

NCSHA 2015 Annual Awards Entry Form

(Complete one form for each entry)

Deadline: Wednesday, June 10, 2015

Visit ncsha.org/awards to view the Annual Awards Call for Entries.

Instructions: Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact Matt Cunningham at mcunningham@ncsha.org or 202-624-5424.

Fill out the entry name *exactly* as you want it listed in the program.

Entry Name: The Power of Affordable Housing: 2014 Annual Report

HFA: Illinois Housing Development Authority (IHDA)

Submission Contact: (Must be HFA Staff Member) Man Yee Lee **Email:** ManYeeL@ihda.org

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

This Annual Report provides 2014 highlights and demonstrates the incredible power of housing in Illinois.

Use this header on the upper right corner of each page:

HFA: Illinois Housing Development Authority (IHDA)

Entry Name: The Power of Affordable Housing: 2014 Annual Report

Select the appropriate subcategory of your entry and indicate if you are providing visual aids.

Communications	Homeownership	Legislative Advocacy	Management Innovation
<input checked="" type="radio"/> Annual Report <input type="radio"/> Creative Media <input type="radio"/> Promotional Materials and Newsletters	<input type="radio"/> Empowering New Buyers <input type="radio"/> Encouraging New Production <input type="radio"/> Home Improvement and Rehabilitation	<input type="radio"/> Federal Advocacy <input type="radio"/> State Advocacy	<input type="radio"/> Financial <input type="radio"/> Human Resources <input type="radio"/> Operations <input type="radio"/> Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
<input type="radio"/> Encouraging New Production <input type="radio"/> Multifamily Management <input type="radio"/> Preservation and Rehabilitation	<input type="radio"/> Combating Homelessness <input type="radio"/> Housing for Persons with Special Needs	<input type="radio"/> Special Achievement	<input checked="" type="radio"/> Yes <input type="radio"/> No

The Power of Affordable Housing: 2014 Annual Report

Overview

The house or apartment a family makes as their home affects nearly every aspect of their lives, determining access to jobs, education, transportation and opportunity. Affordable, stable and well located housing is a force that creates strong neighborhoods and supports healthy families. As the market continued its rebound in 2014, the Illinois Housing Development Authority (IHDA) gave homebuyers, homeowners and renters across the state the power to shape their lives through the place they call home. Our 2014 Annual Report not only provides highlights from the past fiscal year, it helps demonstrate the incredible power of affordable housing in Illinois.

Real Stories – Photography - Iconography

In past annual reports, real stories have always played a key role showing the significance of our programs. The stories put a face on our programs showing the difference we make in lives of people we serve. We intentionally emphasized photography and iconography in this Annual Report to drive home this point.

With just a quick glance at the powerful images, the vivacity of our housing stands out in the photography. We created iconography and infographics that compliment the photography and boost the impact. Furthermore, the end result is a dynamic and impactful Annual Report that is easy to digest.

Through our real stories, photography and iconography we visually conveyed how the power of housing positively impacts our families, our neighborhoods and our economy.

Printing and Distribution

We did a print run of 1,500, and mailed hard copies to approximately 200 legislators, who are our primary audience. In addition, we emailed electronic copies to a collaboration of over 8,000 community partners, elected officials, government agencies, non-profits, developers, investors and many others. The report was also sent out through the usual social media channels and featured in our monthly newsletter with a website link to all of our audiences.

Response

From Authority Board Members, to developers, to lending partners, to homebuyers to IHDA staff, we received all-encompassing positive feedback on the FY2014 Annual Report. The vibrant photography and dynamic infographics showed off our record setting results in an inviting and easy to read format. The report illustrated IHDA's outstanding work and, based on the overwhelmingly positive comments we received, it helped readers feel the true power of affordable housing.

Conclusion

We in Illinois know firsthand how important housing is to our families, our neighborhoods and our economy. The FY2014 Annual Report provides a valuable snapshot of the impact of IHDA's work, using photography to highlight key examples of how our programs effect real families and communities throughout the state. We are proud of the work we did in 2014 to create and preserve affordable housing for the people of Illinois and our Annual Report illustrates this outstanding and powerful work.

VISUAL AIDS

1. 2014 IHDA Annual Report

the



OF AFFORDABLE HOUSING

Fiscal Year 2014 Annual Report



**ILLINOIS HOUSING
DEVELOPMENT AUTHORITY**

ILLINOIS HOUSING
DEVELOPMENT AUTHORITY

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LETTER FROM VICE CHAIRMAN AND EXECUTIVE DIRECTOR

The house or apartment a family makes their home affects nearly every aspect of their lives, determining access to jobs, education, transportation and opportunity. Affordable, stable and well located **housing is a force that creates strong neighborhoods** and supports healthy families. And as the market continued its rebound in 2014, IHDA gave homebuyers, homeowners and renters across the state **the power to shape their lives** through the place they call home.

We provided the credit and financial support that **reinvigorated Illinois' home sales**. When large down payments and tight qualifications kept first-time buyers on the sidelines, IHDA's programs were the answer for thousands of new home buyers. Through IHDA's network of 100 participating lenders, \$373 million in loans were made to 3,382 families across the state, a record in IHDA's 32 years of mortgage lending.

Foreclosure prevention continued to be an important focus. The Illinois Hardest Hit Program provided \$416 million in mortgage assistance since its launch in 2011, giving more than 13,000 families the **strength to save their homes**. We are proud to say that Illinois was the first large state in the nation to close its Hardest Hit Program in September 2013, having provided time and options for struggling homeowners in nearly every county of the state.

We also invested state and federal resources to **fuel production of affordable rental housing** for working families and seniors. Our Tax Credit Program made great strides, **did more with less** to reduce the cost of constructing or rehabilitating developments. We made housing for Veterans a priority, addressing the challenges military families face in transitioning to civilian life. And we continued to work on behalf of persons with special needs, creating opportunities for everyone to live with the freedom and choice they deserve.

It is our pleasure to share with you our highlights from the Fiscal Year 2014 as we observe the incredible power of housing in Illinois. These are exciting times for IHDA and we are proud of the growing role we have in making Illinois a better place to live and work. It was a great year for affordable housing and we look forward to building on our success in 2015.

