ILLINOIS HOUSING
DEVELOPMENT AUTHORITY

Affordable Housing 101

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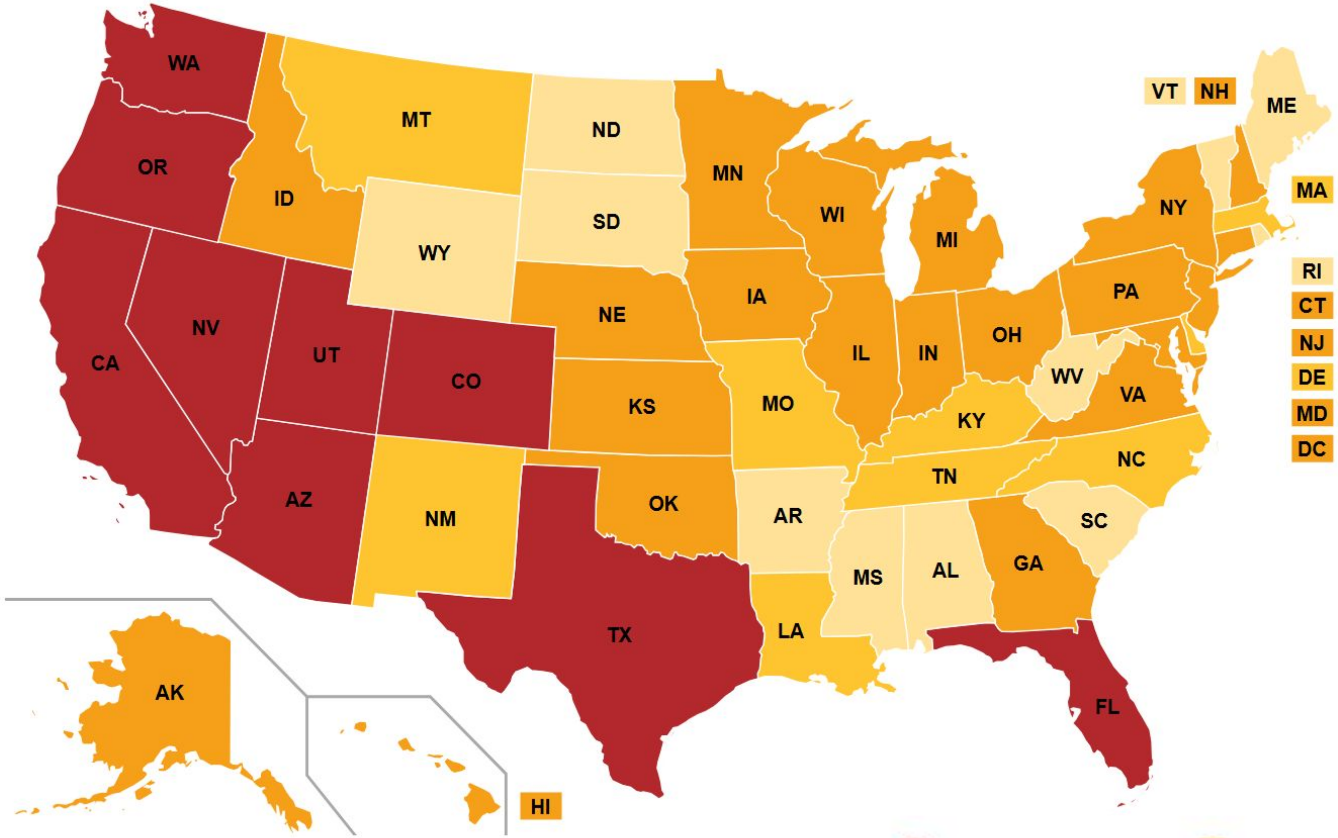
Presentation Overview

- Housing Affordability
- Models to Address Housing Affordability
- Federal Solutions
- State Solutions
- Housing and Homelessness

2024 Next Gen Cohort

Affordable and Available Rental Homes per 100 Extremely Low-Income Renter Households



30 or fewer
31 to 40
41 to 45
more than 45

Source: National Low Income Housing Coalition

Housing Affordability in Illinois

In **Illinois**, the Fair Market Rent (FMR) for a two-bedroom apartment is **$1,550**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **$5,166** monthly or **$61,997** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

$29.81
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT ILLINOIS:

STATE FACTS	
Minimum Wage	$15.00
Average Renter Wage	$23.01
2-Bedroom Housing Wage	$29.81
Number of Renter Households	1,658,870
Percent Renters	33%

79
Work Hours Per Week At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

69
Work Hours Per Week At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

2
Number of Full-Time Jobs At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

1.7
Number of Full-Time Jobs At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

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Morton Estates, Tazewell County

What are the Solutions?

