooks, and training for property owners and tenants, explaining standards and State and federal requirements for lead-safe housing.

**NCSHA**

National Council of State Housing Agencies – The national membership group for Housing Finance Authorities, that advances through advocacy and education, the efforts of HFAs and their partners to provide affordable housing.



**NGA**

National Governors Association – A national resource for governors of states, territories, and commonwealths, dedicated to bipartisan solutions to priority issues in public policy and governance at the state, national, and global levels.

**NHS**

Neighborhood Housing Services of Chicago, Inc. – Works to stabilize and revitalize low and moderate-income communities throughout Chicagoland by helping families purchase and maintain their own homes.

**OAG**

Illinois Office of the Attorney General

**OASAC**

Older Adults Services Advisory Committee – Created to advise the directors of the Illinois Departments of Aging, Healthcare and Family Services, and Public Health on the Older Adults Services Act, and the delivery of services to older adults in general.

**OMB**

U.S. Office of Management and Budget

**PHA**

Public Housing Authority

**Re-entry Working Group**

Governor’s Statewide Community Safety & Reentry Commission

**SBDCs**

Small Business Development Center – Provides counseling and training to small businesses including working with the Small Business Administration (“SBA”) to develop and provide information tools to support business start-ups and existing business expansion.

**SHPA**

Supportive Housing Providers Association – An Illinois statewide membership association of non-profit providers of supportive housing

**SHWG**

Supportive Housing Working Group

**TA Providers**

Technical Assistance Providers

**USDA-RD**

U.S. Department of Agriculture-Rural Development Office - Committed to helping improve the economy and quality of life in rural areas through programs such as loans, grants, and loan guarantees to support economic development and essential services such as housing, health care, first responder services and equipment, and water, electric, and communications infrastructure. Funds are available to help rural residents purchase or rent affordable housing and make health and safety repairs to their homes.

## **Funding Programs and Projects**

### **American Rescue Plan Act (“ARP” or “ARPA”)**

The American Rescue Plan Act of 2021, also called the COVID-19 Stimulus Package or American Rescue Plan, is a US \$1.9 trillion economic stimulus bill passed by the 117th United States Congress and signed into law by President Joe Biden on March 11, 2021, to speed up the country's recovery from the economic and health effects of the COVID-19 pandemic and recession. Key housing provisions include emergency mortgage and rental assistance, funds for housing assistance and supportive services for people experiencing or at risk of homelessness, funds for housing counseling services, along with other housing and residential services based relief measures.

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

In 2019, \$200 million was allocated for statewide affordable housing initiatives as part of the Rebuild Illinois state capital bill.

### **CCRS**

Comprehensive Care in Residential Settings (“IDoA”) – A demonstration project that offers a social model of affordable assisted living. Facilities combine affordable rent with state-assisted care services provided through IDoA’s Aging Community Care Program (“CCP”). Services are tailored to each individual resident through assessment completed by a care coordination Unit (“CCU”).

### **CDAP**

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

### **CDBG**

Community Development Block Grant – Annual federal grants available on a formula basis to states, cities, and counties through HUD. Certain housing activities for low- and moderate-income persons constitute eligible uses, such as housing rehabilitation, land acquisition, and homebuyer assistance.

### **CDBG Disaster Recovery Program**

Per Congressional authorization, HUD can provide funds to help rebuild disaster-impacted areas and provide crucial seed money to start the long-term recovery process. These flexible grants can help cities, counties, Indian tribes, and States recover from Presidentially declared disasters, especially in low-income areas.

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

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

### **GRF**

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

### **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 (“NSP”).

### **HOME**

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

### **HOME-ARP**

A separate supplement to the HOME Investment Partnerships Program authorized under the American Rescue Plan Act of 2021 (“ARP”). HOME-ARP is a homelessness assistance and supportive services program, to help create

housing and services for people experiencing or at risk of homelessness and other qualifying populations.

### **Homes for a Changing Region**

Grant funded by IHDA through the Illinois Affordable Housing Trust Fund designed to provide housing needs analysis and foster local meetings aimed at helping communities understand how a balanced housing stock can address their needs.