Sincerely,



Karen A. Davis
Vice Chairman



Mary R. Kenney
Executive Director



Karen A. Davis



Mary R. Kenney

**“HOUSING IS A FORCE
THAT CREATES STRONG
NEIGHBORHOODS”**



THE POWER OF HOUSING

\$785 MILLION IN **7,600 UNITS**
OF AFFORDABLE HOUSING,
GENERATING AN ESTIMATED **4,500**
JOBS AND INFUSING \$425
MILLION INTO THE ILLINOIS ECONOMY.



FINANCING THE CREATION AND PRESERVATION OF AFFORDABLE HOUSING



THE POWER OF HOMEOWNERSHIP

A HEALTHY HOUSING MARKET is essential to the overall economic prosperity of Illinois. IHDA is an economic engine, providing liquidity to Illinoisans to fuel the home buying process. Through efforts such as lowering required credit scores, providing down payment assistance and offering homeownership counseling, there are a greater number of potential homebuyers, helping to grow and stabilize the housing market in the state and in turn, the economy.

Through IHDA's network of **100 PARTICIPATING LENDERS**, **\$373 MILLION** in loans were made to **3,382 FAMILIES** generating **1,691 JOBS** and infusing **\$79.7 MILLION** into Illinois' economy*

*Economic Impact of Single Family Home Sales (based on National Association of Realtors (NAR) calculation) -NAR estimates that one job is generated for every two home sales.



HOME BUYER PROFILE

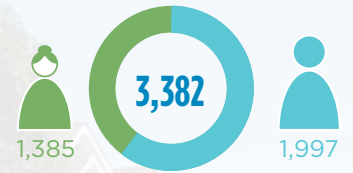
AVERAGE AGE

35

AVERAGE INCOME

\$50,701

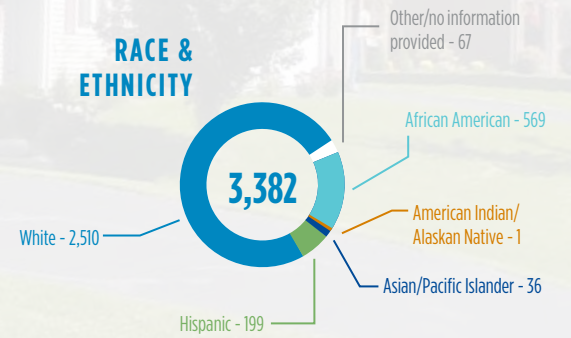
GENDER



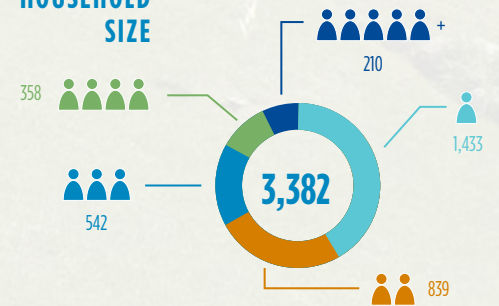
MINORITY PARTICIPATION

23.80%

RACE & ETHNICITY



HOUSEHOLD SIZE



HOMEOWNERSHIP | FIRST-TIME HOMEBUYERS

During the first 3 months of the program,
3,400 HOMEBUYERS in **86 COUNTIES**



reserved more than **\$430 MILLION**
in financing, creating **1,700 NEW JOBS**



setting a **NEW PRODUCTION RECORD**
in IHDA's **30+ YEARS** of mortgage lending



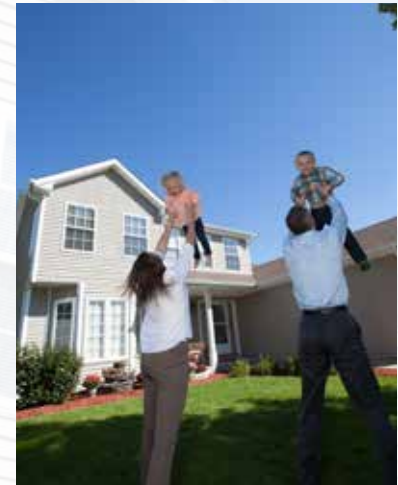


Angelique Boyd

WELCOME HOME ILLINOIS

IHDA launched the Welcome Home Illinois program in April 2014 to stimulate activity among first-time homebuyers. The program offers qualified borrowers \$7,500 in down payment assistance, a below-market interest rate for a 30-year fixed-rate mortgage and a lower credit score requirement.

After renting a one-bedroom apartment for more than a decade, I didn't think I had the down payment I needed to buy a home on my own. But when a new Realtor connected me with the [Welcome Home Illinois](#) program, it took only two months to find my first home in south suburban Chicago Heights. Better yet, my mortgage payments are even less than what I paid in rent. There are a lot of single people and single moms out there who think they can't become homeowners. They think they need two people to do it, and that's not true. I'm one person and I bought my first home, thanks to IHDA.



Former Staff Sergeant Dr. Eric Luke

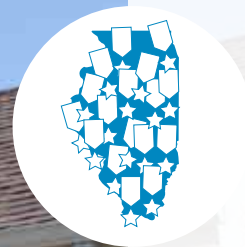
WELCOME HOME HEROES

IHDA launched the **Welcome Home Heroes** program in December 2011 to give back to those who have sacrificed to safeguard our freedom. The program offers Veterans and military personnel \$10,000 in down payment assistance, a secure 30-year fixed-rate loan and tax benefits to buy a home in Illinois.

After serving five years in the United States Army, my wife, Andrea, and I wanted to buy a home of our own. We're savers by nature, but when you factor in loans from medical school and things we might need to fix in our new house, we realized the down payment assistance from Welcome Home Heroes could make homeownership possible.



Since program inception, **1,300**
MILITARY FAMILIES in **80 COUNTIES**



borrowed **\$167 MILLION** in financing
to become homeowners



43 MILITARY FAMILIES per month
purchase a home through **WELCOME**
HOME HEROES



THE POWER OF RENTAL HOUSING

IHDA LEVERAGES STATE AND FEDERAL RESOURCES

to drive production of affordable rental housing for working families, individuals with special needs and senior citizens. These funds are also used to maintain and improve existing affordable rental properties, so that Illinoisans who are not ready to purchase their own home can find a rental solution that meets their needs.

