

# **Illinois' 2021 Annual Comprehensive Housing Plan**

Plan Effective:  
Calendar Year, 2021

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

*This plan is dedicated to the memory of Bill Pluta who was instrumental in the formation of the first and all subsequent Annual Comprehensive Housing Plans. Bill's lasting legacy as a teacher, friend, and architect of many statewide planning endeavors is greatly reflected in this year's submission.*

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## Vision Statement

*With this Annual Comprehensive Housing Plan, the Housing Task Force seeks to promote quality affordable housing for each household in every community in Illinois. The Annual Comprehensive Housing Plan targets priority populations and seeks to link appropriate housing solutions with appropriate services where needed that supports individual and family success. Affordable Housing is part of the solution and is therefore integral to the creation of robust communities for the people of Illinois. The Housing Task Force believes that housing is a human right, an essential community asset, and economic engine for all Illinoisans.*

## Comprehensive Housing Planning for Illinois

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

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

## Illinois' Priority Populations

The Illinois Priority Populations are designated as such because they represent the core affordable housing needs throughout the State. The Priority Populations are not only the focus of the Annual Comprehensive Housing Plan, but they should also always provide a framework that guides the use of major affordable housing funding sources (described in this plan) and planning throughout the state.

The current Priority Populations are as follows:

- **Low-income households** (with emphasis on households earning below 30% of area median income);
- **Low-income seniors;**
- **Low-income persons with disabilities;**
- **Homeless persons** and persons 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 people with criminal records and veterans experiencing, or at risk of, homelessness.

## The Annual Comprehensive Housing Plan

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

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

In the first Comprehensive Housing Plan in 2003, the Housing Task Force developed **Housing Principles** to generally reflect important overarching themes in affordable housing:

- Production (**Creation and Preservation**);
- Services (**Affordability and Choice**); and
- Promotion of long-term goals (**Leadership**).

These principals are still used as an organizing mechanism that helps to focus different planning goals and tasks. To help clarify their intended purpose, each action item within the Technical Plan is identified in an annual **focus area** (determined annually by the Housing Task Force) and is categorized under a broader strategy and associated with one of the Housing Principles. Recommended annual efforts or program developments, and state agency activities related to the Technical Plan are presented in this Annual Comprehensive Housing Plan and progress is documented in Annual Progress Reports.

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

In previous iterations of the ACHP, highly detailed narratives of State housing programs and services were submitted along with the Plan in an accompanying document (*ACHP's Supplemental Materials Guide*). These narratives cover important ongoing efforts that often extend substantially before and after the period of an annual Plan. However, in the interest of ongoing efforts to streamline the ACHP submission process, this additional document will now be submitted to the Governor and Illinois General Assembly in tandem with the Housing Task Force's 2020 Annual Progress Report in April of 2021.

## Technical Plan

The ACHP is responsive to new developments in the housing world via the Technical Plan. A comprehensive document of ideas and endeavors, the Technical Plan documents the last 17 years of the Housing Task Force's Comprehensive Housing Planning via identified strategies, actions and responsible actors. When a new issue, use of funds, or innovation arises, the Housing Task Force updates the Technical Plan by developing new action items and strategies.

The active components of the Technical Plan are grouped together to form the foundation of the annual **Focus Areas**. The 2021 Focus Areas therefore represent topical trends in affordable housing policy and planning to the fullest and most current extent possible. Action items selected for each of the Focus Areas are taken from all three of the Housing Principles.

## **Background and Context to the 2021 Plan**

In a typical year, the main elements of the Housing Task Force's Annual Comprehensive Housing Plan (ACHP) are derived from a framework of established affordable housing strategies. These are drawn from the Housing Task Force's expertise and memorialized in the technical plan so they can span multiple years. This through-line is very useful in a typical year as it helps ensure continuity across multiple annual plans and documents progress that builds towards stronger results in meeting state housing goals.

2020, however, was the year that defied planning. The usually responsive process that helps create the ACHP could not have predicted an economically-crippling global pandemic or the ensuing civil unrest following the deaths of George Floyd, Breonna Taylor, and other Black Americans which has reinforced the urgent need to address the long term impacts of racial inequities. Additionally, geographic disparities in access to critical infrastructure, quality housing, and community amenities throughout our state are seeing the light of day in new ways. Currently in Illinois there are statewide and Center for Disease Control mandated eviction moratoriums keeping many Illinoisans in their homes, but housing instability remains a pressing challenge and there is a looming potential eviction crisis when the moratoriums end. COVID-19 and the subsequent employment, housing, food security, and education crises that have followed are an immediate and time relevant issue the Task Force will be addressing in the year to come, but the need to stabilize housing – to keep people housed and safe – in all forms has long been a focus of the Housing Task Force and the Annual Comprehensive Housing Plan. In 2020, this focus evolved and has become a major priority of the Housing Task Force heading into 2021.

The affordable housing world at the beginning of 2021, looks far different than prior years – and this outlook is constantly shifting: after preliminary versions of this plan were distributed, new stimulus funding package in part designed to target and safeguard against a looming eviction crisis was announced; a new federal administration will bring with it new perspectives on fair housing issues; new attention is being paid to programs that will stabilize (and enhance) the ability to use tax benefits as an incentive for furthering affordable housing production; and capital funds designed to jumpstart unique and innovative housing endeavors are continuing to materialize.

For these reasons, the 2021 Annual Comprehensive Housing Plan relies less on the Technical Plan than prior plans have. The real test of 2021 will be how affordable housing leaders respond to these demands. The 2021 Comprehensive Housing plan, thus, is a critical one that must respond to the new demands of an impending housing crisis whose form and scale remains unclear while also building towards a new and more inclusive future for Illinois Housing.

## 2021 Focus Areas

Intended to represent the most prevalent affordable housing challenges facing Illinois, the annual Focus Areas are normally high-priority items from the Technical Plan which are highlighted and condensed each year into specific action items and strategies. 2021 was an unprecedented year in planning and required significant updates to both the Technical Plan and the resulting Focus Areas. To meet the housing challenges posed by an impending pandemic-induced economic crisis and the urgent need to address the serious impacts of long-standing racial and ethnic inequities, the Housing Task Force selected the following recommended Focus Areas for the 2021 Annual Comprehensive Housing Plan:

### **Focus Area #1: Identify and Address Emerging Housing Needs to Better Serve Illinois**

The affordable housing landscape in Illinois is ever shifting- particularly in times of crisis. While the Annual Comprehensive Housing Plan's focus on specific housing markets is informed and guided by statutorily prescribed Priority Populations, there are likely new and high need populations that may emerge from the economic crisis sparked by the pandemic. Additionally, there is a clear need in 2021 for additional and proactive planning to bring geographic, racial, and ethnic equality to the affordable housing landscape in Illinois. This focus area is intended to look deeply into new housing needs emerging in these areas throughout Illinois.

### **Focus Area #2: Refocus on Difficult-to-House and At-Risk Households**

Assisting special needs populations and those transitioning into (or remaining in) community-based living settings with services that support their needs, including long-term care services and support, has long been a major focus of the Annual Comprehensive Housing Plan. New obstacles and opportunities have presented themselves in this area offering opportunities in the coming year for the Housing Task Force to focus on not only providing housing, but on expanding its reach in scope into more effective solutions-based work that addresses a wider range of Illinois' high-need communities and populations.

### **Focus Area #3: Policies and Expanded Leadership for the Future of Illinois Housing**

There is a continued need to enhance collaborative planning efforts that help to foster policy changes that better address the housing needs of all Illinois residents. Future work should prioritize activities that identify ways to maximize and support new and existing state and federal resources and align these resources with policies that promote equal access to quality housing throughout the State. Collaborative policy-driven efforts in the upcoming year should work to expand the impact and input of a more diverse group of affordable housing practitioners and serve to drive our state into new or underutilized strategies, such as strengthening our statewide approach to environmental justice, further incorporating green building practices into affordable housing development programs and policies.

### **Focus Area #4: Housing Blueprint for Illinois**

A comprehensive statewide planning effort is needed to create an inclusive vision for the future of housing in Illinois. Efforts are already underway to better understand the emerging needs of Illinois residents and to examine the full impacts and reach of current programs statewide, particularly on those identified as priority populations in the ACHP. Beginning in 2020, IHDA undertook the *Housing Blueprint*, a new planning endeavor with the purpose of informing future policies that better serve the diverse needs of Illinois residents. The Blueprint's planning process is comprised of various components that include past plan review, community outreach, quantitative data analyses, as well as the first Racial Equity Impact Assessment ever conducted on IHDA's portfolio and practices. In 2020, the Housing Task Force was enlisted to serve as advocates for and aides to the Housing Blueprint. Each year the Blueprint will culminate in Working Groups led by Housing Task Force members and IHDA staff that will be formed around the major priorities and goals identified by the plan. This Focus Area is intended to formalize the relationships between the Housing Task Force, the Housing Blueprint and the Annual Comprehensive Housing Plan.

## Focus Area #1: Identify and Address Emerging Needs to Better Serve Illinois

In 2020, IHDA received close to \$400 million in Coronavirus Relief Funds from Illinois' portion of the Federal CARES Act allocation. These funds went to help households with emergency rental and emergency mortgage relief. IHDA also funded communication action organizations to ensure residents had equitable access to apply for assistance. Administration of this funding was difficult, burdensome, but incredibly important. Neither IHDA nor any other State Agency was built to move rental assistance so quickly. A new 2021 budget and stimulus bill passed in late December 2020 and the State anticipates receiving close to \$840 million in new emergency rental assistance funding. This will be allocated to State agencies and counties over the first six weeks of 2021. The programs created or renewed with this 2021 funding will work to assist as many people as possible, fairly and equitably across the state, including rental assistance, legal assistance, and housing stability services. The sheer size of this funding speaks to the emergency-level threat that housing instability poses in this era. Administration must be swift and efficient and is therefore daunting – interagency coordination, Task Force participation and expertise, and strong focus on priority populations will be key to successfully administering this funding and making sure we best serve the needs of the entire state.

Outside of this pandemic, 2020 further highlighted the role that inequities play in shaping housing needs throughout the nation and Illinois. This drive for equity carries into housing policy and underscores the need for better data and increased opportunity in all its forms. Activity must move forward intentionally with an eye on administration and procedure that improves access rather than limiting it. Increasingly, households living in poverty throughout all areas of Illinois face sometimes insurmountable barriers that profoundly impact their quality of life. Disparity is pervasive throughout all aspects of the housing industry and thus new approaches are needed to truly achieve change.

Rental housing and homeownership are often seen as two separate housing spheres with differences in consumers and programs. However, another way to increase equity across the state is to expand homeownership opportunities to more people, building individual and community wealth. Rent-to-own models are few and far between but could be expanded to help this effort while empowering renters to safely transition into homeowners. It is also important to gather more data and market information about homeownership to better connect the rental housing world.

This need to focus on new and emerging housing needs augments the State's current high level of service provided to Priority Populations. By addressing urgent issues and working towards better equity and geographic parity, the Housing Task Force and Illinois continues to push towards better housing policy and programs for all Illinoisans.

Please see additional details provided under the Technical Plan strategies and action item recommendations section for Focus Area #1 in the following pages.

