

2022 + 2023 Biennial Report:  
Transforming Illinois  
**Illinois Housing Development Authority**  
Communications: Annual Report

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## A New Approach to Housing Education and Reporting

### Overview

For decades, the Illinois Housing Development Authority (IHDA) has produced an annual report that provided a thorough account of the state’s housing activities while sharing narratives and stories that best showcased the Authority’s successes over the previous year. This reporting cadence changed when the 2020 pandemic carried over a two-year span, and IHDA’s priorities shifted to administering the state’s emergency housing programs while working to communicate and educate individuals about these programs to ensure Illinoisians stayed housed. Because of this, the 2020 and 2021 “annual report” covered two years of IHDA’s work and efforts.



While this change was required due to unforeseen and extreme circumstances created by the pandemic, this unexpected change to the Authority’s annual report process allowed the organization to analyze its approach and ensure it was producing a resource that was useful, thoughtful, and intentional – not just something to meet a requirement or check a box. And in 2024, IHDA reimagined its approach to housing education and reporting with the release of its [2022 + 2023 Biennial Online Report](#), featuring a complimentary printed publication.

### Approach & Making It Replicable

People had many thoughts and feelings on how to move forward from the COVID-19 pandemic, and those within the housing industry were no different. Before IHDA embarked on developing its first intentional Biennial Report, it brought together representatives from all its departments for a facilitated discussion. This conversation included how IHDA wanted to position itself in this post-pandemic era through this communications channel and how its work could be illustrated through images, messages, and stories.

This discussion also included time for IHDA staff to share with other departments their thoughts and views on messaging. From the conversation, the majority saw the Biennial Report as not solely a financial outlook but how IHDA takes its concepts and makes them into reality. It was communicated that even though IHDA’s office is in Chicago, its work represents housing for all of Illinois and was important to show how we turn challenges into opportunities.

From the discussion, a clear theme emerged – Years of Transformation.

### Achieve Measurable Results

IHDA set out to create a Biennial Report that effectively communicated IHDA’s mission, strategic priorities, and statewide impact for calendar years 2022 and 2023. As emerged from the staff discussions, it was the first time COVID was officially no longer part of the conversation.

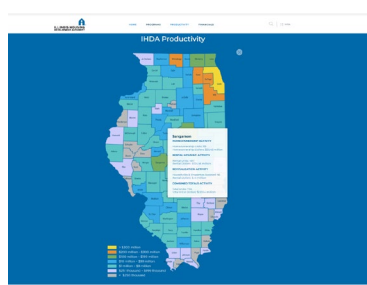
Beyond the dollars and units, the report had to highlight compelling testimonials and success stories from IHDA-assisted households, partners, and communities that illustrated how IHDA put our strategy into action. We also had to share IHDA’s achievements with key stakeholders including Illinois residents; federal, state, and local government officials; the media; and Authority partners through narrative reporting.

To reach this wide-ranging audience and grow IHDA's reach, the approach was to develop an online report website that after its creation would be modified into a printed publication. This approach allowed IHDA to create an interactive experience for its users while tracking engagement. The online platform provided access to IHDA's information to anyone with a mobile device, tablet, or computer 24/7 days a week.

The Biennial Report website launched in late July 2024 and received 1,311 views on the homepage over six months. In addition, IHDA distributed an e-announcement through Constant Contact announcing the Biennial Report that allowed us additional insights into views and click throughs.

### Engage Target Audience

Engaging the IHDA team early in the process was important because communication is most effective when it is shared. Department participation allowed staff to understand the purpose of the 2022 + 2023 report and create buy-in to why this communication was important to share when the site was launched. It also allowed program teams to share how they have historically used the report, how they would like to use it moving forward, and key changes that would make it more useful as a promotional and informational tool.

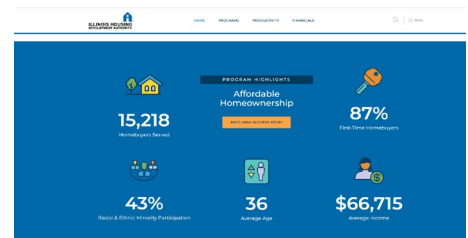


It was important to highlight projects and people from all over the state, ensuring we were showing urban, suburban, and rural housing stories – reflecting the different faces of Illinois' affordable housing. We also engaged our different lines of businesses to ensure we were creating pathways through which their audiences could engage with the information in an understandable way. For example, our legislative leaders want to see IHDA's impact in their constituent areas, so we created a clickable

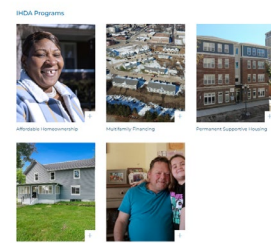
statewide map to show these results.

We also wanted to engage those who are new to our work, whether it is our own staff or members of the media. To achieve this, we created definition callouts in each section highlighting key terminology featured in that specific section and what it means.

Infographics were also key to engaging the different audiences. An overview of numbers was provided under each line of business that looked as if it was being tallied at that moment a visitor was on the screen. It provided a snapshot of department stats at a high level.



Lastly, since many website visitors view information on a mobile device, the homepage was developed with a longer scroll feature. It provided information by understandable categories (i.e. stories, infographics) while the main navigation broke down the information by business line or department (i.e. Homeownership, Multifamily). The homepage allowed people to explore their interest versus being guided by departments that may be new to them.



### **Benefits Outweigh Costs**

- Even though IHDA will maintain a print publication, it is being produced at a much lower quantity (no more than 100), at a cost saving.
- The new approach focuses on online engagement and expanding our reach which will allow us to track interaction with our information and help frame future communications and messages.
- We no longer rely on staff from various departments to pull contact lists in order to develop the mailing. IHDA does not have a managed listserv and staff time spent de-duplicating and putting together the list is no longer needed. Communications maintains emails for each department through an e-newsletter platform. The e-distribution saves on staff time, mailing costs, and no delay in delivery.
- The e-distribution gives us the ability to track open rates and other analytics to measure its success.
- We are able to distribute the report more effectively to our legislative leaders, their staff, and Governor's team. Unlike a printed publication that may sit on a desk, this online report is accessible by anyone with an internet connection.
- The information is accessible by anyone at any time for information in an easy to navigate layout and they do not need the printed publication or download a copy.

### **Effective Use of Resources**

Switching from an annual to biennial report is a more effective use of our staff time and resources. The interviews, photography and videography, writing, editing and web development required for each report demands a significant amount of staff time, which is easier to manage when spread out over a two-year term. In addition, many of our development projects take a few years after the board vote and closing. Moving from a one to two-year window allows us to effectively tell this story.

In addition, the annual report project has always been housed within the Communications Department with responsibilities and deliverables typically shared across the entire team. With different working styles, approach, and deadlines, the project was often difficult to manage and always delayed. However, the Communications Manager was named as the Project Manager and writer for the 2022 + 2023 Biennial Report, ensuring everyone across the agency provided content through one point of contact. The meetings were led by the Communications Manager and the writings were written in one voice.

In addition, over a two-year period, we were able to track stories and utilize resources that were created by our development partners or others in the community. Many of the images and even a video testimonial was done previously and didn't require our resources to go out and capture.

### **Achieve Strategic Objectives**

Information comes at people at rapid speed and is accessible through various methods. It is also changing constantly. Our goal is to distribute information to our internal and external audiences as effectively and efficiently as possible while also making it accessible.

While this process is new to the agency, it is proving to be an effective strategy. We learned ways to grow and evolve from the last report and will add these lessons to our next Biennial Report that will begin in January 2026. But the one constant is that we will continue our path of Transforming Neighborhoods. Transforming Families. Transforming Communities. Transforming Lives. And Transforming Illinois.



# Transforming Illinois

BIENNIAL REPORT  
**2022-2023**

NEIGHBORHOODS • FAMILIES • COMMUNITIES • LIVES

MISSION —

The Illinois Housing Development Authority's mission is to **finance the creation and preservation of affordable housing** in Illinois.





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## Leadership —

# Message From Our Executive Director



**Kristin Faust**  
Executive Director

At the Illinois Housing Development Authority (IHDA), we know that affordable housing has the power to transform lives, neighborhoods, and entire communities across our state. Whether we are helping a family to buy their first home, giving a renter the sense of security they had not felt in years, or helping local leaders plan for their city's future, our programs and investments create lasting, positive change for the people of Illinois. And in years filled with unprecedented challenges across the entire housing industry, we are proud to report that IHDA emerged as a stronger and more resilient agency as we have continued to build a better future for all Illinoisans.

Through 2022 and 2023, IHDA awarded more than \$4 billion in affordable housing financing while navigating a challenging economic environment to achieve strong mission-driven results. During this time, IHDA has maintained its core business line production, developed new ways to understand and address regional housing needs, and earned credit rating increases from each of the nationally recognized rating agencies of Moody's Investors Service, Standard & Poor's, and Fitch Ratings.

As high interest rates and rising home prices created challenges for historically underserved homebuyers, IHDA closed on \$2.6 billion in first mortgage financing, \$101.3 million in down payment assistance, and continued our efforts to increase homeownership in diverse communities of all sizes across the state. Thanks to strategic outreach efforts and thoughtful program design, more than 15,200 Illinois residents bought a home with an IHDA mortgage in 2022 and 2023 – an estimated 5.2% of all home sales in Illinois in that time.

While rising rents and limited inventory created affordability challenges for renters, IHDA made great strides to meet the housing needs of vulnerable populations, build environmentally sustainable communities, and foster equity and inclusion within the real estate industry. In the past two years, IHDA closed on 100 multifamily transactions totaling \$3.2 billion in state, federal, and leveraged private sector financing that created or preserved 8,700 units of affordable rental housing in communities across the state.

Finally, housing stability continued to be a focus as we assisted Illinoisans who could not pay their rent, mortgage or related housing costs because of the COVID-19 pandemic. In 2022 and 2023, IHDA made awards totaling \$502.1 million to 27,300 renters and 16,800 homeowners who may have otherwise faced eviction or foreclosure. These programs are now closed, but we continue to find creative ways to support families in need as residents across the state experience financial hardships.

## “...affordable housing has the power to transform lives, neighborhoods, and entire communities across our state..”



These have been exciting times for IHDA, and we look forward to building on this success in the years ahead. I want to thank the Members of the IHDA Board whose perspectives have been crucial as we responded to changing markets and new challenges. Their dedication and commitment to IHDA's mission and the people of Illinois has been invaluable. We are also grateful for our partners, including Governor Pritzker's administration, the Illinois General Assembly, and the many developers, lenders, property managers, non-profits, and others who make these results possible and allow IHDA to center our work on the residents of Illinois.

It is my pleasure to share with you some of these stories and results from the years 2022 and 2023 as we reflect on the power of housing to transform lives and communities across Illinois.

Sincerely,

**Kristin Faust**  
Executive Director

Impact —

## 2022–2023 Programs



**Affordable  
Homeownership**



**Multifamily  
Financing**



**Permanent  
Supportive Housing**



Community  
Revitalization



Housing  
Stability

Through **2022** and **2023**, IHDA awarded more than **\$4 billion** in affordable housing financing while navigating a challenging economic environment to achieve strong **mission-driven results.**

## IHDA Programs —

## Affordable Homeownership



Homeownership offers a wide range of benefits to individuals and families. From increased household and generational wealth, to improved employment outcomes, to better school performance, homeownership is a proven pathway towards unlocking new opportunities for a healthier life. But, for a growing share of first-time buyers, the dream of homeownership is in danger of falling out of reach as they contend with historically high home prices, rising interest rates, and limited inventory of available homes.[i] For households of color or those in historically underbanked communities, the barriers are now even steeper. However, by focusing and actively engaging on the specific challenges that underserved populations are facing in the current housing market, including high entry costs, knowledge gaps, and more, IHDA has created pathways for thousands of low- and moderate-income families to become successful homeowners.

In 2022 and 2023, IHDA closed on \$2.6 billion in home loans, \$101.3 million in down payment assistance, and continued to find innovative ways to increase homeownership in diverse communities of all sizes throughout Illinois. In total, 15,218 households bought a home with an IHDA mortgage in 95 of Illinois' 102 counties, representing an estimated 5.2% of all home purchases in the state during that time.

To address the diverse needs of homebuyers in Illinois, IHDA offered six programs that provided varying levels of assistance designed specifically to overcome many of the common barriers first-time homebuyers face. To bridge the homeownership gap between households of color and their white counterparts, IHDA's Opening Doors program offered a flat \$6,000 in down payment assistance grant forgiven on an accelerated term to meet the higher level of need seen in historically underserved and underbanked communities. To promote mortgage lending in rural communities and areas of the state that are typically more affordable, IHDA introduced the IHDAAccess Plus initiative that offered a flat service release premium as an incentive to lenders who made mortgage loans of \$50,000 or less.

In an effort to encourage more lenders to make IHDA loans, the Agency joined a coalition of 27 housing finance agencies from across the country to offer the HFAI program, a new initiative that aligned underwriting and operational requirements to make it easier for regional and national lenders to make HFA loans. Finally, established in 2018, the IHDAAccess program continued to allow homebuyers to select up to \$10,000 as a forgivable, repayable, or deferred down payment assistance loan depending on their specific level of need.

**15,218** HOMEBUYERS  
SERVED

**87%** FIRST-TIME  
HOMEBUYERS

## IHDA Success Story —

Not all barriers to homeownership are financial, and IHDA is also committed to bridging the knowledge gaps that have kept many first-time buyers on the sidelines. Among other efforts, IHDA has partnered with the Federal Home Loan Bank of Chicago on a new program that will facilitate expanded housing counseling, financial education, and other services in communities that have historically been marginalized from the housing market. Through this partnership, our goal is to expand the pipeline of minority and low-income households who are ready to buy their first home in Illinois.

In addition to financial support and homebuyer education, all IHDA programs are supported by a robust marketing and outreach campaign that engages HUD-approved counseling agencies, realtors, mortgage lenders, and other partners that work in historically underserved communities to increase awareness among potential homebuyers. As a result of this holistic approach, IHDA's mortgage programs are outpacing the broader mortgage market in service to first-time buyers and households of color. In 2022 and 2023, 87% of IHDA homebuyers purchased their first home, compared to 32% of all homebuyers in the United States. Nearly 16% of IHDA homebuyers were Black or African American, compared to 7% of all homebuyers in the country. And over 24% of IHDA buyers were Hispanic or Latino, compared to 7% of all buyers in the nation.[ii]

## TERMINOLOGY

### What is Down Payment Assistance?

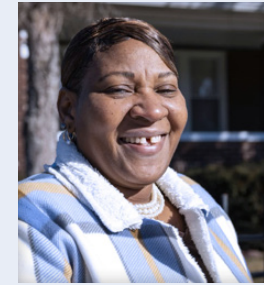
Grants, deferred payment loans, or forgivable loans offered to eligible homebuyers to help them afford down payment and closing costs.

