



# Illinois' Annual Comprehensive Housing Plan

## CALENDAR YEAR 2026

Submitted By:  
The Illinois Affordable Housing Task Force

To:  
JB Pritzker, Governor  
and  
The Illinois General Assembly

## Table of Contents

Table of Contents .....	ii
Twenty Plus Years of Comprehensive Affordable Housing Planning for Illinois.....	3
Illinois' Affordable Housing Task Force Membership.....	4
Illinois' Priority Populations .....	5
Summary of the 2026 ACHP Funding Estimates .....	6
Positioning the 2026 Annual Comprehensive Housing Plan .....	8
1. Home Illinois: Illinois' Plan to Prevent and End Homelessness.....	9
2. Black Homelessness in Illinois: Structural Drivers of Inequality .....	9
3. Latine Homelessness in Illinois .....	9
4. Report of the Ad-Hoc Missing Middle Housing Solutions Advisory Committee.....	9
5. Multi-Sector Plan for Aging.....	9
Housing Task Force Annual Policy Priorities .....	10
Policy Priority #1: Address Inequities in Housing.....	12
Policy Priority #2: Advance Access for Priority Populations .....	14
Policy Priority #3: Support Community Development and Resiliency Through Affordable Housing Investments .....	16
Policy Priority #4: Strategically Maximize Affordable Housing Resources and Policy Decisions for the Current Funding Environment .....	18
Transitioning to a New Comprehensive Housing Planning Act (Administrative Priority) .....	20
2026 Housing Production Plans and Agency Reports .....	21
2026 Housing Production Plan – Multifamily Programs.....	23
2026 Housing Production Plan – Single-Family Programs.....	24
2026 Residential Services Plan – Residential Services Programs .....	25
2026 IHDA Housing Focused Technical Assistance & Capacity Building Programs .....	28
Appendix A: Glossary of Terms, Acronyms, and Agencies .....	29
State Agencies and Departments .....	29
Federal, State, Local, and Other Partners .....	30
Funding Programs and Projects.....	33
Other Relevant Terms .....	36
Appendix B: Influences on the Annual Comprehensive Housing Plan.....	42
Appendix C: 2026 State Housing Task Force Calendar of Meetings.....	46
Appendix D: (310 ILCS 110/) Comprehensive Housing Planning Act.....	47

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

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

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

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

Initially established in 2003 by a Governor’s Executive Order, the Comprehensive Housing Planning Act ([310 ILCS 110/](#)) (“the CHPA”) provides a structural framework by which Illinois can coordinate affordable housing funding and residential services across public and private activities and partnerships, establishes a statewide housing initiative by identifying underserved Priority Populations, and it allows for opportunities to guide policy and planning. In this way, the CHPA provides a structure for the state to better meet the housing needs of the most vulnerable Illinoisans. Instituted by the CHPA, the State Housing Task Force (“Housing Task Force”), is coordinated by the Illinois Housing Development Authority (“IHDA”), of which IHDA’s Executive Director serves as the body’s Chair, (see Appendix D for the full Comprehensive Housing Planning Act).

A core requirement of the CHPA is creation of the Annual Comprehensive Housing Plan (“ACHP”), which for the past 22 years has provided a yearly summary of planned funding for affordable housing infrastructure and related services across Illinois. At the end of 2026, the current CHPA is slated to sunset following more than 20 years of impact. Considering this, the 2026 ACHP will be different from previous versions of the ACHP. Under the Annual Policy Priorities, the Task Force will work to close out many existing planning endeavors continued from prior years, while also setting the stage to transition to the Housing Task Force’s future under a new CHPA.

This journey was begun in 2025, as IHDA and the Housing Task Force membership considered the inherent value and benefits provided by both the Housing Task Force and the ACHP, and how these benefits translate to potential “next steps”.

## Illinois' Affordable Housing Task Force Membership

As intended by the CHPA, the Housing Task Force is a statewide consortium of appointed housing experts from a variety of entities, designated state and federal agency representatives, and invited guests, that meets throughout the year to inform and guide housing policy in Illinois. When fully appointed per statute, the Housing Task Force is comprised of forty-three representatives, appointed by the Governor, Illinois General Assembly ("ILGA"), and the designated state and federal agencies. Housing Task Force membership for 2026 is as follows:

### Housing Task Force Chair

Executive Director, Illinois Housing Development Authority

IHDA staff provide administrative assistance and serve as ad hoc experts on the Housing Task Force

### Designated State Agency Members

Illinois Governor's Office

Illinois Lieutenant Governor's Office

Illinois Governor's Office of Management and Budget

Illinois Department on Aging

Illinois Department of Children and Family Services

Illinois Department of Commerce and Economic Opportunity

Illinois Department of Corrections

Illinois Department of Financial and Professional Regulation

Illinois Department of Healthcare and Family Services

Illinois Department of Human Rights

Illinois Department of Human Services\*

Illinois Department of Juvenile Justice

Illinois Department of Natural Resources

Illinois Department of Public Health

Illinois Department of Transportation

Illinois Department of Veterans' Affairs

Illinois Emergency Management Agency

Illinois Environmental Protection Agency

Illinois Housing Development Authority

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

### Governor-appointed Housing Expert Members

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

Diane Baker, Worn Jerabek Wiltse Architects, PC

Kate Brown, Clear Innovative Solutions, LLC

Allison Clements, Illinois Housing Council

George Dinges, Development Services Group

Nancy Firfer, Metropolitan Mayor's Caucus

Jennifer Hill, Alliance to End Homelessness in Suburban Cook County

David Hirsch, Greystone & Co.

Brian Hollenback, Rock Island Economic Growth Corporation

Peter Holsten, Holsten Real Estate Development & Management Corporation

Mary Keating, DuPage County

Raymond Lai, McLean County Regional Planning Commission

Lynnette McRae

Mike Neihaus, Windsor Homes

Robin Snyderman, BRicK Partners, LLC

Lily Walton, Housing Authority of Champaign County

*Member Position Vacant*

*Member Position Vacant*

### Governor-appointed Agency Members

U.S. Department of Housing and Urban Development

U.S. Department of Agriculture, Rural Development

### Illinois General Assembly Members

The President of the Illinois Senate or designee

The Minority Leader of the Illinois Senate or designee

The Speaker of the Housing of Representatives or designee (State Representative Will Guzzardi)

The Minority Leaders of the Illinois House of Representatives or designee

## Illinois' Priority Populations

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

The Priority Populations are as follows:

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

Please note, the Priority Populations are not ranked by any form of preferential order. Addressing and meeting the needs of each population is crucial to advancing equitable affordable housing and residential service planning in Illinois. Additionally, pending approval by the ILGA, the renewed and modified CHPA will include changes to the Priority Populations to better ensure Illinois' most vulnerable are effectively centered and served in the current moment and moving forward.

## Summary of the 2026 ACHP Funding Estimates

The 2026 ACHP sets forth funding, resources, and programming to advance the state’s policy priorities and increase access to affordable housing for thousands of Illinois’ residents. Through the Housing Task Force’s leadership and ongoing engagement from state agencies, state legislators, and community stakeholders, Illinois’ housing and service planning efforts will come to fruition.

With \$4.1 billion in total estimated funding for all housing production/preservation and residential services in 2026, Illinois can make a real impact in addressing the housing needs of its Priority Populations and others. By focusing on inclusion, diversity, and equity, particularly in homeownership education programs, the state can impact racial and ethnic disparities by building wealth in Black and Latinx households and communities. New and preserved affordable housing that is decent, safe, and modern can contribute to economic resilience in a community. By increasing the production and preservation of affordable housing, especially income restricted rental units accessible to households at or below 80% AMI, the state can reduce the downward pressure caused by households over 80% accessing otherwise affordable housing units already in limited supply, in turn enabling vulnerable populations to remain in their communities for the long-term.

The following chart provides a summary of funding anticipated to be available in 2026. Details of these funding levels are provided in the Housing Production and Residential Services Plans found later in this document.

<b>MULTIFAMILY PROGRAMS</b>	Total estimated funding amount for 2026*	\$1,025,667,330
	Total estimated federal/state tax credits for 2026*	58,511,433
	Total number of units produced at \$495,000/unit	2,072
<b>SINGLE-FAMILY PROGRAMS</b>	Total estimated funding amount for 2026	\$117,075,865
	Estimated total number of households assisted	10,843
<b>RESIDENTIAL SERVICES PROGRAMS</b>	Total estimated funding amount for 2026	\$2,911,785,897
<b>IHDA TA &amp; CAPACITY PROGRAMS</b>	Total estimated funding amount for 2026	\$1,371,782
<b>TOTAL ESTIMATED FUNDING FOR ALL HOUSING PRODUCTION IN CY 2026*</b>		<b>\$4,055,900,874</b>

\* Federal/state tax credit amounts are not included when calculating total estimated funding for 2026.