## 2021 ACHP Focus Area #1: Recommended Technical Plan Strategies and Action Items

Strategies	Action Items	Partners	Principle(s)*
Prioritize a Statewide COVID Housing Response	Track Federal Disaster/COVID-19 Legislation	IHDA, DCEO, IDHS, IEMA	L
	Identify rising COVID-19-related housing needs due to the expanding financial crisis	IHDA; DHS; IEMA; HUD-IDES	L, AC
	Implement housing interventions based on COVID-19 driven need and funding availability	IHDA, HCAs	AC,L,CP
	Support ongoing Coronavirus relief funding efforts	IHDA, DHS, IEMA, DCEO, IDPH, Other State Agencies	L
	Expand statewide housing research agenda to identify and prepare solutions for housing needs emerging from the pandemic and its economic effects, including effects on homelessness and the imminent eviction crisis	IHDA, IDHS, DCEO, Non-Profits, HTF, COCs, CDC, CFRB, District Courts,	L, AC
	Explore strategies to mitigate future barriers to housing related to eviction risks and consequences	IDHR, DHS, IHDA, IDFPR, Courts	AC
Utilize creative funding strategies and Community Support Networks to Keep Illinoisans in their homes	Fund/operate home repair and homebuyer assistance programs as a method of maintaining affordability, preventing foreclosure and preserving single-family housing stock. Continue targeting programming to areas of the State not receiving direct funding.	IHDA, DCEO/ICAAs, HUD USDA-RD, Municipalities, Counties, Non-Profits	CP
	Continue expanding IHDA's Community Revitalization Programming that is responsive to a variety of geographic needs	IHDA	CP
	Support responsible and affordable homeownership programs for low to moderate-income households and pursue other funding opportunities for down payment assistance and maintain a variety of counseling services; primarily foreclosure prevention and homebuyer counseling.	IHDA, USDA, HCAs, HUD, FHLB, Municipalities/Counties, CDBG Entitlement Grantees, Local Governments, ILGA	AC, CP
* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L) – see additional strategies on following page.			

**2021 ACHP Focus Area #1: Recommended Technical Plan Strategies and Action Items – Focus Area #1 - Continued**

Strategies	Action Items	Partners	Principle(s)*
Expand Homeownership Activity into New Markets	Continue to identify barriers to homeownership among traditionally underserved populations	IDHR, IHDA, HTF	L, AC
	Create strategies to increase homeownership opportunities for underserved populations by addressing identified barriers throughout Illinois	IDHR, IHDA, HTF	CP
	Empower Illinois homeownership by expanding and linking student loan relief to include homeownership opportunities/assistance	IHDA, State Treasurer, Housing Counseling Agencies	CP
Provide and expand affordable housing opportunities in rural Illinois.	Establish the Bill Pluta Policy and Research Internship targeting statewide and downstate housing issue research	IHDA, Housing Task Force, NAHRO	L
	Conduct a series of workshops to help underfunded Public Housing Authorities access information and ideas on rebalancing.	IHDA, PHAs, Enterprise, NAHRO, Illinois Association of Housing Authorities, Advocates	L, AC, CP
	Assist in evaluating the sustainability of the USDA-RD portfolio and develop plans to improve/modernize housing in rural Illinois.	USDA-RD, IHDA, DCEO, SIU – Department of Population Science and Policy	CP
Identification of New Statewide Housing Needs	Utilize the Housing Blueprint, Racial Equity Impact Assessment, and other statewide and national housing studies to better identify underserved housing needs throughout the state	IHDA, Housing Task Force	L, AC
	Continue to track and leverage statewide working groups for cross-agency collaboration in housing programming and services to better serve and identify emerging needs/populations.	The Housing Task Force, IHDA, Other State Agencies	L, AC
	If needed and based on research, explore the possibility of expanding the “Priority Populations” supported by the Annual Comprehensive Housing Plan to better meet the current housing needs of the state.	The Housing Task Force	L
<b>* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L)</b>			

## Focus Area #2: Refocus on Difficult-to-House and At-Risk Households

Since the Housing Task Force completed and released the 2017 Supportive Housing Working Group Report, Illinois has operated in good faith to meet the unmet supportive housing needs the report highlighted. Systems to address various supportive housing sub-populations have improved, Permanent Supportive Housing unit counts have increased, and innovative collaborations have occurred. Even with all these recent successes, there is still much work to be done. In the face of COVID-19, ongoing efforts to best serve difficult-to-house populations and at-risk households have taken on a new importance and urgency. Continuing to meet the needs of supportive housing populations will take work in improving existing systems, expanding funding streams, and ongoing collaboration.

Many major successes of the last year have focused on interagency collaboration. IHDA's Request for Applications for a 2020 Permanent Supportive Housing Round was designed to offer more flexibility in the number of units, incentivize serving returning citizens referred by the Illinois Department of Corrections and youth aging out of Department of Children and Family Services care. Of the seven developments approved by IHDA's Loan Committee to move forward for Board Approval, many agreed to take referrals from the above populations as well as to serve persons experiencing homelessness and persons leaving institutional care through one of the Olmstead based consent decrees the State has entered into. Furthermore, several years of collaboration between IDOC/IHDA on a Re-entry Pilot Program funded through the Rental Housing Support Program bore fruit in 2020 and six Local Administering Agencies have begun to identify housing for returning citizens referred by IDOC. A total of 75 units are anticipated across the State with several of the units having already been identified and filled with IDOC referrals. Finally, Illinois Healthcare and Family Services new Memory-Care Supportive Living Facility program is another success which will allow greater independence and flexibility of care for persons suffering from Alzheimer's and other forms of dementia.

In 2021, success means deepening these interagency collaborations. IHDA and DHS must continue to work towards improving the efficiency of the Statewide Referral Network to more rapidly house consent decree class members, extremely low-income persons with disabilities, and persons experiencing homelessness. The COVID-19 pandemic has highlighted the need to ensure all existing housing resources are utilized to their fullest potential. The additional benefit of the improvement will mean lower vacancies for affordable housing owners. Work will also continue with other partners on how to create a single State-wide housing waiting list that will allow Illinoisans to enter their information, or have their information entered, into a single waiting list that will automatically direct their application to the appropriate agency; whether that be a Continuum of Care, a Public Housing Authority, the SRN, or all of the above.

In this era, the focus will be on identifying ways to better coordinate the Permanent Supportive Housing Development program with other funding programs and other agencies. The goals are: a) to make it easier for Supportive Housing providers to apply for capital, rental, assistance and service funding in an efficient manner and b) to allow flexibility to serve Supportive Housing sub-populations such as youth aging out of DCFS care and returning citizens. Data from the Housing Blueprint (see focus area #4) will better inform Supportive Housing targeting and investment across Illinois and can be used to explore ways to better serve Supportive Housing Populations through the Low-Income Housing Tax Credit program and other funding mechanisms.

Please see additional details provided under the Technical Plan strategies and action item recommendations section for Focus Area #2 in the following pages.

## 2021 ACHP Focus Area #2: Recommended Technical Plan Strategies and Action Items

Strategies	Action Items	Partners	Principle(s)*
Work to secure more resources for supportive housing and services in order to increase housing production.	Continue Section 811 Project-Based Rental Assistance to affordable housing developments where special populations have demand for PSH units through current funds, including new FY2019 funds	IHDA, IDHS, IDoA, HFS	AC, L
	Work to renew partnership with Weinberg Foundation, and look to leverage new Weinberg awards to incentivize other local foundations to fund PSH	IHDA	CP, L
	Collaboratively track and apply for federal funding opportunities, including CMS, SAHMSA, and HUD	IHDA, IDHS, IDHFS, IDoA	L
	Coordinate with HUD CoC programs, Public Housing Authorities, other State Agencies, and Municipalities to better serve high need populations	IHDA, IDHS, IDHFS, IDoA	L
	Work with Healthcare and Hospital Systems to identify housing interventions to reduce Emergency Department usage and fulfill Community Benefit obligations	IHDA, DHFS, IDPH, Hospitals	L
Maximize use of existing funding sources for supportive housing service needs of elderly and special needs populations living in community-based housing.	Use Medicaid waiver resources to support community integrated supportive housing through services and savings for persons with mental illness and/or developmental disability. Explore expansion of SLF memory care facility program	IHDA, IDHS, IDHFS, IDoA	AC, L
	Utilize Housing Blueprint to identify new supportive housing populations and needs as presented throughout the State's varied geographies	IHDA, Blueprint Stakeholders	
	Further enhance IHDA's PSH Development Program RFA to allow for more purposeful and creative applications that serve a wider range of populations in a wider range of geographies.	IHDA, Non-Profit Developers	AC, L
	Increase collaboration between housing, health, and criminal justice systems to better understand the needs of returning citizens, and persons taking part in court ordered diversion programs to reduce recidivism and homelessness.	IHDA, IDHFS, IDOC	L
	Work to expand access to PSH resources for other populations, including youth aging out of DCFS care, families involved in child welfare, and persons living with developmental disabilities	IHDA, IDCFS, IDHS	AC, L
<b>* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L) – see additional strategies on following page.</b>			

**2021 ACHP Focus Area #2: Recommended Technical Plan Strategies and Action Items - Continued**

Strategies	Action Items	Partners	Principle(s)*
Improve matching between accessible units and the people who need them.	Continue to evaluate the Statewide Referral Network to ensure new waitlist procedures are improving people’s ability to live in accessible units.	IHDA, IDHFS, IDHS, IDoA	AC
	Pursue ways to promote increased occupancy of existing accessible units in all assisted housing by persons with accessibility needs.	IHDA, IDHFS, IDHS, IDoA, Housing Task Force	AC
Overhaul the Statewide Referral Network to better connect Illinoisans with affordable housing and supportive services.	Propose new SRN strategies designed to increase efficiency of transfers and making SRN program more successful for all involved parties	IHDA	L, AC
	Analyze uses of, reasons for, and supportive housing units lost due to issuances of SRN waivers. Work to establish strategies and rules to reduce waivers	IHDA, IDHS	CP, AC, L
	Look for ways to link Prisoner Re-Entry Housing strategies to IL Housing Search and quality housing services	IHDA, IDOC, IDHS, IDHFS	AC
	Pursue ways to increase waitlist use in areas outside of the Chicago Metro.	IHDA, IDHFS, IDHS, IDoA, Housing Task Force	AC
	Explore strategies to integrate PAIR module with Continuum of Care waitlists	IHDA, IDHS, COCs	AC
<b>* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L)</b>			

### Focus Area #3: Policies and Expanded Leadership for the Future of Illinois Housing

The 2021 Annual Comprehensive Housing Plan emphasizes coordination and the need to unify across agencies, platforms, and perspectives towards the result of providing better housing options and services to Illinois' priority populations. As 2021 takes shape as a "battleground" year for Affordable Housing in Illinois (and nationwide), the Annual Comprehensive Housing Plan is asking more of the Housing Task Force. New arenas and methodologies must be identified and explored to better shape our mission as statewide policy leaders in affordable housing.

Throughout its history, the Annual Comprehensive Housing Plan has emphasized strong leadership via interagency coordination and the reliance on the collaborative expertise of the Housing Task Force membership. The makeup of the Task Force highlights the diversity of expertise needed to work across agencies, disciplines, services, and geographies. There is a lot of work to be done but the Housing Task Force can be of value in the following arenas:

- *Identifying Illinois' Housing Needs* - The housing needs of Illinois' priority populations are evolving rapidly and The Housing Task Force firmly believes that quality housing endeavors are built upon an understanding of what is truly needed to help struggling and vulnerable Illinoisans. Aligning expertise towards identifying housing need will increase the impacts that can be made. In 2020, IHDA – with the help of the Housing Task Force – began a massive Illinois Housing Blueprint planning process designed to help illuminate and highlight existing and emerging housing needs throughout the state. In 2021 we plan to build upon the results of the Blueprint and make long term recommendations based upon them (see Focus Area 4).
- *New Resources* - 2021 will bring massive new pools of Federal resources designed to combat immediate housing needs (see Focus Area 1). Illinois must unite in order to adequately plan for the distribution of these funds across state and local agencies. A new "4% Floor" for LIHTC has been established – an endeavor that should generate more 4% equity and free up soft funds that could be redirected to special populations.
- *Legislative and Policy Agenda* - State legislators in Illinois are once-again turning their focus to swiftly helping heavily impacted groups of people address the most pressing housing needs. Rather than working in silos to advance singular interests, a unified legislative approach is needed in order to accomplish more. The Housing Task Force can be a convener for housing advocates, agencies, and policy makers that must unite to identify approaches that are universally beneficial to Illinoisans. These approaches can best position the State to not only create or preserve more units, but to do so in a thoughtful way that maximizes the benefit to those most in need across the state.
- *Housing Innovation* - 2021 must be a year of innovation and breaking new ground. A new Qualified Allocation Plan (for 2022 and 2023) will be produced this year and IHDA is looking at ways to involve new thinking and to serve new needs with this document. Input from the Housing Task Force and from other new voices can help identify these new needs and can enhance the coordination across agencies needed to change how we meet Illinois' affordable housing needs: streamlined construction processes can cut down on costs; pushing for more sustainability measures can increase our State's commitment to healthy building practices; linking affordable housing with education and healthcare can help all of Illinoisans grow healthier; and finding new ways to approach homelessness and isolation throughout the state can help make sure that all Illinoisans have safe and decent places to call home.