### What is Housing Counseling?

Independent, expert advice provided by a specially trained and government-certified counselor to help clients assess their financial situation, evaluate their options, and achieve their housing goals.



**“This program will ensure my family always has a place to call home. Without it, none of this would have been possible.”**



**Tonnette  
Johnson**  
Chicago

*Tonnette Johnson was a lifelong renter who had always thought homeownership was out of reach after years trying to come up with a down payment. However, as her family grew and her landlord failed to address concerns she had about her building, she knew it was time to have a home of her own. With the help of IHDA counseling partner Neighborhood Housing Services of Chicago, Ms. Johnson spent two years improving her credit score while budgeting and saving what she could. And with the help of \$6,000 in down payment assistance from IHDA's Opening Doors program, she was able to purchase a home in Chicago's Roseland neighborhood that she now shares with her daughter and some of her grandchildren. After her first year as a homeowner, she says the biggest benefit is the peace of mind that comes with having something of her own, and knowing that she will always have the space to welcome her children or grandchildren when they need a place to stay.*

[i] Illinois Association of Realtors Market Stats

[ii] National Association of Realtors: 2023 Profile of Home Buyers and Sellers

## IHDA Success Story —

**Lofts on the Square, Belleville**

The year 2022 saw the completion of the Lofts on the Square, a redevelopment of a historic hotel into an affordable rental community for seniors adjacent to downtown Belleville. Originally built in 1931, the six-story Art Deco building had fallen into severe disrepair over the years and the city had planned to demolish the structure. However, when the Southwestern Illinois Development Authority and Bywater Development proposed the rehab of the building into senior housing with ground-floor retail space, the blighted building became an opportunity to further local economic development plans. Funded by tax credit equity and federal HOME funds awarded by IHDA, the renovated Lofts on the Square now features 47 one- and two-bedroom apartments for seniors earning less than \$42,240 annually as well as common areas, activity spaces, and 3,000 square feet of retail space on the street-level currently occupied by a locally-owned art studio and event space. Beyond adding to the local affordable housing stock in an area with a rapidly growing demand for senior housing, the redevelopment effort was a key piece of several community revitalization efforts underway in Belleville to address a range of revitalization goals related to housing, economic development, transportation, culture, and tourism.

[i] Joint Center for Housing Studies: Low-Cost Rentals Have Decreased in Every State

[ii] Joint Center for Housing Studies: America's Rental Housing 2024, Table W-13

## IHDA Programs —

**Multifamily Financing**

As the supply of affordable apartments has continued to decline across the country, many Illinoisans are finding limited rental options in the State's increasingly crowded rental markets. An estimated 451,700 Illinois renters were spending more than half their income on rent and utilities by the start of 2022.[i],[ii] Furthermore, rising materials costs and tightening financing conditions make it difficult for developers of affordable housing to keep up with the increased demand. But despite these challenges, IHDA's multifamily financing programs made great strides to create and preserve affordable rental developments that improved quality of life for residents and transformed entire neighborhoods across the state.

In 2022 and 2023, IHDA closed on \$1.4 billion in multifamily lending and awarded state and federal housing tax credits worth another \$1.1 billion in equity to finance the construction and rehabilitation of 8,707 affordable rental units for families, seniors, and persons with special needs. These transactions were supplemented by \$765.1 million in leveraged financing for a total investment of more than \$3.2 billion for affordable housing development in Illinois.

Transforming communities can only happen with intentional strategies to guide that funding to the places where it is needed most. To achieve this, IHDA aligned the state's housing investments with broader objectives related to health, sustainability, racial equity, and more in several ways. As a part of the Authority's ongoing efforts to support equity and inclusion within the real estate industry, IHDA implemented several changes and incentives within its application processes to make them more accessible to small- and mid-size development firms, ensuring a diverse range of developers have access to state funding. IHDA also designed a new capacity building program throughout 2022 and 2023 that aims to reduce the systemic barriers emerging developers often face when competing for state and federal resources. To address critical gaps in housing accessibility, IHDA continued to prioritize funding for developments that cater to special needs populations, including persons experiencing homelessness, those with disabilities, and justice-involved individuals.

Finally, recognizing the benefits of improved housing quality through energy efficient building materials and operations, IHDA emphasized sustainability in its investments, encouraging developments to achieve green building certifications and incorporate sustainable design practices in every stage of the development process.

IHDA FINANCING: **\$1,395,310,904**

Together, these policy shifts not only facilitated the creation of healthier, more sustainable communities but also advanced racial equity in key ways by addressing systemic disparities in access to housing and development opportunities.

In tandem with these policy priorities, IHDA continued to introduce new data tools and resources that allow for a better understanding of on-the-ground needs and opportunities throughout Illinois. IHDA was one of the first Housing Finance Agencies in the country to create formal policies that encouraged the creation of new units in “opportunity areas,” or places near jobs and other resources that support economic mobility. IHDA built on and improved this model over the past two years and in 2022 introduced the Quality of Life Index, a new tool that brings awareness to the details that make communities strong and where they can improve the quality of life for their residents. By focusing on community attributes that enhance health, prosperity, connectivity and more, this tool helps IHDA and its partners gain a comprehensive understanding of a community’s assets and how a development can enhance the neighborhood’s overall economic and environmental sustainability. This information is then used to inform the Authority’s financing decisions, allowing IHDA to prioritize investments in areas with the greatest need and potential for positive impact.

## TERMINOLOGY

### What is Affordable Housing?

Housing in which the occupant is paying no more than 30 percent of gross income for housing costs.

### What is a Housing Cost Burden?

A household is cost burdened when it spends more than 30% of its income on rent and utilities and severely cost burdened when it spends more than 50% of its income on these expenses.

### What is Area Median Income?

The midpoint of a region’s income distribution – half of families in a region earn more than the median and half earn less.



UNITS CREATED OR PRESERVED: **8,707**

## IHDA Success Story —

### Providence Pointe, Peoria



Among the IHDA transformations of the past two years was the redevelopment of the Taft Homes, a former public housing property in Peoria. Originally built in 1952 as temporary housing for veterans returning from the Korean War, the 226-unit property on the Illinois River had struggled to provide quality housing as the decades passed. By the 2000s, the cost needed to address the needed repairs far exceeded the price to redevelop the site entirely. The site was leveled in October 2021, and after more than two years of development led by the Peoria Housing Authority and Bear Development, the first families moved into new units of affordable housing where the Taft Homes had previously stood.

Renamed Providence Pointe, the new development replaced the barracks-style buildings that had stood for nearly 70 years with a new neighborhood of modern townhouses and duplexes containing 142 affordable units for families earning less than 60 percent of the Area Median Income, or no more than \$48,780 for a household of three. The new development also provides high quality amenities, a community recreation center, a playground, and plenty of green space. The work was supported by \$28.1 million in IHDA financing as well as state and federal tax credits worth an additional \$24.9 million. For one long-time Taft Homes resident, the impact of this work goes beyond a better quality of life for their family. **“Having transitioned from the Taft Homes to Providence Pointe, I now have a safe and modern home that inspires joy and happiness, located in a state-of-the-art and security protected community. I am truly blessed to have been a part of this change.”**

## IHDA Programs —

## Permanent Supportive Housing

Access to stable housing is fundamental to personal well-being. Without a safe home, it is nearly impossible to focus on basic health and medical needs, find employment, or escape the cycle of homelessness and crisis. On a given night in Illinois, an estimated 11,900 people are experiencing homelessness, many of whom face high barriers in accessing and maintaining stable housing.[i] However, by connecting affordable housing with access to supportive services, IHDA is creating new opportunities that help residents facing complex challenges to live with stability, independence, and dignity.

In 2022 and 2023, IHDA funded the creation and preservation of 773 units of permanent supportive housing in 68 developments across the state representing a total investment of \$1.2 billion in IHDA financing.[ii] In total, 68% of IHDA's multifamily rental production included supportive housing units as IHDA continued to align resources with other state agencies, create new funding opportunities, build capacity among downstate developers, and pursue strategic partnerships that result in better outcomes for the state's most vulnerable residents.

In 2022, IHDA launched the Illinois Supportive Housing Institute and a Project Initiation Loan Pool to provide targeted training, technical assistance, and pre-development financing to developers of supportive housing. The Institute aims to reduce the timeline for creating supportive housing via improved planning and development processes, foster innovative proposals for supportive housing that target resident populations in downstate Illinois, and increase participation of downstate developers in IHDA's financing programs. Over the course of the five-month Institute, teams participate in a series of two-day sessions of hands-on instruction that will ultimately result in a supportive housing development proposal that may be eligible for support from the Project Initiation Loan Pool. Notably, four development teams that participated in 2022 and 2023 Institutes had their project concepts approved for funding by the IHDA Board and are working towards closing on impactful projects that will address the unmet need for supportive housing in communities across Illinois

Recognizing that the housing and service needs of residents exiting state jails and prisons were not being effectively addressed, IHDA also introduced the Housing for Justice-Involved Individuals Program in 2022. Designed in partnership with the Illinois Department of Corrections, the Illinois Department of Human Services, and the Governor's administration, the program funds transitional, service intensive housing designed to help residents avoid recidivism and achieve long-term housing stability. The first round of funding will support the acquisition or renovation of properties providing over 500 beds with wraparound services including life skills training, employment support, family reunification support, and more.



**“The Illinois Supportive Housing Institute is our critical link to exploring best practices, shared learning of service models, understanding funding streams, and creating linkages with other housing providers that are pursuing the similar path for health and housing.”**

— Larry McCulley  
Southern Illinois Healthcare Foundation  
President and CEO



## IHDA Success Story —

### Illinois Supportive Housing Institute



**“The comprehensive training provided an invaluable overview of the supportive housing development process, from inception to completion. The knowledge and insights we gained have been instrumental in advancing our project and guiding our approach to create impactful housing solutions.”**

— Jeremy Yost  
Yost Management CEO

Finally, given the relationship between housing and health, IHDA is actively pursuing new partnerships with hospitals and health systems to promote healthcare industry investment in affordable housing. Through this effort, IHDA is building relationships with health centers in Cook County and Peoria as we collectively address the homelessness crisis. We expect these partnerships to result in better outcomes for at-risk residents, creating new links between housing and healthcare that improve quality of life and make services more accessible for frequent users of emergency services. As a part of this plan, IHDA integrated this effort within its Permanent Supportive Housing Development Program in 2023 and allocated \$15 million in Authority resources to fund supportive housing developments that propose innovative models of healthcare integration, secure financial commitments from a healthcare partner, and address disparities in community health outcomes.

## TERMINOLOGY

### What is Permanent Supportive Housing?

Affordable housing with voluntary supportive services designed to help residents with a disability or those experiencing homelessness live stable, independent, and healthy lives.

### What is Functional Zero?

A milestone, which must be sustained, in which the number of people experiencing homelessness at any time does not exceed the community's ability to house them.



[i] HUD Point-In-Time Estimates of Homelessness: 2007 – 2023 Estimates by State  
[ii] \$1.2 billion funded the creation or rehabilitation 68 developments containing 6,500 total units, of which 773 are permanent supportive housing.



## IHDA Programs —

# Community Revitalization

Proactive planning is essential for creating or preserving affordable housing that meets the specific needs and preferences of a community. These activities help residents and leaders understand local assets, address current housing needs, anticipate future housing needs, and ensure housing development supports broader goals related to economic growth, tourism, beautification, and more. IHDA is committed to building the capacity of smaller and rural cities to plan for their future, and as a part of this commitment provides grant programs, free planning services, and technical assistance programs designed to empower Illinois communities to meet their housing needs.

IHDA supports the identification and addressing of local needs in a variety of ways. The Authority publishes house-made (with US Census Data) site selection tools such as the Affordable Rental Unit Survey (showing both naturally occurring and rent-restricted / subsidized affordable housing rental units), the Affordability Risk Index (looking at conditions that typically lead to the loss of Affordability (i.e. gentrification) and the Quality of Life Index. Additionally, IHDA provides direct technical assistance to communities looking to identify and address their own local housing needs via its Community Revitalization Technical Assistance Network. As of the end of 2023, IHDA completed and published 17 community revitalization plans in partnership with municipalities in central and downstate Illinois, each one tailored to address specific goals related to employment, community amenities, affordable housing, and more.

In addition to these proactive planning services, IHDA continued to offer a range of recovery and revitalization programs giving local leaders the tools they need to improve the quality of their housing stock, address blighted properties, and rebuild their communities. In 2022 and 2023, IHDA awarded \$12.2 million to help municipalities and community development organizations maintain or demolish 1,810 abandoned properties in 41 counties.

Notably, the Region 1 Land Bank used funding from IHDA's Land Bank Technical Assistance and Strong Communities Programs to transform over 150 vacant and blighted properties into renovated single-family homes for sale at affordable prices in McHenry, Boone, Winnebago, and Stephenson counties. As problem properties are brought back online, neighboring property values rise and local businesses benefit as better housing stock attracts and retains employees.

IHDA programs also continued to preserve and improve the quality of the state's single-family housing stock in communities across the state. To assist families who cannot afford the high cost of repairs and modifications, IHDA's Home Repair and Modification Programs awarded \$8.8 million in funding to municipalities and non-profit organizations to administer local programs that corrected code violations, eliminated health and safety hazards, and lowered energy consumption for 308 families throughout 31 counties.

## TERMINOLOGY

### What is Community Revitalization?

The 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.

### What is a Community Revitalization Strategy?

A deliberate, concerted, and locally approved plan or documented interconnected series of local efforts created with local stakeholder support and intended to improve and enhance specific aspects of a defined area.

### What is a Land Bank?

A public entity with unique powers to acquire vacant, abandoned, and deteriorated properties and return them to productive use according to community goals.

## IHDA Success Story —

## City of Petersburg

IHDA's community planning efforts are supporting revitalization efforts in Petersburg, a city of 2,600 located on the Sangamon River in Menard County. Like many central Illinois communities, the housing stock in Petersburg is aging. Much of the available housing does not meet the needs of the young families that local leaders hope to attract, and there are limited options for seniors who hope to stay in the community as they downsize. To address these gaps, IHDA, the City of Petersburg, and the Menard County Housing Authority worked in partnership over the course of more than two years to develop a formal Community Revitalization Plan for the city.