### **HOPWA**

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

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

IHDA provides financing for the acquisition, rehabilitation, and/or new construction of HJIIP projects that serve the most vulnerable populations and that offer flexible, voluntary supportive services designed to increase housing stability.

### **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.

### **IHWAP**

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

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

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

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

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

### **Illinois Homeowner Assistance Fund (“IL HAF”)**

Created by the American Rescue Plan Act, ILHAF was designed to prevent mortgage delinquencies and defaults, foreclosures, loss of utilities or home energy services and displacement of homeowners experiencing financial hardship after January 21, 2020. The fund provided up to \$60,000 to eligible homeowners at or below 150% AMI for past due mortgage payments, property taxes, property insurance, and homeowner and/or condo association fees — paid directly to the servicer, taxing body or other approved entity.

### **Illinois Homeowner Assistance Fund Home Repair Program (“HAFHR”)**

The Illinois Homeowner Assistance Fund Home Repair Program allows eligible homeowners the ability to address home maintenance needs that were delayed and exacerbated due to the COVID-19 pandemic. Eligible repairs will maintain the habitability of a home and prevent homeowner displacement. Household income must be at or below 150% AMI based on household size. Households must own and occupy the home, and certify a financial hardship after January 21, 2020, related to the COVID-19 pandemic. Those who received HAF housing assistance are eligible to apply. The home repair grants will carry a 3-year forgivable recapture agreement.

### **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 – Created in 1986, the federal LIHTC program promotes the development of affordable housing for low-income households. LIHTC is administered at a state level and is the primary vehicle for affordable housing construction in the United States. As a LIHTC administrator, IHDA is required to publish a Qualified Allocation Plan (“QAP”) that details how it intends to award tax credits.

### **Next Generation BIPOC Developer Capacity Program (“Next Gen”)**

This initiative provides support for emerging housing developers to enter and succeed within the LIHTC program. Next Gen gives the opportunity for developers across Illinois to gain LIHTC knowledge through cohort training and project specific affordable housing technical assistance. Priority is given to BIPOC developers who have had challenges accessing capital. Developers who complete the training program are also eligible to apply for predevelopment loans for their affordable housing projects.

## **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.

### **Section 811 Project Rental Assistance (“Section 811”)**

The Section 811 program was authorized by the Frank Melville Supportive Housing Investment Act of 2010 and seeks to expand the supply of supportive housing that promotes community integration for low-income people with disabilities.

### **State and Local Fiscal Recovery Funds (“SLFRF”)**

The Coronavirus State and Local Fiscal Recovery Funds program authorized by the American Rescue Plan Act, which delivered \$350 billion to state, territorial, local, and Tribal governments across the country to support their response to and recovery from the COVID-19 public health emergency.

### **State Designated Cultural Districts**

Grant program that sees municipalities in Illinois partner with local 501(c)(3) organizations to promote a distinct cultural area within the municipality.

## Other Relevant Terms

### AHPAA

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

### Area Median Income (“AMI”)

The median income of the county or metropolitan statistical area, adjusted for household size, as determined from time to time by HUD for purposes of Section 8 of the United States Housing Act of 1937.

### Blueprint Working Groups

Comprised of members of the Illinois State Housing Task Force, IHDA staff, and other housing experts. to develop recommendations for creating and enhancing partnerships and investment opportunities with local governments, philanthropy, and other key partners, along with real estate, economic development, and design professionals to increase housing affordability and support economically and environmentally sustainable communities.

### Calendar Year

12 consecutive months beginning January 1 and ending December 31.

### Care Coordination Plan

Illinois Medicaid’s two-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 two million out of three 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 Consent Decree

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.

### Community Advisory Council on Homelessness

Consists of diverse stakeholders representing the goals and populations outlined in Executive Order 2021-21, and includes representatives from rural, urban, and suburban communities. The Advisory Council provides guidance and recommendations to the Task Force on strategy and implementation.