That said, while total estimated funding for CY 2026 is slated to be about three percent more than the \$3.9 billion available in CY 2025, this increase is largely tied to an approximately \$360 million higher allocation for residential services programming. This is an almost 14 percent increase that obscures an overall decrease in funding for multifamily and single-family housing production and preservation programs, specifically, about 18 percent for multifamily, and about 21 percent for single-family. These funding reductions are due to a confluence of factors including the burning off of remaining pandemic recovery resources, lower federal/state housing appropriations, and oversubscription of limited state housing resources.

When these decreases are paired with expected adverse market conditions in 2026, along with increasing development costs, they could lead to a reduction of about 25 percent in the estimated total multifamily housing units to be produced and preserved across Illinois in the coming year.

The following chart provides a comparison of funding provided in CY 2025 against that anticipated in CY 2026, along with percent change between the two years.

		CY 2025	CY 2026	Percent Change
<b>MULTIFAMILY PROGRAMS</b>	Total estimated funding amount*	\$1,246,660,000	\$1,025,667,330	-17.7%
	Total estimated federal/state tax credits*	55,844,222	58,511,433	+4.8%
	Total number of units produced**	2,770	2,072	-25.2%
<b>SINGLE-FAMILY PROGRAMS</b>	Total estimated funding amount	\$147,944,000	\$117,075,865	-20.9%
	Estimated total number of households assisted	10,070	10,843	+7.7%
<b>RESIDENTIAL SERVICES PROGRAMS</b>	Total estimated funding amount	\$2,551,277,000	\$2,911,785,897	+14.1%
<b>IHDA TA &amp; CAPACITY PROGRAMS</b>	Total estimated funding amount	\$2,190,000	\$1,371,782	-37.4%
<b>TOTAL ESTIMATED FUNDING FOR ALL HOUSING PRODUCTION AND SERVICES*</b>		<b>\$3,948,071,000</b>	<b>\$4,055,900,874</b>	<b>+2.7%</b>

\* Federal/state tax credit amounts are not included when calculating total estimated funding for 2025 or 2026.

\*\* Total multifamily units produced were estimated assuming \$450,000 per unit cost for 2025, and \$495,000 per unit cost for 2026.

## Positioning the 2026 Annual Comprehensive Housing Plan

The CHPA provides parameters, due dates, and Priority Populations for the Housing Task Force to focus on in the creation of the ACHP, due for submission by the Housing Task Force to the Illinois General Assembly and Governor in January of each year and intended to direct the calendar year in which it is issued. This annual plan is a demonstration of **collaboration and interdepartmental coordination** between participating state agencies (see the list of Housing Task Force Membership) and ongoing partnerships with public and private funders, service providers, advocates, and affordable housing developers.

The ACHP's main function is to coordinate priorities for funding sources administered by the state for affordable housing construction, rehabilitation, preservation, down payment assistance, operating or rental housing subsidies, and supportive services. These priorities have profound impact on the Housing Production Plan and the Residential Services Plan located later in this document, prior to the appendices.

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

- Focusing on **inclusion, diversity**, and realizing **equity** throughout Illinois' many geographies and demographics.
- **Enhancing services provided to our priority populations** via coordination with existing statewide plans and other housing-involved task forces and agencies.
- **Providing access to affordable housing opportunities** in new areas that do not traditionally consider affordability, and in **improving existing affordable living opportunities** in areas of high investment.
- Examining **individualized, ongoing, and emerging housing needs** in our markets and preparing future resources to serve these needs.
- Researching the state and national **affordable housing landscape** and mining for ideas.
- Engaging with our legislators to **identify future resources** that will shape the way we serve Illinois moving forward.
- Efficiently and effectively utilizing existing resources to **stretch the value of what we have**.
- **Growing the momentum of the past 20 years** by focusing on next steps and evolving priorities for the Housing Task Force.

A major influence on the ACHP is the Illinois Housing Blueprint ("Blueprint"). Begun in 2020, the Blueprint is a statewide planning initiative that aims to use quantitative and qualitative data to identify emerging housing needs throughout Illinois. Its development involves extensive multi-party stakeholder and resident outreach, data driven research, and coordination among state agency representatives, a variety of affordable housing and resident supportive services industry members, and input from the public, to produce insights and action-oriented recommendations, resulting in a catalog of statewide housing trends and needs that can be used to grow planning initiatives and housing policy. The Housing Task Force serves as a main advisor in the development of the Blueprint. The next iteration of the Blueprint will begin in CY 2026 and will likely be completed in time to influence the next iteration of the ACHP in FY 2028.

As it is nationwide, the lack of affordable housing is a major concern in Illinois and is reflected across a variety of statewide planning documents and reports including, for example IHDA's Qualified Allocation Plan ("QAP") and the Blueprint. Though many plans are produced at the state agency level, the multisector nature of the Housing Task Force facilitates a higher-level form of statewide coordination between a mix of agencies, housing experts, and their individual planning endeavors which are in turn direct influences on the ACHP. Considering this, it is important for these influences to be discussed, maintained, and made actionable within the ACHP. Many of this year's recommendations and action items are directly influenced by other related task forces, projects, planning

endeavors, research, and interagency collaboration occurring throughout Illinois. While a full list of these “influences” is included as Appendix B, several major influences on activities for 2026 are specifically called out below:

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

Partnership with the Home Illinois Plan (first issued in 2023) and with the Illinois Office to Prevent and End Homelessness (“OPEH”) has been a major influence on the Housing Task Force for the last several years. In October 2024, OPEH released the second iteration of Home Illinois Plan for FY 2025 – 2026. In 2026, OPEH will begin creation of the next iteration of the Home Illinois Plan, and the Housing Task Force stands ready to consider their planning and to incorporate their goals, wherever possible, into the ACHP.

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

Released in April 2024, this report commissioned by OPEH and prepared by the Institute for Research on Race and Public Policy (“IRRPP”) at the University of Illinois at Chicago (“UIC”) outlines how structural factors such as lack of affordable housing, evictions, incarceration, unemployment, healthcare access, and aging out of foster care often push Black residents of Illinois toward homelessness, in addition to containing a responsive state action plan to address the high Black-white rate of racial disparity in rates of homelessness in Illinois. This report was a major focus of the Housing Task Force in 2025 as the Housing Task Force convened a working group to deeply examine the findings of the report and used them to build direct policy recommendations for the state. 10 recommendations were developed and presented to the Housing Task Force and IHDA Executive for approval in July 2025.

### **3. Latine Homelessness in Illinois**

This forthcoming report was commissioned by OPEH and prepared by IRRPP at UIC. The report outlines how structural factors such as lack of affordable housing, housing discrimination, precarious employment, incarceration, and access to healthcare have a disparate impact on Latine households creating greater risk for homelessness and housing instability.

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

Citing an awareness that increasing housing cost burdens combined with Illinois’ notably underperforming housing supply chain may negatively impact business and job creation due to a lack of attainable housing options for working and middle-income Illinoisans, the Governor convened an Ad-Hoc Missing Middle Housing Solutions Advisory Committee across June through September 2024, tasked with developing a report of interventions the state could pursue to accelerate the production or preservation of housing for middle- or moderate-income households, (i.e. those making between 80 to 140% AMI (“Missing Middle”). The report includes ideas to reduce unnecessary barriers to development, stimulate investment for housing production, and create new partnerships and technical assistance programs.

### **5. Multi-Sector Plan for Aging**

Building on advocacy of the Illinois Aging Together Coalition, Governor Pritzker issued Executive Order 2024-02, to begin a cross-sector planning process to outline a clear framework for addressing the needs of older adults, people with disabilities, and caregivers over the next decade. This order created a Chief Planning Officer position within the Department on Aging, tasked with leading development and implementation of a Multi-Sector Plan on Aging (“MPA”), that must be delivered in December 2025. The MPA’s goal being to make Illinois a better place to grow older, by coordinating state agencies, experts, and communities to address aging needs in health, housing, transport, and other social determinants of health, for an equitable aging environment for all. As directed, the MPA will serve as a ten-year blueprint to support healthy aging in Illinois communities and set clear, measurable objectives for evaluating public and private sector progress toward the order’s goals.