This work included extensive demographic, economic, and housing market analyses, housing stock and community needs surveys, and evaluation of trends in the broader market area. To produce a plan that truly reflected the community's values and priorities, this effort included a public outreach strategy that prioritized the engagement and participation of residents, local businesses, and populations that have historically been underrepresented or harder to reach in other local planning processes. In order to reach as many Petersburg residents as possible, needs assessment surveys were distributed both electronically via local email lists, social media, and other channels, as well as via paper surveys made available at the local grocery store, post office, and social services office. Due to the COVID-19 pandemic, the first stakeholder meeting was held virtually, but further meetings were delayed until the summer of 2021 when in-person meetings were possible, due to local concerns about residents' access to virtual meeting platforms. The first in-person community meeting was held at Petersburg City Hall in May 2021 and included residents and business owners from across the city, including a downtown small business owner who lived in the newer subdivision by the lake and residents of Petersburg affordable housing who access social services. The community meeting was also an opportunity for IHDA planning staff to train local volunteers to perform the housing stock survey, which gave surveyors ample opportunities to engage with their neighbors as they walked the blocks of their community throughout the planning process.

This outreach and analysis resulted in a Community Revitalization Plan that addresses the primary themes, needs, and visions for development that were drawn from the plan's outreach components. This plan, adopted by the Petersburg City Council in 2023, includes goals and recommendations intended to guide the city's short-, medium-, and long-term development decisions, which include not only housing objectives but also goals for parks and recreation, economic development, and tourism and marketing. In addition to supporting a successful effort to revitalize a historic public park and recreation space, the trends and market statistics discovered in the Community Revitalization planning process were used to support a successful application to renovate Lukin's Landing, a 74-unit public housing development built in 1980. With an award of state and federal tax credits from IHDA, the property will be substantially renovated and upgraded to preserve its affordability and meet the needs of working families for years to come.



## IHDA Programs —

## Housing Stability



The COVID-19 pandemic exposed long standing housing insecurities many Illinoisans were already facing, particularly in communities of color that were more likely to experience job losses due to the pandemic.[i] IHDA's emergency assistance programs helped thousands of households to avoid eviction or foreclosure in 2020 and 2021, but more help was needed. As state and federal protections began to expire in early 2022, nearly one in seven Illinois adults were not caught up on rent, and the state had one of the highest foreclosure filing rates in the country.[ii],[iii] Facing an unprecedented wave of foreclosures and evictions, IHDA worked with housing and community leaders, the Governor's office, and members of the Illinois General Assembly to deliver emergency rent and mortgage assistance that allowed tens of thousands of families to keep their homes before the public health emergency came to an end.

In 2022 and 2023, IHDA distributed \$203.5 million in emergency rental assistance to 27,279 households and an additional \$298.6 million in mortgage assistance to 16,845 homeowners who were behind on their housing payments due to COVID-19. Notably, residents of 98 of Illinois' 102 counties received assistance, and the majority of funds were awarded to households of color, lower income families, and socially disadvantaged populations. By the time the programs came to a close at the end of 2023, IHDA had delivered a total of \$1.4 billion in federal assistance to 164,018 Illinois renters and homeowners since the start of the COVID-19 pandemic. Final reports on all IHDA housing stability programs can be found on IHDA's website ([www.IHDA.org](http://www.IHDA.org)).

IHDA's emergency rental and mortgage assistance programs were supported by multifaceted marketing and engagement campaigns that targeted households. This included a paid media strategy designed to drive applications in neighborhoods hit hardest by the economic impact of the pandemic, public service announcements, and direct mail marketing campaigns. Notably, this effort included partnerships with a network of trusted community-based organizations that serve underrepresented communities across Illinois.

**“When my Illinois Homeowner Assistance Fund application was approved, it was incredible... IHDA was here for me.”**



## IHDA Success Story —



**John  
Devalke**  
Tinley  
Park

*Like thousands of others, homeowner John Devalke found himself struggling to make his housing payments during COVID-19. Though he was still employed, his monthly income had taken a significant hit as shutdowns and stay-at-home orders created uncertainty in the construction industry. “I had been in construction for so many years, and when COVID hit, construction stopped and there was no income coming into my house. Feeding my kids and family was my number one priority and we were going to have to move because I couldn’t pay the mortgage.” John and his family were close to foreclosure, but when they heard about the Illinois Homeowner Assistance Fund from his mortgage lender, he applied immediately. The assistance he received took care of his overdue payments to bring him current on his mortgage and ensure he had the support he needed to maintain housing stability moving forward. “When my Illinois Homeowner Assistance Fund application was approved, it was incredible... IHDA was here for me.”*

[i] Center for American Progress  
[ii] U.S. Census Household Pulse Survey – Week 41  
[iii] Attom Data Solutions

These partners provided strategic counsel on program messaging, hosted community events, offered application assistance, and provided ongoing support should households need further help to maintain housing stability after their application.

While these programs are now closed, IHDA continues to administer programs that offer financial assistance and legal support for renters in eviction court, and also funds a network of HUD-certified housing counseling agencies who provide free counseling and financial education services in communities across the state. This statewide network of local partners continues to provide critical support to families at risk of foreclosure or eviction, helping them to understand their options, apply for assistance programs, and achieve the best possible outcome for their situation.

## TERMINOLOGY

### What could emergency grant funds be used for?

IHDA emergency rent and mortgage assistance funds helped qualified households catch up on late payments on their rents or mortgages, and provided up to three months of forward payments to maintain housing stability.

### Who was eligible to receive emergency rent or mortgage assistance?

Illinois households were eligible for assistance if they had fallen behind on their rent or mortgage payments, met program income requirements, and experienced a financial hardship such as lost income or increased expenses due to the COVID-19 pandemic.