- Rental Assistance
- Downpayment Assistance
- Subsidize the cost of construction
- Reduce the cost of construction
- Change the Building and Zoning Requirements to Reduce Costs
- Streamline permitting processes
- Reduce developer risk by addressing site problems

Resources through the U.S. Department of Housing and Urban Development (HUD)

Public Housing

- Local Public Housing Authorities – CHA, HACC and others
- Assistance stays with the property

Housing Choice Voucher (HCV)

- Run by Local Housing Authorities
- Access rental units on the private rental market
- Stays with the tenant

Multifamily Project Based

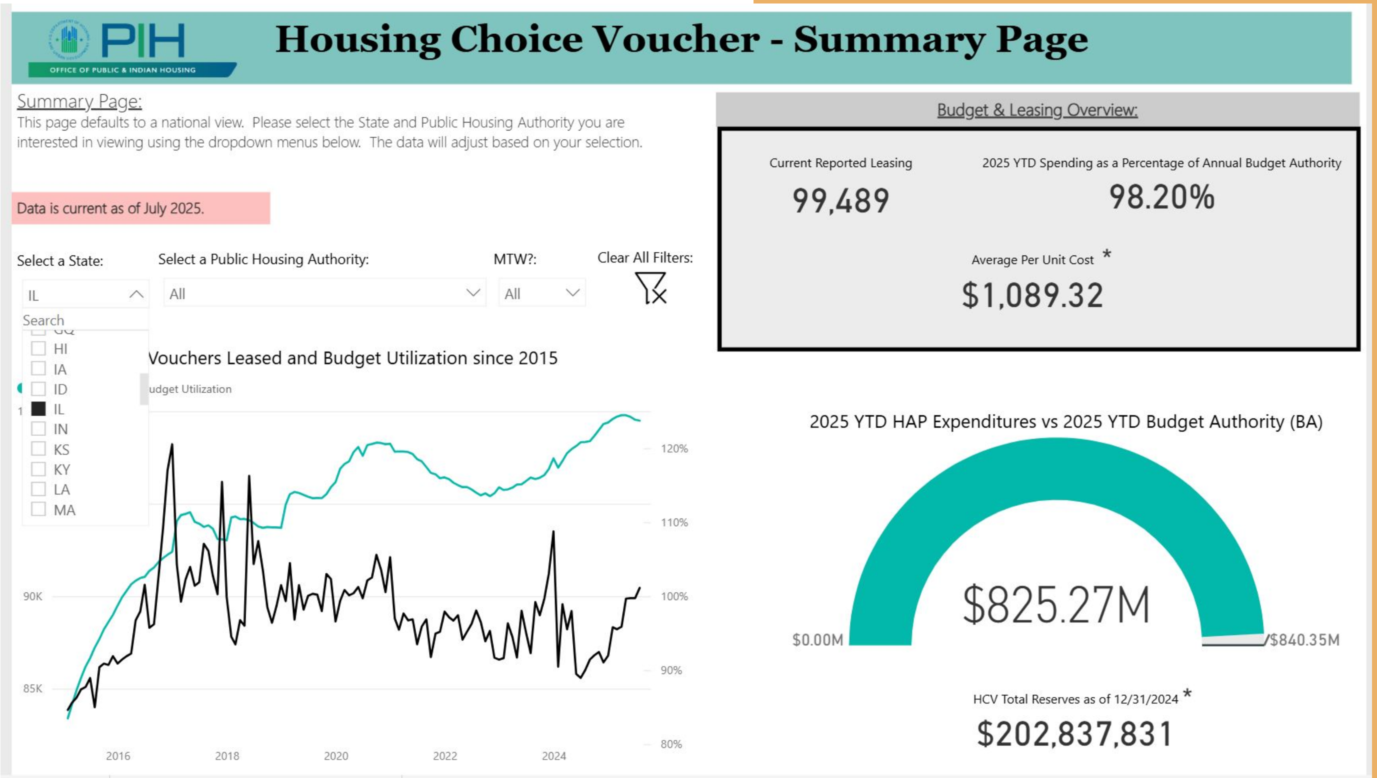
- Privately Owned
- Project Based rental assistance – stays with the property