IHDA invested \$395 MILLION and leveraged \$230 MILLION to build 1,201 NEW RENTAL UNITS in 22 developments and rehabilitated and preserved 2,594 UNITS in 23 developments



2,509 full time jobs in
CONSTRUCTION related industries



\$181 MILLION in **LOCAL**
business income and wages



\$20 MILLION in **TAX REVENUE**
for federal, state and local governments



\$1.0 MILLION
in **REAL ESTATE TAXES**

RENTAL HOUSING | NEW CONSTRUCTION



Walnetta Strong

SENIOR HOUSING: MOUNT PROSPECT HORIZON

Presently 17 percent of the inhabitants of Illinois are 60 or older. Within the next 15 years it will be reaching 25 percent, almost a 50 percent increase.^[1] This is why IHDA is committed to creating more affordable housing opportunities so that our state's seniors have a safe, decent and affordable place to live. The new construction of Mount Prospect Horizon demonstrates this commitment.

My life changed after my heart attack. My health was in jeopardy and I wasn't able to keep up with the daily responsibilities of a home. I was in need of a safe, affordable home in a community that would allow me to focus on my health. When I heard about Mount Prospect Horizon, I knew I found my answer. I moved into my new apartment in September and my health has dramatically improved. I feel so blessed. I am able to focus on spending time with my grandkids and most importantly, living a happy, healthy life.

[1] Sources: US Census Data, DCEO County Populations Projections and Illinois Department on Aging Fiscal Year 2015 Introduced Budget Network Briefing



1,910 APARTMENTS for **SENIORS**
created or preserved by IHDA financing in FY14



Christophe Adams

FAMILY HOUSING: GROVE APARTMENTS

The Chicago-based Interfaith Housing Development Corporation had completely reinvented a long-vacant building and neighborhood eyesore, transforming it from two stories of crumbling cable television offices into 51 attractive and affordable apartments for single adults, seniors and people with disabilities who live and work in Oak Park.

What Grove Apartments has been transformed into is amazing. In my last apartment, I was confined to the living room. I wanted to live in a big building that was accessible and here it is. It's great!



1,448 APARTMENTS for **FAMILIES**
created or preserved by IHDA financing in FY14

ONE OF THE MAIN REASONS RENTS ARE RAISED IS TO OFFSET HIGH REHABILITATION

costs associated with aging developments. IHDA created the **Preservation Now** program to protect project-based rental subsidies in existing developments by financing the acquisition and rehabilitation of aging properties by owners who agree to extend the expiring rental subsidy contracts tied to the development, ensuring long-term affordability.

PRESERVATION NOW has financed the rehabilitation of **SEVEN DEVELOPMENTS** across the state, preserving the rental subsidies for **1,266 UNITS** for 20 years, valued at over **\$200 MILLION***.

* U.S. Department of Housing and Urban Development. Project-Based Rental Assistance: 2015 Summary Statement and Initiatives



Elgin Fire Chief John Fahy

PRESERVATION: BUENA VISTA TOWER APARTMENTS

The Buena Vista Tower Apartments had been on the Elgin Fire Department's radar for over a decade due to safety issues and was in danger of losing its subsidy contract. IHDA invested \$10.5 million to correct safety violations, extend the rental subsidy and preserve much needed affordable housing in downtown Elgin.

IHDA's investment allowed this building to become one of the most up-to-date, fire-safe residential high-rises in the city. This is a prime example of a public-private partnership at work.



Michael Grice

HOME FIRST ILLINOIS

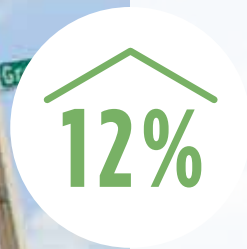
Supportive housing provides the state's most vulnerable individuals the chance to live with freedom, choice and dignity in the community of their choice. Supportive housing links residents to an array of services in order to prevent the unnecessary institutionalization of seniors and persons with disabilities and ensure everyone has the chance for a healthy, active life.

IHDA provided **\$15 MILLION** in capital program funds to launch the Home First Illinois program which acquires, renovates and leases condominium units to persons transitioning out of nursing homes and into the community.

I would rather be in the community than in a nursing home any day. It's not often that someone with a disability gets to live where they want with everything they need around them, but Home First Illinois has provided that for me.



437 APARTMENTS for **PERSONS**
with **SPECIAL NEEDS** created or
preserved by IHDA financing in FY14



12% of the total units IHDA created
or preserved in FY14 are supportive
housing

RENTAL HOUSING | VETERANS



FREEDOM'S PATH CONSTRUCTION SITE

IHDA made an important contribution toward ending Veteran homelessness with the groundbreaking of Freedom's Path in May 2014, launching the transformation of four acres of land at the Edward Hines, Jr. VA Hospital Campus into 72 apartments for homeless or at risk Veterans and their families. The development is one of the first in the nation to close under a U.S. Department of Veterans Affairs initiative to develop unused or underused VA land into new housing opportunities for homeless Veterans.



Illinois has the
**10TH LARGEST VETERAN
POPULATION** in the country*



1,260 VETERANS experienced
homelessness on any given night
in Illinois in 2013



Veterans are **2X** as likely as other Americans to
become chronically homeless. The risk for women
Veterans, who often have dependent children, is
4X greater than for male Veterans.

*National Center for Veterans Analysis and Statistics, "Veteran Population," U.S.
Department of Veterans Affairs, from www.va.gov/vetdata/veteran_population.asp

THE POWER OF STABILIZATION

TORNADO RELIEF FUND

After dozens of tornadoes hit southern and central Illinois in November 2013, IHDA quickly responded and created the **Tornado Relief Fund** to provide disaster relief in the form of rehabilitation assistance to homeowners devastated by the severe storms. Eligible homeowners receive up to \$40,000 to repair damage caused by the severe weather or to reimburse insurance deductibles.

Nearly 2,500 homes were damaged, almost **1,000** of which were uninhabitable.



Tina Cornwall

TORNADO RELIEF

When my husband, children and I came out of the basement we were in absolute shock. The tornado destroyed most of our home. We, like many others, were underinsured and the assistance we received helped us rebuild our damaged home. The house received a new roof, siding, windows and a fully renovated interior. This experience has brought our community together and made our family stronger and for that, I am grateful.