## Housing Task Force Annual Policy Priorities

The ACHP includes an annual set of forward-looking policy priorities intended to address the most prevalent affordable housing challenges facing Illinois. These **Annual Policy Priorities** are formed from input provided by the housing experts residing on the Housing Task Force, by the Blueprint, and the plethora of statewide housing plans, and cross coordination across agencies and disciplines. The Annual Policy Priorities are intended to help guide the work of the Task Force across the calendar year, and further the goals of the ACHP. For 2026 the four Annual Policy Priority areas are as follows:

- **Policy Priority #1:** Address Inequities in Housing
- **Policy Priority #2:** Advance Access for Priority Populations
- **Policy Priority #3:** Support Community Development and Resiliency through Affordable Housing Investments
- **Policy Priority #4:** Strategically Maximizing Affordable Housing Resources and Policy Decisions for the Current Funding Environment

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

Paired with the above Policy Priorities will be an administrative priority for 2026 focused on developing next steps for the Housing Task Force and comprehensive housing planning in Illinois, following expected renewal of the CHPA in Spring 2026. Renewal and modernization of the CHPA will ensure Task Force and state activities continue to meet housing and service needs in a responsive and sustainable manner.

### ACHP Policy Strategies

Using the following general policy strategies as a base, the Housing Task Force was able to craft specific recommendations, action items, potential partners, and anticipated timelines for the 2026 policy priorities, which are detailed later in this section.

- **Plan for and respond to reduced affordable housing and service funding** and the uncertain resource landscape.
- Explore innovative opportunities to **reduce barriers to affordable housing** in Illinois.
- Use a **Diversity, Equity, and Inclusion (“DEI”)** lens to assess program impacts to guide improvements and new efforts aimed at more equitable outcomes for Illinois residents.
- Implement robust and **equitable planning practices** to improve access to safe, decent, and affordable rental housing and homeownership opportunities in underserved communities.
- Maximize the use of interagency collaboration to **improve connections between Priority Populations and housing and supportive services** funding.
- Continue **interagency partnerships** by IHDA and other state agencies and other statewide planning endeavors that include housing needs.
- Utilize affordable housing construction and preservation as a form of **economic development in underserved lower-income and rural communities**.
- Coordinate across state agencies to provide **technical assistance** to help communities and developers build their capacity to engage in community revitalization and affordable housing development by connecting them with affordable housing programs and sustainability resources.
- **Focus on developing next steps** for the Housing Task Force and comprehensive housing planning in Illinois to continue meeting housing and service needs in a responsive and sustainable manner.

### Achieving the ACHP Annual Policy Priorities

Each Annual Policy Priority includes a list of recommendations from the Housing Task Force. Nested beneath the recommendations are lists of specific action items and corresponding information including lists of potential partners who may substantially contribute to their completion, along with timelines. Partners include various Illinois state agencies, and other entities whose work contributes to, or aligns with the Housing Task Force’s mission of providing affordable housing and resident supportive services in Illinois. Timelines for each action item are grouped as short, medium, and long-term, based on an assumed span of years necessary for completion. Timeline estimates highlight the multi-year periods necessary for the development and implementation of many of this year’s recommendations.

- **Short-Term:** assume one to three years
- **Medium-Term:** assume three to five years
- **Long-Term:** assume five to seven years

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

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

## Policy Priority #1: Address Inequities in Housing

Federal, state, and local policies have historically prevented non-white, lower-income, and rural populations from fully benefiting from secure, stable, and affordable housing. Despite attempts to address inequities and prevent further wrongs through federal legislation banning discrimination, such as the Fair Housing Act, Community Reinvestment Act, and Equal Credit Opportunity Act, etc., Illinois still faces the fallout from decades of ingrained discriminatory practices. This situation is further complicated by new challenges, including threats to undermine the efficacy of these same laws which could erode what little progress has been made.

Under Governor Pritzker, the state, its agencies, and the Housing Task Force are committed to addressing systemic racism and discriminatory policies by enhancing access and equity in affordable housing. Since 2003, the Housing Task Force has fostered discussions on housing inequities, and its member agencies and housing experts will continue to share innovations and ideas in 2026. This is especially crucial as the state faces looming challenges from uncertainties in housing policy and funding availability.

### Applicable ACHP Policy Strategies

- Diversity, Equity, and Inclusion
- Equitable planning practices
- Reduce barriers to affordable housing
- Economic development in underserved lower-income and rural communities
- Technical assistance

Recommendations	Action Items	Partners	Timeline
<p><b>Increase BIPOC homeownership via long-term and sustainable changes to the homebuying process</b></p>	<p>Identify new and repurpose existing funding opportunities to support the statewide expansion of robust financial and homeownership counseling and education resources and programming.</p>	<p>Housing Task Force, Banks &amp; Lending Institutions, Foundations, LISC, CIC, FHLB, IFF, NHS, Local government entities, (assessor’s offices, recorders of deeds, and county clerks), Housing Counseling Agencies, Community Action Agencies, Regional Planning entities, Not-for-Profit Developers, Land Banks, Local Redevelopment Authorities, ILGA</p>	<p>Medium-Term/Long-Term</p>
	<p>Work to determine and catalog the statewide universe of property tax reduction and/or exemption programs, and education programs for low-income, senior, disabled, veteran, etc. homeowners.</p>	<p>Housing Task Force, Banks &amp; Financial institutions, LISC, IFF, CSH, CDFIs, Housing Focused Non-Profits, Industry Trade Groups, Trade Unions, Educational Institutions, Municipalities, ILGA</p>	<p>Long-Term</p>
	<p>Expand and preserve the supply of affordable homes and rental units in underserved areas with an emphasis around BIPOC and community-based developers.</p>	<p>Housing Task Force, Banks &amp; Financial institutions, LISC, IFF, CSH, CDFIs, Housing Focused Non-Profits, Industry Trade Groups, Trade Unions, Educational Institutions, Municipalities, ILGA</p>	<p>Long-Term</p>
<p><b>Create better access to housing in communities through equitable planning practices</b></p>	<p>Develop the 2027 Illinois Housing Blueprint with a scope that strategies in which Illinois can improve the resiliency and equity of the housing markets across the state.</p>	<p>IHDA, Housing Task Force</p>	<p>Short-Term (Blueprint Expected Spring 2027)</p>
	<p>Support community reinvestment efforts that reduce racial and socio-economic segregation and lead to increased access to homeownership opportunities.</p>	<p>Local Municipalities and Governments, Community Organizations, Regional Planning entities, IHDA, Other State Agencies, HUD, Educational institutions, Housing Task Force, etc.</p>	<p>Medium-Term/Long-Term</p>

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

All Illinois residents deserve access to a variety of safe, comfortable, and affordable housing options that meet both their immediate and long-term needs for shelter, and within their chosen communities. Robust barrier-free access facilitates choice and consequently inclusion. Regrettably, not all individuals are assured of this right, because there is a notable scarcity of safe and stable affordable housing options across Illinois' communities, particularly for the lowest-income and most at-risk households.

Compounding effects of this scarcity is a persistent and significant need for increased funding for the creation and preservation of additional supportive housing units, as well as stronger interagency collaboration to ensure that services and housing are available and effectively paired to benefit residents. Considering recent and expected federal funding cuts to sources supporting the country's most vulnerable populations, the possibility of funding meeting the housing and service needs is not probable.

### Applicable ACHP Strategies

- Equitable planning strategies
- Reduce barriers to affordable housing
- Improve connections between Priority Populations and housing and supportive services
- Plan for and respond to reduced affordable housing and service funding
- Interagency partnerships
- Technical assistance

Recommendations	Action Items	Partners	Timeline
<b>Align State agency efforts and initiatives focused on expanding access for Priority Populations</b>	Coordinate with IDoA on implementation of the Illinois Multi-Sector Plan for Aging, to support healthy aging in Illinois communities.	State Agencies, Housing Task Force	Short-Term/Medium-Term
	Coordinate State Housing Task Force, IHDA, and other State agency work and programs with the Housing Committee of the Illinois Re-Entry Council.	IHDA, State Agencies, IL Re-Entry Council	Short-Term/Medium-Term
	Using OPEH as a focus and point of direction, maintain homeless and re-entry populations as an explicit focus of statewide planning and programming to expand access.	IHDA, OPEH, Other State Agencies, CoCs	Short-Term/Medium-Term
<b>Explore and consider avenues for expansion of existing capacity building opportunities for construction, rehabilitation, and technical assistance</b>	Research options for adjusting underwriting standards to remove barriers to encourage the construction of Permanent Supportive Housing and other housing units for populations which face significant barriers to housing stability.	IHDA, Supportive Housing Institute, CSH, OPEH	Medium-Term/Long-Term
	Further identify and plan to address barriers to housing access in state policies including those related to justice involved persons, arrest and/or conviction records, eviction records, credit history, the needs for reasonable accommodations related to disability, etc. To potentially include an assessment of IHDA's Housing for Justice Involved Individuals program to determine lessons learned on the development and operation of transitional housing.	IDOC, IDHR, OPEH, IHDA, Other State Agencies, Community Based Organizations/non-profits	Long-Term
	Analyze the effectiveness of IHDA's Next Generation Capacity Building Initiative and prepare to renew and improve the process.	IHDA, LISC	Medium-Term/Long-Term
<b>Connect housing and service resources to best serve the Priority Populations</b>	Integrate housing finance, anchor institutions, large scale employers, philanthropy, and other partners to expand financing options and increase the creation of affordable housing particularly for households at or below 60% AMI.	Housing Task Force to engage private investors, Hospitals, Healthcare Centers, Managed Care Centers, Anchor Institutions/Large Employers	Long-Term
	Ensure low-income seniors/older adults are adequately connected to existing and potentially expanded resources for home modifications to enable aging in place and preservation of existing affordable housing stock.	IDoA, IHDA	Medium-Term

## **Policy Priority #3: Support Community Development and Resiliency Through Affordable Housing Investments**

The Housing Task Force believes affordable housing is a key component of economic, environmental, and community development and resiliency for Illinois. Therefore, in 2026, the Housing Task Force is committed to better connecting available economic development and clean energy resources to affordable housing residents and their communities. This strategy aims to strengthen social, civic, and physical infrastructure, ultimately creating more resilient communities.