Program Highlights —

# Affordable Homeownership

**15,218**

Homebuyers  
Served



**36**

Average  
Age



**\$66,715**

Average  
Income



**87%**

First-Time  
Homebuyers



**43%**

Racial & Ethnic  
Minority  
Participation



Program Highlights —

# Multifamily Financing

**\$1,395,310,904**

IHDA  
Financing



**100**

Developments  
Funded

**\$765,087,688**

Leveraged  
Dollars



**\$1,091,258,858**

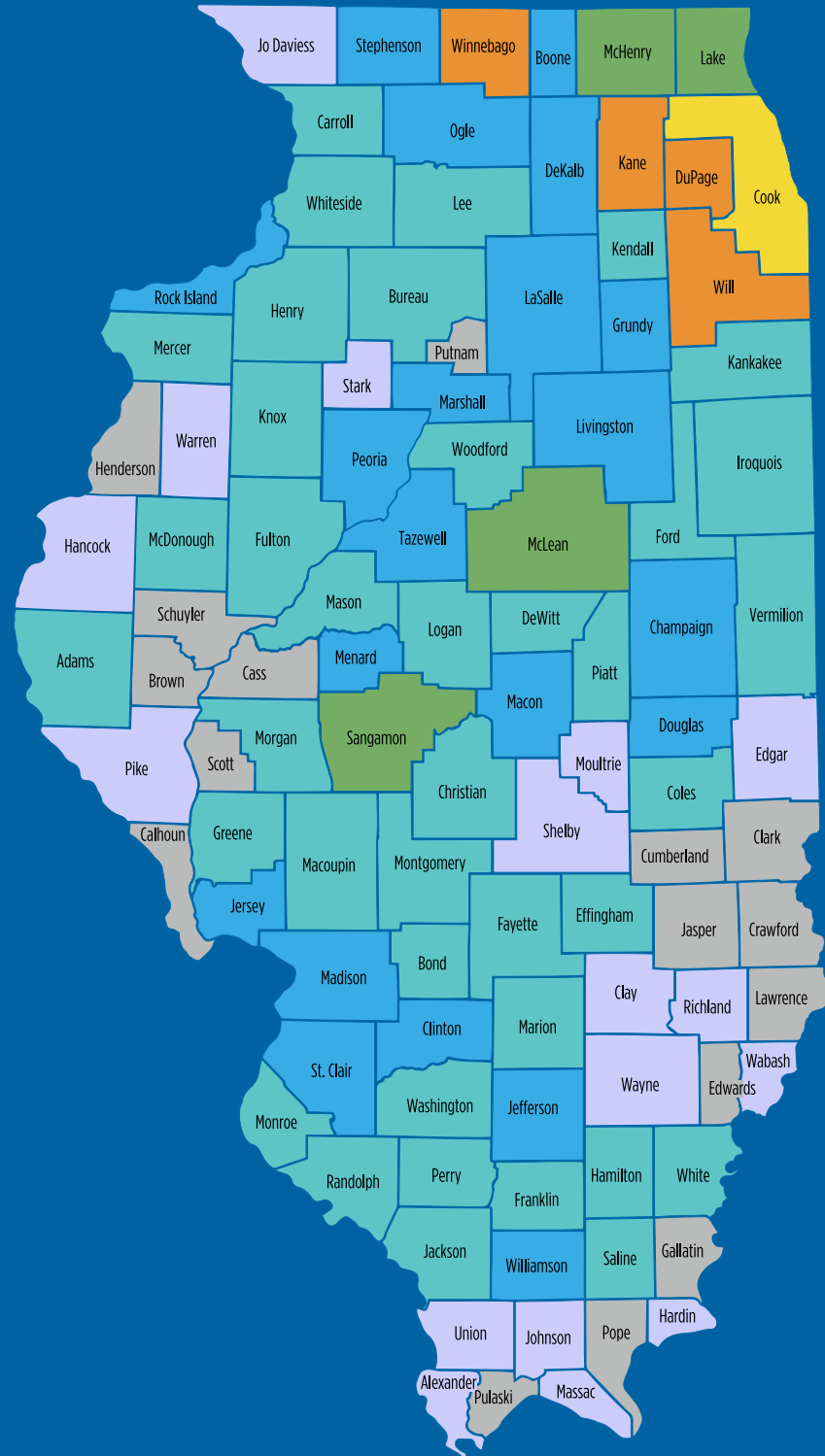
Tax Credit  
Equity

**8,707**

Units Created  
or Preserved

Program Highlights —

# IHDA Productivity



# 2022 Multifamily Production (Dollars)

Date Closed	Development Name	City	County	Population Served	LIHTC Equity	IL Affordable Housing Tax Credit Equity	IL Housing Trust Fund	National Housing Trust Fund	Financial Adjustment Factor	Tax Exempt Bonds	Taxable Bonds	Home	IHDA First Mortgage	Capital Bill HJIP	COVID-19 Affordable Housing Grant Program	IHDA Funding	Leveraged Dollars	TOTAL DEVELOPMENT COST
1/14/2022	Kirwan Apartments	Waukegan	Lake	Non-Elderly								\$7,212,015				\$7,212,015	\$938,189	\$8,150,204
1/19/2022	Pontiac Towers	Pontiac	Livingston	Elderly	\$8,961,786					\$6,800,000						\$15,761,786	\$7,491,152	\$23,252,938
2/16/2022	Unlocking Doors 2021	Carpentersville	Kane	Non-Elderly		\$288,375										\$288,375	\$633,793	\$922,168
2/17/2022	Southern Hills Orlando	Decatur	Macon	Non-Elderly	\$14,464,000					\$21,300,000						\$35,764,000	\$4,880,062	\$40,644,062
3/4/2022	Pine Woods Apartments	Springfield	Sangamon	Non-Elderly	\$11,042,491					\$6,379,836						\$17,422,327	\$11,915,494	\$29,337,821
3/16/2022	Access Health & Housing	Maywood	Cook	Non-Elderly			\$4,221,528	\$2,450,000								\$6,671,528	\$2,733,120	\$9,404,648
3/18/2022	Impact Floral	Skokie	Cook	Non-Elderly		\$25,000	\$3,397,811					\$3,407,042				\$6,829,853	\$1,215,000	\$8,044,853
3/31/2022	Terrace Apartments	Rockford	Winnebago	Elderly	\$6,107,658					\$10,991,389						\$17,099,047	\$3,207,148	\$20,306,195
3/31/2022	South Suburban Senior Apartments	Harvey	Cook	Elderly	\$15,710,270				\$1,500,000	\$14,100,000						\$31,310,270	\$8,350,172	\$39,660,442
4/25/2022	Lincoln Lofts Phase II	Bloomington	McLean	Non-Elderly	\$10,536,927							\$2,650,000			\$2,892,697	\$16,079,624	\$384,398	\$16,464,022
5/11/2022	Longwood Garden Apartments	Rockford	Winnebago	Elderly	\$10,737,281										\$3,515,000	\$14,252,281	\$2,016,585	\$16,268,866
5/12/2022	Walnut Place	Highland Park	Lake	Non-Elderly	\$7,583,000				\$918,000	\$10,815,000						\$19,316,000	\$933,599	\$20,249,599
5/18/2022	Ike Sims Village	Chicago	Cook	Non-Elderly	\$16,286,790					\$24,120,000						\$40,406,790	\$4,313,389	\$44,720,179
5/24/2022	835 Wilson	Chicago	Cook	Elderly	\$15,715,428						\$3,150,000				\$5,500,000	\$24,365,428	\$16,990,319	\$41,355,747
5/26/2022	Bellwood Senior Apartments	Bellwood	Cook	Elderly	\$10,077,169	\$357,125									\$2,974,677	\$13,408,971	\$15,681,027	\$29,089,998
6/9/2022	Millbrook Townhomes	Cherry Valley	Winnebago	Non-Elderly	\$13,622,017										\$2,643,450	\$16,265,467	\$2,412,112	\$18,677,579
6/10/2022	Fox Valley Apartments	Aurora	Kane	Non-Elderly	\$13,798,000	\$677,600									\$1,774,725	\$16,250,325	\$13,364,699	\$29,615,024
6/16/2022	Carrie Lane Supportive Housing	Decatur	Macon	Non-Elderly			\$2,798,116					\$2,255,368				\$5,053,484	\$530,000	\$5,583,484
6/24/2022	"Union Apartments FKA Wheeling Workforce Housing"	Wheeling	Cook	Non-Elderly	\$14,098,590		\$650,000								\$4,126,448	\$18,875,038	\$6,509,810	\$25,384,848
6/30/2022	Burnham Manor Apartments	Elgin	Macon	Elderly	\$9,897,601					\$12,725,000		\$1,865,962				\$24,488,563	\$2,237,349	\$26,725,912
7/7/2022	Crescent Place (FKA 310 Arlington Heights)	Arlington Heights	Cook	Non-Elderly	\$12,104,600									\$4,000,184	\$16,104,784	\$2,009,523	\$18,114,307	
7/15/2022	Rolling Acres Apartments	Marion	Williamson	Non-Elderly	\$10,762,547							\$742,000		\$3,827,227	\$15,331,774	\$377,346	\$15,709,120	
7/19/2022	Homan Square PSH	Chicago	Cook	Non-Elderly			\$4,422,942	\$3,500,000							\$7,922,942	\$3,082,374	\$11,005,316	
7/19/2022	I-Hope	East Moline	Rock Island	Non-Elderly											\$0	\$18,893,300	\$18,893,300	
7/19/2022	South Lawndale (FKA The Lawndale 154)	Chicago	Cook	Non-Elderly	\$11,524,608					\$15,200,000	\$1,544,000				\$28,268,608	\$2,321,018	\$30,589,626	
7/20/2022	Jackson Manor Apartments (The Lawndale 72)	Chicago	Cook	Non-Elderly	\$6,866,181					\$11,280,000					\$18,146,181	\$916,411	\$19,062,592	
7/26/2022	Englewood Family Housing	Chicago	Cook	Non-Elderly		\$98,780	\$747,768	\$3,231,007							\$4,077,555	\$2,888,446	\$6,966,001	
7/26/2022	Hanover Landing	Elgin	Cook	Non-Elderly	\$10,288,405								\$3,470,049		\$13,758,454	\$1,650,109	\$15,408,563	
7/28/2022	Arthur Homes	Arthur	Douglas	Non-Elderly	\$6,417,184										\$2,434,916	\$8,852,100	\$1,252,492	\$10,104,592
7/29/2022	Diamond Senior Apartments of Peru	Peru	LaSalle	Elderly	\$10,547,991		\$150,000								\$4,791,110	\$15,489,101	\$846,497	\$16,335,598
8/3/2022	Ebenezer-Primm Towers	Evanston	Cook	Elderly	\$7,648,188					\$11,350,000					\$18,998,188	\$4,061,390	\$23,059,578	
8/19/2022	Oasis senior Living	Chicago	Cook	Elderly	\$34,926,986					\$18,400,000					\$53,326,986	\$39,593,805	\$92,920,791	
8/24/2022	Rebuilding Communities Phase II	Waukegan	Lake	Non-Elderly		\$293,167									\$293,167	\$786,690	\$1,079,857	
8/31/2022	Williams Street Townhomes	Dwight	Livingston	Non-Elderly	\$6,656,176							\$2,691,045			\$9,347,221	\$370,697	\$9,717,918	
9/15/2022	Brummel House	Evanston	Cook	Non-Elderly		\$97,610									\$97,610	\$345,000	\$442,610	
9/16/2022	Berry Manor	Chicago	Cook	Non-Elderly	\$2,826,099		\$1,700,000			\$6,597,000					\$11,123,099	\$5,848,336	\$16,971,435	
9/19/2022	Hopeful Communities	Urbana	Champaign	Non-Elderly		\$469,959									\$469,959	\$1,178,936	\$1,648,895	
9/20/2022	Park Street Apartments	Springfield	Sangamon	Non-Elderly			\$500,000	\$4,695,659							\$5,195,659	\$800,000	\$5,995,659	
9/27/2022	507 Cambridge Circle	Deerfield	Lake	Non-Elderly		\$305,000									\$305,000	\$34,125	\$339,125	
9/29/2022	Oakwood Shores 3-1	Chicago	Cook	Non-Elderly	\$11,238,521									\$4,125,734	\$15,364,255	\$11,999,581	\$27,363,836	
10/5/2022	Spring Valley Village	Moline	Rock Island	Non-Elderly			\$2,661,607					\$2,237,282			\$4,898,889	\$1,483,065	\$6,381,954	
10/16/2022	Prairie View at Heyworth	Prairie View at Heyworth	McLean	Non-Elderly	\$6,407,000		\$430,000							\$2,560,000	\$9,397,000	\$1,080,472	\$10,477,472	
10/12/2022	Hill Arboretum	Evanston	Cook	Non-Elderly			\$957,958					\$5,792,042	\$2,400,000		\$9,150,000	\$29,909	\$9,179,909	
10/24/2022	Conservatory Apartments	Chicago	Cook	Non-Elderly			\$4,221,269	\$3,520,000							\$7,741,269	\$2,716,519	\$10,457,788	
10/25/2022	Drexel and Lake Park	Chicago	Cook	Non-Elderly	\$22,447,239					\$32,226,890					\$54,674,129	\$5,764,245	\$60,438,374	
11/3/2022	Stevenson Crossing	Joliet	Will	Elderly	\$14,800,595	\$1,320,000									\$16,120,595	\$13,455,398	\$29,575,993	
11/15/2022	Anchor Senior Living	Bensenville	DuPage	Elderly	\$28,407,750					\$23,800,000					\$52,207,750	\$20,180,965	\$72,388,715	
11/16/2022	The Villas at Prairie Vista	Bloomington	McLean	Non-Elderly	\$10,324,456		\$680,800							\$4,104,900	\$15,110,156	\$2,017,196	\$17,127,352	
11/22/2022	Concordia Place Apartments	Chicago	Cook	Non-Elderly	\$38,140,624					\$46,917,713					\$85,058,337	\$11,945,150	\$97,003,487	
11/30/2022	Mundelein Senior	Mundelein	Lake	Elderly	\$10,708,929									\$3,590,000	\$14,298,929	\$4,358,742	\$18,657,671	
12/7/2022	Lakeside Villas	Carlyle	Clinton	Elderly	\$7,918,917		\$3,560,000								\$11,478,917	\$1,259,682	\$12,738,599	
12/16/2022	YWCA Justice Project	Quincy	Adams	Non-Elderly										\$475,000	\$475,000	\$0	\$475,000	
12/22/2022	"1201 N. California Avenue Family Apartments -4%"	Chicago	Cook	Non-Elderly	\$8,737,660					\$11,000,023					\$2,565,851	\$22,303,534	-\$771,645	\$21,531,889
12/22/2022	Southwest Reentry: TH for Justice Involved	Oak Lawn	Cook	Non-Elderly										\$475,000	\$475,000	\$0	\$475,000	
12/23/2022	Greenleaf	Bolingbrook	Will	Elderly	\$43,108,686					\$59,598,000					\$102,706,686	\$15,535,324	\$118,242,010	
12/23/2022	Commonwealth	Chicago	Cook	Elderly	\$26,573,920					\$40,000,000					\$66,573,920	\$7,141,613	\$73,715,533	
<b>GRAND TOTAL</b>					<b>\$528,022,270</b>	<b>\$3,932,616</b>	<b>\$31,099,799</b>	<b>\$17,396,666</b>	<b>\$2,418,000</b>	<b>\$383,600,851</b>	<b>\$4,694,000</b>	<b>\$28,852,756</b>	<b>\$2,400,000</b>	<b>\$950,000</b>	<b>\$58,896,968</b>	<b>\$1,062,263,926</b>	<b>\$292,192,128</b>	<b>\$1,354,456,054</b>

## 2022 Multifamily Production (Units)

Date Closed	Development Name	City	County	Population Served	PSH Units	Senior Units	New Units	Preserved Units	Total Units Assisted (Less Market Rate Units)
1/14/2022	Kirwan Apartments	Waukegan	Lake	Non-Elderly	24		24		24
1/19/2022	Pontiac Towers	Pontiac	Livingston	Elderly		111		111	111
2/16/2022	Unlocking Doors 2021	Carpentersville	Kane	Non-Elderly			4		4
2/17/2022	Southern Hills Orlando	Decatur	Macon	Non-Elderly	11			212	212
3/4/2022	Pine Woods Apartments	Springfield	Sangamon	Non-Elderly	17			168	168
3/16/2022	Access Health & Housing	Maywood	Cook	Non-Elderly	20		20		20
3/18/2022	Impact Floral	Skokie	Cook	Non-Elderly	16		16		16
3/31/2022	Terrace Apartments	Rockford	Winnebago	Elderly		128		128	128
3/31/2022	South Suburban Senior Apartments	Harvey	Cook	Elderly		120		120	120
4/25/2022	Lincoln Lofts Phase II	Bloomington	McLean	Non-Elderly	17		54		54
5/11/2022	Longwood Garden Apartments	Rockford	Winnebago	Elderly		64		64	64
5/12/2022	Walnut Place	Highland Park	Lake	Non-Elderly	2			68	68
5/18/2022	Ike Sims Village	Chicago	Cook	Non-Elderly	4			199	199
5/24/2022	835 Wilson	Chicago	Cook	Elderly		73	73		73
5/26/2022	Bellwood Senior Apartments	Bellwood	Cook	Elderly		80	80		80
6/9/2022	Millbrook Townhomes	Cherry Valley	Winnebago	Non-Elderly	10		60		60
6/10/2022	Fox Valley Apartments	Aurora	Kane	Non-Elderly	8		47		47
6/16/2022	Carrie Lane Supportive Housing	Decatur	Macon	Non-Elderly	20		20		20
6/24/2022	Union Apartments FKA Wheeling Workforce Housing	Wheeling	Cook	Non-Elderly	8		53		53
6/30/2022	Burnham Manor Apartments	Elgin	Macon	Elderly		100		100	100
7/7/2022	Crescent Place (fka 310 Arlington Heights)	Arlington Heights	Cook	Non-Elderly	8		39		39
7/15/2022	Rolling Acres Apartments	Marion	Williamson	Non-Elderly	11		56		56
7/19/2022	Homan Square PSH	Chicago	Cook	Non-Elderly	16		21		21
7/19/2022	I-Hope	East Moline	Rock Island	Non-Elderly				182	182
7/19/2022	South Lawndale (fka The Lawndale 154)	Chicago	Cook	Non-Elderly	9			154	154
7/20/2022	Jackson Manor Apartments (The Lawndale 72)	Chicago	Cook	Non-Elderly	4			72	72
7/26/2022	Englewood Family Housing	Chicago	Cook	Non-Elderly	13			13	13
7/26/2022	Hanover Landing	Elgin	Cook	Non-Elderly	39		40		40
7/28/2022	Arthur Homes	Arthur	Douglas	Non-Elderly	8		32		32
7/29/2022	Diamond Senior Apartments of Peru	Peru	LaSalle	Elderly		56	56		56
8/3/2022	Ebenezer-Primm Towers	Evanston	Cook	Elderly		107		107	107
8/19/2022	Oasis senior Living	Chicago	Cook	Elderly		218		218	218
8/24/2022	Rebuilding Communities Phase II	Waukegan	Lake	Non-Elderly			5		5
8/31/2022	Williams Street Townhomes	Dwight	Livingston	Non-Elderly	5		32		32
9/15/2022	Brummel House	Evanston	Cook	Non-Elderly				1	1
9/16/2022	Berry Manor	Chicago	Cook	Elderly		57		57	57
9/19/2022	Hopeful Communities	Urbana	Champaign	Non-Elderly			7		7
9/20/2022	Park Street Apartments	Springfield	Sangamon	Non-Elderly	22		22		22
9/27/2022	507 Cambridge Circle	Springfield	Lake	Non-Elderly				1	1
9/29/2022	Oakwood Shores 3-1	Chicago	Cook	Non-Elderly	8		34		34
10/5/2022	Spring Valley Village	Moline	Rock Island	Non-Elderly	9		18		18
10/6/2022	Prairie View at Heyworth	Heyworth	McLean	Non-Elderly	5		30		30
10/12/2022	Hill Arboretum	Evanston	Cook	Non-Elderly	33			33	33
10/24/2022	Conservatory Apartments	Chicago	Cook	Non-Elderly	43		43		43
10/25/2022	Drexel and Lake Park	Chicago	Cook	Non-Elderly	8			156	156
11/3/2022	Stevenson Crossing	Joliet	Will	Elderly		112		112	112
11/15/2022	Anchor Senior Living	Bensenville	DuPage	Elderly		228		228	228
11/16/2022	The Villas at Prairie Vista	Bloomington	McLean	Non-Elderly	8		48		48
11/22/2022	Concordia Place Apartments	Chicago	Cook	Non-Elderly	15			297	297
11/30/2022	Mundelein Senior	Mundelein	Lake	Elderly		45	45		45
12/7/2022	Lakeside Villas	Carlyle	Clinton	Elderly		48	48		48
12/16/2022	YWCA Justice Project	Quincy	Adams	Non-Elderly				2	2
12/22/2022	1201 N. California Avenue Family Apartments - 4%	Chicago	Cook	Non-Elderly	5		31		31
12/22/2022	Southwest Reentry: TH for Justice Involved	Oak Lawn	Cook	Non-Elderly				4	4
12/23/2022	Greenleaf	Bolingbrook	Will	Elderly	16	16		321	321
12/23/2022	Commonwealth	Chicago	Cook	Elderly	8	8		145	145
<b>GRAND TOTAL</b>					<b>450</b>	<b>1,571</b>	<b>1,058</b>	<b>3,273</b>	<b>4,331</b>