THE POWER OF ASSISTANCE



Frances and Oscar Witherspoon

ILLINOIS HARDEST HIT PROGRAM

The Illinois **Hardest Hit Program** launched September 2011 and closed September 2013. Within just 24 months, IHDA committed **\$416 MILLION** in **FEDERAL MORTGAGE ASSISTANCE** so that more than **13,000 FAMILIES** could stay in their homes.

The program provided up to \$35,000 OVER 18 MONTHS in monthly mortgage payment assistance or reinstatement assistance to households that struggled with income loss.

After Frances Witherspoon suffered two strokes in two years, she and her husband, Oscar, thought they would lose their Bloomington home. As Frances' medical needs increased, Oscar lost his job and could no longer make ends meet. They needed time to explore their options.

The Hardest Hit Program helped us tremendously in our time of need. It allowed us to care for Frances, pay our bills and stay in our home near our family. It really made a difference in our lives.

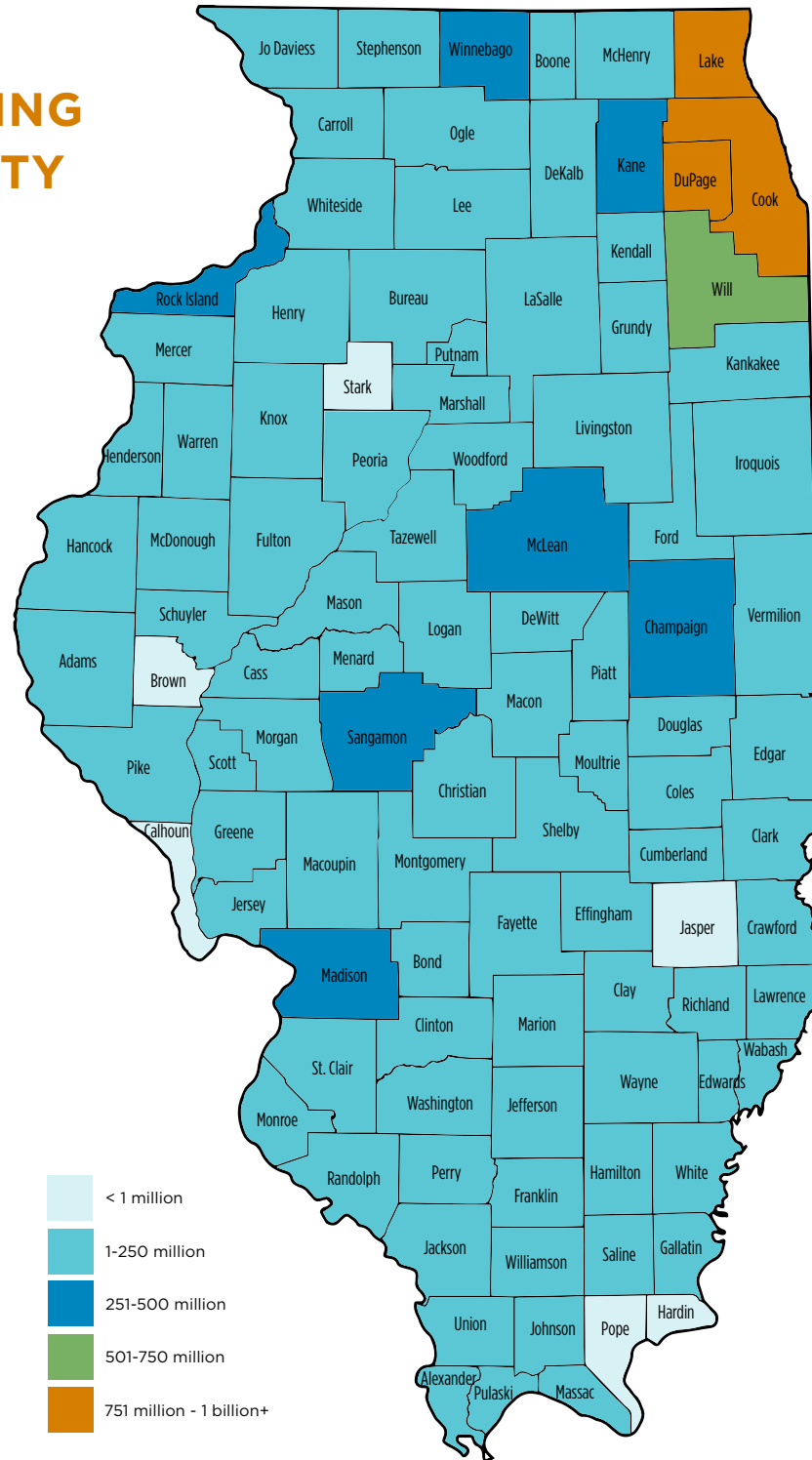




97% of **HOMEOWNERS**
surveyed **STILL LIVE** in their
homes after exiting the program

HOMEOWNERSHIP AND RENTAL HOUSING HISTORICAL ACTIVITY

FY1970 TO FY2014



GRAND TOTAL
228,239 UNITS
\$12.8 BILLION IHDA DOLLARS



TWO AWARDS FOR PROGRAM EXCELLENCE at the 2013 National Council of State Housing Agencies (NCSHA) annual conference:

Communications: Promotional Materials & Newsletters - 2013 IHDA Integrated Marketing Materials



Special Needs Housing: Housing for Persons with Special Needs - Home First Illinois



IHDA was honored at the 10th Annual IREM Chicago Premier Awards with the **2014 INNOVATIVE MARKETING CAMPAIGN AWARD**