Housing and Community Development Grant Programs

- Emergency Solutions Program
- HOME Investment Partnerships Program
- Continuum of Care Program
- Housing Opportunities for Persons with AIDS Program

Role of Public Housing Authorities

- Federal regulations provide a baseline
- Local discretion is codified in the admin plan
  - Preferences and Wait List Management
  - Special Use Vouchers
- Housing Choice Voucher Dashboard



[HUD's Housing Choice Voucher Dashboard]

About the Illinois Housing Development Authority (IHDA)

- IHDA is an independent bonding authority created in 1967 with a mission to finance the **creation and preservation of affordable housing**.
- IHDA's programs help families, older adults, and others find quality housing that meets their needs.
- IHDA programs are funded with tax-exempt bonds, Low-Income Housing Tax Credits, and other affordable housing programs.
- More than **$29 billion** in state, federal, and leveraged affordable housing

Bristol Place, Champaign

IHDA's Services

Multifamily Financing

IHDA provides financing and tax incentives to developers who build affordable and mixed-income rental communities.

Affordable Homeownership

IHDA provides mortgage financing, down payment assistance, housing counseling, and home repair programs to make homeownership affordable and sustainable.

Community Revitalization & Planning

IHDA provides technical assistance and grants that help local governments address local housing needs and plan for the future.

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Multifamily Financing

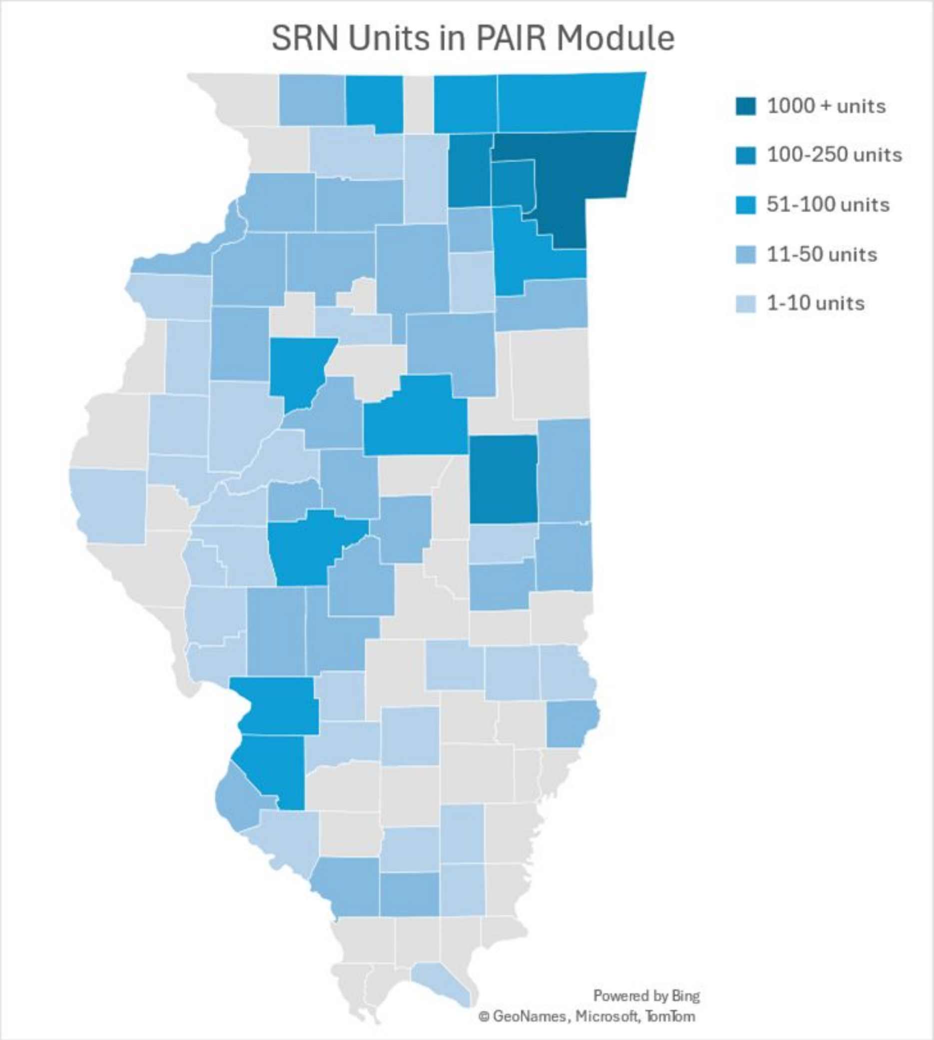
- IHDA awards loans, grants, and tax credits to rental housing developers that offer affordable rents to families, veterans, older adults, and persons with special needs.
- Developments generally serve households earning less than 60% of the area median income.
- Current IHDA portfolio consists of 110,200 units/1,971 developments.