# 2023 Multifamily Production (Dollars)

Date Closed	Development Name	City	County	Population Served	LIHTC Equity	IL Affordable Housing Tax Credit Equity	IL Housing Trust Fund	National Housing Trust Fund	Tax Exempt Bonds	Taxable Bonds	Home	IHDA First Mortgage	Capital Bill HJIP	IHDA Financial Adjustment Factor	COVID-19 Affordable Housing Grant Program	IHDA Funding	Leveraged Dollars	TOTAL DEVELOPMENT COST
1/12/2023	Fox River I and II Senior Living Community	Elgin	Kane	Elderly			\$2,950,000									\$2,950,000	\$5,253,193	\$8,203,193
1/26/2023	The New Broadway	East St. Louis	St. Clair	Elderly	\$12,037,564										\$8,521,015	\$20,558,579	\$23,925,780	\$44,484,359
1/31/2023	Ogden Commons AI Residential	Chicago	Cook	Non-Elderly	\$14,940,528	\$461,863			\$12,000,000						\$3,503,693	\$30,906,084	\$4,243,435	\$35,149,519
2/1/2023	Lukins Landing	Petersburg	Menard	Non-Elderly	\$9,078,123	\$943,500										\$10,021,623	\$2,707,427	\$12,729,050
2/9/2023	Autumn Ridge	Carol Stream	DuPage	Non-Elderly	\$18,061,614	\$4,550,000	\$3,550,000		\$15,500,000							\$41,661,614	\$14,587,696	\$56,249,310
2/28/2023	"Otto Veterans Square (fka Chicago Heights Veteran Housing)"	Chicago Heights	Cook	Non-Elderly	\$14,137,500		\$2,882,638				\$2,853,516					\$19,873,654	\$9,787,273	\$29,660,927
2/28/2023	Madison Apartments III	Peoria	Peoria	Non-Elderly			\$3,498,277	\$2,461,104								\$5,959,381	-\$1,247,451	\$4,711,930
3/7/2023	Sala Flats	Rock Island	Rock Island	Non-Elderly			\$2,500,000									\$2,500,000	\$2,172,534	\$4,672,534
3/23/2023	Sarah's on Lakeside	Chicago	Cook	Non-Elderly			\$3,853,604				\$2,146,396					\$6,000,000	\$7,298,033	\$13,298,033
3/27/2023	Housing Forward	Broadview	Cook	Non-Elderly			\$4,881,463	\$2,859,922								\$7,741,385	\$2,361,120	\$10,102,505
3/31/2023	Pearl Place Senior Residences	Belvidere	Boone	Elderly	\$2,756,416		\$3,611,658				\$1,182,919					\$7,550,993	\$3,621,377	\$11,172,370
4/28/2023	Poplar Place Townhomes	Springfield	Sangamon	Non-Elderly	\$13,829,792	\$4,052,625			\$22,264,000						\$8,250,000	\$48,396,417	-\$3,589,334	\$44,807,083
5/8/2023	Spring Lake Affordable Senior Residences	Lansing	Cook	Elderly	\$8,376,039		\$3,224,337									\$11,600,376	\$4,521,309	\$16,121,685
5/30/2023	Fourteen Forty Nine Senior Estates	Aurora	Kane	Elderly	\$13,798,620	\$687,999									\$1,900,000	\$16,386,619	\$9,016,969	\$25,403,588
6/1/2023	Beech St. Senior Lofts	Island Lake	Lake	Elderly	\$14,023,598										\$4,428,000	\$18,451,598	\$4,612,541	\$23,064,139
6/7/2023	South Shore Apts (fka The Parkways)	Chicago	Cook	Non-Elderly	\$59,263,942				\$52,500,000							\$111,763,942	\$22,667,751	\$134,431,693
6/8/2023	Nehemiah Homes RMJ	Springfield	Sangamon	Non-Elderly	\$9,062,726										\$1,741,858	\$10,804,584	\$3,348,238	\$14,152,822
6/28/2023	Prospect Senior Lofts	Mount Prospect	Cook	Elderly	\$13,401,160										\$4,287,221	\$17,688,381	\$2,514,166	\$20,202,547
7/12/2023	West Harbor Residences	Kankakee	Kankakee	Non-Elderly	\$8,584,497						\$1,200,000					\$9,784,497	\$3,202,983	\$12,987,480
7/13/2023	Wildwood Trace	Elgin	Kane	Non-Elderly	\$12,710,961										\$1,037,443	\$13,748,404	\$95,128,281	\$108,876,685
7/27/2023	Wildwood Commons	Elgin	Kane	Non-Elderly			\$1,933,000	\$6,237,000								\$8,170,000	\$1,489,900	\$9,659,900
7/28/2023	Harvey Lofts	Harvey	Cook	Non-Elderly	\$12,382,096										\$5,939,524	\$18,321,620	\$2,846,057	\$21,167,677
8/31/2023	Permanent Unbiased Supportive Housing (PUSH Paxton)	Chicago	Cook	Non-Elderly									\$475,000			\$475,000	\$0	\$475,000
9/6/2023	Buena Vista Townhomes	Elgin	Kane	Non-Elderly	\$10,450,708				\$12,750,000							\$23,200,708	\$12,072,062	\$35,272,770
9/7/2023	Greenwood City Senior Living	Chicago	Cook	Elderly	\$35,946,053				\$14,500,000							\$50,446,053	\$43,805,947	\$94,252,000
9/21/2023	Kankakee Veterans Housing	Kankakee	Kankakee	Non-Elderly			\$1,714,181	\$2,065,700								\$3,779,881	\$0	\$3,779,881
9/29/2023	Green Haven FKA Quentin Apartments	Palatine	Cook	Non-Elderly	\$13,948,605										\$8,300,000	\$22,248,605	\$8,071,829	\$30,320,434
10/5/2023	Willis Senior Lofts	Rochelle	Ogle	Elderly	\$13,348,665		\$1,250,000								\$6,582,209	\$21,180,874	\$15,648	\$21,196,522
11/9/2023	Round Barn Manor	Champaign	Champaign	Elderly	\$12,619,980		\$900,000					\$20,900,000				\$34,419,980	\$3,907,397	\$38,327,377
11/15/2023	South Park Plaza	Chicago	Cook	Non-Elderly	\$16,808,076		\$2,700,000		\$12,750,000							\$32,258,076	\$13,724,271	\$45,982,347
11/16/2023	Huntington Towers	Mount Prospect	Cook	Elderly	\$24,218,876						\$5,234,629					\$24,218,876	\$54,576,186	\$78,795,062
12/11/2023	Johnsburg Workforce Housing	Johnsburg	McHenry	Non-Elderly	\$13,648,635											\$18,883,264	\$4,078,426	\$22,961,690
12/13/2023	Winstanley Park	East St Louis	St. Clair	Non-Elderly	\$8,699,447										\$3,789,497	\$12,488,944	\$728,467	\$13,217,411
12/14/2023	Diamond Apartments of Jerseyville	Jerseyville	Jersey	Non-Elderly	\$12,897,673		\$1,175,000									\$14,072,673	\$378,026	\$14,450,699
12/14/2023	400 Lake Shore Drive	Chicago	Cook	Non-Elderly	\$38,690,000				\$300,000,000	\$201,310,000						\$540,000,000	\$5,791,250	\$545,791,250
12/18/2023	The Grove Apartments	Rochelle	Ogle	Non-Elderly	\$6,381,961										\$2,772,536	\$9,154,497	\$1,470,654	\$10,625,151
12/20/2023	Island Terrace 9pct	Chicago	Cook	Non-Elderly	\$11,561,729											\$11,561,729	\$9,215,479	\$20,777,208
12/20/2023	Island Terrace - 4pct	Chicago	Cook	Non-Elderly	\$29,533,372				\$16,566,604						\$11,175,000	\$57,274,976	\$27,156,186	\$84,431,162
12/20/2023	Rome Meadows	Dix	Jefferson	Elderly	\$7,487,967											\$7,487,967	\$16,143,403	\$23,631,370
12/21/2023	South Shore HHDC LIHTC LLC (South Shore RYS)	Chicago	Cook	Non-Elderly	\$17,288,297				\$18,345,553							\$35,633,850	\$14,980,508	\$50,614,358
12/21/2023	6900 Crandon (South Shore Crandon)	Chicago	Cook	Elderly	\$17,967,129	\$3,819,700			\$17,737,367							\$39,524,196	\$13,451,216	\$52,975,412
12/21/2023	Villa Guadalupe	Chicago	Cook	Elderly										\$2,410,000		\$2,410,000	\$500,000	\$2,910,000
12/22/2023	Madison Park Place	Springfield	Sangamon	Non-Elderly	\$16,845,936				\$5,425,000							\$22,270,936	\$22,359,327	\$44,630,263
12/28/2023	"WindSpring Transitional Inc./ North Grand Quadrangle & Square One Project"	Springfield	Sangamon	Non-Elderly									\$475,000			\$475,000	\$0	\$475,000
<b>GRAND TOTAL</b>					<b>\$544,788,285</b>	<b>\$14,515,687</b>	<b>\$40,624,158</b>	<b>\$13,623,726</b>	<b>\$500,338,524</b>	<b>\$201,310,000</b>	<b>\$12,617,460</b>	<b>\$20,900,000</b>	<b>\$950,000</b>	<b>\$2,410,000</b>	<b>\$72,227,996</b>	<b>\$1,424,305,836</b>	<b>\$472,895,560</b>	<b>\$1,897,201,396</b>



# 2023 Multifamily Production (Units)

Date Closed	Development Name	City	County	Population Served	PSH Units	Senior Units	New Units	Preserved Units	Total Units Assisted (Less Market Rate Units)
1/12/2023	Fox River I and II Senior Living Community	Elgin	Kane	Elderly		82		82	82
1/26/2023	The New Broadview	East St. Louis	St.Clair	Elderly	11	110		110	110
1/31/2023	Ogden Commons A1 Residential	Chicago	Cook	Non-Elderly	10		92		92
2/1/2023	Lukins Landing	Petersburg	Menard	Non-Elderly	12			74	74
2/9/2023	Autumn Ridge	Carol Stream	DuPage	Non-Elderly	11			210	210
2/28/2023	Otto Veterans Square (FKA Chicago Heights Veteran Housing)	Chicago Heights	Cook	Non-Elderly	13		82		82
2/28/2023	Madison Apartments III	Peoria	Peoria	Non-Elderly	12		16		16
3/7/2023	Sala Flats	Rock Island	Rock Island	Non-Elderly				33	33
3/23/2023	Sarah's on Lakeside	Chicago	Cook	Non-Elderly	6		28		28
3/27/2023	Housing Forward	Broadview	Cook	Non-Elderly	4		16		16
3/31/2023	Pearl Place Senior Residences	Belvidere	Boone	Elderly		56		56	56
4/28/2023	Poplar Place Townhomes	Springfield	Sangamon	Non-Elderly	2			100	100
5/8/2023	Spring Lake Affordable Senior Residences	Lansing	Cook	Elderly		37		37	37
5/30/2023	Fourteen Forty Nine Senior Estates	Aurora	Kane	Elderly		70	70		70
6/1/2023	Beech St. Senior Lofts	Island Lake	Lake	Elderly	8	52	52		52
6/7/2023	South Shore Apts (fka The Parkways)	Chicago	Cook	Non-Elderly	23			446	446
6/8/2023	Nehemiah Homes RMJ	Springfield	Sangamon	Non-Elderly	8		40		40
6/28/2023	Prospect Senior Lofts	Mount Prospect	Cook	Elderly	9	53	53		53
7/12/2023	West Harbor Residences	Kankakee	Kankakee	Non-Elderly	7		36		36
7/13/2023	Wildwood Trace	Elgin	Kane	Non-Elderly	10		50		50
7/27/2023	Wildwood Commons	Elgin	Kane	Non-Elderly	8		24		24
7/28/2023	Harvey Lofts	Harvey	Cook	Non-Elderly	8		51		51
8/31/2023	Permanent Unbiased Supportive Housing (PUSH Paxton)	Chicago	Cook	Non-Elderly				21	21
9/6/2023	Buena Vista Townhomes	Elgin	Kane	Non-Elderly	6			120	120
9/7/2023	Greenwood City Senior Living	Chicago	Cook	Elderly	11	217		217	217
9/21/2023	Kankakee Veterans Housing	Kankakee	Kankakee	Non-Elderly	14			14	14
9/29/2023	Green Haven FKA Quentin Apartments	Palatine	Cook	Non-Elderly	9		58		58
10/5/2023	Willis Senior Lofts	Rochelle	Ogle	Elderly	3	60	60		60
11/9/2023	Round Barn Manor	Champaign	Champaign	Elderly	8	156		156	156
11/15/2023	South Park Plaza	Chicago	Cook	Non-Elderly	7			134	134
11/16/2023	Huntington Towers	Mount Prospect	Cook	Elderly	11	214		214	214
12/11/2023	Johnsburg Workforce Housing	Johnsburg	McHenry	Non-Elderly	7		49		49
12/13/2023	Winstanley Park	East St Louis	St. Clair	Non-Elderly	6			38	38
12/14/2023	Diamond Apartments of Jerseyville	Jerseyville	Jersey	Non-Elderly	8		50		50
12/14/2023	400 Lake Shore Drive	Chicago	Cook	Non-Elderly	7		635		635
12/18/2023	The Grove Apartments	Rochelle	Ogle	Non-Elderly	5		30		30
12/20/2023	Island Terrace 9pct	Chicago	Cook	Non-Elderly	9			60	60
12/20/2023	Island Terrace - 4pct	Chicago	Cook	Non-Elderly	28			180	180
12/20/2023	Rome Meadows	Dix	Jefferson	Elderly		95		95	95
12/21/2023	South Shore HHDC LIHTC LLC (South Shore RYS)	Chicago	Cook	Non-Elderly	7			126	126
12/21/2023	6900 Crandon (South Shore Crandon)	Chicago	Cook	Elderly	7	151		151	151
12/21/2023	Villa Guadalupe	Chicago	Cook	Elderly		53		53	53
12/22/2023	Madison Park Place	Springfield	Sangamon	Non-Elderly	8			150	150
12/28/2023	"WindSpring Transitional Inc./ North Grand Quadrangle & Square One Project"	Springfield	Sangamon	Non-Elderly				7	7
<b>GRAND TOTAL</b>					<b>323</b>	<b>1,406</b>	<b>1,492</b>	<b>2,884</b>	<b>4,376</b>

# 2022 Homeownership Activity

HOMEOWNERSHIP LOANS				DOWN PAYMENT & CLOSING COST ASSISTANCE
COUNTY	# OF HOMES	LOAN AMOUNT	PURCHASE PRICE	IHDA DOLLARS
Adams	15	\$1,789,330	\$1,810,721	\$84,196
Alexander	0	\$0	\$0	\$0
Bond	4	\$516,336	\$517,743	\$26,000
Boone	55	\$7,852,222	\$7,905,089	\$366,513
Brown	0	\$0	\$0	\$0
Bureau	6	\$624,248	\$628,496	\$42,400
Calhoun	0	\$0	\$0	\$0
Carroll	4	\$403,702	\$406,383	\$26,057
Cass	1	\$47,441	\$47,087	\$6,000
Champaign	45	\$6,029,897	\$6,066,847	\$271,158
Christian	10	\$842,051	\$849,201	\$49,876
Clark	0	\$0	\$0	\$0
Clay	1	\$82,450	\$82,450	\$6,000
Clinton	7	\$903,057	\$907,265	\$42,000
Coles	6	\$547,149	\$551,819	\$31,144
Cook	1,584	\$316,245,402	\$318,887,605	\$11,153,122
Crawford	0	\$0	\$0	\$0
Cumberland	0	\$0	\$0	\$0
De Witt	13	\$1,227,701	\$1,237,980	\$69,390
DeKalb	59	\$9,780,646	\$9,831,206	\$398,313
Douglas	6	\$718,583	\$722,594	\$32,637
DuPage	146	\$29,312,094	\$29,419,580	\$1,012,969
Edgar	1	\$110,975	\$112,347	\$6,000
Edwards	0	\$0	\$0	\$0
Effingham	8	\$1,230,073	\$1,238,544	\$47,900
Fayette	6	\$649,212	\$653,289	\$39,120
Ford	8	\$767,540	\$770,060	\$46,537
Franklin	18	\$1,808,598	\$1,817,750	\$86,621
Fulton	18	\$1,570,030	\$1,585,173	\$82,084
Gallatin	0	\$0	\$0	\$0
Greene	3	\$287,570	\$292,312	\$18,000
Grundy	20	\$3,521,293	\$3,559,637	\$135,717
Hamilton	9	\$725,463	\$731,491	\$38,720
Hancock	5	\$422,453	\$423,362	\$20,940
Hardin	0	\$0	\$0	\$0
Henderson	1	\$115,703	\$117,727	\$6,000
Henry	21	\$2,073,278	\$2,087,015	\$110,373
Iroquois	3	\$299,975	\$299,803	\$25,833
Jackson	1	\$93,465	\$94,794	\$3,880
Jasper	1	\$47,500	\$46,264	\$6,000
Jefferson	20	\$1,972,678	\$1,986,093	\$108,037
Jersey	12	\$1,315,034	\$1,329,761	\$66,300
Jo Daviess	2	\$219,405	\$219,349	\$13,500
Johnson	2	\$144,297	\$146,153	\$9,215
Kane	188	\$39,750,723	\$40,010,847	\$1,284,800
Kankakee	55	\$7,736,985	\$7,790,445	\$400,040
Kendall	58	\$12,874,581	\$12,970,509	\$413,233
Knox	22	\$1,769,602	\$1,777,289	\$134,797
La Salle	39	\$5,022,496	\$5,069,426	\$227,823
Lake	192	\$36,456,721	\$36,745,602	\$1,301,213
Lawrence	1	\$63,050	\$62,986	\$2,600
Lee	14	\$1,610,315	\$1,617,431	\$80,680