FY2014 RENTAL HOUSING PRODUCTION

	DEVELOPMENT NAME	CITY, COUNTY	TENANT TYPE	PSH UNITS	TOTAL UNITS	IHDA DOLLARS	LEVERAGED DOLLARS	TOTAL DOLLARS
8/6/13	Congress Parkway Apartment Homes	Crystal Lake, McHenry	Family	15	60	\$15,250,000	\$2,450,289	\$17,700,289
9/6/13	Northtown Apartments	Sparta, Randolph	Family	12	16	\$3,812,854	\$99,150	\$3,912,004
9/6/13	Lake Forest Senior Cottages	Lake Forest, Lake	Elderly	0	5	\$1,022,000	\$0	\$1,022,000
9/19/13	Walnut Estates	Carrollton, Greene	Family	0	34	\$7,163,015	\$532,150	\$7,695,165
9/27/13	Senior Suites of Norwood Park	Chicago, Cook	Elderly	21	84	\$16,556,757	\$7,183,599	\$23,740,356
9/30/13	Freeport Supportive Housing Development	Freeport, Stephenson	Family	24	25	\$100,784	\$3,945,400	\$4,046,184
10/7/13	North Suburban Supportive Housing	Skokie, Cook	Family	24	24	\$5,554,580	\$0	\$5,554,580
10/18/13	Hathaway Homes	Taylorville, Christian	Family	3	26	\$7,648,000	\$406,816	\$8,054,816
10/30/13	Blue Island SLF aka Prairie Green at Fay's Point	Blue Island, Cook	Elderly	0	120	\$17,923,793	\$5,430,635	\$23,354,428
11/7/13	Lake Street Studios	Chicago, Cook	Family	61	61	\$10,189,058	\$3,804,186	\$13,993,244
11/21/13	Defense Area Redevelopment	East Alton, Madison	Family	10	46	\$13,304,269	\$2,320,674	\$15,624,943
12/19/13	Evergreen Towers I	Chicago, Cook	Elderly	0	100	\$17,033,203	\$8,689,408	\$25,722,611
12/20/13	Pana Towers fka Integrated Community Housing	Pana, Christian	Family	8	72	\$6,353,702	\$4,147,843	\$10,501,545
12/23/13	Shawnee Village	Marion, Williamson	Elderly, Family	0	120	\$11,847,304	\$665,679	\$12,512,983
12/23/13	Fullerton Court Apartments	Chicago, Cook	Elderly, Family	0	196	\$21,750,000	\$18,198,425	\$39,948,425
12/23/13	Woodlands Apartments	Peoria, Peoria	Family	0	68	\$3,000,000	\$813,358	\$3,813,358
12/23/13	Van Buren Park Apartments	Chicago, Cook	Elderly, Family	0	299	\$15,116,400	\$3,770,651	\$18,887,051
12/23/13	Davis Apartments	Chicago, Cook	Family	0	80	\$2,100,000	\$3,186,631	\$5,286,631
12/23/13	Bloomingtondale Apartments	Chicago, Cook	Family	0	111	\$6,000,000	\$1,364,606	\$7,364,606
12/24/13	Montclare Senior of Avalon Park Phase II	Chicago, Cook	Elderly	19	122	\$1,886,800	\$27,525,926	\$29,412,726
12/27/13	Freedoms Path	Hines, Cook	Family	72	72	\$16,369,971	\$3,893,445	\$20,263,416
12/30/13	Veterans New Beginnings	Chicago, Cook	Family	33	54	\$4,535,520	\$8,993,818	\$13,529,338
1/17/14	Sandburg Village	Galesburg, Knox	Family	0	128	\$11,353,538	\$715,151	\$12,068,689
1/17/14	Creekwood Apartments	Morton, Tazewell	Family	0	104	\$13,433,650	\$672,381	\$14,106,031
2/3/14	Lakewood Village Apartments	Island Lake, Lake	Family	0	84	\$7,290,087	\$5,145,104	\$12,435,191

	DEVELOPMENT NAME	CITY, COUNTY	TENANT TYPE	PSH UNITS	TOTAL UNITS	IHDA DOLLARS	LEVERAGED DOLLARS	TOTAL DOLLARS
2/14/14	Country Village I	Anna, Union	Family	0	40	\$4,065,963	\$300,173	\$4,366,136
2/14/14	Country Village III	Metropolis, Massac	Family	0	40	\$4,065,963	\$300,173	\$4,366,136
2/14/14	Country Village III	Vienna, Johnson	Family	0	24	\$2,439,578	\$180,104	\$2,619,682
2/28/14	Legends South C-3	Chicago, Cook	Family	3	71	\$14,846,930	\$13,474,615	\$28,321,545
3/31/14	Buena Vista Tower fka Knollwood Apartments	Elgin, Kane	Family	0	96	\$4,388,101	\$6,741,630	\$11,129,731
4/9/14	Sinai Village II	East St. Louis, St. Clair	Family	3	30	\$9,283,652	\$277,082	\$9,560,734
4/9/14	Laborers' Home Development IV	Jacksonville, Morgan	Elderly	20	100	\$7,306,489	\$1,194,685	\$8,501,174
4/9/14	Signature Apartments	Bradley, Kankakee	Family	8	8	\$2,402,331	\$40,000	\$2,442,331
4/9/14	Water's Edge of South Elgin	South Elgin, Kane	Family	25	50	\$15,555,089	\$1,056,262	\$16,611,351
4/14/14	Senior Suites of Bellwood, LLC	Bellwood, Cook	Elderly	23	89	\$16,336,198	\$3,282,610	\$19,618,808
4/17/14	Kimball Court	Homewood, Cook	Family	16	16	\$3,000,000	\$1,025,196	\$4,025,196
4/25/14	Parkside Homes	Athens, Menard	Family	4	33	\$7,211,339	\$603,031	\$7,814,370
4/25/14	Peoria Portfolio I - IV	Peoria, Peoria	Elderly	0	478	\$29,123,636	\$10,101,579	\$39,225,215
5/30/14	Highland Place Apartments of Charleston	Charleston, Coles	Family	15	72	\$6,079,041	\$309,287	\$6,388,328
6/12/14	Mayslake Phase II	Westmont, DuPage	Elderly	0	249	\$8,406,777	\$21,744,506	\$30,151,283
6/19/14	Manor Homes	Rock Island, Rock Island	Family	6	55	\$8,554,535	\$4,266,595	\$12,821,130
6/25/14	Jefferson Square Apartments	Sullivan, Moultrie	Elderly	0	20	\$1,086,572	\$1,012,395	\$2,098,967
6/26/14	Parkside Nine Phase 2B	Chicago, Cook	Family	0	117	\$10,000,000	\$43,886,498	\$53,886,498
6/27/14	Prairie View Apartments	Bellwood, Cook	Elderly	0	84	\$2,231,496	\$6,192,959	\$8,424,455
6/30/14	Finley Supportive Housing	Lombard, DuPage	Family	12	12	\$2,824,253	\$852,050	\$3,676,303
TOTAL	45			437	3,795	\$395,803,228	\$230,796,755	\$626,599,983