Please see additional details provided under the Technical Plan strategies and action item recommendations section for Focus Area #3 in the following pages.

### 2021 ACHP Focus Area #3: Recommended Technical Plan Strategies and Action Items

Strategies	Actions Items	Partners	Principle(s)*
Evaluate federal and State legislation and Rules, Comment and Support as appropriate	Concentrate efforts on State and federal housing-related legislation affecting existing and future resources, tax reform, housing finance reform and fair housing	IHDA, IHC,CDB	L
	Track ongoing developments in Affirmative Furthering Fair Housing and new Disparate Impact rules and comment on CRA reform, HOTMA rules, and DACA	IHDA, IDHR, IDHS, DCEO	L
	Establish an aligned statewide housing legislative agenda that can be used to target emerging populations, and equity in housing opportunity	IHDA, Task Force	L
	Track federal rule-making, provide public comments to streamline processes and fully address affordable housing objectives.	IHDA, HUD, FHFA Treasury, CMMS, CFPB	L
Develop an inclusive approach to expanding affordable housing in Illinois through an equity lens	Utilize the findings of the Illinois Housing Blueprint and Racial Equity Impact Study to enhance statewide partnerships and local expertise and develop effective strategies for identifying a diversity of future Illinois housing leaders	IHDA, Task Force, State Partners, Municipalities, Governor's Office	AC, L
	Better understand the landscape of minority and women-owned affordable housing practitioners and identify pathways towards a more diverse affordable housing community	IHDA, IHC, Housing Task Force. State Partners	AC, L
	Expand diversity of affordable housing practitioner leadership-base, (developers, advocates, designers/architects, planners, and financial institutions), in areas of the state in need by supporting incentives for internship programs, affordable housing institutes, and leadership training opportunities	IHDA, IHC, Housing Task Force, State Partners, CDFIs, IDFPR, CDB	AC, L
	Develop a Request for Proposal for downstate housing institutes and developer training	IHDA	AC, L
	Conduct research on and (if needed) propose methodology to realign the statewide set-asides for the Qualified Allocation Plan.	IHDA, Blueprint Stakeholders, Statewide Partners	L
* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L) – see additional strategies on following page.			

**2021 ACHP Focus Area #3: Recommended Technical Plan Strategies and Action Items – Focus Area #3 – Continued**

Strategies	Actions Items	Partners	Principle(s)*
Promote equal access to quality housing for the full diversity of Illinois households.	Formalize a plan to enhance State’s actions to address fair housing impediments in the Consolidated Plan Annual Performance Reports. Coordinate efforts with other state agencies, CDBG Entitlement grantees, PHAs and regional efforts.	IHDA, DCEO, IDPH, IDHR, IHC, Municipalities, IDFPR, Counties, PHAs	AC
	Utilize the Racial Equity Assessment to inform the Housing Blueprint and other statewide housing programs.	IHDA	AC
	Establish enhanced data-metrics and analysis tools that assist IHDA in accurately measuring opportunity in a more holistic way to drive policy decisions.	IHDA	
	Expand and ensure broadband access to all Illinois citizens by mandating installation of broadband infrastructure in all new construction and substantial rehabilitation rental properties of four or more units.	IHDA, Utilities, DCEO	AC
	Research and build best practices for the inclusion of persons with criminal records, including increasing flexibility in allowing less stringent tenant selection plans and continuing to support IHDA’s reentry demonstration program	IHDA, IDHR, Non-Profits, IDOC	L, AC
	Continue to study IHDA’s portfolio, funding efforts and targeting with an eye on equitable use of resources for all Illinoisans.	IHDA	AC, L
	Improve the current housing quality standards for low-income households via window replacement, reducing the sources and occurrences of lead-poisoning among children under six years of age and expectant mothers.	IHDA, IDPH, HUD	AC, CP
Incorporate green building practices into affordable housing development programs and policies.	Improve environmental justice outcomes throughout Illinois by creating new policies, partnerships, and incentives to use healthier building materials in the exterior and interior.	IHDA, IDPH, Affordable Housing Developers, IEPA	AC, L
	Develop a new sustainability approach that prioritizes environmental justice and equality rather than developer ease-of-access	IHDA, IEPA, Advocates	AC, CP
	Reevaluate current incentives and standards at the state level in affordable housing that promote energy efficiency and non-carbon energy consumption.	IHDA, Housing Task Force, Green Building Experts, Other State Agencies	AC, CP
	Continue to build on interagency connections to explore additional funding resources for green building practices	IHDA, Housing Task Force, DCEO, IFA, Utilities	AC, L
<b>* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L)</b>			

## Focus Area #4: Housing Blueprint for Illinois

The Housing Blueprint (“the Blueprint”) is a new planning endeavor that the Illinois Housing Development Authority initially designed and began work on in the Spring of 2020. The purpose of the Blueprint is to create an informed and new vision for the future of housing in Illinois, as well as to establish a plan to achieve it. The Blueprint is a multi-year planning effort that reflects on successes within the state’s many communities as well as pushes forward on opportunities to better meet the needs of its residents. In the 9 months since its inception the Housing Blueprint and its planning processes achieved the following:

- Engagement of 839 individuals representing 668 organizations for the Blueprint’s plan design
- Publication of [ILHousingBlueprint.org](https://ilhousingblueprint.org), a virtual platform on which the public can participate in and learn about the Housing Blueprint and its findings
- Distribution of more than 12,000 hard copy flyers and e-mailings to more than 6,700 contacts to engage residents and organizations statewide in the Blueprint’s planning process
- Review of 22 planning efforts throughout Illinois to ensure inter-agency support and alignment via the Blueprint
- Completion of 24 Listening Tour meetings conducted in collaboration with organizations across the state - (2 meetings conducted in Spanish)
- Collection of more than 800 Statewide Resident Surveys throughout Illinois - (available in 4 languages (English, Spanish, Polish, Simplified Chinese))
- Aggregation and analysis of all IHDA investments since 2015 by program and funding source, performed at the county- and zip code-levels
- Aggregation and analyses of more than 300 market indicators to assess demographic, economic, and housing trends throughout Illinois, performed at the county- and census tract-levels
- Near completion of IHDA’s first Racial Equity Impact Assessment, conducted by an outside vendor (final results are expected in January of 2021)

The Housing Blueprint’s planning process has created a unique opportunity to organize and exercise the expertise and reach of a wide variety of Illinois’ agencies and advocates by strategically embedding the plan within the work of IHDA’s Housing Task Force. The Housing Task Force has been of great assistance since the Blueprint’s inception in offering guidance to help shape the plan design and scope of the overall Housing Blueprint. Many Housing Task Force members have also served as ambassadors for the planning process, circulating the Statewide Resident Survey throughout their networks and communities, facilitating Listening Tour meetings, connecting the Blueprint to other relevant planning processes, and offering context and feedback to the plan’s findings.

In 2021, the Blueprint will establish an annual action plan intended to guide programmatic changes and legislative recommendations to address the plan’s findings and create tangible change for Illinois’ residents. In the coming months, the Housing Task Force will serve as a primary coalition for analyzing and reviewing the needs and successes identified through the Housing Blueprint and will subsequently determine the most poignant action items and goals for focusing on in the coming year.

During the first quarter of CY 2021, the Housing Task Force, along with IHDA Leadership, will finalize the Blueprint’s working group objectives by assessing the following components of the Blueprint: trends in Illinois’ markets; prior IHDA investments; racial equity impact assessment findings; concurrent planning efforts; and community input gained through the Listening Tour and Statewide Resident Survey. Housing Task Force members are also expected to serve as leaders on the Blueprint’s annual working groups which will mobilize actionable items and tasks to address the most pressing needs and priorities identified by the plan.

Please see additional details provided under the Technical Plan strategies and action item recommendations section for Focus Area #4 in the following pages.

**2021 ACHP Focus Area #4: Recommended Technical Plan Strategies and Action Items**

Strategies	Action Items	Partners	Principle(s)*
Formalize link between the Statewide Housing Task Force and the Housing Blueprint.	Utilize the Housing Task Force to encourage collaboration between organizations and agencies throughout the state.	Housing Task Force, Housing providers and advocates	L
	Utilize Housing Task Force / Interagency Subcommittee members to involve other State Agencies in Blueprint activity	Housing Task Force, Housing providers and advocates	L
	Use the diverse expertise on the Housing Task Force to encourage participation and identify additional points of view previously unheard in statewide planning efforts	Housing Task Force, Housing providers and advocates	L
	Reconstitute the Housing Task Force’s Technical Plan utilizing data and lessons from the Blueprint planning effort.	Housing Task Force	L
	Determine the need and appetite for statutory changes to the Comprehensive Housing Planning Act to better align plans and/or to expand priority populations to better serve all Illinoisans	Housing Task Force	L
Engage broader community perspectives and adapt programming to be relevant and responsive to resident experiences and needs	Continue “Listening Tour” for IHDA to engage with and hear the perspectives of residents across the state to be integrated within the plan.	Housing Task Force, Housing providers and advocates	AC, L
	Continuously conduct a Statewide Resident Survey that can be used for all residents to participate in the planning process.	Residents of Illinois, State agencies, Housing Task Force, Nonprofits, IHDA partner lenders, IHDA funded organizations	AC
* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L) – see additional strategies on following page.			

**2021 ACHP Focus Area #4: Recommended Technical Plan Strategies and Action Items – Continued**

Strategies	Action Items	Partners	Principle(s)*
Increase transparency around data sharing and the impact of affordable housing	Continuously release findings on the IL Housing Blueprint website.	Residents of Illinois, IHDA, Statewide partners	L
	Encourage community resident, stakeholder, and statewide agency engagement and participation with the IL Housing Blueprint website.	IHDA, Residents of Illinois	AC, L
Increase efficiency around statewide collaboration and coordination to create a shared vision for the future of housing in Illinois	Partner with other agencies statewide for Listening Tour meetings, while simultaneously participating in existing planning processes.	Housing Task Force, Housing providers and advocates	L
	Identify and highlight the priorities of past planning efforts and existing initiatives	State agencies, Housing Task Force, Nonprofit organizations	L
	Coordinate discussion around a legislative agenda and pertinent policy and programmatic changes to achieve statewide goals	Housing Task Force, IHDA, ILGA	L
	Establish ongoing working groups among Housing Task Force members, IHDA staff, and community-based organizations to collaboratively address the Plan’s goals	IHDA, Housing Task Force, Community-based organizations	L
Present data in a relevant and “humanistic” framework that is made accessible and useful for all residents	Conduct a Racial Equity Impact Assessment and analyze IHDA programmatic data along with external market data from a framework of racial and ethnic equity.	Experts on Racial Equity Impact Assessments (REIAs)	AC, L
	Integrate and overlay market data with programmatic investments to show achievements, needs, and opportunities for future developments.	Statewide Partners, Housing Task Force	AC, L
	Track data longitudinally to identify pertinent goals and inform policy, programmatic, and legislative priorities.	IHDA, Statewide Partners	L
<b>* Creation and Preservation (CP), Affordability and Choice (AC), Leadership (L)</b>			

## 2021 Housing Production Plans

Housing Production Plans highlight how the State will invest its resources to create additional housing for Illinois families and individuals. Housing Production Plans are required by the Comprehensive Housing Planning Act, as they set funding goals to serve the needs of the identified Priority Populations (see *page. 3*).