Poupard Place, Northbrook

Resources for Development

Low-Income Housing Tax Credits (4% and 9%)
Illinois Affordable Housing Tax Credits (Donation Tax Credit)
First Mortgage Loan Products (Construction and Permanent)
Taxable and Tax-Exempt Bond Financing
Illinois Affordable Housing Trust Fund
HOME Investment Partnerships Program
National Housing Trust Fund
IHDA/HUD/Federal Financing Bank/US Treasury Mortgage

All IHDA-funded developments are required to have a listing on ILHOUSINGSEARCH.ORG



Statewide Referral Network

- **The SRN** is a partnership of State Agencies and Social Service Providers connecting households with supportive housing.
- All affordable housing developments in IL include a 5%-10% set-aside for the SRN.
- SRN units currently in 67 out of 102 counties.
- Over 1,300 units in Cook County (over 800 in Chicago)
- Over 1800 throughout the rest of the state.
- Learn more about how to make referrals at: Illinois Statewide Referral Network - Corporation for Supportive Housing

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Affordable Homeownership

- IHDA helps income-eligible homebuyers with down payment and closing cost assistance. Assistance can be:
  - Up to **$6,000 Forgiven** over 10 years.
  - Up to **$7,500 Deferred** until a sale, refinance, or payoff.
  - Up to **$10,000 Repaid** interest free over 10 years.
- Programs generally serve households earning less than 120% of the area median income.
- Homeownership counseling is required.
- Available through a network of 160+ mortgage lenders

Tonnette Johnson, Chicago

Community Revitalization & Planning

- IHDA provides grants that help Illinois homeowners make health- and safety-related repairs and accessibility modifications.
- IHDA provides grants that help local governments acquire, renovate, or demolish vacant residential properties.
- IHDA engages in long-term planning partnerships to help communities understand local housing needs and plan for future development.

Home Repair & Accessibility Program, Bloomington

Capacity Building

Next Gen Capacity Building Initiative:

- Supports emerging housing developers to overcome systemic barriers in the LIHTC program via training, technical assistance, and pre-development financing.
- First cohort of 22 developers completed the training portion in 2024, with 15 more enrolled in 2025.

Illinois Supportive Housing Institute:

- Provides training and technical assistance to development teams serving communities that do not historically receive supportive housing funding.
- 38 development teams have completed the SHI since 2022.

2024 Next Gen Cohort

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Serving New Populations

Non-Congregate Shelter:

- $37 million to develop non-congregate shelter emergency shelter facilities.

Healthy Housing, Healthy Communities:

- $15 million to support developments that feature investments from hospitals and healthcare organizations.

Housing for Justice-Involved Individuals:

- Transitional, service-intensive housing for individuals re-entering the community from the criminal justice system.

Vivian's Village, Cahokia Heights

Improving the Safety Net

Court-Based Rental Assistance:

- Provides emergency rental assistance to Illinois tenants who have pending cases in eviction court.
- Tenants may qualify for up to $10,000 for past-due rent, court costs, and up to two months' future rent to prevent eviction.

Rental Housing Support Program:

- Provides rental assistance to extremely low-income households living in participating properties.