FY2014 HOMEOWNERSHIP ACTIVITY

	HOMEOWNERSHIP LOANS & MORTGAGE CREDIT CERTIFICATES			RENOVATION LOANS & GRANTS		DOWNPAYMENT & CLOSING COST ASSISTANCE		TOTAL IHDA DOLLARS
	# of Homes	IHDA Dollars	Purchase Price	# of Homes	IHDA Dollars	# of Homes	IHDA Dollars	
Adams	9	\$850,072	\$909,900	20	\$625,800	6	\$31,670	\$1,507,542
Bond	4	\$328,687	\$364,000	20	\$619,800	5	\$50,000	\$998,487
Boone	48	\$4,111,368	\$4,484,000	0	\$0	45	\$228,457	\$4,339,825
Bureau	5	\$334,891	\$363,500	18	\$539,800	3	\$22,010	\$896,701
Cass	1	\$147,589	\$156,900	0	\$0	1	\$10,000	\$157,589
Champaign	165	\$16,120,134	\$18,537,563	0	\$0	151	\$1,271,127	\$17,391,261
Christian	14	\$1,093,927	\$1,165,000	4	\$168,000	8	\$49,180	\$1,311,107
Clark	1	\$57,551	\$65,000	0	\$0	1	\$10,000	\$67,551
Clinton	8	\$794,986	\$857,119	0	\$0	5	\$46,000	\$840,986
Coles	11	\$769,873	\$864,700	13	\$450,750	11	\$98,220	\$1,318,843
Cook	954	\$124,266,224	\$132,963,101	0	\$0	870	\$5,496,380	\$129,762,604
Cumberland	1	\$68,242	\$77,400	5	\$120,750	1	\$10,000	\$198,992
DeKalb	18	\$2,242,734	\$2,364,050	8	\$330,000	16	\$106,579	\$2,679,313
DeWitt	3	\$218,838	\$230,500	0	\$0	2	\$4,155	\$222,993
Douglas	4	\$358,244	\$401,000	0	\$0	4	\$16,280	\$374,524
DuPage	93	\$12,919,341	\$13,717,360	0	\$0	93	\$574,231	\$13,493,572
Edgar	1	\$70,002	\$70,000	0	\$0	1	\$2,100	\$72,102
Edwards	0	\$0	\$0	12	\$289,800	0	\$0	\$289,800
Effingham	2	\$142,182	\$166,500	0	\$0	2	\$20,000	\$162,182
Ford	1	\$104,545	\$113,000	0	\$0	1	\$10,000	\$114,545
Franklin	2	\$193,670	\$198,000	12	\$289,800	1	\$10,000	\$493,470
Fulton	5	\$374,661	\$410,300	0	\$0	4	\$28,097	\$402,758
Gallatin	1	\$77,000	\$85,387	0	\$0	1	\$10,000	\$87,000
Grundy	6	\$715,931	\$751,350	0	\$0	6	\$33,696	\$749,627
Hancock	0	\$0	\$0	12	\$289,800	0	\$0	\$289,800
Henry	6	\$563,084	\$598,000	8	\$330,000	4	\$28,100	\$921,184
Iroquois	1	\$40,500	\$48,000	0	\$0	1	\$6,000	\$46,500
Jackson	4	\$328,394	\$370,500	7	\$294,000	1	\$10,000	\$632,394
Jefferson	17	\$1,271,143	\$1,311,500	3	\$126,000	6	\$48,550	\$1,445,693
Jersey	1	\$165,445	\$173,000	0	\$0	1	\$10,000	\$175,445
Jo Daviess	0	\$0	\$0	15	\$467,350	0	\$0	\$467,350
Johnson	0	\$0	\$0	10	\$241,500	0	\$0	\$241,500
Kane	80	\$10,207,674	\$10,773,809	9	\$217,350	66	\$368,627	\$10,793,651
Kankakee	9	\$966,068	\$1,024,200	14	\$385,350	7	\$55,780	\$1,407,198
Kendall	53	\$7,689,102	\$8,023,970	0	\$0	50	\$311,953	\$8,001,055
Knox	2	\$128,968	\$149,500	4	\$168,000	2	\$16,000	\$312,968
LaSalle	21	\$1,330,187	\$1,480,400	0	\$0	12	\$88,000	\$1,418,187
Lake	46	\$5,594,375	\$6,100,325	0	\$0	41	\$236,924	\$5,831,299
Lee	9	\$801,184	\$885,000	0	\$0	8	\$58,350	\$859,534
Livingston	7	\$356,562	\$413,600	0	\$0	7	\$45,695	\$402,257
Logan	9	\$657,355	\$728,000	0	\$0	8	\$67,650	\$725,005

