

Illinois Rental Housing Support Program Funding Allocation Task Force Meeting

Meeting Details

Date/Time: February 5, 2025

Meeting Format: All meetings of the Illinois Rental Housing Support Program Funding Allocation Task Force will be held in a virtual format. Attendance will be facilitated by Microsoft Teams. Please use the below information to join the meeting through one of the virtual access options.

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Appointees:

John Ackerman, appointed by the Minority Leader of the Illinois Senate
Representative Curtis J. Tarver, appointed by the Speaker of the Illinois House
Steven Fox, appointed by the Minority Leader of the Illinois House
Kristin Faust, Executive Director, IHDA
Jason Sethen, appointed by the Chicago Low-Income Housing Trust Fund
Mary Keating, representing Local Administering Agencies, Chicago Metro
Alan Zais, representing Local Administering Agencies, Small Metro
Randy McGill, representing Local Administering Agencies, Rural
John Mirkovic, representing Illinois County Clerks and Recorders, Metro
Lori Gadbois, representing Illinois County Clerks and Recorders, Rural
Lissette Castaneda, representing non-profit housing advocacy organizations
Christine Kah, representing non-profit housing advocacy organizations
Lori Baker, representing Governor Pritzker's Office
Rachael Parker, representing Don Harmon Peoria County Clerk
Karen Stukel, representing Illinois County Clerks and Recorders, Will County
Representative Emanuel Chris Welch, Speaker of the Illinois House

Agenda

- 1:00 PM Attendance, Roll Call**

- 1:05 PM Review of Minutes from December 11, 2024,
Meeting**

- 1:10 PM Review and Discussion of Proposals**

- 1:45 PM Special RFA to Replace an Existing LAA**

- 1:55 PM Public Comment**

- 2:00 PM Adjourn**

Illinois Housing Development Authority
Illinois Rental Housing Support Program Funding Allocation Task Force Meeting
Minutes – December 11, 2024

In attendance:

Alan Zais Local Administering Agencies, John C. Ackerman Tazewell County Clerk, Mary Keating Director of Community Services for DuPage County, Jason Sethen General Counsel for The Chicago Low-Income Housing Trust Fund, Annissa Lambirth-Garrett Executive Director for The Chicago Low-Income Housing Trust Fund, Karen A. Stukel Recorder of Deeds Will County (Committee Members), Lori Gadbois, Karen Davis, Brendan Kiley, (IHDA Executive), Reginald Howell, Matthew Fifer (IHDA Asset Management)

Agenda

- 10:07 AM Meeting called to order and the taking of attendance/roll call by Reginald Howell**

- 10:12 AM Motion made, and second, to elect Reginald Howell as Chair of the meeting due to the absence of the Task Force Chair and Vice-Chair**

- 10:15 AM Review of the minutes from the April 29, 2024 meeting by Reginald Howell**

- 10:20 AM Floor was opened to discuss any program recommendations:**

- 11:14 AM Floor opened for public comment**

- 11:15 AM Meeting Adjourned**

ACTION ITEMS:

Action Item	Responsible Party
Provide funding utilization schedule	IHDA Team
Review Summary of Ideas from Jason Sethen	All Task Force Members
Prepare Program recommendations to be reviewed at the next meeting	All Task Force Members

Proposed task force findings / recommendations: (Prepared by Jason Sethen)

- 1) The current level of funding going toward affordable housing for households $\leq 30\%$ AMI is insufficient. The legislature should identify new sources to put toward this fund.
- 2) Basing the distribution of RHSP Act dollars on need is the appropriate way to distribute these funds, but *all* areas of the state do have need for affordable housing. IHDA should receive additional funding to ensure that:
 - a. All areas of the state are represented by an LAA. Where a county has a lower need for affordable housing, it may be more efficient to combine several counties under one LAA.
 - b. All LAAs are trained in how to support and process landlord applications under the RSHP Act.
 - c. All LAAs receive support in identifying landlords and developers in their areas who are willing to take on RHSP-funded units.
 - d. All areas/counties of the State are given adequate time to identify such prospective landlords before affordable dollars are reallocated to different areas (1 year hold period?).
 - e. Prioritize areas of the state which have never – or rarely – received RHSP Act funding.
- 3) IHDA and the legislature should work together to identify ways to make it easier to apply for and use the funds. Refine RFA Process, potentially add points for letter of support from Clerks & Records Assn.
- 4) The comptroller's office, treasurer's office, and IHDA as applicable, should compile and publish:
 - a. Receipt amounts from each county/area (treasurer/comptroller).
 - b. Utilization of RHSP Act dollars per county/area (IHDA).
- 5) A greater focus should be placed on the creation of *new* affordable housing units.