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Illinois Court-Based Rental Assistance Program

Acceptable Tenant Documents

Acceptable Proof of Identification

Government-issued photo IDs are acceptable including the following:

- Government-issued Driver's License or REAL ID
- Temporary Visitor's Driver's License
- Government-Issued Photo ID Card
- Matricula Consular or any Foreign Consulate ID
- U.S. or Foreign Passport
- U.S. Permanent Residency Resident Card

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Home Illinois Foundation

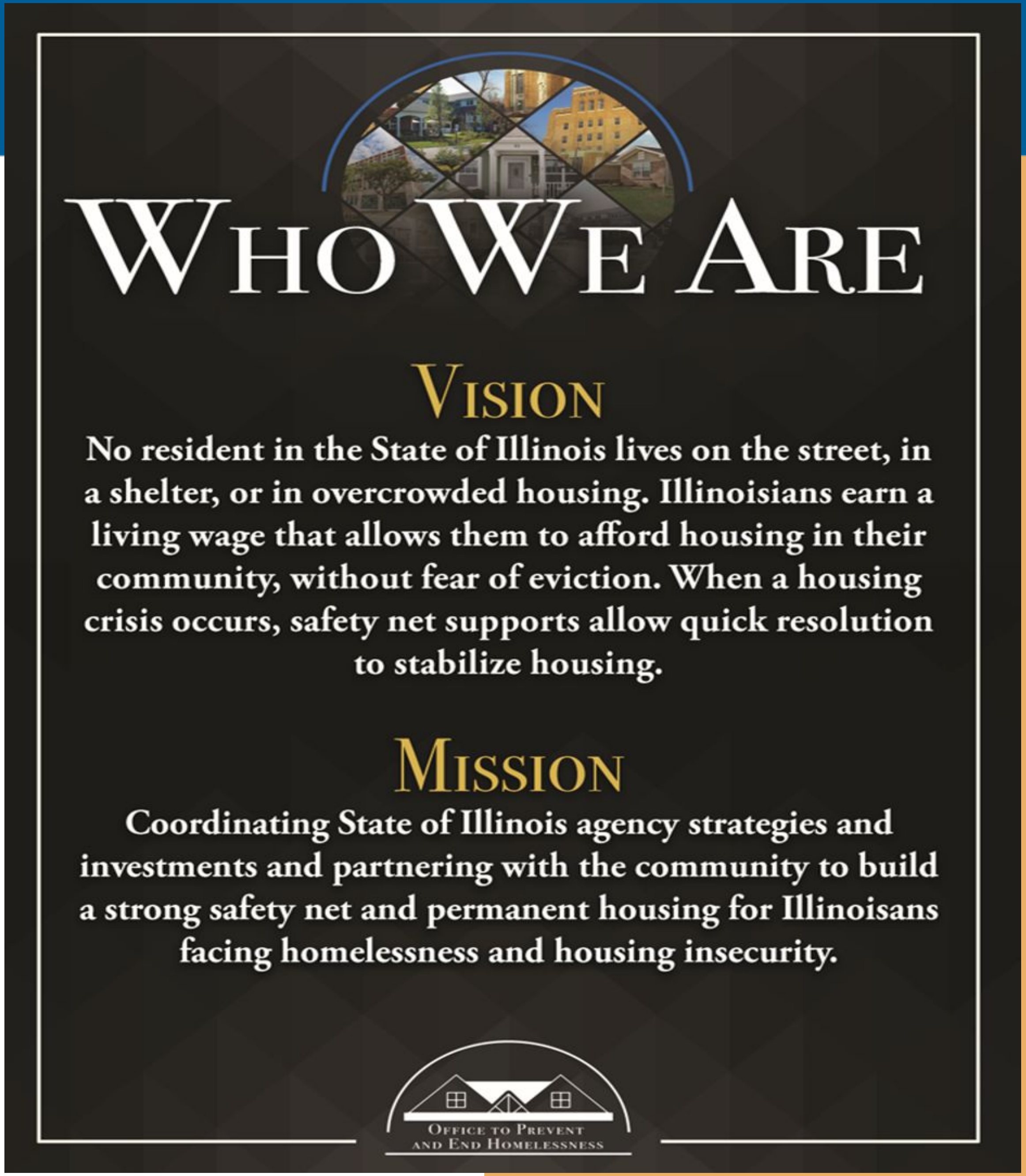
2021: Illinois Governor JB Pritzker signed Executive Order to Fight Homelessness