The affordable housing development ecosystem must operate beyond simply increasing unit counts, by holding to production goals while also engaging in essential community-building efforts that enhance holistic resiliency for Illinois' residents. This more robust approach can ensure that low-income neighborhoods and communities of color have access to safe stable and affordable housing while being less vulnerable to natural disasters and economic hardships, which can lead to job loss, financial stress, and potential housing instability.

Planning for and using affordable housing investments to support broader economic and community development goals is critical. Thoughtfully pairing development goals can create new, better-paying jobs and improve energy, transportation, and infrastructure systems, along with creating housing opportunities for residents. Cumulatively, these enhancements can provide residents with greater quality of life and financial stability, allowing them to afford housing costs and save for emergencies, thus bolstering overall economic and social resilience.

### **Applicable ACHP Policy Strategies**

- Equitable planning strategies
- Interagency partnerships
- Economic development in underserved lower-income and rural communities
- Technical assistance

Recommendations	Action Items	Partners	Timeline
<b>Position affordable housing as a tool to support economic development in underserved lower-income and rural communities across Illinois</b>	Encourage a mix of affordable housing choices in areas that are amenity and resource rich, and lead to direct improvements in residents' quality of life.		Medium-Term/Long-Term
	To preserve existing housing stock and spur revitalization in communities, consider targeting state resources for construction and preservation of affordable homes and rental units in smaller/infill developments that are part of larger economic development and community reinvestment strategies.	IHDA, DCEO, Community Banks, CDFIs/Community Trusts, Educational institutions, SBDCs, Procurement Technical Assistance ("PTAC"), Advantage Illinois USDA, Educational institutions, Hospital systems, Land Banks, Other regional employers	Medium-Term/Long-Term
<b>Better connect housing, economic development, and business development entities</b>	Actualize a "Statewide Affordable Housing Fact Book" to further ease access to resources for affordable housing preservation and creation for all communities in Illinois.	IHDA	Medium-Term/Long-Term
	Explore opportunities and innovations such as Opportunity Zones/Opportunity Funds for new and expanded funding sources for affordable housing development and preservation, including soft funding.	DCEO, ILGA, IHDA, Other State Agencies	Long-Term
<b>Reduce regulatory barriers to developing housing affordably</b>	Continue to explore and implement cost containment strategies in the development/preservation of affordable housing.	IHDA	Medium-Term
	Analyze impacts of zoning, permitting, and other development requirements such as mandatory parking minimums which may be driving development cost increases, and work to mitigate identified barriers to lower cost affordable housing construction.	Director of Housing Solutions, DCEO, ILGA, Municipalities/Counties, AHPAA Non-Exempt Local Governments	Long-Term

## **Policy Priority #4: Strategically Maximize Affordable Housing Resources and Policy Decisions for the Current Funding Environment**

Illinois' agencies, community-based organizations, advocates, and others collectively hold a robust body of knowledge, a strong desire to increase the state's supply of affordable housing, and a goal of securing robust funding resources for impactful resident centered programming. As demonstrated by the many plans, reports, and other housing and service activities underway across the state, these actors are dedicated to serving residents' needs for true improvements in quality of life. Robust action requires decisive collaboration and coordination which is especially important in the current environment where policy shifts and funding decreases threaten to curtail progress and ongoing momentum.

To confront this uncertainty in 2026, the Housing Task Force must continue to act in a leadership role, creating the mutual understanding necessary to productively balance the state's myriad competing goals and shifting target areas/populations. In turn this will protect existing gains, allowing the state to continue making progress, despite risks of decreased funding resources or policy shifts which may further disadvantage already vulnerable populations.

### **Applicable ACHP Policy Strategies**

- Equitable planning strategies
- Interagency partnerships
- Reduce barriers to affordable housing
- Improve connections between Priority Populations and housing and supportive services
- Economic development in underserved lower-income and rural communities
- Technical assistance

Recommendations	Action Items	Partners	Timeline
<b>Plan for decreases in and expiration of federal funding sources for Illinois</b>	To sustain affordable housing production/preservation at current levels, prioritize funding source coordination between state agencies and other funders (public & private), to maximize the impact of all current and future housing and service funding available in Illinois.	IHDA, Other State Agencies, Community-Based Organizations, Community Banks, CDFIs, Philanthropy	Short-Term/Medium-Term
	Coordinate with OPEH and other relevant partners to assess the impacts on state supported resources and housing for the most vulnerable, considering fluctuations in support through the Continuums of Care program and a potential shift in federal focus from permanent housing and toward transitional housing.	OPEH, IHDA, Other State Agencies, CoCs	Short-Term
<b>Coordinate State policies that target inequities and promote equal access to affordable housing</b>	Continue to track current federal rules and expectations related to Affirmatively Furthering Fair Housing, Community Reinvestment Act (“CRA”) reform, Housing Opportunity Through Modernization (“HOTMA”) rules. Identify opportunities for Illinois to meet fair housing needs through existing or new protections/programs and consider ways to achieve goals of these federal laws through Illinois specific legislation and policy.	IHDA, IDHR, IDOC, IDPH, Other State Agencies, PHAs, HUD, Municipalities, Non-Profits, IL Governor’s Office, ILGA, IDFPR, DHS, HUD PJs	Ongoing
<b>Embrace innovation and resourcefulness while exploring and rethinking the reduction of barriers to affordable housing opportunities in Illinois</b>	Explore potential intergovernmental partnerships to better understand housing needs throughout the state, to increase the impact of statewide funding efforts, and to reduce duplicative efforts.	IHDA Housing Task Force, Other State Agencies, Local Governments, Universities	Medium-Term
<b>Maintain a flexible, but deliberate, and coordinated approach to coordinating with federal partners</b>	Carefully coordinate regarding new and possibly counterproductive requirements attached to longstanding federal resources.	IHDA, DHS, DCEO, IDPH, PHAs, HUD, IL Governor’s Office, IL AG	Ongoing

## Transitioning to a New Comprehensive Housing Planning Act (Administrative Priority)

Since its establishment by Executive Order in 2003, and later codification in 2006 via the CHPA, the State Housing Task Force has provided a framework by which Illinois and its agencies can coordinate affordable housing funding and residential services. In the past 20 years, the Housing Task Force and its membership have worked to ensure the housing and service needs of the most vulnerable Illinoisans are met.

At the end of 2026, the CHPA is set to sunset, signaling the end of the Housing Task Force and the ACHP. The impending closure of this previous chapter welcomes the beginning of a new one and presents the Housing Task Force with an opportunity to enter a new phase focused on novel approaches, evolving priorities, and renewed purpose. Over the past year the Housing Task Force and IHDA staff have worked to envision a renewed and more effective, and efficient CHPA. Recommendations determined during CY 2025 have since been moved into a legislative proposal which will require adoption for official enactment.

As the Governor's Office has approved this groundwork, in 2026, IHDA will work directly with the ILGA to move this legislation forward on behalf of the Housing Task Force. In IHDA's capacity as administrator of the Housing Task Force, our 2026 efforts will focus on the following:

- Approving the proposed updated CHPA language in the Illinois General Assembly.
- Developing a new Comprehensive Housing Plan within 18 months of this CY 2025 ACHP that operationalizes data-based policy goals and recommendations surrounding the law's new priority populations and initiatives.
- Envisioning goals for expanding public access to the development of and data behind the CHPA and its annuals Progress Reports via increased public engagement activities and public facing resources.