HOMEOWNERSHIP LOANS				DOWN PAYMENT & CLOSING COST ASSISTANCE
COUNTY	# OF HOMES	LOAN AMOUNT	PURCHASE PRICE	IHDA DOLLARS
Livingston	25	\$2,679,367	\$2,689,648	\$146,205
Logan	14	\$1,513,983	\$1,525,556	\$76,520
Macon	81	\$8,036,353	\$8,113,410	\$453,431
Macoupin	19	\$2,057,333	\$2,075,208	\$126,017
Madison	193	\$21,849,431	\$22,042,524	\$1,099,348
Marion	26	\$2,350,956	\$2,366,249	\$137,592
Marshall	11	\$1,171,064	\$1,176,287	\$65,870
Mason	11	\$795,789	\$794,344	\$70,444
Massac	1	\$171,000	\$170,742	\$6,000
McDonough	5	\$407,275	\$409,820	\$22,156
McHenry	101	\$19,792,787	\$19,897,705	\$693,092
McLean	149	\$20,878,156	\$20,982,113	\$900,326
Menard	2	\$265,480	\$269,942	\$11,580
Mercer	9	\$878,956	\$880,783	\$47,177
Monroe	1	\$289,500	\$294,251	\$9,917
Montgomery	11	\$1,000,693	\$1,014,509	\$73,517
Morgan	6	\$721,086	\$726,358	\$33,495
Moultrie	6	\$601,628	\$610,212	\$29,500
Ogle	44	\$6,074,528	\$6,116,114	\$298,390
Peoria	238	\$25,187,302	\$25,369,373	\$1,338,180
Perry	5	\$445,359	\$450,470	\$26,600
Piatt	6	\$659,368	\$665,100	\$30,695
Pike	2	\$181,450	\$183,225	\$13,933
Pope	0	\$0	\$0	\$0
Pulaski	0	\$0	\$0	\$0
Putnam	0	\$0	\$0	\$0
Randolph	2	\$158,135	\$160,811	\$12,900
Richland	2	\$185,995	\$186,738	\$11,200
Rock Island	131	\$14,941,123	\$15,040,813	\$727,067
Saline	11	\$759,025	\$765,829	\$46,744
Sangamon	87	\$10,446,768	\$10,538,796	\$529,456
Schuyler	0	\$0	\$0	\$0
Scott	0	\$0	\$0	\$0
Shelby	2	\$209,500	\$210,405	\$11,700
St. Clair	164	\$20,871,605	\$21,078,859	\$989,464
Stark	3	\$198,000	\$200,068	\$18,000
Stephenson	41	\$4,197,905	\$4,215,831	\$274,831
Tazewell	239	\$25,485,791	\$25,658,437	\$1,344,607
Union	3	\$169,423	\$170,497	\$18,000
Vermilion	11	\$1,189,076	\$1,202,249	\$63,200
Wabash	2	\$151,605	\$154,139	\$12,000
Warren	5	\$593,813	\$595,940	\$34,000
Washington	4	\$549,042	\$549,207	\$20,920
Wayne	3	\$312,325	\$312,809	\$14,450
White	13	\$1,091,701	\$1,096,992	\$66,342
Whiteside	29	\$3,299,774	\$3,323,577	\$152,183
Will	234	\$45,275,890	\$45,633,535	\$1,635,822
Williamson	18	\$1,861,749	\$1,871,483	\$122,749
Winnebago	547	\$66,637,659	\$66,963,109	\$3,425,279
Woodford	26	\$3,497,882	\$3,526,750	\$150,180
<b>GRAND TOTAL</b>	<b>5,233</b>	<b>\$819,673,954</b>	<b>\$825,708,342</b>	<b>\$33,724,817</b>

# 2023 Homeownership Activity

HOMEOWNERSHIP LOANS				DOWN PAYMENT & CLOSING COST ASSISTANCE
COUNTY	# OF HOMES	LOAN AMOUNT	PURCHASE PRICE	IHDA DOLLARS
Adams	24	\$2,978,894	\$3,000,437	\$145,880
Alexander	0	\$0	\$0	\$0
Bond	6	\$751,202	\$759,269	\$33,220
Boone	73	\$12,648,534	\$12,693,544	\$516,317
Brown	1	\$129,792	\$130,951	\$5,380
Bureau	18	\$1,834,619	\$1,844,822	\$98,819
Calhoun	1	\$66,500	\$67,663	\$2,800
Carroll	3	\$520,675	\$528,239	\$22,000
Cass	1	\$137,255	\$136,434	\$5,660
Champaign	103	\$15,907,038	\$15,978,814	\$710,863
Christian	30	\$3,039,986	\$3,062,200	\$171,743
Clark	1	\$71,410	\$72,588	\$2,960
Clay	2	\$276,295	\$280,286	\$11,045
Clinton	22	\$2,977,046	\$2,996,601	\$142,160
Coles	16	\$1,646,069	\$1,654,300	\$98,640
Cook	3,514	\$779,862,313	\$784,158,168	\$24,917,644
Crawford	2	\$181,500	\$184,675	\$20,000
Cumberland	0	\$0	\$0	\$0
De Witt	21	\$2,314,065	\$2,327,625	\$141,833
DeKalb	110	\$21,738,877	\$21,831,418	\$785,113
Douglas	14	\$1,760,020	\$1,763,265	\$97,040
DuPage	401	\$95,565,104	\$95,736,197	\$2,793,445
Edgar	4	\$384,828	\$386,987	\$20,000
Edwards	0	\$0	\$0	\$0
Effingham	4	\$673,300	\$678,049	\$27,936
Fayette	8	\$1,020,975	\$1,028,055	\$48,260
Ford	11	\$1,205,784	\$1,219,043	\$72,175
Franklin	41	\$3,815,732	\$3,852,385	\$250,980
Fulton	65	\$5,704,303	\$5,691,234	\$411,412
Gallatin	2	\$203,540	\$205,595	\$8,600
Greene	9	\$804,765	\$811,046	\$45,120
Grundy	61	\$13,301,942	\$13,376,140	\$452,492
Hamilton	11	\$1,131,073	\$1,132,800	\$57,780
Hancock	5	\$496,648	\$500,619	\$30,280
Hardin	2	\$249,600	\$250,442	\$12,000
Henderson	2	\$112,600	\$114,190	\$7,800
Henry	28	\$3,141,107	\$3,156,167	\$172,673
Iroquois	18	\$2,035,473	\$2,041,358	\$132,138
Jackson	23	\$2,479,050	\$2,502,963	\$139,750
Jasper	0	\$0	\$0	\$0
Jefferson	57	\$6,282,775	\$6,321,236	\$322,801
Jersey	21	\$2,540,730	\$2,564,882	\$117,828
Jo Daviess	3	\$306,512	\$307,901	\$26,000
Johnson	2	\$209,240	\$212,773	\$12,000
Kane	382	\$89,499,371	\$89,848,313	\$2,646,297
Kankakee	95	\$15,708,974	\$15,806,467	\$688,360
Kendall	132	\$31,284,507	\$31,448,127	\$957,393
Knox	21	\$2,076,133	\$2,082,683	\$121,751
La Salle	74	\$10,438,055	\$10,497,635	\$488,319
Lake	427	\$90,695,107	\$91,156,260	\$2,988,475
Lawrence	1	\$132,000	\$134,160	\$6,000
Lee	28	\$3,449,058	\$3,468,617	\$173,680

HOMEOWNERSHIP LOANS				DOWN PAYMENT & CLOSING COST ASSISTANCE
COUNTY	# OF HOMES	LOAN AMOUNT	PURCHASE PRICE	IHDA DOLLARS
Livingston	44	\$5,599,153	\$5,629,946	\$279,374
Logan	36	\$4,223,592	\$4,240,578	\$223,613
Macon	103	\$11,432,183	\$11,519,841	\$601,468
Macoupin	46	\$5,085,995	\$5,128,044	\$288,951
Madison	309	\$40,753,461	\$41,030,400	\$1,883,886
Marion	41	\$4,323,146	\$4,353,560	\$247,593
Marshall	21	\$2,372,856	\$2,382,376	\$125,100
Mason	14	\$1,467,565	\$1,478,288	\$87,207
Massac	2	\$231,150	\$235,194	\$12,000
McDonough	11	\$770,782	\$777,176	\$54,720
McHenry	307	\$69,920,693	\$70,145,252	\$2,127,640
McLean	250	\$40,999,808	\$41,132,467	\$1,586,250
Menard	6	\$692,142	\$698,635	\$43,600
Mercer	10	\$1,197,205	\$1,202,319	\$57,158
Monroe	11	\$2,106,019	\$2,127,850	\$74,000
Montgomery	9	\$863,859	\$875,303	\$52,496
Morgan	11	\$1,222,760	\$1,228,000	\$65,276
Moultrie	3	\$250,205	\$253,623	\$15,750
Ogle	66	\$9,133,875	\$9,177,423	\$472,937
Peoria	363	\$44,310,285	\$44,514,206	\$2,249,763
Perry	6	\$646,100	\$649,079	\$38,350
Piatt	11	\$1,735,332	\$1,747,641	\$72,864
Pike	3	\$283,376	\$285,987	\$22,000
Pope	0	\$0	\$0	\$0
Pulaski	0	\$0	\$0	\$0
Putnam	1	\$164,699	\$167,233	\$6,000
Randolph	13	\$1,531,787	\$1,544,047	\$92,421
Richland	1	\$58,753	\$59,731	\$6,000
Rock Island	165	\$20,429,926	\$20,517,276	\$978,245
Saline	16	\$1,363,575	\$1,369,692	\$83,080
Sangamon	104	\$13,768,325	\$13,840,690	\$689,581
Schuyler	1	\$139,925	\$142,373	\$6,000
Scott	0	\$0	\$0	\$0
Shelby	5	\$546,372	\$549,467	\$34,000
St. Clair	211	\$29,550,703	\$29,800,328	\$1,294,974
Stark	2	\$163,150	\$163,844	\$9,800
Stephenson	87	\$9,208,325	\$9,233,525	\$565,405
Tazewell	330	\$40,962,995	\$41,168,090	\$2,025,682
Union	4	\$466,580	\$467,971	\$19,240
Vermilion	33	\$3,199,570	\$3,211,969	\$223,463
Wabash	4	\$334,926	\$337,685	\$24,000
Warren	3	\$218,355	\$220,992	\$25,500
Washington	8	\$941,651	\$951,740	\$44,480
Wayne	5	\$459,480	\$460,864	\$27,280
White	17	\$1,874,536	\$1,881,165	\$84,460
Whiteside	33	\$3,634,763	\$3,644,177	\$203,246
Will	577	\$127,927,529	\$128,560,523	\$4,085,579
Williamson	52	\$5,849,176	\$5,871,837	\$297,554
Winnebago	690	\$93,239,030	\$93,559,982	\$4,687,795
Woodford	40	\$5,137,092	\$5,167,164	\$257,059
<b>GRAND TOTAL</b>	<b>9,985</b>	<b>\$1,844,583,141</b>	<b>\$1,853,709,176</b>	<b>\$67,613,702</b>

# 2022 Revitalization Funds

Strong Communities Program (SCP)		
County	Properties Assisted	Dollars Disbursed
Adams	9	\$176,542.24
Bureau	2	\$29,935.00
Cook	19	\$337,505.00
DeKalb	1	\$18,999.50
Fayette	6	\$57,268.42
Franklin	10	\$60,737.16
Henry	15	\$101,210.10
Jefferson	25	\$168,000.00
Kane	4	\$104,962.00
Knox	4	\$51,804.63
LaSalle	3	\$46,594.10
Macoupin	1	\$9,664.00
Madison	22	\$160,656.31
Massac	11	\$12,175.00
McDonough	17	\$104,399.22
Montgomery	13	\$92,179.87
Peoria	20	\$189,458.96
Pulaski	8	\$40,905.00
Rock Island	2	\$58,500.00
Vermilion	18	\$234,102.56
Warren	4	\$65,621.50
White	8	\$62,713.13
Whiteside	8	\$152,083.80
Winnebago	15	\$140,680.34
<b>Total</b>	<b>245</b>	<b>\$2,476,698</b>

Housing Stability Counseling Program (HSCP)		
County	Properties Assisted	Dollars Disbursed
Adams	3	\$600.00
Boone	5	\$1,000.00
Bureau	3	\$600.00
Cass	1	\$750.00
Champaign	9	\$4,150.00
Christian	1	\$200.00
Clark	1	\$800.00
Clay	1	\$200.00
Coles	3	\$1,150.00
Cook	670	\$405,150.00
Crawford	2	\$1,550.00
Cumberland	2	\$1,550.00
DeKalb	11	\$2,750.00
Douglas	1	\$200.00
DuPage	47	\$25,750.00
Edgar	1	\$200.00
Effingham	2	\$1,600.00
Fayette	1	\$750.00
Franklin	1	\$800.00
Fulton	2	\$950.00
Grundy	2	\$1,500.00
Hancock	1	\$800.00
Iroquois	2	\$400.00
Jackson	5	\$2,150.00
Jasper	1	\$200.00
Jefferson	3	\$1,800.00
Kane	35	\$13,950.00
Kankakee	5	\$3,800.00
Kendall	9	\$2,950.00
Knox	2	\$1,600.00
Lake	193	\$109,850.00
LaSalle	4	\$800.00
Lawrence	1	\$800.00
Logan	2	\$950.00
Macon	1	\$200.00
Macoupin	1	\$750.00
Madison	7	\$3,200.00
Marion	6	\$1,800.00
Marshall	1	\$200.00
Mason	1	\$750.00
Massac	1	\$800.00
McHenry	30	\$12,950.00
McLean	5	\$3,250.00
Morgan	2	\$1,550.00
Moultrie	2	\$950.00
Ogle	1	\$200.00
Peoria	49	\$32,150.00
Perry	1	\$200.00
Piatt	1	\$200.00
Pike	2	\$400.00
Randolph	2	\$1,000.00
Richland	3	\$2,350.00
Saline	2	\$950.00
Sangamon	6	\$2,950.00
St. Clair	23	\$10,150.00
Stephenson	1	\$200.00
Tazewell	18	\$10,900.00
Union	2	\$950.00
Vermilion	1	\$800.00
Wayne	1	\$200.00
Whiteside	2	\$1,000.00
Will	51	\$28,650.00
Williamson	3	\$1,150.00
Winnebago	20	\$6,300.00
Woodford	1	\$200.00
<b>Total</b>	<b>1,279</b>	<b>\$719,550</b>