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

The following Housing Production Plans show each housing program under State of Illinois administration with estimates for 2021 funding availability. The amounts listed for each funding source are to be considered estimates or expected amounts in 2021. Should changes be made to the funding listed in the Housing Production Plans or any new or unanticipated resources become available in 2021, details on these programs will be included in future Plan reporting. Estimates for multifamily unit production are calculated using an average statewide per unit subsidy cost after an analysis of the most recent data available in IHDA's unit inventory database. This analysis considers the varying range of subsidy costs associated with geographic region, unit type and development type (rehab vs. new construction). The 2021 estimates for households assisted in the single-family production chart were provided by the administering agency of each program. Unit distributions for each priority population were determined using historical data from previous ACHP Annual Progress Reports.

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

LIHTC and Illinois State Donation Tax Credits do not represent an actual monetary amount or capital investment for the actual development until the tax credits are sold (syndicated) to a willing buyer. This syndication process generates a cash equity, which is then generally used to help fund the development. When associated with either of the tax credit programs, monetary amounts are currently estimated at 90 cents on the dollar. This amount is based on estimates gathered from IHDA's Multifamily Finance division and should be considered only to be estimates. As these estimates do influence calculations on Affordable Housing rental unit production, it should be noted that this estimate adjusts the expected net-cent-raise downward by 5 cents on the dollar. This decrease represents a realistic estimation of the lasting impact of the various market instabilities seen in 2020, but also decreases the number of units that can be realistically expected to be funded in 2021.

## 2021 Residential Services Programs

In addition to developing and rehabilitating affordable housing, the State of Illinois provides housing-related assistance and services to the Priority Populations through a variety of programs administered by its State Agencies. The following Residential Services Program tables identify many of the State's efforts to provide services to Priority Populations in 2021. The funds identified in this table do not include all service resources but focus on those that relate directly to housing. It is important to note that the programs listed on pages 20 and 21 are not necessarily tied to units assisted via multi- and single-family production efforts. Therefore, in progress reporting, the population and number of persons or households served through each funding source will be considered individually and reported as accurately as possible, but the total households or individuals assisted will not represent all new clients.

## 2021 Housing Production Plan – Multifamily Programs

Multifamily Programs – 2021 Housing Production Plan		
Agency and Program	Source	2021 Estimated Funds Budgeted
<b>IHDA Administered</b>		
Low Income Housing Tax Credit (9%)	Federal Credits	28,000,000
	Equity Raised	\$252,000,000
Low Income Housing Tax Credit (4%)*	Federal Credits	
	Equity Raised	\$110,000,000
Illinois State Donation Tax Credit (IAHTC)	Donation Amount	\$49,604,032
	Tax Credit Allocation	\$24,802,016
HOME	Federal	\$16,633,189
Illinois Affordable Housing Trust Fund (AHTF)	State	\$58,300,000
Housing Trust Fund (HTF)	Federal	\$12,424,008
Build Illinois Capital Plan**	State	\$49,500,000
Tax Exempt Bonds	Federal	\$500,000,000
Taxable Bonds	Private	\$50,000,000
Affordable Advantage Mortgage	Federal	\$10,000,000
Credit Advantage Mortgage	Federal	\$600,000,000
IHDA/HUD Federal Financing Bank/US Treasury Mortgage	Federal	\$20,000,000
<b>IDVA Administered</b>		
Adaptive Housing Program for Veterans	State/AHTF	\$250,000
<b>TOTALS***</b>		<b>1,163,909,213</b>
<b>TOTAL NUMBER OF UNITS PRODUCED at \$235,483/UNIT****</b>		<b>4,943</b>
<p>* CY 2021 4% tax credit estimates have increased significantly over previous years due to the year-end FY 2021 federal appropriations bill, which established a permanent 4% minimum rate, and due to the expected increase in interest in the 4% LIHTC program due to these rate changes.</p> <p>**CY2021 funds are included for IHDA's Multifamily Rental Subordinate Development Financing Program and innovation Competition Program</p> <p>***This does not include the federal credit amounts for the 9% and 4% LIHTC programs as well as the donation amount of the IAHTC.</p> <p>****Estimate is based on an average statewide per unit cost amount which includes costs associated with geographic region, unit type and development type (rehab vs. new construction).</p>		

Average Distribution of Units by Priority Population, 2021		
Priority Populations	Estimated Unit Distribution*	Estimated Number of Units
Low-Income Families	45%	2,224
Senior	30%	1483
Supportive Housing	25%	1236
<b>TOTAL</b>	<b>100%</b>	<b>4,943</b>
* Based on average distribution of households assisted: Annual Progress Reports - 2013-2019		

## 2021 Housing Production Plan – Single Family Programs

Single Family Programs – 2021 Housing Production Plan		
Agency and Program	Source	2021 Estimated Funds Budgeted
<b>IHDA Administered</b>		
Opening Doors Program*	State	\$22,500,000
SmartBuy Program*	State	\$24,840,000
Access 4%	State	\$5,800,000
Access 5%	State	\$10,900,000
Access 10%	State	\$13,100,000
Call Illinois Home Program*	State	\$9,000,000
Illinois Affordable Housing Trust Fund**	State	\$1,700,000
<b>DCEO Administered</b>		
CDBG Housing Rehabilitation	Federal	\$6,500,000
Illinois Home Weatherization Assistance Program	Federal/State	\$51,877,069
<b>TOTAL ESTIMATED FUNDING AMOUNT FOR 2021</b>		<b>\$146,217,069</b>
<b>ESTIMATED TOTAL NUMBER OF HOUSEHOLDS ASSISTED***</b>		<b>12,229</b>
<p><i>*IHDA's SmartBuy, Opening Doors and Call Illinois Homes programs were created using appropriations allocated to IHDA in Governor Pritzker's 2019 Build Illinois Capital Plan. Of these, only Call the Illinois Home Program has not yet been Board approved but is expected to be funded in CY2021.</i></p> <p><i>**Funding committed for Trust Fund include amounts for Home Accessibility Program, Habitat for Humanity Community Impact Fund and Single Family Rehabilitation programs only.</i></p>		

Average Distribution of Households Assisted by Priority Population, 2021		
Priority Populations	Estimated Unit Distribution*	Estimated Number of Units
Low-Income Families	60%	7,337
Senior	30%	3,669
Supportive Housing	10%	1,223
<b>TOTAL</b>	<b>100%</b>	<b>12,229</b>
* Based on average distribution of households assisted: Annual Progress Reports - 2013-2019		

## 2021 Housing Production Plan – Residential Services Programs

Residential Services Programs – 2021 Housing Production Plan				
Program	Source	Estimated Budget Funds	Priority Population	Estimated Number Assisted
<b>DCEO Administered</b>				
Low Income Home Energy Assistance Program (LIHEAP)	Federal/State	\$247,600,554	Low Income Families, Seniors, Special Needs	410,000 Households
<b>IDHFS Administered</b>				
Supportive Living Program	GRF	\$27,769,5092	Homeless, Special Needs	12,121 Individuals
<b>IDHS Administered</b>				
Emergency and Transitional Housing	GRF/AHTF	\$10,200,000	Homeless	18,965 Individuals
Homeless Prevention Program	GRF/AHTF	\$10,000,000	Homeless	6,000 Individuals
Supportive Housing Program	GRF/Medicaid Trust Fund	\$19,171,413	Homeless, Special Needs	8,351 Individuals
Supportive Housing Program (Bridge Rental Subsidy)	GRF	\$13,128,719	Williams Consent Decree Populations	1,344 Individuals
Domestic Violence Program	GRF	\$25,052,718	Homeless	51,000 Individuals (adult & children)
Assistance to the Homeless Fund	State	\$200,000	Homeless	Shelters received improvements from 33 Providers
Homeless Youth Services Program	GRF/AHTF	\$5,740,805	Homeless	2,200 Homeless Youth
Emergency Solutions Grant	Federal	\$5,266,395	Homeless	25,000 Individuals and/or Families
Colbert Bridge Rental Subsidy Initiative	GRF	\$25,460,000	Colbert Consent Decree Class Members Only	2,546 Individuals
<b>IDoA Administered</b>				
Community Care Program	GRF	\$983,000,000	Low-Income Seniors	71,000 Individuals/Monthly
<b>IDPH Administered</b>				
Housing for Persons with AIDS/HIV	Federal	\$1,953,870	Low-Income, Homeless, Special Needs	500 Individuals Living With HIV/AIDS
<b>IDVA Administered</b>				
Prince Home Program for Veterans	Federal	\$759,300	Prince Home Program for Veterans	18 Individuals

## 2021 Housing Production Plan – Residential Services Programs – Continued

Residential Services Programs – 2021 Housing Production Plan				
Program	Source	Estimated Budget Funds	Priority Population	Estimated Number Assisted
<b>DCFS Administered</b>				
Norman Housing Advocacy	GRF	\$1,500,000	Low-Income Families, Homeless	4,000 Families
Norman Cash Assistance Program	GRF	\$4,200,000		
Youth Housing Advocacy	Federal	\$680,000	Homeless	350 Youth
Youth Cash Assistance	Federal	\$300,000		
<b>IHDA Administered</b>				
Abandoned Properties Program	State	\$0	NA	Municipalities Assisted TBD (utilizing funding committed in previous years)
Strong Communities Program*	State	\$10,000,000	NA	Properties Assisted TBD
Foreclosure Prevention Program	State	\$1,500,000	Low-income	8,000 Households
Foreclosure Prevention Program Graduated Fund	State	\$1,000,000	Low-income	10,000 Households
Land Bank Capacity Building Program	State	\$0	NA	Municipalities Assisted TBD (utilizing funding committed in previous years)
Land Bank Technical Assistance Program	State	\$400,000	NA	3-5 Feasibility Studies and 7-10 IGAs
Chicago Rehab Network Technical Assistance Program	State	\$300,000	NA	N/A
Health and Housing Linkages*	State	\$15,000,000	Low Income	200 Households
Reentry Rental Assistance Program*	State	\$5,000,000	Extremely Low-Income Returning Citizens	190 individuals
Rental Housing Support Program	State	\$9,225,175	Low-Income, Homeless, Special Needs, Seniors	350 Individuals
HUD Section 811	Federal	\$626,800	Low-Income, Special Needs	27 Individuals
<b>Programs Totals:</b>		<b>\$1,674,960,841</b>		
*IHDA's Strong Communities Program, Health and Housing Linkages and Reentry Rental Assistance Program were created using appropriations allocated to IHDA in Governor Pritzker's 2019 Build Illinois Capital Plan. Of these, only the Strong Communities Program has been Board approved by IHDA.				