### Applicable ACHP Policy Strategies

- Focus on developing next steps
- Diversity, Equity, and Inclusion
- Equitable planning strategies
- Reduce barriers to affordable housing
- Improve connections between Priority Populations and housing and supportive services
- Interagency partnerships
- Economic development in underserved lower-income and rural communities

## 2026 Housing Production Plans and Agency Reports

While the Annual Policy Priorities offer details on the evolving statewide dialog for serving the Priority Populations, the Housing Production and Residential Services Plans (“the Plans”) found in this section, and required by the CHPA, layout specific goals for CY 2026 on how the state intends to invest its resources to create additional housing opportunities for residents including the Priority Populations and other targeted groups.

### The Priority Populations:

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

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

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

Even so, every effort is made to collect information and present a complete and reliable list of the current state resources and their expected availability. Should changes be made to the funding and programs listed in the Plans, or any new or unanticipated resources become available in 2026, details on these programs will be included in future reporting.

To follow is a summary of expected housing production, residential services, and technical assistance and capacity building program funding for 2026. Detailed tables for each category follow this summary. Do note, in the following table and others, funding estimates as reported have been rounded to the nearest dollar.

As previously described in this plan, though the expected \$4.1 billion in total estimated funding for 2026 is slated to be about three percent higher than the \$3.9 billion available in 2025, this increase is tied to an approximately \$360 million, or 14 percent higher allocation for resident services programming that obscures total funding decreases of about 18 percent for multifamily and 21 percent for single-family production and preservation. When paired with expected adverse market conditions in 2026 along with increasing development costs, these decreases in multi- and single-family production and preservation funding could lead to a reduction in the total units produced and preserved across Illinois in 2026. Specifically, for multifamily programming this could mean a decrease of around 25 percent in total units produced and preserved.

## 2026 Housing Production & Residential Services Plans – Summary of Funding

Multifamily Programs – 2026 Housing Production Plan	
Total estimated funding amount for 2026*	\$1,025,667,330
Total estimated federal/state tax credits for 2026*	58,511,433
Total number of units produced at \$495,000/unit	2,072
Single-Family Programs – 2026 Housing Production Plan	
Total estimated funding amount for 2026	\$117,075,865
Estimated total number of households assisted	10,843
Residential Services Programs – 2026 Residential Services Plan	
Total estimated funding amount for 2026	\$2,911,785,897
2026 IHDA Housing Focused Technical Assistance & Capacity Building Programs	
Total estimated funding amount for 2026	\$1,371,782
<b>TOTAL ESTIMATED FUNDING FOR ALL HOUSING PRODUCTION IN CY 2026*</b>	<b>\$4,055,900,874</b>

\* Federal/state tax credit amounts are not included when calculating total estimated funding.

### 2026 Housing Production Plans

The following tables provide estimates for multi- and single-family housing production funding for 2026. For multifamily unit production, the expected funding sources are provided along with an estimated total number of units produced. This estimate was calculated using an average statewide per unit subsidy cost using the most recent data available in IHDA’s unit inventory database. The analysis used to generate the per unit subsidy considers the varying range of costs associated with geographic region, unit type and development type (rehab vs. new construction).

In the multifamily table, please note LIHTC and Illinois State Donation Tax Credits do not represent an actual monetary amount or capital investment for an individual housing development until the tax credits are sold (syndicated) to a willing buyer. The syndication process generates cash equity, which is then generally used to help fund the development. When associated with either of the tax credit programs, monetary amounts are currently estimated at 83 cents on the dollar. As this amount does influence calculations on affordable housing rental unit production, it must be emphasized this amount is only an estimate based on information gathered from IHDA’s Multifamily Financing Department.

When considering funding for Permanent Supportive Housing (“PSH”) units, do note that a portion of PSH production is financed through a requirement that five to ten percent of units funded with LIHTC be set-aside for the Statewide Referral Network. These units are traditionally part of larger multifamily or senior housing developments.

Lastly, concerning the 2026 single-family production table and its estimated total households assisted, the total was produced with households assisted estimates provided by each program’s administering agency.

2026 Housing Production Plan – Multifamily Programs

Multifamily Programs - 2026 Housing Production Plan			
Agency and Program	Source	2026 Estimated Funds Budgeted*	
<b>IHDA Administered</b>			
Low-Income Housing Tax Credit (9%)	Federal Credits**		29,800,000
	Equity Raised	\$	247,340,000
Low-Income Housing Tax Credit (4%)	Federal Credits		<i>Not Applicable</i>
	Equity Raised	\$	256,561,131
Illinois State Donation Tax Credit (“IAHTC”)	Donation Amount	\$	57,422,866
	Tax Credit Allocation**		28,711,433
Illinois Affordable Housing Trust Fund (“IAHTF”)	State	\$	55,000,000
National Housing Trust Fund (“NHTF”)	Federal (FHFA/HUD)	\$	6,654,453
Build Illinois Capital Plan	State	\$	17,000,000
Tax-Exempt Bonds	Federal	\$	300,000,000
Taxable Bonds	Private	\$	0
HOME	Federal	\$	15,688,880
IHDA Construction to Permanent 1st Mortgage and IHDA Permanent 1st Mortgage	Federal	\$	15,000,000
IHDA/HUD Federal Financing Bank/US Treasury Mortgage (“FFB”)	Federal	\$	35,000,000
Opioid Remediation Funds	Federal	\$	20,000,000
<b>TOTAL ESTIMATED FUNDING AMOUNT FOR 2026**</b>		<b>\$</b>	<b>1,025,667,330</b>
<b>TOTAL NUMBER OF UNITS PRODUCED at \$495,000/UNIT</b>			<b>2,072</b>

\*Estimates were directly reported by each administering agency.

\*\* Federal/state tax credit amounts totaling 58,511,433 are not included when calculating total estimated funding.

Average Distribution of Multifamily Units by Priority Population, 2026		
Priority Populations	Estimated Unit Distribution	Estimated Number of Units
Low-Income Families	50%	1,036
Seniors	40%	829
Supportive Housing	10%	207
<b>TOTAL</b>	<b>100%</b>	<b>2,072</b>

2026 Housing Production Plan – Single-Family Programs

Single-Family Programs - 2026 Housing Production Plan			
Agency and Program	Source	2026 Estimated Funds Budgeted*	
<b>IHDA Administered</b>			
Access 4%**	State	\$	6,943,440
Access 5%**	State	\$	14,270,925
Access 10%**	State	\$	19,568,400
Habitat for Humanity of Illinois: Community Impact Loan Fund Program**	State (IAHTF)	\$	645,000
Home Repair and Accessibility Program	State (IAHTF)	\$	6,608,100
Illinois Homeowner Assistance Fund Home Repair Program	Federal (ARPA)	\$	8,00,000
Strong Communities Program***	State (Capital Funds)	\$	5,500,000
<b>IDVA Administered</b>			
Adaptive Housing Program for Veterans	State (IAHTF)	\$	240,000
<b>DCEO Administered</b>			
CDBG Housing Rehabilitation	Federal (CDBG)	\$	0
Illinois Home Weatherization Assistance Program (“IHWAP”)	Federal/State	\$	55,300,000
<b>TOTAL ESTIMATED FUNDING AMOUNT FOR 2026</b>		<b>\$</b>	<b>117,075,865</b>
<b>ESTIMATED TOTAL NUMBER OF HOUSEHOLDS ASSISTED**</b>			<b>10,843</b>

\* Estimates were directly reported by each administering agency.

\*\* Estimate totals represent funding amounts available for down payment assistance (“DPA”), and/or 2<sup>nd</sup> mortgages.

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

## 2026 Residential Services Plan – Residential Services Programs

In addition to developing and rehabilitating affordable housing, the State of Illinois provides housing-related assistance and services to the Priority Populations and other targeted groups, through a variety of programs administered by the state agencies. The Residential Services Program tables, starting below, identify many of the state’s efforts to provide services in 2026. The funds identified in this table do not include all service resources but focus on those that relate directly to housing access and stability. It is important to note that the programs listed in these tables are not necessarily tied to units assisted via multi- and single-family production efforts. Therefore, in progress reporting, the population(s) and number of persons or households served through each funding source will be considered individually and reported as accurately as possible, but the total households or individuals assisted will not represent all new clients. Please note, residential services programs are not necessarily tied to units assisted via multifamily and single-family production efforts.