	HOMEOWNERSHIP LOANS & MORTGAGE CREDIT CERTIFICATES			RENOVATION LOANS & GRANTS		DOWNPAYMENT & CLOSING COST ASSISTANCE		TOTAL IHDA DOLLARS
	# of Homes	IHDA Dollars	Purchase Price	# of Homes	IHDA Dollars	# of Homes	IHDA Dollars	
Macon	103	\$7,410,915	\$8,232,750	0	\$0	102	\$567,103	\$7,978,018
Macoupin	7	\$456,203	\$543,500	18	\$595,350	7	\$46,290	\$1,097,843
Madison	77	\$6,030,766	\$6,620,150	0	\$0	71	\$479,778	\$6,510,544
Marion	4	\$206,262	\$240,375	0	\$0	3	\$18,096	\$224,358
Marshall	0	\$0	\$0	0	\$0	1	\$2,160	\$2,160
Mason	2	\$170,690	\$181,000	4	\$139,128	2	\$12,250	\$322,068
McHenry	59	\$7,083,113	\$7,619,872	0	\$0	42	\$218,780	\$7,301,893
McLean	137	\$14,260,435	\$15,786,190	9	\$217,350	105	\$650,433	\$15,128,218
Menard	6	\$508,369	\$558,000	0	\$0	6	\$47,020	\$555,389
Mercer	6	\$557,974	\$590,290	9	\$217,350	6	\$37,194	\$812,518
Monroe	2	\$287,363	\$309,000	12	\$289,800	2	\$20,000	\$597,163
Montgomery	1	\$136,018	\$135,000	0	\$0	1	\$4,050	\$140,068
Morgan	8	\$690,272	\$737,750	0	\$0	7	\$51,000	\$741,272
Moultrie	5	\$465,120	\$498,400	0	\$0	5	\$37,152	\$502,272
Ogle	6	\$645,303	\$700,950	0	\$0	3	\$22,000	\$667,303
Peoria	235	\$18,383,375	\$21,042,895	15	\$467,350	215	\$1,906,283	\$20,757,008
Perry	1	\$70,875	\$80,000	0	\$0	1	\$10,000	\$80,875
Piatt	3	\$333,636	\$357,000	0	\$0	2	\$12,070	\$345,706
Pope	0	\$0	\$0	3	\$126,000	0	\$0	\$126,000
Randolph	4	\$256,153	\$295,250	0	\$0	2	\$16,000	\$272,153
Richland	2	\$99,253	\$111,000	0	\$0	2	\$11,680	\$110,933
Rock Island	59	\$5,031,063	\$5,355,572	25	\$675,150	53	\$287,621	\$5,993,834
Sangamon	217	\$18,941,715	\$20,649,812	0	\$0	206	\$1,285,545	\$20,227,260
Scott	1	\$23,600	\$32,000	0	\$0	1	\$10,000	\$33,600
Shelby	4	\$349,256	\$393,000	0	\$0	2	\$20,000	\$369,256
St. Clair	183	\$15,632,306	\$17,392,680	9	\$217,350	168	\$1,551,043	\$17,400,699
Stark	1	\$142,100	\$150,000	0	\$0	0	\$0	\$142,100
Stephenson	3	\$118,650	\$145,000	4	\$168,000	2	\$16,000	\$302,650
Tazewell	122	\$10,834,342	\$11,571,191	0	\$0	110	\$594,067	\$11,428,409
Union	0	\$0	\$0	3	\$126,000	0	\$0	\$126,000
Vermilion	5	\$215,627	\$238,500	0	\$0	5	\$15,672	\$231,299
Warren	1	\$131,550	\$140,000	0	\$0	1	\$10,000	\$141,550
Washington	1	\$105,095	\$117,000	0	\$0	0	\$0	\$105,095
Whiteside	9	\$824,475	\$934,400	6	\$250,000	9	\$82,000	\$1,156,475
Will	230	\$26,813,857	\$29,137,571	0	\$0	212	\$1,586,717	\$28,400,574
Williamson	11	\$876,907	\$922,120	15	\$469,350	5	\$50,000	\$1,396,257
Winnebago	240	\$18,106,142	\$20,259,741	8	\$336,000	206	\$1,122,226	\$19,564,368
Woodford	5	\$477,249	\$539,000	0	\$0	3	\$14,890	\$492,139
Statewide	0	\$0	\$0	70	\$3,330,000	0	\$0	\$3,330,000
TOTAL	3,382	\$353,136,762	\$384,012,392	404	\$13,578,028	3,020	\$20,304,930	\$387,019,720

FINANCIAL STRENGTH THROUGH STABILITY

IHDA is a bonding authority and independently sells bonds and other debt instruments to support our activities. Our financial strength enables us to access capital at a lower cost and transfer the savings to homeowners and developers in the form of lower interest rates.

FY2014 RESOURCES HIGHLIGHTS:

We successfully maintained strong ratings with issuer credit ratings of AA-, A1 and AA- from Standard & Poor's (S&P), Moody's Investors Service and Fitch Ratings, respectively.

In addition, S&P and Moody's affirmed their ratings on IHDA's Homeownership Revenue Bonds Indenture and the multifamily Housing Bonds Indenture.

We issued \$16.9 million in single family tax-exempt bonds to finance our first-time homebuyer loan program.

Our state and federal resources

State and federal resources allocated by IHDA also help us to finance quality affordable housing and avert home foreclosures across Illinois. In FY2014 these resources included:

State

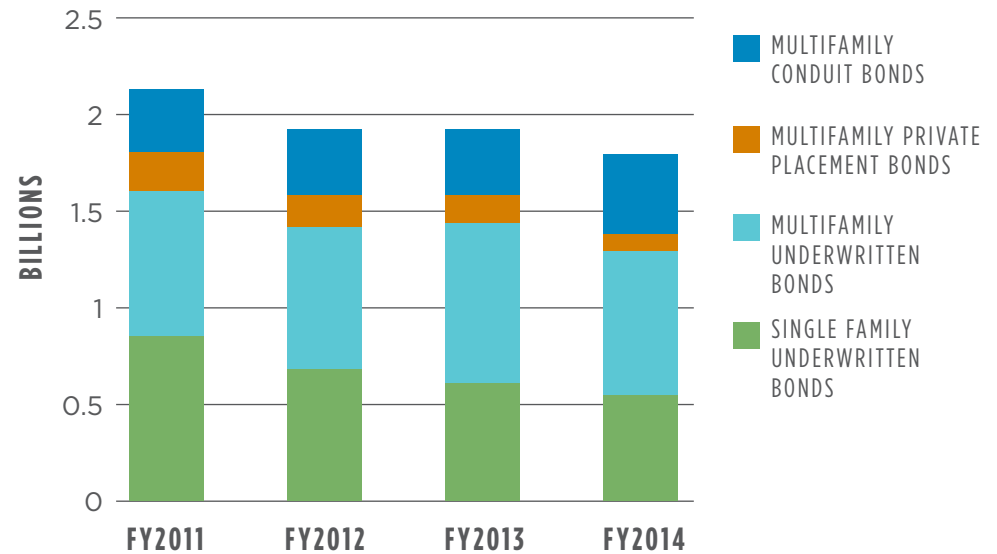
- Abandoned Properties Program
- Affordable Housing Tax Credits
- Affordable Housing Trust Fund
- Cook County Mortgage Foreclosure Mediation Program
- Foreclosure Prevention Program
- Foreclosure Prevention Program Graduated Fund
- Illinois Jobs Now! capital program
- Rental Housing Support program