Trust Fund Single Family Rehabilitation Program (SFR)		
County	Households Assisted	Dollars Disbursed
Alexander	5	\$220,591.20
Boone	2	\$85,300.07
Carroll	3	\$124,905.02
Coles	16	\$323,574.05
Cook	7	\$270,862.14
Douglas	1	\$15,082.25
Franklin	6	\$254,543.80
Jo Daviess	1	\$44,987.45
Kane	18	\$604,069.45
Kankakee	2	\$69,562.33
Knox	6	\$262,280.68
Lake	8	\$325,500.63
Macon	3	\$21,803.75
Macoupin	6	\$265,403.90
Marion	1	\$44,938.94
McLean	9	\$432,070.01
Mercer	1	\$34,320.71
Ogle	2	\$61,500.00
Pulaski	1	\$44,660.25
Rock Island	24	\$481,693.81
Stephenson	5	\$214,759.75
Whiteside	3	\$104,367.22
Will	5	\$100,913.89
Williamson	13	\$557,431.92
Winnebago	24	\$511,903.17
<b>Total</b>	<b>172</b>	<b>\$5,477,026.39</b>

Trust Fund Habitat For Humanity		
County	Properties Assisted	Dollars Disbursed
Cook	1	\$15,000.00
Kane	5	\$90,000.00
McHenry	2	\$35,000.00
Vermilion	1	\$15,000.00
Winnebago	1	\$20,000.00
<b>Total</b>	<b>10</b>	<b>\$175,000.00</b>

Trust Fund Home Accessibility Program (HAP)		
County	Properties Assisted	Dollars Disbursed
Coles	1	\$24,783.65
Cook	13	\$291,862.96
Henry	2	\$43,072.13
Jo Daviess	1	\$22,906.44
Lake	7	\$161,715.97
Marion	1	\$21,790.52
McLean	2	\$38,262.34
Rock Island	4	\$84,976.52
Shelby	1	\$24,860.35
Whiteside	1	\$10,727.20
Will	1	\$22,197.00
Winnebago	1	\$21,786.50
<b>Total</b>	<b>35</b>	<b>\$768,941.58</b>



# 2022 Revitalization Funds (con't.)

Land Bank Capacity Program		
County	Properties Assisted	Dollars Disbursed
Boone	1	\$2,463.58
Champaign	0	\$17,349.03
Kankakee	0	\$197,000.00
Peoria	44	\$105,727.31
Rock Island	0	\$90,070.25
Vermilion	10	\$184,866.65
Winnebago	27	\$155,358.75
<b>Total</b>	<b>82</b>	<b>\$752,835.57</b>

Abandoned Property Program (APP)		
County	Properties Assisted	Dollars Disbursed
Cook	752	\$4,011,931.46
Franklin	16	\$80,907.84
Kane	12	\$5,970.00
Lake	79	\$363,831.41
LaSalle	3	\$42,000.00
Madison	4	\$45,000.00
McLean	20	\$6,943.00
Morgan	5	\$55,000.00
Ogle	6	\$1,158.00
Rock Island	1	\$24,961.00
Sangamon	10	\$50,000.00
Stephenson	12	\$2,905.00
Union	1	\$2,833.80
Vermilion	5	\$19,431.78
Whiteside	13	\$3,216.19
Will	41	\$77,590.45
Winnebago	12	\$112,066.52
<b>Total</b>	<b>992</b>	<b>\$4,905,746.45</b>

Land Bank Technical Assistance Program		
County	Properties Assisted	Dollars Disbursed
NA	Technical Assistance (TA)	\$209,850.50
<b>Total</b>	<b>N/A</b>	<b>\$209,850.50</b>

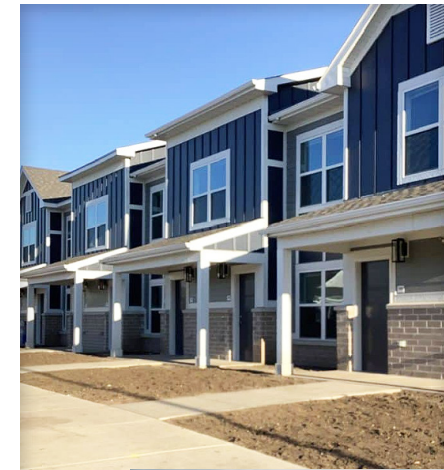
Technical Assistance Program Chicago Rehab Network (CRN)		
County	Properties Assisted	Dollars Disbursed
NA	Technical Assistance (TA)	\$163,648.89
<b>Total</b>	<b>N/A</b>	<b>\$163,648.89</b>



Cook County Mortgage Foreclosure Mediation Program		
County	Households Assisted	Dollars Disbursed
Cook	43	N/A
<b>Total</b>	<b>43</b>	<b>N/A</b>

Housing Stability Services Grants (HSS) for the Illinois Rental Payment Program (ILRPP)		
County	Properties Assisted	Dollars Disbursed
N/A	N/A	\$362,767.74
<b>Total</b>	<b>N/A</b>	<b>\$362,767.74</b>

Housing Counseling Resource Program (HCRP)*			
County	Clients Counseled One to One	Group Education Attendees	Dollars Disbursed
N/A	1,875	2,235	\$221,976.71
<b>Total</b>	<b>1,875</b>	<b>2,235</b>	<b>\$221,976.71</b>



TOTALS	
<b>Total Properties Assisted:</b>	<b>1,536</b>
<b>Total Households Assisted:</b>	<b>1,322</b>
<b>Total Clients Counseled One to One:</b>	<b>1,875</b>
<b>Total Group Education Counseling Attendees:</b>	<b>2,235</b>
<b>Total Disbursements All Programs:</b>	<b>\$16,234,042</b>

\*HCRP grantees do not report county-level data. Please note these are reimbursement programs and denote funds disbursed.

# 2023 Revitalization Funds

Strong Communities Program (SCP)		
County	Properties Assisted	Dollars Disbursed
Adams	8	\$127,844
Alexander	14	\$145,741
Boone	1	\$6,800
Bureau	3	\$23,049
Clinton	1	\$3,711
Coles	2	\$26,530
Cook	184	\$1,351,529
DeKalb	2	\$57,428
Fayette	8	\$58,383
Franklin	3	\$18,355
Henry	9	\$63,490
Kane	1	\$3,508
LaSalle	16	\$186,803
Macon	4	\$89,039
Madison	1	\$17,430
Marion	6	\$18,367
Massac	11	\$86,415
McDonough	10	\$95,601
McHenry	2	\$453
McLean	3	\$74,702
Montgomery	3	\$23,520
Peoria	12	\$138,069
Pulaski	6	\$83,230
Rock Island	11	\$292,823
Sangamon	23	\$72,400
Stephenson	6	\$50,442
Union	9	\$73,349
Vermilion	12	\$182,833
Warren	3	\$38,520
White	5	\$36,462
Whiteside	9	\$132,671
Will	1	\$4,895
Winnebago	67	\$293,246
<b>Total</b>	<b>456</b>	<b>\$3,877,636</b>

Housing Stability Counseling Program (HSCP)		
County	Properties Assisted	Dollars Disbursed
Adams	6	\$3,600.00
Boone	7	\$2,100.00
Bureau	3	\$1,800.00
Calhoun	1	\$800.00
Cass	1	\$50.00
Champaign	10	\$6,200.00
Christian	1	\$600.00
Clark	5	\$3,350.00
Clay	1	\$600.00
Coles	32	\$22,850.00
Cook	1321	\$833,000.00
Crawford	4	\$1,800.00
Cumberland	9	\$6,350.00
DeKalb	17	\$6,000.00
Douglas	5	\$3,200.00
DuPage	119	\$67,950.00
Edgar	11	\$7,900.00
Effingham	2	\$1,600.00
Fayette	1	\$50.00
Ford	1	\$750.00
Franklin	1	\$800.00
Fulton	5	\$3,000.00
Grundy	4	\$1,700.00
Henry	1	\$800.00
Iroquois	2	\$650.00
Jackson	4	\$1,850.00
Jasper	6	\$4,500.00
Jefferson	5	\$3,200.00
Jo Daviess	1	\$750.00
Kane	99	\$55,350.00
Kankakee	8	\$4,650.00
Kendall	18	\$9,400.00
Knox	11	\$8,550.00
Lake	538	\$390,900.00
LaSalle	9	\$5,950.00
Lawrence	5	\$3,950.00
Livingston	2	\$1,550.00
Logan	3	\$850.00
Macon	7	\$5,250.00
Macoupin	2	\$300.00
Madison	11	\$7,400.00
Marion	8	\$4,450.00
Marshall	1	\$600.00
Mason	2	\$800.00
Massac	1	\$800.00
McHenry	94	\$55,950.00
McLean	10	\$5,450.00
Mercer	1	\$800.00
Montgomery	1	\$400.00
Morgan	2	\$850.00
Moultrie	2	\$650.00
Ogle	4	\$1,800.00
Peoria	75	\$32,950.00
Perry	1	\$600.00
Piatt	1	\$600.00
Pike	2	\$1,200.00
Randolph	1	\$600.00
Richland	4	\$2,350.00
Saline	3	\$1,450.00
Sangamon	17	\$12,050.00
Shelby	2	\$1,600.00
St. Clair	38	\$20,450.00
Stephenson	1	\$600.00
Tazewell	34	\$18,300.00
Union	2	\$650.00
Vermilion	1	\$800.00
Wabash	1	\$750.00
Wayne	1	\$600.00
Whiteside	4	\$2,900.00
Will	100	\$57,000.00
Williamson	4	\$1,450.00
Winnebago	39	\$18,950.00
Woodford	5	\$3,650.00
<b>Total</b>	<b>1,279</b>	<b>\$719,550.00</b>

Trust Fund Single Family Rehabilitation Program (SFR)		
County	Households Assisted	Dollars Disbursed
Boone	1	\$43,672.65
Coles	3	\$135,000.00
Cook	7	\$154,511.13
DuPage	1	\$33,462.64
Jackson	2	\$89,813.00
Lake	1	\$40,206.88
Macoupin	4	\$173,194.60
McLean	3	\$135,000.00
Rock Island	14	\$192,254.06
Stephenson	2	\$89,983.90
Will	6	\$209,414.35
Williamson	1	\$44,753.86
Winnebago	10	\$208,830.89
<b>Total</b>	<b>55</b>	<b>\$1,550,097.96</b>

Trust Fund Habitat For Humanity		
County	Properties Assisted	Dollars Disbursed
Boone	1	\$15,000.00
Champaign	4	\$70,000.00
Cook	1	\$15,000.00
DuPage	1	\$20,000.00
Kane	2	\$35,000.00
McHenry	1	\$15,000.00
Ogle	1	\$15,000.00
Peoria	1	\$20,000.00
<b>Total</b>	<b>12</b>	<b>\$205,000.00</b>

Trust Fund Home Accessibility Program (HAP)		
County	Properties Assisted	Dollars Disbursed
Clark	1	\$22,635.45
Coles	1	\$21,534.90
Cook	10	\$237,514.99
Jo Daviess	1	\$19,442.19
Lake	9	\$210,721.80
Rock Island	8	\$172,868.78
Shelby	1	\$24,146.55
Vermilion	1	\$25,000.00
Whiteside	5	\$96,199.95
Will	9	\$207,500.00
<b>Total</b>	<b>35</b>	<b>\$768,941.58</b>



## 2023 Revitalization Funds (con't.)

Trust Fund Home Repair and Accessibility Program		
County	Properties Assisted	Dollars Disbursed
Carroll	4	\$76,828.24
Coles	2	\$5,858.80
Cook	6	\$28,336.40
Grundy	1	\$8,200.00
Henry	1	\$8,095.00
Kane	7	\$52,674.00
Knox	1	\$13,845.81
LaSalle	1	\$51,232.80
Lake	1	\$6,990.00
McDonough	2	\$36,551.89
McHenry	1	\$13,068.90
McLean	1	\$44,916.21
Rock Island	1	\$41,762.60
Stephenson	1	\$8,398.20
Will	7	\$79,445.75
Winnebago	6	\$46,096.80
<b>Total</b>	<b>43</b>	<b>\$522,301.40</b>

Cook County Mortgage Foreclosure Mediation Program		
County	Households Assisted	Dollars Disbursed
Cook	172	N/A
<b>Total</b>	<b>172</b>	<b>N/A</b>

Housing Counseling Resource Program (HCRP)*			
County	Clients Counseled One to One	Group Education Attendees	Dollars Disbursed
N/A	2,882	4,559	\$1,002,764.92
<b>Total</b>	<b>2,882</b>	<b>4,559</b>	<b>\$1,002,764.92</b>

Technical Assistance Program Chicago Rehab Network (CRN)		
County	Properties Assisted	Dollars Disbursed
NA	Technical Assistance (TA)	\$185,855
<b>Total</b>	<b>N/A</b>	<b>\$185,855</b>

Land Bank Capacity Program		
County	Properties Assisted	Dollars Disbursed
Peoria	35	\$183,554.87
<b>Total</b>	<b>N/A</b>	<b>\$183,555</b>

Land Bank Technical Assistance Program		
County	Properties Assisted	Dollars Disbursed
NA	Technical Assistance (TA)	\$214,349.59
<b>Total</b>	<b>N/A</b>	<b>\$214,350</b>

TOTALS	
<b>Total Properties Assisted:</b>	<b>647</b>
<b>Total Households Assisted:</b>	<b>2,933</b>
<b>Total Clients Counseled One to One:</b>	<b>2,882</b>
<b>Total Group Education Counseling Attendees:</b>	<b>4,559</b>
<b>Total Disbursements All Programs:</b>	<b>\$10,513,075</b>

\*HCRP grantees do not report county-level data. Please note these are reimbursement programs and denote funds disbursed.