## Technical Plan

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

### Housing Principles:

#### **Affordability & Choice:**

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

#### **Creation & Preservation:**

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

#### **Leadership:**

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

ANNUAL COMPREHENSIVE HOUSING PLAN – 2021 TECHNICAL PLAN		
Housing Principle: Affordability and Choice		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #1: Implementation of Affordable Housing Planning and Appeal Act</b>		
Continued outreach, presentations and discussions with non-exempt and at-risk of non-exemption communities throughout Illinois.	IHDA, Community Partners	Ongoing
Work with the Governor's Office to identify and fully appoint all members of the State Housing Appeals Board.	IHDA, Governor's Office	Ongoing
Identify data and administrative needs to issue a new determination of non-exempt communities under AHPAA utilizing American Community Survey (ACS) Census Data. Monitor and report on availability of needed census data sets.	IHDA, Community Partners	Next AHPAA non-exempt list is set to be published in late 2023.
<b>Strategy #2: Promote equal access to quality housing for the full diversity of Illinois households through education, enforcement and equitable allocation procedures</b>		
Increase awareness of landlord-tenant rights and responsibilities through educational programs and materials including information on fair housing.	IDHR, CIC, Property Owners	Ongoing
Recognize communities that have actively engaged in promoting diversity for housing, anti-discrimination activities and challenge barriers to fair housing.	IDHR, Community Fair Housing Groups	Ongoing
Determine ways to assist IDHR.	IDHS, IHDA, IDHR, DCEO	Ongoing
Contingent on funding, implement rural/small city development capacity building program.	IHDA, OAG, Municipalities, Other Parties	Ongoing
Formalize a plan to enhance State's actions to address fair housing impediments in the Consolidated Plan Annual Performance Reports. Coordinate efforts with other state agencies, CDBG Entitlement grantees, PHAs and regional efforts.	IHDA, DCEO, IDPH, IDHR, IHC, Municipalities, IDFP, Counties, PHAs	Ongoing (See Focus Area #3)
Utilize the Racial Equity Assessment to inform the Housing Blueprint and other statewide housing programs.	IHDA	Ongoing (See Focus Area #3)
Establish enhanced data-metrics and analysis tools that assist IHDA in accurately measuring opportunity in a more holistic way to drive policy decisions.	IHDA	Ongoing (See Focus Area #3)
Expand and ensure broadband access to all Illinois citizens by mandating installation of broadband infrastructure in all new construction and substantial rehabilitation rental properties of four or more units.	IHDA, Utilities, DCEO	Ongoing (See Focus Area #3)
Research and build best practices for the inclusion of persons with criminal records, including increasing flexibility in allowing less stringent tenant selection plans and continuing to support IHDA's reentry demonstration program	IHDA, IDHR, Non-Profits, IDOC	Ongoing (See Focus Area #3)
Continue to study IHDA's portfolio, funding efforts and targeting with an eye on equitable use of resources for all Illinoisans.	IHDA	Ongoing (See Focus Area #3)
Improve the current housing quality standards for low-income households via window replacement, reducing the sources and occurrences of lead-poisoning among children under six years of age and expectant mothers.	IHDA, IDPH, HUD	Ongoing (See Focus Area #3)

<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Affordability and Choice</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2021 Status</b>
<b>Strategy #3: Expand access to housing for persons with disabilities transitioning from institutional settings to community-based housing and other special needs populations</b>		
Seek improvements and funding opportunities to expand accessible features and agency participation of the Statewide Housing Locator.	IHDA, IDHFS, IDHS, IDoA	Ongoing
Train service providers on the rights of persons with disabilities and resources under Fair Housing laws, especially the Reasonable Accommodations, and on affordable housing programs. Enhance this training for compliance with consent decrees.	IHDA, IDHFS, IDHR, IDHS, IDoA, HUD	Ongoing
Improve the affordable housing referral network to connect persons with disabilities and other special needs to available, affordable and appropriate housing.	IHDA, IDHFS, IDHS, IDoA	Ongoing
Research and promote best practices in accessibility and reasonable accommodation for improving access to affordable housing to a variety of special needs populations	IDHR, IHDA, IDHS, IDOC, IDVA, Property Managers, Owners	Ongoing
<b>Strategy #4: Overhaul the Statewide Referral Network to better connect Illinoisans with affordable housing and supportive services.</b>		
Propose new SRN strategies designed to increase efficiency of transfers and making SRN program more successful for all involved parties	IHDA	Ongoing (See Focus Area #2)
Analyze uses of, reasons for, and supportive housing units lost due to issuances of SRN waivers. Work to establish strategies and rules to reduce waivers	IHDA, IDHS	Ongoing (See Focus Area #2)
Look for ways to link Prisoner Re-Entry Housing strategies to IL Housing Search and quality housing services	IHDA, IDOC, IDHS, IDHFS	Ongoing (See Focus Area #2)
Pursue ways to increase waitlist use in areas outside of the Chicago Metro.	IHDA, IDHFS, IDHS, IDoA, Housing Task Force	Ongoing (See Focus Area #2)
Explore strategies to integrate PAIR module with Continuum of Care waitlists	IHDA, IDHS, COCs	Ongoing (See Focus Area #2)
<b>Strategy #5: Improve matching between accessible units and the people who need them.</b>		
Continue to evaluate the Statewide Referral Network to ensure new waitlist procedures are improving people's ability to live in accessible units.	IHDA, IDHFS, IDHS, IDoA	Ongoing (See Focus Area #2)
Pursue ways to promote increased occupancy of existing accessible units in all assisted housing by persons with accessibility needs.	IHDA, IDHFS, IDHS, IDoA, Housing Task Force	Ongoing (See Focus Area #2)
<b>Strategy #6: Maximize use of existing funding sources for supportive housing service needs of elderly and special needs populations living in community-based housing.</b>		
Support State's approved "Memory Care" SLP and support more SLP for persons with physical disabilities.	DHFS, IHDA, IDVA, IDHS, Governor's Office	Ongoing
Support State's transition to Managed Care.	DHFS, IDHS, Governor's Office	Ongoing
Review the taxonomy of General Revenue Fund-funded PSH services provided through the Bureau of Supportive Housing, Rule 132 mental health services (MRO) and approved Rule 2090/2060 DASA services.	DHFS, IDHS, IDPH	Ongoing
Use Medicaid waiver resources to support community integrated supportive housing through services and savings for persons with mental illness and/or developmental disability. Explore expansion of SLF memory care facility program	IHDA, IDHS, IDHFS, IDoA	Ongoing (See Focus Area #2)
Determine feasibility of expanding Comprehensive Care and Residential (CCRS) demonstration project as an alternative housing option for older adults in community-based settings.	IDHFS, IDoA, IHDA	On Hold

<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Affordability and Choice</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2021 Status</b>
<b>Strategy #7: Expand capacity and enhance services offered by housing counseling agencies</b>		
Support efforts to maintain a variety of counseling services such as foreclosure prevention, homebuyer, renter and post purchase.	IHDA, Counseling Agencies	Ongoing
Expand the knowledge base of housing counselors by increasing training initiatives for housing counselors.	IHDA, Counseling Agencies, HAI	Ongoing
Continue funding for housing counseling with ongoing commitment of federal resources.	IHDA, Counseling Agencies	Ongoing
Finalize rules and administer funding appropriated in compliance with the Save Our Neighborhoods Act of 2010 (as amended by SB16), a portion of which will be used to provide grants to fund housing counseling agencies.	IHDA	Completed/Ongoing
<b>Strategy #8: Support foreclosure prevention initiatives</b>		
Continue to support all avenues of public and private loan modification programs.	IHDA, IDFP, Counseling agencies, Financial Institutions, Mortgage Insurance Companies	Ongoing
Identify and utilize appropriate ongoing foreclosure prevention efforts and planning that can increase the State's ability to address these issues.	IHDA	Ongoing
Focus available, and research new, resources to create additional programs for at-risk homeowners to refinance problematic mortgage terms in favor of lower interest/fixed rates, safer terms and reduced principals.	IHDA, Financial Institutions, IDFP, Governor's Office, State Agencies	Ongoing
<b>Strategy #9: Promote and expand home repair programs that preserve single family housing stock throughout the state</b>		
Explore best practices for lead-based paint remediation in coordination with existing efforts within a realistic cost framework.	DCEO, IHDA, IDPH, State Agencies, Governor's Office	Ongoing
Formalize partnerships with DCEO and other State agencies and utility companies to pair energy-efficiency programs with additional resources for homeowners and rental property owners to increase and encourage more affordable property maintenance and operations.	IHDA, State Agencies, Utility Companies	Ongoing
Explore improved coordination of existing weatherization programs with affordable housing rehabilitation funding.	DCEO, IHDA	Ongoing
Provide funding from Affordable Housing Trust Fund to match with DCEO-administered Community Development Assistance Program (CDAP) and Weatherization Assistance Program to maintain the number of households that can be assisted under these programs.	IHDA, DCEO, State Agencies	On Hold
Explore sources for additional financing for matching funds for existing home repair programs.	DCEO, IHDA, State Agencies	On Hold
Encourage and provide support for individuals doing small-scale rehabilitation.	DCEO, IHDA, State Agencies	On Hold

<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Affordability and Choice</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2021 Status</b>
<b>Strategy #10: Explore options to reduce operating costs for existing affordable housing</b>		
Utilize green building efforts to identify operating cost measures/policy, as well as funding coordination opportunities to promote green incentives for affordable housing throughout Illinois.	IHDA, DCEO, IHC, Enterprise Foundation	Ongoing
Create an inventory and publicize cost-saving insurance pooling opportunities and existing/new energy co-op and bulk purchase opportunities to encourage use by managers and developers of affordable housing.	DCEO, IHDA, State Agencies, CMS, Developers, Community Partners, IHC	On Hold
<b>Strategy #11: Encourage affordable housing developers to incorporate energy efficient systems and green materials into their projects</b>		
Promote proven energy efficiency design innovations to determine cost saving measures for affordable housing developments.	IHDA, IHC, Utility Companies	Ongoing
Expand State's weatherization programs (i.e. IHWAP) to include an expanded role for rental properties, as well as continued assistance to single-family programs.	IHDA, DCEO, State Agencies, Developers	Ongoing
Incorporate successful and existing cost-effective energy innovations that go beyond the scope of normal energy efficiency programs into lending practices for rental development (e.g. performance based contracting, geothermal heating, solar applications, et.al.). Conduct cost-benefit analysis when appropriate.	IHDA, State Agencies, Developers	Ongoing
Assist affordable housing developers access all available sources of energy efficiency funding.	IHDA, State Agencies, Developers, Utility Companies	Ongoing
Inventory all existing federal, State and private energy conservation resources and promote coordinated funding structure with IHDA and other housing development programs.	IHDA, State Agencies, Developers, Utility Companies	Ongoing
Research the true cost of energy efficiency/green building efforts in reducing operating costs.	IHDA, Housing Task Force	Ongoing
<b>Strategy #12: Explore feasibility of rental housing pilot programs in rural communities and addressing the needs of migrant farm labor workers</b>		
Examine successful farm laborer-based housing initiatives nationwide and determine applicability to Illinois.	USDA-RD, IHDA, DCEO, IDPH, Illinois Migrant Council	On Hold
Review and promote information about farm workers' rights regarding their housing and Farm Labor Camp Law.	USDA-RD, IDPH, DCEO, IDHS, IHDA, IDHR, Illinois Migrant Council	On Hold
<b>Strategy #13: Develop an inclusive approach to expanding affordable housing in Illinois through an equity lens</b>		
Utilize the findings of the Illinois Housing Blueprint and Racial Equity Impact Study to enhance statewide partnerships and local expertise and develop effective strategies for identifying a diversity of future Illinois housing leaders	IHDA, Task Force, State Partners, Municipalities, Governor's Office	Ongoing (See Focus Area #3)
Better understand the landscape of minority and women-owned affordable housing practitioners and identify pathways towards a more diverse affordable housing community	IHDA, IHC, Housing Task Force, State Partners	Ongoing (See Focus Area #3)
Expand diversity of affordable housing practitioner leadership-base, (developers, advocates, designers/architects, planners, financial institutions), in areas of the state in need by supporting incentives for internship programs, affordable housing institutes, and leadership training opportunities	IHDA, IHC, Housing Task Force, State Partners, CDFIs, IDFPF, CDB	Ongoing (See Focus Area #3)
Develop a Request for Proposal for downstate housing institutes and developer training	IHDA	Ongoing (See Focus Area #3)
Conduct research on and (if needed) propose methodology to realign the statewide set-asides for the Qualified Allocation Plan.	IHDA, Blueprint Stakeholders, Statewide Partners	Ongoing (See Focus Area #3)