- Creating Illinois Interagency Task Force on Homelessness
- Community Advisory Council on Homelessness
- Chief Homelessness Officer & IL Office to Prevent & End Homelessness

2022: First state plan to prevent and end homelessness, Home Illinois, released, covering State FY23-24

2023: HB2831- Home Illinois Bill codifies the executive order that created the Interagency Task Force, Advisory Council and Office Home Illinois Program created with initial $200M annual general revenue investment

2024: Second State Home Illinois plan, covering State FY25-26



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Illinois Office to Prevent and End Homelessness

Drive state investments in scaling solutions to end homelessness

Build state agency and community capacity

Identify policy solutions to homelessness

Incubate program innovations

Advance research and data capacity

Engage community, government and elected officials in partnerships

Affordable Housing & Homelessness 101

HOUSING MATTERS CONFERENCE | OCTOBER 17, 2024

Introductions

No resident in the State of Illinois lives on the street, in a shelter or in overcrowded housing. Illinoisians earn a living wage that allows them to afford housing in their community, without fear of eviction. When a housing crisis occurs, safety nets supports allow quick resolution to stabilize housing.

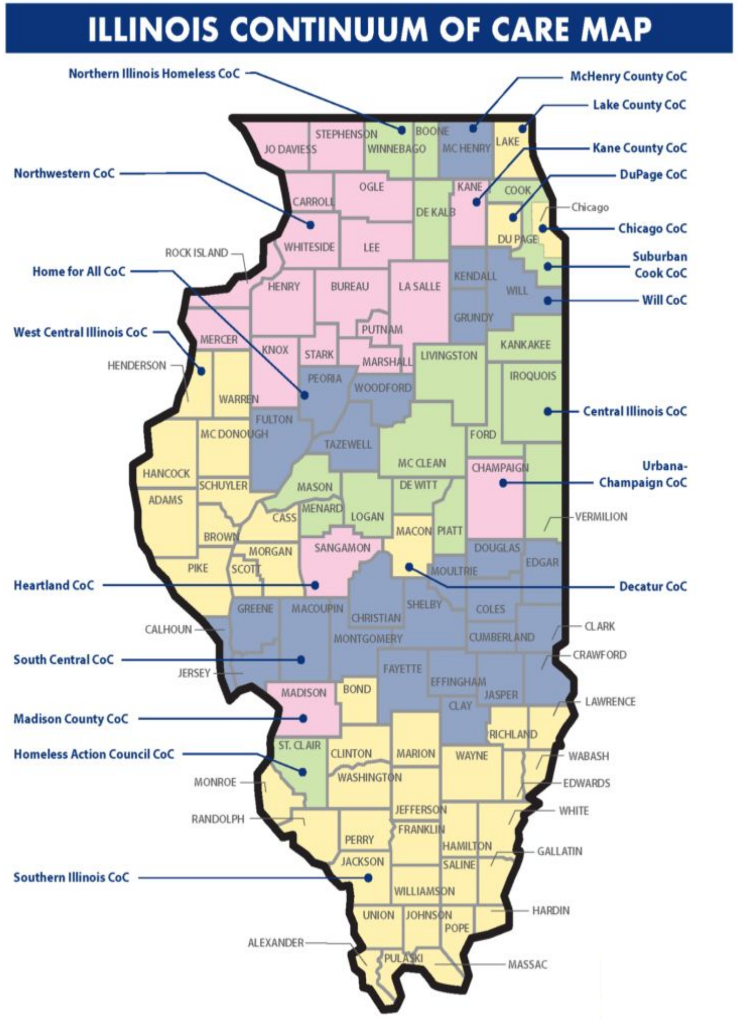
Home Illinois: Illinois' Plan to Prevent and End Homelessness

- Homelessness is solvable. It requires a system-level, coordinated response.
- A strong homeless response system means that homelessness is rare and brief, and if a person does experience a housing crisis, there is a clear pathway to safe, stable housing where they can thrive.

SOLVING
HOMELESSNESS
TAKES A SHARED VISION.
HOUSING SOLUTIONS.
REIMAGINED SYSTEMS.
ALL OF US.