# Community Revitalization

# Historical Activity CY1970–CY2023 Closed

	HOMEOWNERSHIP		MULTIFAMILY RENTALS		SINGLE FAMILY PROGRAMMING		TECHNICAL ASSISTANCE	TOTAL INVESTMENT
County	Units	Dollars	Units	Dollars	Units	Dollars	Dollars	
Adams	1,519	\$87,137,084	1,467	\$83,499,264	437	\$8,724,472	\$0	\$179,360,820
Alexander	6	\$275,663	49	\$470,763	289	\$650,550	\$0	\$1,396,976
Bond	77	\$4,095,664	94	\$13,454,801	414	\$8,754,177	\$0	\$26,304,642
Boone	966	\$87,511,270	400	\$35,788,932	16	\$371,884	\$0	\$123,672,086
Brown	12	\$820,301	0	\$0	0	\$0	\$0	\$820,301
Bureau	144	\$8,351,318	363	\$48,189,185	122	\$3,574,200	\$0	\$60,114,703
Calhoun	3	\$78,208	31	\$849,604	0	\$0	\$0	\$927,812
Carroll	87	\$4,464,385	154	\$10,679,529	121	\$2,415,500	\$0	\$17,559,414
Cass	40	\$1,894,500	101	\$11,120,012	29	\$849,000	\$0	\$13,863,512
Champaign	2,444	\$233,387,907	2,942	\$246,204,023	310	\$5,238,822	\$0	\$484,830,752
Christian	295	\$15,528,611	574	\$63,614,704	137	\$2,076,232	\$0	\$81,219,547
Clark	109	\$5,602,972	119	\$3,674,219	77	\$538,420	\$0	\$9,815,611
Clay	98	\$4,901,657	50	\$4,144,955	166	\$3,958,875	\$0	\$13,005,487
Clinton	335	\$23,285,605	175	\$37,526,486	72	\$1,700,000	\$0	\$62,512,091
Coles	494	\$26,633,577	729	\$63,500,888	278	\$8,330,900	\$0	\$98,465,365
Cook	37,890	\$4,322,677,903	85,698	\$8,417,218,689	5,307	\$46,396,346	\$34,791,865	\$12,786,292,938
Crawford	30	\$1,014,270	127	\$14,668,547	17	\$50,000	\$0	\$15,732,817
Cumberland	37	\$1,878,596	18	\$128,710	46	\$1,257,250	\$0	\$3,264,556
De Witt	187	\$12,053,458	24	\$179,618	0	\$0	\$0	\$12,233,076
DeKalb	1,663	\$170,695,773	1,526	\$136,296,420	235	\$4,248,650	\$0	\$311,240,843
Douglas	141	\$8,314,226	187	\$25,292,044	71	\$209,500	\$0	\$33,815,770
DuPage	5,708	\$645,021,520	8,229	\$664,047,298	669	\$24,044,515	\$0	\$1,333,113,333
Edgar	363	\$15,460,059	190	\$26,423,881	19	\$117,000	\$0	\$42,000,940
Edwards	41	\$2,280,988	0	\$0	627	\$4,907,430	\$0	\$7,188,418
Effingham	192	\$11,643,615	227	\$18,662,371	62	\$1,460,352	\$0	\$31,766,338
Fayette	115	\$4,565,147	130	\$5,059,428	69	\$275,400	\$0	\$9,899,975
Ford	91	\$6,251,958	98	\$880,792	0	\$0	\$0	\$7,132,750
Franklin	359	\$15,166,603	422	\$27,604,305	1,415	\$10,843,399	\$0	\$53,614,307
Fulton	373	\$19,965,103	150	\$9,937,817	298	\$2,181,463	\$0	\$32,084,383
Gallatin	25	\$1,278,025	16	\$108,295	40	\$1,640,000	\$0	\$3,026,320
Greene	63	\$2,091,539	164	\$25,048,193	0	\$0	\$0	\$27,139,732
Grundy	773	\$86,773,783	343	\$11,246,573	0	\$0	\$0	\$98,020,356
Hamilton	63	\$2,504,113	129	\$13,593,584	52	\$89,000	\$0	\$16,186,697
Hancock	85	\$3,496,382	20	\$1,249,186	240	\$5,914,290	\$0	\$10,659,858
Hardin	6	\$348,899	0	\$0	30	\$99,250	\$0	\$448,149
Henderson	31	\$1,315,590	0	\$0	93	\$1,216,686	\$0	\$2,532,276
Henry	441	\$25,404,206	229	\$32,322,748	161	\$4,931,000	\$0	\$62,657,954
Iroquois	64	\$3,754,391	73	\$3,532,139	60	\$190,375	\$0	\$7,476,905
Jackson	462	\$24,376,199	933	\$65,523,672	621	\$14,160,908	\$0	\$104,060,779
Jasper	16	\$902,816	35	\$8,310,239	20	\$59,800	\$0	\$9,272,855
Jefferson	498	\$26,136,622	711	\$46,649,965	214	\$3,070,936	\$0	\$75,857,523
Jersey	136	\$7,648,554	297	\$48,987,645	0	\$0	\$0	\$56,636,199
Jo Daviess	100	\$5,478,097	261	\$18,460,958	104	\$3,467,350	\$0	\$27,406,405
Johnson	34	\$1,916,034	32	\$4,004,753	50	\$718,400	\$50,000	\$6,639,187
Kane	4,628	\$586,235,885	6,082	\$722,679,702	459	\$8,736,959	\$638,514	\$1,317,652,546
Kankakee	700	\$45,299,282	1,284	\$110,156,214	594	\$9,242,528	\$0	\$164,698,024
Kendall	1,972	\$272,244,126	579	\$77,613,504	30	\$250,000	\$0	\$350,107,630
Knox	534	\$26,680,042	905	\$64,716,278	131	\$2,364,000	\$0	\$93,760,320
La Salle	591	\$39,836,930	1,368	\$112,351,304	50	\$0	\$0	\$152,188,234
Lake	4,540	\$443,138,482	8,626	\$796,048,218	951	\$9,678,468	\$204,196	\$1,248,865,168
Lawrence	8	\$332,888	98	\$17,090,517	5	\$210,000	\$0	\$17,633,405
Lee	219	\$12,866,326	546	\$25,994,391	6	\$50,000	\$0	\$38,910,717
Livingston	222	\$13,256,132	436	\$42,547,278	0	\$0	\$0	\$55,803,410
Logan	252	\$13,660,125	212	\$16,970,367	70	\$672,967	\$0	\$31,303,459

# Historical Activity CY1970–CY2023 Closed

County	HOMEOWNERSHIP		MULTIFAMILY RENTALS		SINGLE FAMILY PROGRAMMING		TECHNICAL ASSISTANCE	TOTAL INVESTMENT
	Units	Dollars	Units	Dollars	Units	Dollars	Dollars	
Macon	1,559	\$93,584,646	2,353	\$208,002,254	319	\$3,238,361	\$0	\$304,825,261
Macoupin	239	\$12,342,452	194	\$20,474,903	420	\$4,386,228	\$0	\$37,203,583
Madison	3,976	\$234,107,619	2,427	\$270,507,239	1,416	\$5,884,000	\$0	\$510,498,858
Marion	510	\$28,162,650	521	\$34,620,019	165	\$3,987,490	\$0	\$66,770,159
Marshall	122	\$6,972,538	64	\$7,400,457	0	\$0	\$0	\$14,372,995
Mason	68	\$3,081,405	97	\$11,812,074	26	\$319,825	\$0	\$15,213,304
Massac	34	\$1,845,285	112	\$14,381,431	36	\$124,000	\$0	\$16,350,716
McDonough	331	\$11,887,848	444	\$23,159,214	245	\$6,339,250	\$0	\$41,386,312
McHenry	3,392	\$406,393,210	1,991	\$241,180,639	531	\$6,227,947	\$0	\$653,801,796
McLean	3,188	\$399,335,083	2,566	\$218,011,331	1,528	\$9,194,076	\$0	\$626,540,490
Menard	106	\$7,493,251	220	\$42,593,071	0	\$0	\$0	\$50,086,322
Mercer	212	\$12,924,613	128	\$11,860,303	119	\$2,317,510	\$0	\$27,102,426
Monroe	133	\$10,847,881	252	\$12,022,004	104	\$2,399,800	\$0	\$25,269,685
Montgomery	82	\$3,821,542	456	\$47,999,474	34	\$121,000	\$0	\$51,942,016
Morgan	276	\$15,137,381	627	\$40,793,885	10	\$350,000	\$0	\$56,281,266
Moultrie	71	\$4,524,532	84	\$6,138,778	0	\$0	\$0	\$10,663,310
Ogle	576	\$44,240,131	553	\$50,372,368	3	\$40,500	\$0	\$94,652,999
Peoria	3,191	\$206,710,340	3,203	\$235,190,563	493	\$4,926,650	\$140,134	\$446,827,553
Perry	86	\$3,534,919	80	\$8,623,165	103	\$1,398,695	\$0	\$13,556,779
Piatt	132	\$10,330,823	0	\$0	10	\$150,000	\$0	\$10,480,823
Pike	38	\$1,940,548	42	\$733,491	68	\$355,015	\$0	\$3,029,054
Pope	5	\$304,346	16	\$117,452	18	\$176,000	\$0	\$597,798
Pulaski	12	\$574,936	48	\$2,374,995	95	\$1,155,873	\$0	\$4,105,804
Putnam	17	\$1,448,997	0	\$0	4	\$748,160	\$0	\$2,197,157
Randolph	104	\$4,881,865	216	\$14,558,399	171	\$2,355,683	\$0	\$21,795,947
Richland	42	\$2,585,043	71	\$7,113,642	59	\$520,275	\$0	\$10,218,960
Rock Island	3,548	\$212,935,926	4,786	\$297,786,023	1,766	\$42,479,895	\$0	\$553,201,844
Saline	177	\$8,326,091	125	\$5,699,450	226	\$1,612,955	\$0	\$15,638,496
Sangamon	4,057	\$273,148,880	3,248	\$253,052,986	750	\$6,675,574	\$50,000	\$532,877,440
Schuyler	25	\$1,291,126	24	\$6,563,148	0	\$0	\$0	\$7,854,274
Scott	28	\$1,485,813	20	\$4,864,441	0	\$0	\$0	\$6,350,254
Shelby	89	\$5,409,232	161	\$9,000,867	83	\$360,964	\$0	\$14,771,063
St. Clair	3,995	\$287,044,850	1,881	\$185,497,268	842	\$6,178,704	\$0	\$478,720,822
Stark	26	\$1,912,114	6	\$67,509	0	\$0	\$0	\$1,979,623
Stephenson	948	\$47,980,451	777	\$56,607,906	287	\$9,371,540	\$0	\$113,959,897
Tazewell	2,645	\$178,168,778	1,469	\$76,503,669	130	\$1,961,550	\$0	\$256,633,997
Union	50	\$3,410,512	106	\$17,680,916	80	\$286,200	\$0	\$21,377,628
Vermilion	640	\$28,941,040	1,281	\$97,745,446	210	\$1,309,300	\$0	\$127,995,786
Wabash	40	\$1,643,814	33	\$495,076	65	\$1,553,650	\$0	\$3,692,540
Warren	122	\$5,540,854	134	\$23,042,374	175	\$2,175,950	\$0	\$30,759,178
Washington	63	\$3,079,268	32	\$234,052	21	\$337,050	\$0	\$3,650,370
Wayne	43	\$1,638,098	70	\$6,296,614	30	\$882,000	\$0	\$8,816,712
White	241	\$11,198,866	128	\$7,891,011	59	\$2,025,400	\$0	\$21,115,277
Whiteside	474	\$21,171,149	717	\$63,386,929	256	\$8,024,400	\$0	\$92,582,478
Will	7,823	\$930,758,824	5,042	\$483,607,565	252	\$6,618,581	\$280,268	\$1,420,984,970
Williamson	679	\$37,879,162	668	\$75,460,962	991	\$7,870,440	\$0	\$121,210,564
Winnebago	9,800	\$727,574,528	3,125	\$234,923,809	736	\$11,166,080	\$0	\$973,664,417
Woodford	306	\$21,436,668	8	\$67,933	0	\$0	\$0	\$21,504,601
Multiple Counties	0	\$0	1,433	\$26,495,000	4,565	\$24,353,920	\$0	\$50,848,920
Statewide	0	\$0	0	\$0	0	\$0	\$20,614,095	\$20,614,095
<b>TOTAL</b>	<b>124,603</b>	<b>\$11,728,923,338</b>	<b>169,692</b>	<b>\$15,697,335,113</b>	<b>32,785</b>	<b>\$401,897,745</b>	<b>\$56,769,072</b>	<b>\$21,888,462,056</b>

\*Single Family Programming includes funding by multiple sources including: Housing Trust Fund, HOME, State Housing Tax Credits, etc. Funds are awarded for variable single family activity such as: down payment assistance, home rehabilitation, housing counseling, foreclosure prevention, mortgage refinance, etc.

**GRAND TOTAL**

**UNITS: 327,080**

**DOLLARS: \$27,884,925,268**

IHDA 2022-2023 —

## Financial Years in Review



IHDA improved its already strong issuer credit rating from all three rating agencies: Moody's Investors Service from A1 to Aa3 in October 2023, Standard & Poor's from AA- to AA in June 2023, and Fitch Ratings from AA- to AA in April 2023. In addition to the issuer credit rating, Standard and Poor's raised the rating on the Homeowner Mortgage Revenue Bonds (HMRB) Indenture from AA to AA+ in March 2023.

During calendar year 2022, IHDA successfully completed its first volume cap recycling event – **preserving \$12.5 million of volume cap**. IHDA further recycled an additional **\$14.8 million of volume cap in 2023**.

During calendar years 2022 and 2023, the Authority issued **\$3.45 billion of bonds and notes** which includes **\$1.43 billion of multifamily bonds** and notes and **\$2.02 billion of single-family bonds** and notes, of which all of the single-family issuances were designated Environmental, Social, and Governance (ESG).

During the same period, IHDA executed secondary market sales of To Be Announced (TBA) or Specified Pool Sale contracts in excess of \$368 million, and sales of Collateralized Mortgage Obligations (CMO) of **approximately \$52.2 million in securitized assets**.

Nondiscrimination Policy: i. 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.



Illinois Housing Development Authority —

# Board Members



**King Harris**  
*Chairman*



**Luz Ramirez**  
*Vice Chairman,  
Asset Management  
Committee Chair,  
Finance Committee  
Member*



**Sonia Berg**  
*Secretary, Asset  
Management  
Committee Member*



**Daniel Hayes**  
*Asset Management  
Committee Member,  
Audit Committee  
Member*





**Brice Hutchcraft**  
*Audit Committee  
Member*



**Claire Leopold**  
*Board Member*



**Tom Morsch**  
*Audit Committee Chair,  
Asset Management  
Committee Member*



**Erika Poethig**  
*Finance Committee  
Member*



**Salvatore (Sam)  
Tornatore**  
*Treasurer, Finance  
Committee Chair*

**23** Financing the creation and preservation of affordable housing in Illinois.



BIENNIAL REPORT  
**2022-2023**

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