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Affordability and Choice		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #14: Support efforts to create, preserve and support rental assistance programs</b>		
Encourage maintenance and expansion of fair share and special purpose Housing Choice Vouchers. New continued administration of RA Program RHSP/Section 811/PBV.	PHAs, IHDA	Ongoing
Encourage regional coordination among PHAs.	PHAs, Local Governments, HUD	Ongoing
<b>Strategy #15: Assist communities to develop a balance of affordable homeownership and rental opportunities</b>		
Support single-family rental programs.	IHDA	Ongoing
Support responsible and affordable homeownership programs for low- to moderate-income households, including down payment assistance programs.	IHDA, USDA, Counseling Agencies	Ongoing
Continue identification and program development efforts to further affordable rental housing development, including rental assistance programs (Section 811, RHSP and PBV).	IHDA, LAAs, PHAs, Developers, IHC	Ongoing
Continue identification of homeowner repair programs and funding opportunities to promote preservation.	IHDA	Ongoing
Continue to support and promote housing counseling programs.	IHDA	Ongoing
Protect tenants of foreclosed properties.	Counseling Agencies, HUD-FHA	On Hold
<b>Strategy #16: Seek and coordinate federal/state/local resources to further assist current and expanded supportive housing populations.</b>		
Identify additional programs and funding sources to assist.	Housing Task Force, ICH	Ongoing
Continue to assess housing and services needs, to better address special needs populations using regular data collection analysis.	IDHS, IDOC, Housing Task Force, IDVA	Ongoing
Review current intake assessments and assess their relationship to the coordinated assessment intake. Continue to explore coordination opportunities throughout Illinois.	IDHFS/Interagency Committee, IDHS	Ongoing
<b>Strategy #17: Expand and support availability and access to supportive living services</b>		
Evaluate Illinois Medicaid 1115 Waiver requirements and options for supportive housing services.	IDHFS/Interagency Committee	Ongoing
Continue to promote PHA Preferencing for PHAs.	IHDA, IDHS/PHAs	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Creation and Preservation		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #1: Directly address the demand for deinstitutionalization by creating opportunities for community-based living</b>		
Continue to investigate community-based housing models for persons with mental illness and developmental disabilities.	IHDA, IDHFS, IDHS, State Agencies	Ongoing
Provide information and education to encourage Universal Housing Design and visitability programs in all housing.	IHDA, IDHS, State Agencies, IHC	Ongoing
Develop strategies to assist in meeting post-Money Follows the Person standards and annual transition goals.	IDHS, IHDA, IDoA, IDHFS	Ongoing
Identify cost savings from State's deinstitutionalization efforts and develop plan to recapture this savings and reinvest funds.	GOMB, IDHFS, State Agencies, Housing Task Force, IDPH Supportive Housing Working Group, IDHS	Ongoing
Explore opportunities to increase supply of rental and operating assistance for existing and/or planned developments serving persons with disabilities.	IHDA, IDHS, IDoA, IDHFS, Housing Task Force	Ongoing
Partner with community-based organizations, municipalities and other partners to utilize foreclosed properties as affordable rental housing opportunities for populations transitioning to community-based settings.	IHDA, IDHS, IDHFS, IDoA	Ongoing
Explore all options to create housing opportunities for consent decree Class Members, including within existing housing stock.	IDHS, IDHR, IHDA, HUD, PHAs	Ongoing
<b>Strategy #2: Reinvestment in Illinois' communities via innovative and effective reuse of foreclosed properties</b>		
Identify opportunities to collaborate with local governments, community-based organizations and non-profits to access foreclosed properties as affordable rental housing to benefit low-income families and special needs populations.	Housing Task Force, IHDA, Municipalities	Ongoing
Encourage community land trust and other deed restriction mechanisms to assure that affordable homes created by government support remain affordable (e.g. Cook County Land Bank Authority and the South Suburban Land Bank and Development Authority).	IHDA, Developers, Local Governments	Ongoing
Seek resources and mechanisms to build upon and increase the capacity of neighborhood vacant property purchase and rehabilitation for rental or resale programs with counselling services.	IHDA, Housing Task Force, Regional Partners	Ongoing
Explore options to encourage the purchase and conversion of foreclosed properties into scattered site rental, including private market and tax incentives.	Housing Task Force, IHDA	Ongoing
Explore the effectiveness of "short-sale" models where foreclosed properties are sold and then rented to the previous owner at a more affordable level.	IDFPR, OAG	On Hold
<b>Strategy #3: Expand homeownership activity into new markets</b>		
Continue to identify barriers to homeownership among traditionally underserved populations	IDHR, IHDA, HTF	Ongoing (see Focus Area #1)
Create strategies to increase homeownership opportunities for underserved populations by addressing identified barriers throughout Illinois	IDHR, IHDA, HTF	Ongoing (see Focus Area #1)
Empower Illinois homeownership by expanding and linking student loan relief to include homeownership opportunities/assistance	IHDA, State Treasurer, Housing Counseling Agencies	Ongoing (see Focus Area #1)

<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Creation and Preservation</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2021 Status</b>
<b>Strategy #4: Expand mortgage lending tools/products/programs for first-time homebuyers</b>		
Establish new financing resources and investments to support home mortgage lending by private institutions in cooperation with the State's housing finance agency.	IHDA, Financial Institutions	Ongoing
Encourage use of Guaranteed Loan Programs.	IHDA, Financial Institutions, USDA-RD	On Hold
Continue and expand comprehensive Employer-Assisted Housing programs that provide purchase price subsidies, low interest rates, down payment and closing cost assistance and intensive pre- and post-purchase counseling.	Businesses and Employers, Developers, Local Communities, EAH Advocates and Administrators, IHDA	On Hold
<b>Strategy #5: Increase access to Tax Exempt Bond financing</b>		
Maximize the effective use and accountability for issuance of tax-exempt bond volume cap for multifamily and single-family affordable housing developments. By ensuring that the bond volume cap is allocated to various entities throughout the state, it maximizes the value of the resource and that bond issuers report on the households served based on type of housing, income of beneficiaries and ongoing affordability of units assisted.	GOMB, All State Bond Issuers, IHDA	Ongoing
Encourage the utilization of bond pooling to reduce the costs associated with issuance to individual projects and developments in smaller communities.	IHDA	On Hold
Investigate expanded marketing strategies and structures to revitalize investor interest in tax-exempt bond purchases through direct placements with pension funds, corporations and financial institutions.	IHDA, GOMB	On Hold
<b>Strategy #6: Explore non-traditional funding sources</b>		
Support and administer multi-year capital funding bill that includes an IHDA-administered affordable housing funding program.	Governor's Office, GOMB, IHDA, Housing Task Force	Ongoing
Develop and promote specific Tax Increment Financing (TIF) models for affordable housing by providing training opportunities on TIF for affordable housing development.	IHDA, DCEO, Community Partners	On hold
<b>Strategy #7: Develop additional LIHTC syndication and investment options</b>		
Support legislative and regulatory changes for LIHTC to increase and expand investor interest and entice investment, e.g., increasing per capita amount formula.	IHDA, Developers, Community Partners, Equity Funds, Lenders, IHC	Ongoing
Encourage development community to participate in QAP drafting process.	IHDA	Ongoing
<b>Strategy #8: Seek and expand additional opportunities and incentives for private financial institutions to participate in financing of affordable housing development</b>		
Create financing structures to encourage private financial institutions to participate in affordable housing development, especially in small communities.	Governor's Office, GRAC, Financial Institutions, IHDA, State Treasurer's Office, IDFPR, GSE's, USDA-RD	On Hold
Create shared risk lending pools for single and multi-family housing rehabilitation with layered public and private funds for areas of the state currently underserved by these financials tools.	Governor's Office, GRAC, Financial Institutions, IHDA, State Treasurer's Office, State Bank Regulators, GSE's, USDA-RD	On Hold
<b>Strategy #9: Continue the effective utilization of the Illinois Affordable Housing Tax Credit funding for development of affordable housing</b>		
Expand mechanisms to market and link investors to eligible projects.	IHDA, IDHS, Governor's Office, IDOR, Advocacy Organizations	Ongoing
Increase eligible uses for IAHTC, such as rental assistance, Individual Development Accounts and homebuyer assistance.	IHDA, Community Partners, Counseling Agencies	On Hold

<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Creation and Preservation</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2021 Status</b>
<b>Strategy #10: Implement strategy to prioritize the preservation of federally assisted housing at risk of expiring (especially those with rental assistance)</b>		
Design technical assistance, inspection enforcement and financing programs to assist current and future owners to preserve affordability, address exit tax and valuation issues and quality of assisted housing units.	IHDA, Financial Institutions, Non-Profit and For-Profit Developers	Ongoing
Explore opportunities to use tax-exempt bonds and 4% LIHTC for streamlined acquisition and preservation financing (RAD).	IHDA, Non-Profit and For-Profit Developers, PHAs	Ongoing
Support federal legislation to provide exit tax relief and similar tax incentives to promote preservation of existing affordable housing.	IHDA, Financial Institutions, Non-Profit and For-Profit Developers	Ongoing
Develop a comprehensive Federally Assisted Housing Preservation Act program to include technical assistance for tenant empowerment and favorable affordable financing considerations.	IHDA, Financial Institutions, Non-Profit and For-Profit Developers	On Hold
<b>Strategy #11: Improve coordination with local housing entities to increase financing opportunities</b>		
Explore methods to improve coordination between State agencies, public housing authorities, local governments and developers – especially in rural areas of Illinois (Rental Assistance demos and other multifamily financing projects).	IHDA, PHAs, Developers, Local Governments	Ongoing
Examine methods to expand the capacity of Community Housing Development Organizations to better serve a variety of housing needs throughout the state (including multifamily development) and continue to implement existing program.	IHDA, HUD, CHDOs, HAI	Ongoing
Conduct a series of workshops to help underfunded Public Housing Authorities access information and ideas on rebalancing	IHDA, PHAs, Enterprise, NAHRO, Advocates	Ongoing
Identify and analyze publicly funded affordable housing investments throughout the state as part of coordinated reporting and mapping/inventory of State resources and commitments.	All State Agencies	On Hold
Explore funding and planning models that encourage and allow scattered-site rental redevelopment providing neighborhood-integrated rental housing of all types.	IHDA	On Hold
<b>Strategy #12: Utilize creative funding strategies and community support networks for the State to help keep Illinoisans in their homes</b>		
Operate the funding of abandoned property relief programs: Abandoned Properties Program, Strong Communities and Land Banking Program.	IHDA/OAG/Treasury	Ongoing
Continue expanding IHDA's Community Revitalization Programming that is responsive to a variety of geographic needs	IHDA	Ongoing (see Focus Area #1)
Continue to seek funding and maintain a variety of counseling services, focusing primarily on foreclosure prevention and homebuyer counseling.	IHDA, Housing Counseling Agencies, ILGA, NeighborWorks, HUD	Ongoing (see Focus Area #1)
Fund/operate home repair and homebuyer assistance programs as a method of maintaining affordability, preventing foreclosure and preserving single-family housing stock. Continue targeting programming to areas of the State not receiving direct funding.	IHDA, DCEO/ICAAs, HUD USDA-RD, Municipalities, Counties, Non-Profits	Ongoing (see Focus Area #1)
<b>Strategy #13: Explore actions to further promote accessible affordable housing</b>		
Explore options to better identify existing accessible housing units and need for the same (statewide, housing locator, waiting list, etc.).	IHDA, HTF, IDHS	Ongoing
Conduct research on actual costs of adding accessibility and universal housing design to new development and rehabilitation costs.	IHDA, IDHFS, IDOA, IDVA, IDHS	Ongoing
Investigate options/policies for promoting increased occupancy of accessible units in all assisted housing by persons with accessibility needs.	IHDA, Owners, Property Managers	Ongoing
Encourage inclusion of universal design principles in affordable housing units via the LIHTC QAP process.	IHDA, Developers, IHC	Ongoing