2026 Residential Services Plan - Residential Services Programs				
Agency and Program	Source	Estimated Funds Budgeted*	Priority Population(s)	Estimated Number to be Assisted*
<b>DCEO Administered</b>				
Low Income Home Energy Assistance Program (“LIHEAP”)	Federal (LIHEAP)/State	\$ 480,000,000	Low-Income Families with Children under five, Seniors, Persons with Disabilities, Other Special Needs Populations	404,000 Households
<b>DCFS Administered</b>				
Norman Housing Advocacy	State (Norman)/Federal	\$ 4,500,000	Low-Income Households, Homeless Persons	2,750 Families part of Norman Consent Decree
Norman Cash Assistance Program	State (Norman)/Federal	\$ 8,600,000	Homeless Persons	4,900 Families part of Norman Consent Decree
Youth Housing Advocacy	State (GRF)/Federal	\$ 2,000,000	Low-Income, Homeless Persons, Youth Aging Out of DCFS Care	675 Youth Aging Out
Youth Cash Assistance	(Independence Facilitation Grant)	\$ 600,000	DCFS Care	275 Youth Aging Out
<b>HFS Administered**</b>				
Supportive Living Program	Federal Medicaid/State (GRF)	\$ 447,000,000	Low-Income Seniors, Persons with Disabilities	13,500 Individuals
<b>DHS Administered**</b>				
Assistance to the Homeless Fund	State	\$ 1,000,000	Low-Income, Homeless Persons	50 Organizations/Providers
Colbert Bridge Rental Subsidy Initiative	Federal (SAMHSA)/State (GRF)	\$ 25,530,980	Low-Income, Persons with Disabilities (Colbert Consent Decree Class Members Only)	1,800 Individuals
Crisis Response Housing Acceleration Program***	State (GRF)	\$ 2,000,000	Low-Income, Homeless Person	425 Households

Agency and Program	Source	Estimated Funds Budgeted*	Priority Population(s)	Estimated Number to be Assisted*
Domestic Violence Prevention and Intervention Program	State (GRF)/Federal (FVPSA, Social Services Block Grant)	\$ 69,688,641	Low-Income, Homeless Persons, Victims or Survivors of Domestic Violence	49,432 Persons (Individual Adults & Children)
Emergency and Transitional Housing	State (GRF)	\$ 52,383,700	Low-Income, Homeless Persons	94 Organizations/Providers
Emergency Solutions Grant Program	Federal (ESG)	\$ 5,190,081	Homeless Persons	16,700 Individuals
ETH Bridge Program***	State (GRF)	\$ 5,150,000	Low-Income, Homeless Persons	40 Renters
Eviction Mitigation Program	State (GRF)	\$ 5,000,000	Low-Income, Homeless Persons	130,000 Individuals
Homeless Prevention Program	State (GRF)	\$ 27,200,000	Persons at Risk of Homelessness	6,616 Households
Homeless Youth Program***	State (GRF, IAHTF)	\$ 12,000,000	Low-Income, Homeless Persons, Other Special Needs	2,300 Individuals (Youth)
Housing Navigator Emergency Room Pilot***	State (GRF)	\$ 1,000,000	Low-Income, Homeless Persons	108 Individuals
Permanent Supportive Housing Program (Scattered Site)***	State (GRF)	\$ 12,500,000	Low-Income, Homeless Persons	1,046 Individuals
Rapid ReHousing Program***	State (GRF)	\$ 25,000,000	Homeless Persons	1,317 Individuals
Shelter Diversion Program***	State (GRF)	\$ 4,700,000	Low-Income, Homeless Persons	2,647 Individuals
Supportive Housing Program	State (GRF)	\$ 25,616,600	Homeless Persons, Other Special Needs Populations	8,886 Individuals/Households
Supportive Housing Program (Bridge Rental Subsidy)	Federal (SAMHSA)/State (GRF)	\$ 36,017,280	Low-Income Persons with Disabilities (Williams Consent Decree Populations)	2,100 Individuals
Triage Shelters***	State (GRF)	\$ 8,638,975	Low-Income, Homeless Persons	3,422 Individuals
<b>IDoA Administered**</b>				
Community Care Program	State (GRF, Commitment to the Human Services Fund)	\$ 1,600,000,000	Low-Income Seniors	128,549 Individuals

Agency and Program	Source	Estimated Funds Budgeted*	Priority Population(s)	Estimated Number to be Assisted*
<b>IDPH Administered</b>				
Housing for Persons with HIV/AIDS ("HOPWA")	Federal (HOPWA)	\$ 2,561,310	Low-Income, Seniors, Persons with Disabilities, Other Special Needs Populations	220 Individuals
<b>IDVA Administered</b>				
Prince Home Program for Veterans	State (GRF)	\$ 968,800	Low-Income, Seniors, Persons with Disabilities, Homeless Persons, Other Special Needs Populations	10 Individuals/Renters
MVH Homeless Program 0980 Home Fund - 1900 Line	State (0980 Home Fund)	\$ 130,650	Homeless Persons, Other Special Needs Populations	15 Individuals
<b>IHDA Administered</b>				
Cook County Mortgage Foreclosure Mediation Program	Circuit Court of Cook County, Chancery Division	\$ 50,000	Low-Income, Homeless Persons	121 Households
Housing Counseling Resource Program	Federal Home Loan Bank of Chicago	\$ 3,000,000	Low-income	14,600 Households
Rental Housing Support Program - Local Administering Agencies	State (RHS Fund)	\$ 10,000,000	Low-Income	350 Renters
Long Term Operating Support Program ("LTOS")	State (RHS Fund)	\$ 3,000,000	Low Income, Seniors, Homeless Persons, Other Special Needs Populations	30 Renters
Re-Entry Rental Assistance Program	State (RHS Fund)	\$ 5,000,000	Low-Income, Other Special Needs Populations	100 Renters
HUD Section 811 Project Rental Assistance****	Federal (FY 19 HUD Section 811 PRA)	\$ 758,880	Low-Income, Persons with Disabilities	8 Renters
Court Based Rental Assistance Program*****	State (GRF)	\$ 25,000,000	Homeless Persons	3,250 Renters
<b>Residential Services Programs Totals:</b>		<b>\$2,911,785,897</b>		

\* Estimates were directly reported by each administering agency.

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

\*\*\* These DHS programs are part of the implementation process for the Home Illinois Plan.

\*\*\*\* Pending HUD approval to increase the projected number of units in IHDA's 811 budget, IHDA's internal projections demonstrate sufficient funding to cover these additional awards under the FY 19 Section 811 PRA Cooperative Agreement.

\*\*\*\*\* The Court Based Rental Assistance Program is jointly administered by DHS and IHDA.

## 2026 IHDA Housing Focused Technical Assistance & Capacity Building Programs

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

2026 IHDA Housing Focused Technical Assistance & Capacity Building Programs				
Agency and Program	Source	Estimated Funds Budgeted*	Priority Population(s)	Estimated Number to be Assisted*
<b>IHDA Administered</b>				
Land Bank Technical Assistance Program	State (IAHTF)	\$ 350,000	N/A (Technical Assistance)	About 1,900 hours of technical assistance on land bank feasibility and structure.
Statewide Technical Assistance and Planning	State (IAHTF)	\$ 339,282	N/A (Technical Assistance/ Capacity Building)	Technical assistance and training providing community level affordable housing planning.
Next Generation Capacity Building Initiative	State (Affordable Housing Bond Program)	\$ 450,000	N/A (Capacity Building)	Technical assistance providing capacity building to emerging developers with the eventual goal to enter and succeed in the LIHTC space.
Supportive Housing Institute Grant ("SHI")	State (IAHTF)	\$ 232,500	N/A (Capacity Building)	The SHI provides training and technical assistance to emerging development teams outside of the Chicago Metro area on Permanent Supportive Housing. 10 Teams.
<b>TA &amp; Capacity Building Programs Totals:</b>		<b>\$ 1,371,782</b>		

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

\* Estimates were directly reported by the administering agency.

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

### State Agencies and Departments

**CDB**

Illinois Capital Development Board

**CFPB**

Consumer Financial Protection Bureau

**CMS**

Illinois Department of Central Management Services

**DCEO**

Illinois Department of Commerce and Economic Opportunity

**DCFS**

Illinois Department of Children and Family Services

**DJJ**

Illinois Department of Juvenile Justice

**DMH**

IDHS Division of Mental Health

**GOMB**

Governor's Office of Management and Budget

**IDFPR**

Illinois Department of Financial and Professional Regulation

**HFS**

Illinois Department of Healthcare and Family Services

**IDHR**

Illinois Department of Human Rights

**DHS**

Illinois Department of Human Services

**IDNR**

Illinois Department of Natural Resources

**IDoA**

Illinois Department on Aging

**IDOC**

Illinois Department of Corrections

**IDOR**

Illinois Department of Revenue

**IDOT**

Illinois Department of Transportation

**IDPH**

Illinois Department of Public Health

**IDVA**

Illinois Department of Veterans Affairs

**IEMA**

Illinois Emergency Management Agency

**IEPA**

Illinois Environmental Protection Agency

**IHDA**

Illinois Housing Development Authority

**ISTHA**

Illinois State Toll Highway Authority ("Illinois Tollway")

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

### **AAAs**

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

### **CAAs**

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

### **CDFIs**

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

### **CHDOs**

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

### **CIC**

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

### **CIL**

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

### **CMS**

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

### **COC**

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

### **CSH**

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

### **FHA**

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

### **FHLBC**

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

### **GRAC**

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

**GSE**

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

**HUD**

U.S. Department of Housing and Urban Development – federal agency charged with administering federal aid for public housing, working to prevent discrimination, and supporting homeownership.