### Consolidated Plan

A HUD approved three- to five-year plan, or Annual Action Plan, describing the jurisdiction’s community development priorities and multi-year goals based on an assessment of housing and community development needs and an analysis of housing and economic market conditions and available resources.

### 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 (“ACHP”) that specifically addresses certain underserved populations. The Act created the Housing Task Force which must prepare the ACHP.

### 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.

**Disadvantaged Business Enterprise (“DBE”)**

An entity owned and controlled by at least 51% of socially and economically disadvantaged individuals.

**EAH**

Employer Assisted Housing – Public/Private assistance provided to prospective homebuyers through their employer and a public agency.

**Fiscal Year**

12 consecutive months ending on the last day of any month except December.

**Healthcare Partner**

A hospital, healthcare organization, insurer, or Managed Care Organization (MCO) with investment and/or partnerships, or intent to invest and/or partner in support of affordable housing and supportive services.

**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 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.

**Home Illinois: Illinois’ Plan to Prevent and End Homelessness**

The Plan sets the foundational vision to end homelessness in the state, and identifies major themes, strategies, activities and consolidates information on current and pending commitments from state agencies for programs and services. The Plan identifies major themes or pillars of the effort to end homelessness including a focus on Racial Equity as a primary focus; Build Affordable & Permanent Supportive Housing; Bolster the Safety Net; and Secure Financial Stability and Close the Mortality Gap.

**“Homelessness”, Definition of**

For purposes of this plan, please refer to the definition of Homelessness as provided in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a)). Notably, this definition includes an individual family who lacks a fixed, regular, and adequate nighttime residence.

**Housing Near Work or Transportation**

Persons unable to afford housing that has access to work opportunities or transportation options.

**Housing Production Plan**

Highlights how the State will invest its resources to create additional housing to serve the needs of Priority Populations.

**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.

**Illinois Housing Blueprint**

Forward-thinking and grassroots planning initiative that amplifies the voices and experiences of those living and

working in communities throughout the state to guide future housing policy and investment in Illinois in the coming years.

### **Illinois Housing Task Force (“HTF”)**

A consortium of state and federal agency representatives, appointed housing experts, invited guests, and coordinated by IHDA. The group meets throughout the year to inform and guide housing policy in Illinois, including through development of the Annual Comprehensive Housing Plan.

### **Illinois Interagency Task Force on Homelessness**

Comprised of state agency leadership and is tasked with developing a state plan on homelessness.

### **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 to maintain the most current listings possible. Funded by IHDA, IDHS, IDHFS and IDoA.

### **Illinois Supportive Housing Institute**

A four-month training institute, sponsored by IHDA and led by the Corporation for Supportive Housing (“CSH”) to provide targeted training and technical assistance to development teams, with the goal of helping teams navigate the development process and increase the supply of quality supportive housing throughout Illinois.

### **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.

### **Low- Income Households**

Households earning below 50% of the area median income, with particular emphasis on households earning below 30% of the Area Median Income (“extremely low-income”).

### **Low- Income Seniors**

Older adults 65 and over with limited assets and assessed need for resources and services.

### **Low-Income Persons with Disabilities**

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.

### **Minority Business Enterprise (“MBE”)**

An independent business located in the United States that is at least 51% owned and controlled by one or more minority persons.

### **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 to be used for a specific purpose, which can be requested through an application process, frequently used by State and federal agencies.



**NOFO – Notice of Funding Opportunity**

A publicly available document by which State and federal agencies make known their intentions to award discretionary grants or cooperative agreements, usually because of competition for funds.

**Norman Decree**

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

**Ongoing community revitalization efforts**

Implementation of intentional efforts that are likely to lead to measurable increases in access to employment, living wage jobs, healthcare, supportive services, community amenities, transportation, quality, and affordable housing stock.

**Participating State Agencies**

State of Illinois's Agencies that provide housing related assistance and services i.e. DCEO, DCFS, IDHFS, IDHS, IDoA, IDPH, IDVA.