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Creation and Preservation		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #14: Work to secure more resources for supportive housing and services in order to increase housing production.</b>		
Continue Section 811 Project-Based Rental Assistance to affordable housing developments where special populations have demand for PSH units through current funds, including new FY2019 funds	IHDA, IDHS, IDoA, HFS	Ongoing (see Focus Area #2)
Work to renew partnership with Weinberg Foundation, and look to leverage new Weinberg awards to incentivize other local foundations to fund PSH	IHDA	Ongoing (see Focus Area #2)
Collaboratively track and apply for federal funding opportunities, including CMS, SAHMSA, and HUD	IHDA, IDHS, IDHFS, IDoA	Ongoing (see Focus Area #2)
Coordinate with HUD CoC programs, Public Housing Authorities, other State Agencies, and Municipalities to better serve high need populations	IHDA, IDHS, IDHFS, IDoA	Ongoing (see Focus Area #2)
Work with Healthcare and Hospital Systems to identify housing interventions to reduce Emergency Department usage and fulfill Community Benefit obligations	IHDA, DHFS, IDPH, Hospitals	Ongoing (see Focus Area #2)
<b>Strategy #15: Incorporate green building practices into affordable housing development programs and policies.</b>		
Improve environmental justice outcomes throughout Illinois by creating new policies, partnerships, and incentives to use healthier building materials in the exterior and interior.	IHDA, IDPH, Affordable Housing Developers, IEPA	Ongoing (see Focus Area #3)
Develop a new sustainability approach that prioritizes environmental justice and equality rather than developer ease-of-access	IHDA, IEPA, Advocates	Ongoing (see Focus Area #3)
Reevaluate current incentives and standards at the state level in affordable housing that promote energy efficiency and non-carbon energy consumption.	IHDA, Housing Task Force, Green Building Experts, Other State Agencies	Ongoing (see Focus Area #3)
Continue to build on interagency connections to explore additional funding resources for green building practices	IHDA, Housing Task Force, DCEO, IFA, Utilities	Ongoing (see Focus Area #3)
<b>Strategy #16: Provide and expand affordable housing opportunities in rural Illinois.</b>		
Establish the Bill Pluta Policy and Research Internship targeting statewide and downstate housing issue research	IHDA, Housing Task Force, NAHRO	Ongoing (see Focus Area #1)
Conduct a series of workshops to help underfunded Public Housing Authorities access information and ideas on rebalancing.	IHDA, PHAs, Enterprise, NAHRO, Illinois Association of Housing Authorities, Advocates	To be implemented in early 2021 – as soon as travel is practical and safe (see Focus Area #1)
Assist in evaluating the sustainability of the USDA-RD portfolio and develop plans to improve/modernize housing in rural Illinois.	USDA-RD, IHDA, DCEO, SIU – Department of Population Science and Policy	Under Development (see Focus Area #1)
<b>Strategy #17: Identify new and expand existing Federal and State resources and initiatives for foreclosure prevention and mitigation</b>		
Identify housing strategies, programs and resources for persons not eligible for foreclosure assistance, including rental assistance and homeless prevention.	Housing Task Force, Housing Counseling Agencies, PHAs, CoCs	Ongoing
Work with Illinois Department of Financial and Professional Regulation to ensure regulatory enforcement of "High Cost" Mortgage Act.	Financial Institutions, IDFP, Counseling Agencies	On Hold

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Leadership		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #1: Prioritize a Statewide COVID Housing Response</b>		
Track Federal Disaster/Covid-19 Legislation	IHDA, DCEO, IDHS, IEMA	Ongoing (see Focus Area #1)
Identify rising Covid-19-related housing needs due to the expanding financial crisis	IHDA; DHS; IEMA; HUD-IDES	Ongoing (see Focus Area #1)
Implement housing interventions based on Covid-driven need and funding availability	IHDA, HCAs	Ongoing (see Focus Area #1)
Support ongoing Coronavirus relief funding efforts	IHDA, DHS, IEMA, DCEO, IDPH, Other State Agencies	Ongoing (see Focus Area #1)
Expand statewide housing research agenda to identify and prepare solutions for housing needs emerging from the pandemic and its economic effects, including effects on homelessness and the imminent eviction crisis	IHDA, IDHS, DCEO, Non-Profits, HTF, COCs, CDC, CFRB, District Courts,	Ongoing (see Focus Area #1)
Explore strategies to mitigate future barriers to housing related to eviction risks and consequences	IDHR, DHS, IHDA, IDFP, Courts	Ongoing (see Focus Area #1)
<b>Strategy #2: Formalize link between the Statewide Housing Task Force and the Housing Blueprint.</b>		
Utilize the Housing Task Force to encourage collaboration between organizations and agencies throughout the state.	Housing Task Force, Housing providers and advocates	Ongoing (see Focus Area #4)
Utilize Housing Task Force / Interagency Subcommittee members to involve other State Agencies in Blueprint activity	Housing Task Force, Housing providers and advocates	Ongoing (see Focus Area #4)
Use the diverse expertise on the Housing Task Force to encourage participation and identify additional points of view previously unheard in statewide planning efforts	Housing Task Force, Housing providers and advocates	Ongoing (see Focus Area #4)
Reconstitute the Housing Task Force's Technical Plan utilizing data and lessons from the Blueprint planning effort.	Housing Task Force	Ongoing (see Focus Area #4)
Determine the need and appetite for statutory changes to the Comprehensive Housing Planning Act to better align plans and/or to expand priority populations to better serve all Illinoisans	Housing Task Force	Ongoing (see Focus Area #4)
<b>Strategy #3: Leverage the process and findings of the Blueprint for Illinois to increase efficiency around statewide collaboration and coordination to create a shared vision for the future of housing in Illinois</b>		
Partner with other agencies statewide for Listening Tour meetings, while simultaneously participating in existing planning processes.	Housing Task Force, Housing providers and advocates	Ongoing (see Focus Area #4)
Identify and highlight the priorities of past planning efforts and existing initiatives	State agencies, Housing Task Force, Nonprofit organizations	Ongoing (see Focus Area #4)
Coordinate discussion around a legislative agenda and pertinent policy and programmatic changes to achieve statewide goals	Housing Task Force, IHDA, ILGA	Ongoing (see Focus Area #4)
Establish ongoing working groups among Housing Task Force members, IHDA staff, and community-based organizations to collaboratively address the Plan's goals	IHDA, Housing Task Force, Community-based organizations	Ongoing (see Focus Area #4)
<b>Strategy #4: Utilize the Blueprint for Illinois to increase transparency around data sharing and the impact of affordable housing</b>		
Continuously release findings on the IL Housing Blueprint website.	Residents of Illinois, IHDA, Statewide partners	Ongoing (see Focus Area #4)
Encourage community resident, stakeholder, and statewide agency engagement and participation with the IL Housing Blueprint website.	IHDA, Residents of Illinois	Ongoing (see Focus Area #4)

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Leadership		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #5: Engage broader community perspectives and adapt programming to be relevant and responsive to resident experiences and needs</b>		
Continue the <i>Housing Blueprint's</i> "Listening Tour" for IHDA to engage with and hear the perspectives of residents across the state to be integrated within the plan.	Housing Task Force, Housing providers and advocates	Ongoing (see Focus Area #4)
Continuously conduct a Statewide Resident Survey that can be used for all residents to participate in the <i>Blueprint's</i> planning process.	Residents of Illinois, State agencies, Housing Task Force, Nonprofits, IHDA partner lenders, IHDA funded organizations	Ongoing (see Focus Area #4)
Utilize the <i>Housing Blueprint</i> , Racial Equity Impact Assessment, and other statewide and national housing studies to better identify underserved housing needs throughout the state	IHDA, Housing Task Force	Ongoing (see Focus Area #4)
<b>Strategy #6: Present data in a relevant and "humanistic" framework that is made accessible and useful for all residents</b>		
Conduct a Racial Equity Impact Assessment and analyze IHDA programmatic data along with external market data from a framework of racial and ethnic equity.	Experts on Racial Equity Impact Assessments (REIAs)	Ongoing (see Focus Area #4)
Integrate and overlay market data with programmatic investments to show achievements, needs, and opportunities for future developments.	Statewide Partners, Housing Task Force	Ongoing (see Focus Area #4)
Track data longitudinally to identify pertinent goals and inform policy, programmatic, and legislative priorities.	IHDA, Statewide Partners	Ongoing (see Focus Area #4)
<b>Strategy #7: Fund and support regional planning</b>		
Design programming and locate funding for a thorough, well-balanced rural Technical Assistance program that will help increase competitive and fundable project proposals and applications in rural areas with proven markets.	IHDA, Local Partners	Ongoing
Identify and support communities and regions throughout Illinois trying to access federal funding.	IHDA, Housing Task Force	Ongoing
Encourage local jurisdictions to create forward-looking housing policy plans that will allow private sector developers to construct workforce housing and affordable new homes.	IHDA, Housing Task Force, RPCs	On Hold
Work to fund and administer the Local Planning and Technical Assistance Act.	ILGA, Governor's Office, DCEO, IHDA	On Hold
Enact all or parts of a statewide resource-efficient planning policy that supports regionalism and access of federal and state dollars.	Governor's Office, IHDA, DCEO, IDOT, IEPA	On Hold
<b>Strategy #8: Identify opportunities to incorporate valuable lessons and promote best practices to better meet statewide housing needs</b>		
Continue to track and leverage statewide working groups for cross-agency collaboration in housing programming and services to better serve and identify emerging needs/populations.	The Housing Task Force, IHDA, Other State Agencies	Ongoing (Focus Area #1)
If needed and based on research, explore the possibility of expanding the "Priority Populations" supported by the Annual Comprehensive Housing Plan to better meet the current housing needs of the state.	The Housing Task Force	Ongoing (Focus Area #1)
Reestablish the Housing Task Force's Illinois Affordable Housing Champion Awards program.	Governor's Office, IHDA, Housing Task Force	Ongoing
Highlight Illinois' Home Accessibility Program nationally as model to benefit persons with disabilities.	IHDA	Ongoing
Seek partnerships with philanthropic organizations and with banks to align funding efforts and extend/expand upon State investment.	Housing Task Force, IHDA	Ongoing
Review findings and deliberations of national and local efforts and consider adoption of new efforts to serve the priority populations.	Housing Task Force	Ongoing
Explore linking Statewide/Regional Housing Planning and Budgeting.	Governor's Office, IHDA, DCEO	On Hold

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Leadership		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #9: Increase planning coordination for transportation, economic development and housing to attract and retain businesses, maximize investment of State resources and improve quality of life for people and communities</b>		
Examine possibilities for coordinating and promoting State investments in an integrated system to meet the housing needs of all members of the community.	IHDA, Municipal Officials, For-Profit and Non-Profit Developers, Foundations and Community Organizations	Ongoing
Utilize Governor's Office to provide leadership in integrating various State agencies and programs that encourage linked housing, transportation and economic development along with environmental stewardship statewide.	Governor's Office, IHDA, DCEO, IDOT, IEPA	Ongoing
Create new interface showing a variety of methodologies for addressing housing needs in Illinois as well as the provision of technical assistance via a Community Revitalization network or other methods to communities looking to provide robust community-level planning	IHDA, Local Governments, Local Stakeholders	Ongoing
Review DCEOs statewide economic development plan, LIHTC-Qualified Action Plan, Community Revitalization Plans, ACHP and the HUD State Consolidated Plan to explore how economic development can become incorporated in the overall efforts to further affordable housing.	DCEO, IHDA, Housing Task Force	Ongoing
Major new emphasis on review of LIHTC Community Revitalization Plans to evaluate economic development elements.	IHDA	Ongoing
Seek additional resources for supportive housing in 2021, including the use of Capital Funds to support supportive housing populations, the use of additional Section 811 funds and the creation of a new RFP for enhanced Special Initiatives rounds.	IHDA	Ongoing
Provide technical assistance via an ongoing community revitalization network/program to communities requesting robust local-level planning.	IHDA	Ongoing
Review the impact of LIHTC and other affordable housing funding on assisted projects to determine the impact on local property values.	IHDA, IHC, CSH, AALC, SHPA, Third Party	On Hold
Continue development and management of state/regional/local economic impact tools.	IHDA	On Hold
Convene joint meetings between State agencies, local officials, major employers, planning organizations, developers and other interested parties in order to coordinate transportation and economic development plans with affordable housing plans.	Governor's Office and Legislature, IDOT, DCEO, IHDA, IDNR, ISTHA	On Hold
Research interdepartmental planning and funding mechanisms that can support coordination of affordable housing development and redevelopment near transit.	IHDA, IDOT, DCEO, Governor's Office and State Agencies	On Hold
Work to fund and administer the Building Location Efficiency Incentive Act (and EDGE Incentive).	ILGA, Governor's Office, DCEO	On Hold
Research, plan and develop a statewide economic development plan to ensure that housing is made part of that overall effort.	DCEO	On Hold
Determine the impact of LIHTC and other affordable housing projects on local property values.	IHDA, IHC, CSH, AALC, SHPA	On Hold
Continued participation with place-based interdepartmental coordination efforts, i.e. Team Illinois, Illinois Association of Small Counties and others.	State Agencies	On Hold
Utilize ongoing regional or sub-regional organizational coordination efforts as pilot programs to identify benefits, barriers and best practices to address geographic/jurisdictional concerns in linked housing, transportation and employment program delivery.	Housing Task Force, IHDA	On Hold