Federal

- CDBG IKE
- Hardest Hit Funds
- HOME Investment Partnerships Program
- Low-Income Housing Tax Credits
- Mortgage Credit Certificates
- National Foreclosure Mitigation Counseling
- Neighborhood Stabilization Program

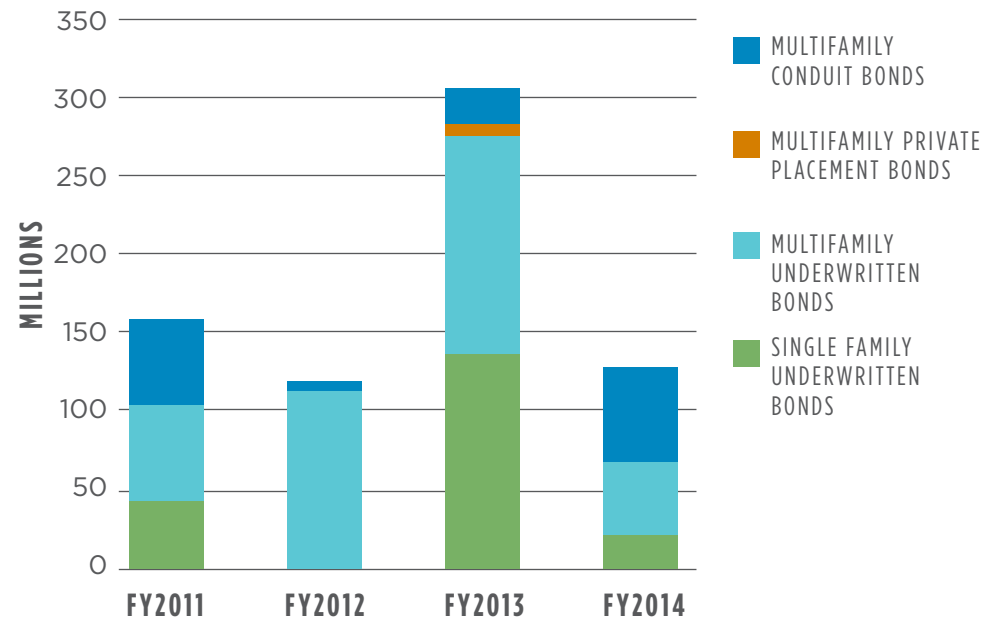
A stable level of responsible lending

As of June 30, 2014, IHDA had debt outstanding in the amount of \$1.826 billion.



Debt Issuance

IHDA's strong credit allows us to access the capital markets to support our lending programs. Enhanced analytical procedures have increased the efficacy of issuance reporting.



MEMBERS OF THE AUTHORITY

Karen Davis, Vice Chairman
Mary Kane, Treasurer
Cristina Castro
Harlan Karp
William Malleris
Melody Norton
Deborah Telman
Salvatore (Sam) Tornatore

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Bryan E. Zises, Assistant Executive Director/Chief of Staff
Nandini Natarajan, Chief Financial Officer
Kevin O'Connor, Chief Internal Auditor
Maureen Ohle, General Counsel
Michele Williams, Controller

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Cami M. Freeman, Director of Marketing and Communications
Tony Hernandez, Director of Asset Management
Joseph McGavin, Director of Hardest Hit Fund
Christine Moran, Managing Director of Multifamily Programs
Neil O'Callaghan, Managing Director of Information Technology
Tara Pavlik, Director of Homeownership Programs
Nicki Pecori, Director of Community Affairs
Michelle Pitre-Young, Director of Human Resources
William Pluta, Director of the Office of Housing Coordination Services
Alan Quick, Director of Strategic Planning & Research
Peggy Torrens, Managing Director of Loan and Portfolio Management

BOND UNDERWRITERS

Barclays Capital
CastleOak Securities
Citigroup Global Markets
Janney Montgomery Scott
JP Morgan Securities
Loop Capital Markets
Mesirow Financial, Inc.
Morgan Stanley
PNC Capital Markets
Raymond James
RBC Capital Markets
Samuel A. Ramirez
Wells Fargo

OUTSIDE LEGAL COUNSEL

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Laner, Muchin, Dombrow, Becker, Levin and Tominberg, Ltd.
Peterson, Johnson & Murray Chicago, LLC

BOND COUNSEL

Edwards Wildman Palmer LLP
Foley & Lardner, LLP
Ice Miller, LLP
Kutak Rock, LLP
Peck, Schaffer & Williams, LLP

INDEPENDENT AUDITORS

KPMG LLP

BOND TRUSTEE

The Bank of New York Mellon Trust Company, N.A.

FINANCIAL INFORMATION REVIEW

Independent accountants as special assistant auditors to the Auditor General of the State of Illinois have performed a financial audit of the authority. Reports on the financials for the years ended June 30, 2014, and supplementary financial reports for the year have been prepared in accordance with the Single Audit Act of 1984, as amended in 1996, and the Provisions of OMB Circular A-133, "Audits of States, non-profits, and local organizations." The audited FY2014 financial statements are available at www.ihda.org or in the Offices of the Auditor General in Chicago and Springfield, Illinois.

NONDISCRIMINATION POLICY

Pursuant to Title II of the Americans with Disabilities Act as amended (ADA) of 1990 (42 U.S. C. §§12101 et seq.) and Section 504 of the Rehabilitation Act of 1973, as amended (Section 504) (29 U.S.C. §794) the Illinois Housing Development Authority (IHDA) does not discriminate against qualified individuals with disabilities in its policies, or in the admission of, access to, treatment of or employment in its programs, federally assisted programs, services or activities. IHDA will provide special communication assistance to persons with vision and/or hearing impairment. IHDA has designated the following person responsible for coordinating compliance with the nondiscrimination requirements:

Maureen Ohle
Illinois Housing Development Authority
401 N. Michigan Avenue
Chicago, IL 60611
312.836.5200

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FleishmanHillard

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