**Permanent Supportive Housing (“PSH”)**

A project that creates units for people who need supportive services to access and maintain affordable housing, including households who are experiencing or at risk of homelessness, are living with chronic disabilities, and/or are experiencing or at risk of institutionalization. Supportive services must be appropriate to the needs and preferences of residents and be available either on site or closely integrated with the housing. The housing should be permanent (not time-limited, not transitional), affordable (typically rent subsidized or otherwise targeted to extremely low-income tenants who make  $\leq 30\%$  of the area median income), and independent (tenant holds the lease with normal rights and responsibilities). Services should be flexible (responsive to tenants' needs and desires), voluntary (participation is not a condition of tenancy), and sustainable (focus of services is on maintaining housing stability and good health).

**Persons Experiencing Homelessness**

Persons in need of permanent housing with supportive services.

**Pre-screening, Assessment, Intake, and Referral Module (“PAIR Module”)**

The online system that has the SRN and Section 811 unit waiting lists.

**Priority Population**

Vulnerable groups of individuals and families in need of investment for resources and services. Population designated by The Comprehensive Housing Planning Act (310 ILCS 110/).

**Qualified Allocation Plan (“QAP”)**

Sets forth the criteria under which IHDA offers affordable housing development funding for evaluating all projects that apply for a tax credit allocation in the form of federal Low-Income Housing Tax Credits.

**Quality-of-Life Index (“QOLI”)**

Statewide planning tool intended to determine areas of high livability within Illinois. This census tract-based tool is carefully designed to bring awareness to the details that make communities strong and where communities can improve the quality-of-life for its residents.

**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.

### **Special Needs Populations**

Persons with criminal records and veterans experiencing, or at risk of, homelessness.

### **Supportive Housing Populations**

Households headed by persons with chronic disabilities and/or households that are homeless, at-risk of homelessness or unnecessary institutionalization, and other special needs populations who need access to supportive services to maintain housing stability, including justice-involved persons and victims of domestic violence, and those that meet the definition of “Qualifying Populations” under the HOME-ARP Program.

### **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 Homelessness Chief**

Serves as a policymaker and spokesperson on homelessness prevention, including coordinating the multi-agency effort to prevent and end homelessness (called Home Illinois) through legislation, rules, and budgets and communicating with the Illinois General Assembly, federal, and local leaders on these critical issues. The Illinois Department of Human Services houses the Illinois Office to Prevent and End Homelessness.

### **Statewide Referral Network**

Tied primarily to IHDA’s Low-Income Housing Tax Credit Program, the Statewide Referral Network (“SRN”) was developed in 2008 as an overlay on the housing locator system. The SRN is an interagency initiative between the Illinois Housing Development Authority, Illinois Department of Human Services, the Illinois Department on Aging, the Illinois Department of Healthcare and Family Services that links vulnerable populations to affordable housing across Illinois. Eligible populations include persons with disabilities, persons experiencing homelessness and persons at-risk of homelessness.

### **Statewide Referral Network Units**

30% AMI units set aside for households earning at or below 30% AMI, which are headed by Supportive Housing Populations and referred through a statewide referral network.

### **Tax Increment Financing**

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

### **Williams v. Pritzker 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 Americans with Disabilities Act (“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.

### **Women Business Enterprise (“WBE”)**

An independent business located in the United States that is at least 51% owned or controlled by one or more women.

## Appendix B: Influences on the Annual Comprehensive Housing Plan

Throughout 2024, the Housing Task Force opened itself to these and other discussions on affordable housing. In creating the 2025 plan, all inputs were deeply considered and weighed to produce a measured listing of annual policy priorities combined with ongoing multi-year planning and funding goals for Illinois' many housing and services programs.

### Home Illinois: Illinois' Plan to Prevent and End Homelessness

A September 2021 Executive Order, [2021-21](#), created two new planning commissions, an advisory council, as well as the position of State Homelessness Chief with the intention of revisiting ongoing and new discourse about unhoused populations and to establish new statewide policy. Furthermore, the Illinois Department of Human Services ("IDHS") created and houses the Illinois Office to Prevent and End Homelessness ("[OPEH](#)") which provides administrative support and coordinates the efforts. On July 26, 2023, this work was further advanced under Public Act [103-0269](#) which formally codified the Illinois Interagency Task Force on Homelessness, the Community Advisory Council on Homelessness, the permanency of IOPEH, and mandated submission of an annual report on progress toward ending homelessness.