**HFA**

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

**IFF**

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

**IIRA**

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

**ILGA**

Illinois General Assembly

**IMHPAC**

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

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

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

**LAAs**

Local Administering Agencies under the Rental Housing Support Program

**LISC**

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

**LSHAC**

Lead Safe Housing Advisory Council

**LSHSTF**

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

**NCSHA**

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

**NGA**

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

**NHS**

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

**OAG**

Illinois Office of the Attorney General

**OASAC**

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

**OMB**

U.S. Office of Management and Budget

**PHA**

Public Housing Authority

**Re-entry Working Group**

Governor’s Statewide Community Safety & Reentry Commission

**SBDCs**

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

**SHPA**

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

**SHWG**

Supportive Housing Working Group

**TA Providers**

Technical Assistance Providers

**USDA-RD**

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

## **Funding Programs and Projects**

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

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

### **CCRS**

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

### **CDAP**

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

### **CDBG**

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

### **CDBG Disaster Recovery Program**

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

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

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

### **GRF**

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

### **HERA**

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

### **HOME**

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

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

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

### **HOPWA**

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

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

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

### **Housing Trust Fund (“HTF”)**

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

### **IHWAP**

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

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

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

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

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

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

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

### **LIHEAP**

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

### **LIHTC**

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

### **Next Generation Capacity Building Initiative (“Next Gen”)**

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

### **Opioid Remediation Fund**

The Illinois Attorney General, along with attorneys general for numerous other states, filed lawsuits against prescription opioid distributors, manufacturers, and dispensers to seek recovery for their unfair and deceptive practices in the marketing, sale, and distribution of these drugs. These lawsuits led to numerous national multistate settlement agreements with various participants in the prescription market. These funds support the Illinois Opioid Remediation Fund to be used for abatement programs throughout the state as directed by an appointed Advisory Board. The Advisory Board approved the use of the Opioid Remediation Funds for the creation of permanent supportive housing in January 2025. For this plan the term “Opioid Remediation Fund” shall specifically refer to IHDA’s allocation of Opioid Remediation Funds made available through a grant agreement with the Illinois DHS Division of Substance Use Prevention & Recovery (“SUPR”), and to be used specifically for the creation of permanent supportive housing under the PSH Round XII RFA.

### **RHSP**

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

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

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

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

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

### **State Designated Cultural Districts**

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

## Other Relevant Terms

### AHPAA

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

### Anchor Institution

An organization which has significant economic or social impact in their community, including universities, medical centers, hospitals, or employers.

### Area Median Income (“AMI”)

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

### BIPOC

An acronym for Black, Indigenous, and People of Color.

### Care Coordination Plan

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

### Choice Neighborhoods Initiative

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

### Chronic Homelessness

An individual or family who meet the criteria of disability and long-term homelessness as defined in the Defining Chronic Homeless Final Rule from the U.S. Department of Housing and Urban Development, available at: <https://www.govinfo.gov/content/pkg/FR-2015-12-04/pdf/2015-30473.pdf>.

### Colbert v. Pritzker Consent Decree

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

### Community Advisory Council on Homelessness

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

### Community Revitalization Plan (“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.

### Comprehensive Housing Planning Act

Illinois Public Act 94-965 provides that the State of Illinois shall prepare, and be guided by, an Annual Comprehensive Housing Plan (“ACHP”) that specifically addresses certain underserved populations. The Act created the Housing Task Force which must prepare the ACHP.

**Consolidated Plan**

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

**Continuum of Care (“CoC”)**

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

**Co-Occurring Disorder (“COD”)**

The existence of both a mental illness and a substance use disorder, known as a co-occurring disorder.

**Coordinated Entry (“CE”)**

A centralized or coordinated process required for the CoC and Emergency Services Grants Program to coordinate program participant intake, assessment, and referrals within the CoC. Under 24 CFR 578.3, HUD requires each CoC to establish and operate a standard CE system with the goals of increasing the efficiency of local crisis response and improving fairness and ease of access to resources for eligible homeless and at-risk populations.

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

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

**Employer Assisted Housing (“EAH”)**

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

**Healthcare Partner**

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

**Homeless Emergency Assistance and Rapid Transition to Housing (“HEARTH Act”)**

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

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

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

**Homelessness**

For purposes of this plan, shall be defined by the U.S. Department of Housing and Urban Development HEARTH Homeless Definition Final Rule found at: <https://www.govinfo.gov/content/pkg/FR-2011-12-05/pdf/2011-30942.pdf>.

**Housing First**

A homelessness prevention approach centered around quickly and successfully connecting individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation requirements.

### **Housing Near Work or Transportation**

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

### **Housing Production Plan**

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

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

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

### **Illinois Housing Blueprint**

Forward-thinking data-informed and community led planning initiative that amplifies the voices and experiences of those living and working in communities throughout the state to guide future housing policy and investment in Illinois in the coming years.

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

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

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

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

### **ILHousingsearch.org**

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

### **Illinois Supportive Housing Institute**

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

### **Ligas Consent Decree**

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

### **Low-Income Households**

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

### **Low-Income Seniors**

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

**Low-Income Persons with Disabilities**

Persons with any form of disability, including, but not limited to, physical disability, developmental disability, intellectual disability, mental illness, co-occurring mental illness and substance abuse disorder, and HIV/AIDS.

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

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

**Money Follows the Person**

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

**Multi-Sector Plan for Aging (“MPA”)**

Mandated by Executive Order 2024-02, the MPA is a cross-sector planning process to outline a clear framework for addressing the needs of older adults, people with disabilities, and caregivers in Illinois over the next decade, with the goal of making Illinois a better place to grow older by coordinating state agencies, experts, and communities to address aging needs in health, housing, transport, and other social determinants of health, for an equitable aging environment for all. As directed, the MPA will serve as a ten-year blueprint to support healthy aging in Illinois communities and set clear, measurable objectives for evaluating public and private sector progress toward the order’s goals.

**NOFA – Notice of Funding Availability**

An announcement of the availability of targeted funding to be used for a specific purpose, which can be requested through an application process, frequently used by state and federal agencies.

**NOFO – Notice of Funding Opportunity**

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

**Norman Decree**

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

**Ongoing community revitalization efforts**

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

**Participating State Agencies**

State of Illinois’s Agencies that provide housing related assistance and services (i.e. DCEO, DCFS, HFS, DHS, IDoA, IDPH, IDVA).

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

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

**Persons Experiencing Homelessness**

Persons in need of permanent housing with supportive services.

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

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

**Priority Population**

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

**Qualified Allocation Plan (“QAP”)**

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

**Quality-of-Life Index (“QOLI”)**

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

**Request for Proposals (“RFP”)**

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

**Request for Applications (“RFA”)**

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

**Section 1115 Waiver**

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

**Special Needs Populations**

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

**Substance Use Disorder (“SUB”)**

The recurrent use of alcohol and/or drugs causing clinically significant impairment, including health problems, disability, and failure to meet major responsibilities at work, school, or home.

**Supportive Housing Populations**

Households headed by persons with chronic disabilities and/or households that are homeless, at-risk of homelessness or unnecessary institutionalization, and other special needs populations who need access to supportive services in order to maintain housing stability, including justice-involved persons and victims of domestic violence.

**Supportive Housing Working Group**

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

**State Homelessness Chief**

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

**Statewide Referral Network (“SRN”)**

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

**Statewide Referral Network Units**

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

**Tax Increment Financing**

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

**Williams v. Pritzker Consent Decree**

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

**Women Business Enterprise (“WBE”)**

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

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

Throughout 2025, as across prior years, the Housing Task Force opened itself to these and other discussions on affordable housing. In creating the 2026 plan, all inputs were deeply considered and weighed to produce a measured listing of Annual Policy Priorities combined with ongoing multi-year planning and funding goals for Illinois' many housing and services programs.

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

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

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

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

Partnership with the Home Illinois Plan and with the Illinois Office to Prevent and End Homelessness (“OPEH”) has been a major influence on the Housing Task Force for the last several years. In 2026, OPEH will begin creation of the next iteration of the Home Illinois Plan, and the Housing Task Force stands ready to consider their planning and to incorporate their goals, wherever possible, into the ACHP.