Homelessness Response System

HUD CoC Program



- Each CoC is responsible for planning and coordinating implementation of a homeless response system within its geographic area.
- The HUD CoC Program is the largest source of federal funding for nonprofits to provide permanent and short-term housing assistance and supportive services for people experiencing homelessness.

Types of Housing Interventions

- Prevention
- Diversion
- Street Outreach
- Emergency Shelter
- Rapid Re-Housing
- Permanent Supportive Housing

Homelessness Prevention

- **Population:** Imminent risk of homelessness (i.e. within two weeks)
- **Actions:**
  - One-time payments to pay past due rent and utilities, which can help families stay in their homes and regain stability rather than face eviction.
  - Emergency rental assistance and court-based eviction mitigation

Shelter Diversion

- **Population:** Anticipate experiencing literal homelessness in 1 to 2 days
- **Actions:**
  - Housing-focused, problem-solving conversation to identify alternatives to entering shelter, when possible
  - One-time financial assistance to help households obtain or return to housing

Street Outreach

- **Population:** Literal homelessness (in a place not meant for habitation like a car, park, or abandoned building)
- **Actions:**
  - Street Outreach staff canvass their regions and build relationships with community partners (libraries, Forest Preserve, emergency room, etc.) to identify and work with people experiencing unsheltered homelessness
  - Street Outreach staff build trust and provide basic need items with individuals experiencing unsheltered homelessness, and work together on housing plans including available shelter and/or other housing interventions

Emergency Shelter

- **Population:** Literal homelessness
- **Actions:**
  - *Non-Congregate Shelter:* Hotel/dormitory-style private rooms paid for and/or in buildings operated by agencies
  - *Congregate Shelter:* Rotating or single-site spaces that provide a meal and overnight shelter
  - *Medical Respite:* Partnership with hospitals for individuals exiting emergency rooms with no housing options and in need of follow-up medical care
  - *Transitional housing*: Population-specific temporary housing

Rapid Re-Housing

- **Population:** Literal homelessness
- **Actions:**
  - Housing agency and household identify a unit based on household needs and preferences
  - Lease is in household’s name
  - Rental assistance for up to 24 months
  - Case management services provide progressive engagement for household to gain resources needed to sustain their housing costs going forward

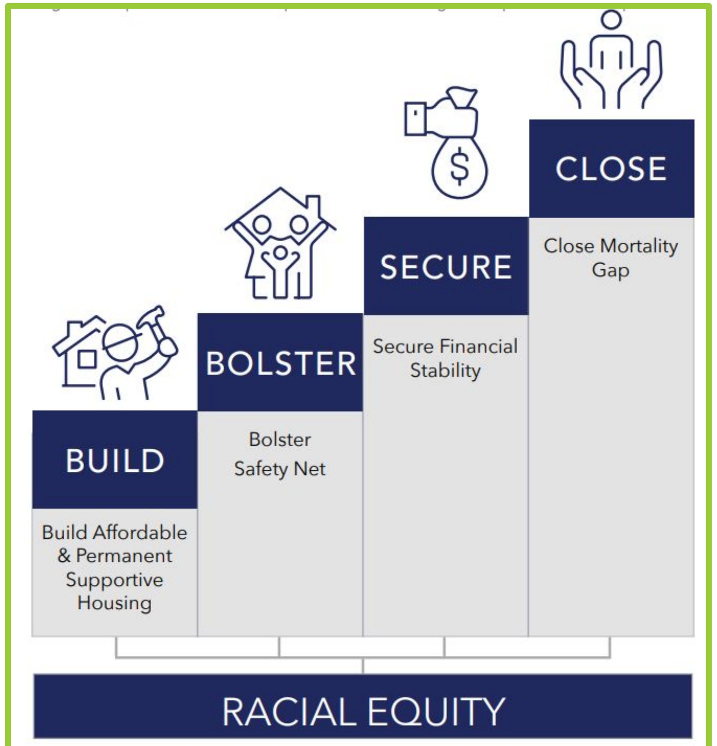
Permanent Supportive Housing

- **Population:** Chronic homelessness (experiencing homelessness for 12+ months and has disabling condition)
- **Actions:**
  - Housing agency and household identify a unit based on household needs and preferences
  - Lease is in agency's name
  - On-going rental assistance (no time limit)
  - Intensive case management services to assist with housing stability