In June 2022, the first iteration of the Home Illinois: Illinois' Plan to Prevent and End Homelessness [FY 2023 – 2024](#) was published. This plan established a vision to end homelessness in the state. The plan identified major themes of the effort to end homelessness including a focus on Racial Equity, and strategies, including Building Affordable & Permanent Supportive Housing, Bolstering the Safety Net, Securing Financial Stability, and Closing the Mortality Gap. In October 2024, OPEH released the second iteration of Home Illinois [FY 2025 – 2026](#) which carries forward the 2023 – 2024 strategies with revised activities to continue the established momentum and successes of Home Illinois.

Key plan activities that require interagency collaboration and coordination include development of permanent supportive housing, particularly coordination of capital and service/operational funding; supporting college students experiencing homelessness; improving discharge planning for young adults leaving state systems of care, particularly youth aging out of foster care and transitioning back to the community from the juvenile justice system; and expansion of medical respite models.

### Black Homelessness in Illinois: Structural Drivers of Inequality

Released in April 2024, this [report](#) commissioned by OPEH and prepared by the Institute for Research on Race and Public Policy ("[IRRPP](#)") at the University of Illinois at Chicago ("[UIC](#)") outlines how structural factors such as lack of affordable housing, evictions, incarceration, unemployment, healthcare access, and aging out of foster care often push Black residents of Illinois toward homelessness, in addition to containing a responsive State action plan to address the high Black-white rate of racial disparity in rates of homelessness in Illinois. The report found that Black Illinoisans are almost 8x more likely to experience homelessness than white Illinoisans, and found specific, current structural drivers of this disparity. That is, it identified structural forces like evictions and incarceration which the likelihood a Black household will experience homelessness differently than they effect white households. These are promising opportunities for policy intervention. With its development guided by a Racial Equity Roundtable on Black Homelessness convened by OPEH, and extensive community listening sessions, the report focuses on evidenced based drivers of homelessness and rebuts common cultural narratives on homelessness, including that it is caused by individual responsibility or choices. This report will be a major focus of the Housing Task Force in 2025 as the Housing Task Force will convene a working group in 2025 that will deeply examine the findings of the report and use them to build direct policy recommendations for the state. The Black Homelessness Working Group of the Housing Task Force will be convened in early 2025 with volunteers from the Housing Task Force. While IHDA/OPEH staff will be convening the Working Group, the recommendations are to be developed independently and will be presented to the Housing Task Force for approval. Once approved, the recommendations will be sent for review to the Executive teams of the impacted state agencies who will be responsible for advancing the recommendations to the Governor's Office directly.

### **Illinois Homelessness Mortality and Morbidity Report 2017 – 2022**

Produced via a partnership between the Illinois Department of Public Health (“IDPH”), and the UIC School of Public Health, this [report](#) is part of an ongoing project to deepen understanding of the state of health of people experiencing homelessness in Illinois and inform efforts to improve it. By analyzing statewide death certificates and hospital records from 2017 – 2022, the report underscores the interconnected nature of health and homelessness via its findings which include that persons in Illinois who experience homelessness die almost 18 years earlier than their housed counterparts.

### **Illinois’ efforts to serve migrants**

Beginning in August 2022, individuals and families from Central and South America seeking asylum in the United States began arriving in Illinois via bus from Texas with little to no notice. State agencies, the City of Chicago, and other local governments began coordinating to ensure that the arriving individuals and families received and continue to receive necessary immediate housing, food, and other support. A Disaster Proclamation was issued in October 2022, directing state agencies, with IDHS as the lead, to continue to cooperate to meet the needs of asylum seekers. To provide further support for these individuals and families as they establish themselves in Illinois and transition from temporary hotel stays into rental housing, IDHS and IHDA used a portion of available emergency rental assistance from the American Rescue Plan Act (“ARPA”) funds to provide temporary rental assistance specifically for asylum seekers. As of the fall/winter of 2024, Illinois and the City of Chicago are transitioning the new arrival-specific shelter and homeless service system into a unified homeless service system, combining it with the legacy homeless service system.