<b>ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN</b>		
<b>Housing Principle: Leadership</b>		
<b>STRATEGIES / ACTIONS</b>	<b>Agencies and Partners</b>	<b>2021 Status</b>
<b>Strategy #10: Develop Illinois Federal Housing Agenda to ensure preservation, reform and expansion of federal resources and legislation for affordable housing</b>		
Advocate for federal housing and services legislation, and continued funding of supportive housing.	ILGA, Governor's Office, IHC, IHDA	Ongoing
Promote continued funding and administrative ease for the National Housing Trust Fund. Advocate flexibility in Operating Assistance provisions.	IHDA	Ongoing
Provide outreach to inform legislators on key housing issues that affect Illinois and the nation.	Governor's Office, Housing Task Force	Ongoing
Research feasibility of making recommendations for rule changes to federal funding sources that would make them more flexible and useful for rehabilitation programs such as the Home Modification Program, HOME, HTF and AFFH.	Housing Task Force	Ongoing
Support HEARTH Act funding to permit renewals funded separately from annual competitive grants to allow 30% PSH production.	Housing Task Force	Ongoing
Track long-term impact of proposed budget and tax program changes on State's ability to continue to provide access to affordable housing.	All State Agencies	Ongoing
Work towards establishing preservation-related federal and State legislation.	ILGA, Governor's Office	On Hold
<b>Strategy #11: Develop a better understanding of the specific and unique housing needs of all Illinois residents, and prioritize state and federal resources, where possible.</b>		
Utilize State partners, the State Housing Task Force and local expertise to better assess the true housing needs of Illinois residents at the local and regional levels.	IHDA, Housing Task Force, State Partners, Municipalities, Governor's Office	Ongoing
Create/explore solution-based actions and strategies that align state and federal sources to improve State-led housing policy and planning.	IHDA, Housing Task Force, State Partners, Municipalities, Governor's Office	Ongoing
Assess the current Housing Plan development process for the Housing Task Force, including updating and rewriting the ACHP's Annual Technical Plan.	Housing Task Force	Ongoing
<b>Strategy #12: Coordinate affordable housing inclusion in state and federal capital and economic development initiatives</b>		
Encourage statewide expansion of Live Near Work and transit oriented development initiatives with new and existing partners.	IHDA, DCEO, TA Providers, CNT	Ongoing
Design and implement legislative agenda for state and national leaders, including infrastructure initiatives.	IHDA, Housing Task Force, All State Agencies	Ongoing
Market Employer Assisted Housing programs in materials for the DCEO Opportunity Returns program, DCEO's Workforce Investment Boards and other opportunities.	IHDA, DCEO, Local TA Providers	On Hold
Explore opportunities for use of Community Development Block Grant (CDBG) funds for housing development to complement economic development activities.	DCEO, IHDA	On Hold
Work with IEPA to improve potential of developing brownfields properties and identifying programs that can be used for housing development.	IEPA, HUD	On Hold

ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN		
Housing Principle: Leadership		
STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #13: Seek and coordinate federal/state/local resources to further assist current and expanded supportive housing populations</b>		
Research population needs and compile an inventory of current available resources.	Housing Task Force, ICOH	Ongoing
Identify additional programs and funding sources to assist.	Interagency Committee, ICH	Ongoing
Further enhance IHDA's PSH Development Program RFA to allow for more purposeful and creative applications that serve a wider range of populations in a wider range of geographies.	IHDA, Non-Profit Developers	Ongoing (see Focus Area #2)
Increase collaboration between housing, health, and criminal justice systems to better understand the needs of returning citizens, and persons taking part in court ordered diversion programs to reduce recidivism and homelessness.	IHDA, IDHR, IDHFS, Non-Profits, IDOC	Ongoing (see Focus Area #2)
Work to expand access to PSH resources for other populations, including youth aging out of DCFS care, families involved in child welfare, and persons living with developmental disabilities	IHDA, IDCFS, IDHS	Ongoing (see Focus Area #2)
Utilize Housing Blueprint to identify new supportive housing populations and needs as presented throughout the State's varied geographies	IHDA, Blueprint Stakeholders	Ongoing (see Focus Area #2)
Review current intake assessments and assess their relationship to the coordinated assessment intake. Continue to explore coordination opportunities throughout Illinois.	IDHFS, HTF, IDHS	Ongoing
<b>Strategy #14: Expand and support availability and access to supportive living services</b>		
Evaluate Illinois Medicaid 1115 Waiver requirements and options for supportive housing services.	IDHFS/ Housing Task Force	Ongoing
Continue to promote PHA Preferencing for people with disabilities.	IHDA, IDHS	Ongoing
<b>Strategy #15: Evaluate and track federal and state legislation/rules and comment/support as appropriate</b>		
Advocate for federal housing and services legislation.	IHDA, Housing Task Force	Ongoing
Concentrate efforts on State and federal housing-related legislation affecting existing and future resources, tax reform, housing finance reform and fair housing	IHDA, IHC,CDB	Ongoing (See Focus Area #3)
Track ongoing developments in Affirmative Furthering Fair Housing and new Disparate Impact rules and comment on CRA reform, HOTMA rules, and DACA	IHDA, IDHR, IDHS, DCEO	Ongoing (See Focus Area #3)
Establish an aligned statewide housing legislative agenda that can be used to target emerging populations, and equity in housing opportunity	IHDA, Task Force	Ongoing (See Focus Area #3)
Track federal rule-making, provide public comments to streamline processes and fully address affordable housing objectives.	IHDA, HUD, FHFA Treasury, CMMS, CFPB	Ongoing (See Focus Area #3)
Track federal tax reform and its potential impact on Low Income Housing Tax Credits, Tax-Exempt Bond Financing, New Markets Tax Credits, the Mortgage Interest Deduction and Historic Rehabilitation Tax Credit.	IHDA, Housing Task Force	Ongoing
Advocate for affordable housing responsibilities of any new guarantor.	IHDA, Housing Task Force	Ongoing
Track funding of national Housing Trust Fund via user fees or percentage of GSE profits.	IHDA, Housing Task Force	Ongoing
Advocate for Ginnie Mae securitization of Risk Sharing Program.	IHDA, Housing Task Force	On Hold

**ANNUAL COMPREHENSIVE HOUSING PLAN - TECHNICAL PLAN**

**Housing Principle: Leadership**

STRATEGIES / ACTIONS	Agencies and Partners	2021 Status
<b>Strategy #16: Research/Investigate solutions to address/reduce the rising cost of affordable housing</b>		
Review existing research and conduct new analysis focused on affordable housing development cost containment strategies.	IHDA, Housing Task Force, IHC	Ongoing
Analyze cost savings option under the State's control and potential impact on public policies and quality of development.	IHDA, Housing Task Force, IHC	Ongoing
<b>Strategy #17: Improve implementation of the Affordable Housing Planning and Appeal Act</b>		
Continue outreach, presentations and technical assistance with Affordable Housing Planning and Appeal Act non-exempt throughout Illinois.	IHDA, Community Partners	Ongoing
Provide extensive technical assistance to communities seeking to enact meaningful Affordable Housing Plans.	IHDA, Community Partners	Ongoing
Work to improve implementation and efficacy of the Affordable Housing Planning and Appeal Act by filling remaining vacancies on the State Housing Appeals Board an exploring legislative fixes to increase compliance with the Act and encourage proactive affordable housing planning in non-exempt communities	IHDA, Governors Office	Under Development

## Appendices

### Appendix A: Glossary of Terms, Acronyms, and Agencies

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

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

## **Funding Programs and Projects**

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

In 2019, \$200 million was allocated for statewide affordable housing initiatives as part of the Rebuild Illinois state capital bill. IHDA is currently working with the Governor's office to finalize a 5-year Capital Budget Plan.

### **CCRS**

Community Care in Residential Settings (IDoA)

### **CDAP**

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

### **CDBG**

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

### **CDBG Disaster Recovery Program**

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

### **HERA**

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

### **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.

### **GRF**

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

### **IHWAP**

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

### **LIHEAP**

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

### **LIHTC**

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

### **MRB**

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

## **Funding Programs and Projects Continued.**

### **MRF**

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

### **Housing Trust Fund (HTF)**

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

### **RHSP**

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

## Other Relevant Terms

### AHPAA

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

### Care Coordination Plan

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

### Choice Neighborhoods Initiative

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

### Colbert v. Pritzker Case

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

### Continuum of Care (CoC)

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

### Comprehensive Housing Planning Act

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

### EAH

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

### CRP

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

## **Other Relevant Terms, Continued.**

### **HEARTH Act**

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

### **HUD Lead Safe Housing and EPA Remodeling and Repair Rules**

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

### **ILHousingsearch.org**

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

### **Ligas Consent Decree**

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

### **Money Follows the Person**

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

### **NOFA – Notice of Funding Availability**

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

### **Norman Decree**

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

### **RFP**

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

## **Other Relevant Terms Continued.**

### **RFA**

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

### **Section 1115 Waiver**

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

### **Supportive Housing Working Group**

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

### **State Referral Network**

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

### **TIF**

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

### **Williams Consent Decree**

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

## **Appendix B: Housing Task Force Members**

### **Task Force Members / Housing Task Force Chair:**

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

### **Task Force Members/Governor-appointed Housing Expert Members**

Syed Abedi, Community Member - IT Project Manager  
Diane Baker, Worn Jerabek Wiltse Architects, P.C. - Architect Representative  
Allison Clements, Illinois Housing Council – Executive Director  
George Dinges, Development Services Group – President/Vice President  
Nancy Firfer, Metropolitan Planning Council – Board of Governor’s Chair  
Michael Goetz, Laborer’s Home – Director  
David Hirsch, Dougherty Mortgage, LLC – Vice President, Production  
Peter Holsten, Holsten Developments – President  
Brian Hollenbeck, Rock Island Economic Growth Corporation – Executive Director  
Jennifer Hill, Alliance to End Homelessness in Suburban Cook County – Executive Director  
Mary Keating, The County of DuPage County – Director of Community Services  
Lynette McRae, Black Chicago Tomorrow – Director of Neighborhood Strategy  
David Neary, DuPage Habitat for Humanity – Executive Director  
Mike Niehaus, Windsor Homes – Executive Director  
Robin Snyderman, Principal – Brick Partners, LLC

### **Task Force Members/ Governor-appointed Agency Members:**

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

### **Task Force Members / State Agency Members:**

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

### **Task Force Members/ Illinois General Assembly Members:**

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

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

(310 ILCS 110/) Comprehensive Housing Planning Act.

(310 ILCS 110/1)

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

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

(310 ILCS 110/5)

Sec. 5. Definitions. In this Act:

"Authority" means the Illinois Housing Development Authority.

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

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

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

(310 ILCS 110/10)

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

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

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

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

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

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

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

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

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

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

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

(310 ILCS 110/15)

#### Sec. 15. Annual Comprehensive Housing Plan.

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

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

(2) low-income senior citizens;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(310 ILCS 110/20)

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

(1) (Blank).

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

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

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

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

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

(310 ILCS 110/25)

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

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

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

(3) Develop the Annual Comprehensive Housing Plan.

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

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

(310 ILCS 110/30)

Sec. 30. (Repealed).

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

(310 ILCS 110/90)

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

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

(310 ILCS 110/99)

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

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