

Comprehensive Affordable Housing Planning in Illinois

*Solutions for Working Families
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Illinois Housing Development Authority

Comprehensive Affordable Housing Planning in Illinois

How can the state effectively play a role in community planning for affordable housing?

- ◆ Establish **policies** and guidance to advance affordable housing development and preservation
- ◆ **Coordinate** activities and resources of agencies involved in affordable housing
- ◆ Provide **leadership** to raise awareness, support policy changes and leverage resources



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In Illinois:

- ◆ Approved legislation calling for the creation of an annual state comprehensive housing plan
- ◆ Created a Housing Task Force made up of industry experts including developers, agencies, advocates, financial institutions and elected officials



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What does the Annual Housing Plan contain?

- ◆ Addresses the importance and beneficial impact of affordable housing on families, communities, and the state
- ◆ Sets priorities for affordable housing for the state
- ◆ Coordinates the resources and activities of more than a dozen state agencies involved in housing



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What does the Annual Housing Plan contain?

- ◆ Sets tangible financial and unit targets for underserved populations:
 - ✓ low income households and families
 - ✓ low income senior citizens,
 - ✓ low income people with disabilities,
 - ✓ homeless people,
 - ✓ preservation of existing affordable housing, and
 - ✓ live near work affordable housing



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Successes from Comprehensive Housing Planning in Illinois

- ◆ Housing for Seniors and Persons with Disabilities
 - Increased financing for supportive living facilities and independent elderly housing
 - Creation of Home Modification program
 - Set aside incentives for supportive housing units in LIHTC developments



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Successes continued:

- ◆ Sustainable Homeownership
 - Homeownership initiatives – I-Loan, GI-Loan for Heroes, Opportunity I-Loan, federal tax credit for homeownership, Employer Assisted Housing
 - Commitment of more than \$15 million annually for rehabilitation of existing housing stock
 - Partnerships in communities to increase homeownership for persons with disabilities
 - Expansion of foreclosure prevention counseling and financing initiatives



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Successes continued:

- ◆ Increasing Affordability for Lowest Income and Special Needs
 - Creation of the Rental Housing Support Program
 - Expansion of incentives for development of Supportive Housing
 - Creation of ILHousingSearch.org
 - Partnerships with IDVA for homeless veterans housing



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Successes continued:

- ◆ Financing and Development of Rental Housing
 - Investment with local housing authorities to rehabilitate and rebuild public housing stock.
 - Over \$100 million annually for preservation of affordable housing stock
 - LIHTC incentives for building in high cost areas and communities with insufficient affordable housing



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Barriers and Challenges – Old and New

- ◆ Matching affordable housing development with housing needs or urban, suburban, and rural communities
- ◆ Important state initiatives to rebalance long term care and increase supportive housing



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Barriers and Challenges – Old and New

- ◆ Decline in economic and financial markets – resources we previously relied on have declined
- ◆ Losing ground –
 - homeownership and community stability
 - measures to address troubled properties



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Focus for the Future

- ◆ Coordination of Housing Resources
 - Federal Stimulus \$ for Housing including public housing capital, energy and weatherization, homelessness prevention and rapid re-housing, creation and preservation of new units
 - Rebalancing long-term care
 - Supportive housing for homeless / special needs



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Focus for the Future

- ◆ Leadership
 - Develop and update federal housing agenda
 - Identify new resources for affordable housing development
 - Coordinate local housing initiatives with state and national priorities such as green, transit oriented and inclusive development
 - Create opportunities to showcase affordable housing achievements