### **Housing for Justice-Involved Individuals (“HJIIP”)**

Reentering the community from the criminal justice system is a difficult process made even more difficult for those who become homeless and unemployed due to lack of a network, or a support system. Additionally, it is well-documented that housing instability and unemployment are risk factors that can have a profound impact on a person’s ability to succeed. It is common for Justice-Involved Individuals to not have access to safe or stable housing. To better address the housing needs of justice-involved individuals, in January 2022, IHDA released an RFA for the Housing for Justice-Involved Individuals (HJIIP) program. Funding was made available to subsidize the acquisition, new construction, and/or rehabilitation of non-traditional housing models that serve justice-involved individuals. IHDA is currently reviewing applications for a second round of HJIIP funding.

### **Illinois Healthcare Transformation Section 1115 Demonstration Waiver**

In July 2024, the Illinois Department of Healthcare and Family Services (“HFS”) received approval from the Centers for Medicare and Medicaid Services (“CMS”) for an extension and amendment to its existing [Section 1115 Waiver](#) to allow Medicaid resources to among other things, specifically cover health related social needs (“HRSN”) services with a focus on housing support, medical respite, and food and nutrition. Specifically for housing, eligible individuals will receive services such as pre- and post-tenancy sustaining supports and short-term post hospitalization housing. HFS and CMS are presently in process to finalize all remaining pending components of the extension process.

### **Money Follows the Person (“MFP”)**

This demonstration program, known as Pathways to Community Living in Illinois, supports strategies to rebalance the state’s long-term services and supports systems from institutional to community-based care under the Medicaid program. The Department of Healthcare and Family Services serves as the lead agency and partners with the Department on Aging, the Department of Human Services’ Division of Mental Health, Division of Rehabilitation Services, and Division of Developmental Disabilities, along with the IHDA on the formation of policy and implementation issues related to MFP. Goals include increase the use of Home and Community Based Services (“HCBS”) and reduce the use of institutionally based services, eliminate barriers and mechanisms in State law, State Medicaid plans, or State budgets that prevent or restrict the flexible use of Medicaid funds to enable Medicaid-eligible individuals to receive long-term care in settings of their choice, strengthen the ability of Medicaid programs to assure continued provision of HCBS to those who chose to transition from institutions, and ensure that procedures are in place to provide quality assurance and continuous quality improvement in HCBS.

### **Next Generation BIPOC Developer Capacity Program (“Next Gen”)**

This initiative provides support for emerging housing developers to enter and succeed within the LIHTC program. Next Gen gives the opportunity for developers across Illinois to gain LIHTC knowledge through cohort training and project specific affordable housing technical assistance. Priority is given to BIPOC developers who have had

challenges accessing capital. Developers who complete the training program are also eligible to apply for predevelopment loans for their affordable housing projects.

IHDA and its nonprofit partner LISC are currently in the process of accepting applications for the second cohort of the program which will begin educational sessions in spring 2025.

### **The Qualified Allocation Plan (“QAP”)**

The Low-Income Housing Tax Credit (“LIHTC”) was created by Congress in 1986 to promote the development of affordable housing for low-income individuals and families. The Internal Revenue Service (“IRS”) regulations for LIHTC are found under Section 42 of the Code of 1986, as amended. As a tax credit allocating agency, IHDA is required to publish a QAP that details the rules and scoring procedures on how IHDA awards its tax credits. The QAP is updated every two years with extensive internal and external stakeholder input and informed by various planning and research methods. The QAP is submitted to the IHDA Board and the Governor for their review and final approval.