Home Illinois

- Office to Prevent and End Homelessness
- Illinois Interagency Task Force on Homelessness
  - Task Force consisting of senior members of 12 State agencies - Board of Education, Criminal Justice Information Authority, Community College Board, Department of Public Health, Illinois Housing Development Authority, Department of Commerce and Economic Opportunity, Department of Human Services, Department of Corrections, Illinois State Police, Board of Higher Education, Department of Veteran Affairs, and Department of Employment Security
- Community Advisory Council on Homelessness
  - Diverse stakeholders representing urban, suburban, and rural communities; people with lived experience of homelessness; nonprofit service providers; health care providers; and advocates.

Illinois Office to Prevent and End Homelessness



Question & Answer

Affordable Housing & Community Development

- Across the country, there are local networks of diverse partners working together to design, implement and fund solutions to end homelessness.
- Homeless response systems must be led and designed by people with lived experience of homelessness and housing instability, direct service providers, community members, elected officials and local government, landlords and housing developers, businesses - everyone has a role to play.

Homelessness is a Solvable Systems Problem: https://community.solutions/built-for-zero/the-movement/

- Office of Housing/FHA
- Pubic and Indian Housing
- Community Planning and Development
- Fair Housing and Equal Opportunity
- Lead Hazard Control and Healthy Homes

HUD’s Program Offices

Office of Housing/FHA

Single Family Housing

- FHA Mortgage Insurance (1-4 units) – low downpayment financing for first-time borrowers
- Loss Mitigation Protections

Multifamily

- FHA Mortgage Insurance (5+ units) Market rate and subsidized for seniors and persons with disabilities.
- Project Based Rental Assistance of privately owned rental housing

Housing Counseling

- Housing resources for homebuyers, homeowners and renters.
- Access to homebuying programs and credit counseling
- Foreclosure prevention

Public and Indian Housing

Public Housing
- Capital Fund
- Operating Fund

The Housing Choice (Section 8) Voucher Program
- Funding
- Special Purpose Vouchers
  - VASH
  - Family Unification
  - Emergency Housing
  - Foster Youth to Independence
  - Mainstream

Resident Opportunities and Self-Sufficiency

Family Self-Sufficiency

Real Estate Assessment Center – NSPIRE Inspections

Community Planning and Development

Entitlement Grant Funding

- Community Development Block Grant Program
- HOME Investment Partnership Program
- Emergency Solutions Grant Program
- Housing Opportunity for Persons with AIDS Program

Competitive Grant Funding

- Continuum of Care Program
- Housing Opportunities for Persons with AIDS Program

Other Grant Funding

Community Development Block Grant Disaster Recovery Grant Program

Rental Assistance

Public Housing

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Fair Housing and Equal Opportunity

Fair Housing Assistance Program

- Funds state and local government agencies to investigate fair housing complaints.

Fair Housing Initiatives Program

- Funds private organizations to conduct fair housing activities.

Fair Housing Accessibility FIRST

- Provides information about the Fair Housing Act's requirements to design and construct covered housing to be accessible to persons with disabilities.

Limited English Proficiency Initiative

- Provides funding for the creation and promotion of translated materials and other programs that support the assistance of persons with limited English proficiency in utilizing the services provided by HUD.

Partners

Government

- Federal Agencies – HUD, USDA, HHS, EPA, DOJ,FHLB DOE,DOL, IRS, Congressional Representatives
- State – Housing Finance Agencies, State Administrative Agencies, Governor's Office, Universities
- Local – County and Municipal Governments, Public Housing Authorities, Libraries, Schools, local elected

Nonprofit

- Homeless, Healthcare, Service providers, Housing Counselors, Fair Housing Orgs
- Community Based Housing Developers
- Regional Planning Commissions
- CDFI's

Private

- Homeowners, Renters, Landlords
- Real Estate Developers, Contractors
- Lenders
- Tax Credit Syndicators/Real Estate Investors
- Philanthropy
- Universities
- Legal Orgs, Tenant Orgs, Advocacy Orgs
- Faith Based Orgs

Question & Answer