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

Released in April 2024, this [report](#) commissioned by OPEH and prepared by the Institute for Research on Race and Public Policy (“[IRRPP](#)”) at the University of Illinois at Chicago (“[UIC](#)”) outlines how structural factors such as lack of affordable housing, evictions, incarceration, unemployment, healthcare access, and aging out of foster care often push Black residents of Illinois toward homelessness, in addition to containing a responsive state action plan to address the high Black-white rate of racial disparity in rates of homelessness in Illinois. The report found that Black Illinoisans are almost eight times more likely to experience homelessness than white Illinoisans, and found specific, current structural drivers of this disparity. That is, it identified structural forces like evictions and incarceration which the likelihood a Black household will experience homelessness differently than they effect white households. These are promising opportunities for policy intervention. With its development guided by a Racial Equity Roundtable on Black Homelessness convened by OPEH, and extensive community listening sessions, the report focuses on evidenced based drivers of homelessness and rebuts common cultural narratives on homelessness, including that it is caused by individual responsibility or choices. This report was a major focus of the Housing Task Force in 2025 as the Housing Task Force convened a working group to deeply examine the findings of the report and used them to build direct policy recommendations for the state. 10 recommendations were developed and presented to the Housing Task Force and IHDA Executive for approval in July 2025. Following approval, the recommendations were advanced to the Executive teams of the impacted state agencies who were responsible for advancing the recommendations to the Governor's Office directly.

### Latine Homelessness in Illinois

This forthcoming report was commissioned by OPEH and prepared by [IRRPP](#) at UIC. The report outlines how structural factors such as lack of affordable housing, housing discrimination, precarious employment, incarceration, and access to healthcare have a disparate impact on Latine households creating greater risk for homelessness and housing instability.

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

Reentering the community from the criminal justice system is a difficult process made even more difficult for those who become homeless and unemployed due to lack of a network or a support system. Additionally, it is well-documented that housing instability and unemployment are risk factors that can have a profound impact on a person’s ability to succeed. It is common for Justice-Involved Individuals to not have access to safe or stable housing. To better address the housing needs of justice-involved individuals, IHDA released two separate RFAs, for the Housing for Justice-Involved Individuals (“HJIIP”) program, including most recently in 2024. Funding was made available to subsidize the acquisition, new construction, and/or rehabilitation of non-traditional housing models that serve justice-involved individuals.

### Illinois Healthcare Transformation Section 1115 Demonstration Waiver

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

### Next Generation Capacity Building Initiative (“Next Gen”)

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

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

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

IHDA will be developing a new 2027-2028 QAP, and will be utilizing Housing Task Force, developer, and public input, to not only assure the Authority is thinking holistically, but also to make sure there is a real linkage between policy priorities and the documents that truly guide financial resources and state investments.

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

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

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

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

### **The Governor's Rural Affairs Council ("GRAC")**

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

### **State Designated Cultural Districts**

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

### **Inflation Reduction Act ("IRA")**

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

### **Real Estate Valuation Task Force**

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

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

Citing recent record economic growth across the state and an awareness that increasing housing cost burdens combined with Illinois' notably underperforming housing supply chain may negatively impact business and job creation due to a lack of attainable housing options for working and middle-income Illinoisans, the Governor convened an Ad-Hoc Missing Middle Housing Solutions Advisory Committee across June – September 2024. Comprised of housing developers, elected officials, economic development and nonprofit leaders, regional employers, and financing experts, the Committee was tasked with developing a series of robust interventions the state could pursue to accelerate the production or preservation of housing for middle- or moderate-income households, those making between 80 to 140% AMI ("Missing Middle"). Finalized in September, 2024, their report of recommendations includes ideas to reduce unnecessary barriers to development, stimulate investment for housing production, and create new partnerships and technical assistance programs. As stressed in the report, the State's housing policy and planning must include considerations for the missing middle alongside programming for

low- extremely low-income persons. This is to both protect business development and job growth, but also to prevent displacement caused when missing middle households find themselves priced out of local markets, forcing them to look toward existing naturally occurring, unsubsidized affordable units, thereby unintentionally putting pressure on the overall housing supply and/or pricing out those at lower income levels. Securing more housing options available to missing middle households alongside housing options for lower income Illinoisans will promote a more equitable and sustainable housing system and overall state economy.

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

### **Multi-Sector Plan for Aging (“MPA”)**

Building on advocacy of the [Illinois Aging Together](#) Coalition, Governor Pritzker issued Executive Order [2024-02](#), to begin a cross-sector planning process to outline a clear framework for addressing the needs of older adults, people with disabilities, and caregivers over the next decade. This order created a Chief Planning Officer position within the Department on Aging, tasked with leading development and implementation of a Multi-Sector Plan on Aging and delivering a finalized plan in December 2025 with the goal of making Illinois a better place to grow older by coordinating state agencies, experts, and communities to address aging needs in health, housing, transport, and other social determinants of health, for an equitable aging environment for all. As directed, the MPA will serve as a ten-year blueprint to support healthy aging in Illinois communities and set clear, measurable objectives for evaluating public and private sector progress toward the order’s goals.

## Appendix C: 2026 State Housing Task Force Calendar of Meetings

Provided below is a calendar of scheduled meetings of the State Housing Task Force for calendar year 2026. This information is also accessible on the IHDA website under [Public Meetings and Notices](#).

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

2026 Calendar Date	Scheduled Housing Task Force Event
Thursday, January 15 <sup>th</sup>	2026 Annual Comprehensive Housing Plan delivered to the Governor and the Illinois General Assembly
Wednesday, January 28 <sup>th</sup>	<b>Housing Task Force Meeting</b>
Wednesday, April 1 <sup>st</sup>	2025 Annual Comprehensive Housing Plan – Progress Report delivered to the Governor and the Illinois General Assembly
Wednesday, April 22 <sup>nd</sup>	<b>Housing Task Force Meeting</b>
Wednesday, July 22 <sup>nd</sup>	<b>Housing Task Force Meeting</b>
Wednesday, October 7 <sup>th</sup>	<b>Housing Task Force Meeting</b>
Wednesday, December 2 <sup>nd</sup>	<b>Housing Task Force Meeting</b> <i>(Optional Writing Meeting)</i>

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

(310 ILCS 110/) Comprehensive Housing Planning Act.

(310 ILCS 110/1)

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

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

(310 ILCS 110/5)

Sec. 5. Definitions. In this Act:

"Authority" means the Illinois Housing Development Authority.

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

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

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

(310 ILCS 110/10)

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

- (1) address the need to make available quality housing at a variety of price points in communities throughout the State;
- (2) overcome the shortage of affordable housing, which threatens the viability of many communities and has significant social costs, such as homelessness, concentration of poverty, and unnecessary institutionalization;
- (3) meet the need for safe, sanitary, and accessible affordable and community-based housing and supportive services for elderly persons and people with disabilities and other populations with special needs;

- (4) promote a full range of quality housing choices near job opportunities, transit options, and related amenities;
- (5) meet the needs of constituencies that have been historically underserved and segregated due to barriers and trends in the existing housing market or insufficient resources;
- (6) facilitate the preservation of ownership of existing homes and rental housing in communities;
- (7) create new housing opportunities and, where appropriate, promote mixed-income communities;
- (7.5) maximize federal funding opportunities for affordable housing or the services people need to maintain their housing with required State funding, such as, without limitation, for federal Continuum of Care networks and HOME Investment Partnerships Program project sponsors; and
- (8) encourage development of State incentives for communities to create a mix of housing to meet the needs of current and future residents.

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

(310 ILCS 110/15)

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

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

- (1) households earning below 50% of the area median income, with particular emphasis on households earning below 30% of the area median income;
- (2) low-income senior citizens;
- (3) low-income persons with any form of disability, including, but not limited to, physical disability, developmental disability, intellectual disability, mental illness, co-occurring mental illness and substance abuse disorder, and HIV/AIDS;
- (4) homeless persons and persons determined to be at risk of homelessness;
- (5) low-income and moderate-income persons unable to afford housing that has access to work opportunities or transportation options;
- (6) low-income persons residing in communities with existing affordable housing that is in danger of becoming unaffordable or being lost;
- (7) low-income people residing in communities with ongoing community revitalization efforts; and
- (8) other special needs populations, including people with criminal records and veterans experiencing or at risk of homelessness.

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

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

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

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

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

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

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

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

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

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

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

(310 ILCS 110/20)

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

(1) (Blank).

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

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

(4) Involve, to the extent possible, appropriate representatives of the federal government, local governments and municipalities, public housing authorities, local continuum-of-care, for-profit, and not-for-profit

developers, supportive housing providers, business, labor, lenders, advocates for the underserved populations named in this Act, and fair housing agencies.

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

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

(310 ILCS 110/25)

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

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

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

(3) Develop the Annual Comprehensive Housing Plan.

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

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

(310 ILCS 110/30)

Sec. 30. (Repealed).

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

(310 ILCS 110/90)

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

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

(310 ILCS 110/99)

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

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