For the 2024-25 QAP, a new policy priority chart was created to align policy priorities for the most vulnerable populations, sustainability/energy efficiency, and statewide equity with requirements and incentives in the QAP itself, to ground the priorities in actionable steps with tangible measurements. In alignment with Home Illinois, a Permanent Supportive Housing (“PSH”) scoring track was created to incentivize LIHTC developers to create housing units for extremely low-income populations. The mandatory green building incentives were modified for clarity and to provide additional on ramps to transition developers toward following green building and energy efficiency practices. Additionally, scoring incentives for BIPOC participation were updated to prioritize BIPOC for profit developers and incentivize greater participation of MBE/WBE/DBE entities across all development teams. These changes to the QAP will lead to more environmentally resilient affordable housing development and greater BIPOC participation in the development process.

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

QOLI is a market analysis tool, designed by IHDA’s Strategic Planning and Reporting (“SPAR”) department, intended to measure the quality and quantity of resources within a census tract. QOLI collects a variety of different indicators from publicly available American Community Survey (“ACS”) data and pools them into five different categories: connectivity, education, health, housing quality, and prosperity. Each of those categories contains on average five variables. Incorporation of an abundance of data enables the QOLI to be more statistically powerful and to identify specific categories of success and deficiency. Breaking down all of Illinois’ census tracts by category, the QOLI paints a detailed picture of community level needs throughout the state providing building blocks for future investment. QOLI can be combined with other data overlays to demonstrate and examine connections between demographic trends and needs.

### **Community Revitalization Strategies Technical Assistance**

IHDA’s Community Revitalization team (“CR”) works free of charge throughout the state by linking communities with existing endeavors and providing direct technical assistance to smaller and rural communities across Illinois. These activities assist communities in determining their housing, community development, and planning needs, as well as providing tools and incentives to help them meet these needs. These efforts are done to increase local planning capacity and integrate planning for affordable housing into larger community revitalization strategies. Information gleaned from these planning endeavors informs the global planning that IHDA and the Housing Task Force do to meet these needs throughout the state.

### **The Governor’s Rural Affairs Council (“GRAC”)**

GRAC brings together staff from each Illinois state agency on a quarterly basis, under the chairmanship of the Lieutenant Governor to examine issues impacting rural communities across the state. The council is staffed by faculty from the Western Illinois University Illinois Institute for Rural Affairs (“IIRA”). In 2022, GRAC made the decision to become more community-focused, spotlighting local issues and successes. In this way, GRAC has reflected the importance of local housing needs and has aligned with the research and directions taken by the Housing Task Force.

### State Designated Cultural Districts

Illinois is also working towards cultural preservation as a means of honoring and preserving cultural histories throughout the state. Designated by the Illinois General Assembly, the State Designated Cultural Districts is a grant program that allows municipalities in Illinois to partner with local 501(c)(3) organizations to promote a distinct cultural area within the municipality. The grant is set to last for ten years with a renewal period of every five years. To be considered for funding, applicants must be able to demonstrate community need by proving there is a loss in cultural identity, a history of disinvestment, and evidence of robust community involvement. IHDA – along with other state agencies – serves on the State Designated Cultural Districts Committee and will speak to the role that housing plays (and has historically played) in district planning. This is an exciting endeavor intended to heighten and enhance the State’s approach towards recognizing and celebrating diversity as a heritage and as a planning mechanism.

### Inflation Reduction Act (“IRA”)

The IRA, a federal act signed into law in summer of 2022, created a new loan program to upgrade, repurpose, or replace energy infrastructure. The Act directs \$60 billion in clean energy investments to low-income communities and people of color, for projects like improving energy efficiency in affordable housing, among others.

### Real Estate Valuation Task Force

The Real Estate Valuation Task Force Act ([20 ILCS 4113](#)) was created pursuant to Public Act 102-934, to directly address discrimination in valuation of real estate and underwriting of loans in racially diverse or ethnic communities. This Task Force is set to identify racial disparities in the valuation of the real estate used for underwriting loans, and the causes of those disparities. As a result, it is specifically charged with conducting an analysis of collateral underwriting standards; standards of appraisals and alternative evaluations such as automated valuation models; procedures for reconsiderations of value by consumers; and guidance related to collateral underwriting challenges, such as energy efficient housing and limited or inactive markets. The Task Force is also asked to evaluate the barriers of entry into the appraisal profession. The Task Force is required to publish a report of its findings and recommended actions to the Governor and General Assembly by January 1, 2025.

### Report of the Ad-Hoc Missing Middle Housing Solutions Advisory Committee

Citing recent record economic growth across the state and an awareness that increasing housing cost burdens combined with Illinois’ notably underperforming housing supply chain may negatively impact business and job creation due to a lack of attainable housing options for working and middle-income Illinoisans, the Governor convened an Ad-Hoc Missing Middle Housing Solutions Advisory Committee across June – September 2024. Comprised of housing developers, elected officials, economic development and nonprofit leaders, regional employers, and financing experts, the Committee was tasked with developing a series of robust interventions the State could pursue to accelerate the production or preservation of housing for middle- or moderate-income households, those making between 80 – 140% AMI (“Missing Middle”). Finalized in September, 2024, their [report](#) of recommendations includes ideas to reduce unnecessary barriers to development, stimulate investment for housing production, and create new partnerships and technical assistance programs. As stressed in the report, the State’s housing policy and planning must include considerations for the missing middle alongside programming for low- extremely low-income persons. This is to both protect business development and job growth, but also to prevent displacement caused when missing middle households find themselves priced out of local markets, forcing them to look toward existing naturally occurring, unsubsidized affordable units, thereby unintentionally putting pressure on the overall housing supply and/or pricing out those at lower income levels. Securing more housing options available to missing middle households alongside housing options for lower income Illinoisans will promote a more equitable and sustainable housing system and overall state economy.

Informed by the report and its recommendations, is Executive Order [2024-03](#) issued on December 11, 2024, which creates the position of Illinois Director of Housing Solutions, who will add key capacity to the State and lead on the consideration of, strategic planning for, and implementation of innovative housing solutions to combat the housing crisis and increase the number of attainable, middle-class homes and rental options across the state for working Illinoisans and their families. The Director will work in close consultation with the Illinois Housing Development Authority (IHDA), the Illinois Department of Commerce and Economic Opportunity (DCEO), and other state agencies to better align economic growth with housing development.

## Appendix C: 2025 State Housing Task Force Calendar of Meetings

Provided below is a calendar of scheduled meetings of the State Housing Task Force for calendar year 2025. This information is also accessible on the IHDA website under [Public Meetings and Notices](#).

Unless otherwise noted, all meetings will begin at 1:00pm Central Time, with a targeted conclusion of 3:00pm. Meetings will be hybrid in format, with in-person and virtual attendance options. In-person attendees will assemble at IHDA's office at 111 E Wacker Dr, Suite 1000, Chicago, IL 60601, and virtual attendees will join via Microsoft Teams. Detailed meeting information, including building access instructions and a virtual meeting access link will be provided prior to the meeting. Additionally, notice of change to the expected meeting format and/or meeting cancellation will be provided to members prior to the event.

2025 Calendar Date	Scheduled Housing Task Force Event
Wednesday, January 15 <sup>th</sup>	2025 Annual Comprehensive Housing Plan delivered to the Governor and the Illinois General Assembly
Wednesday, January 29 <sup>th</sup>	<b>Housing Task Force Meeting</b>
Tuesday, April 1 <sup>st</sup>	2024 Annual Comprehensive Housing Plan – Annual Progress Report delivered to the Governor and the Illinois General Assembly
Wednesday, April 9 <sup>th</sup>	<b>Housing Task Force Meeting</b>
Wednesday, July 23 <sup>rd</sup>	<b>Housing Task Force Meeting</b>
Wednesday, October 8 <sup>th</sup>	<b>Housing Task Force Meeting</b>
Wednesday, November 12 <sup>th</sup>	<b>Housing Task Force Meeting</b> ( <i>Writing Meeting</i> )



## Appendix D: (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.)

