ILLINOIS HOUSING

March 27, 2019

Rental Housing Support (RHS) Program Overview

Goal: The Rental Housing Support Act helps localities address the need for decent, affordable, permanent rental housing for Illinois households with incomes under 30% of the Area Median Income by providing a rental subsidy to owners. Tenants in the program pay a sliding scale rent, approximately equal to 30% of the household income.

Tenant Eligibility: To qualify for the program all households must have incomes under 30% of the Area Median Income and half of those served must have incomes under 15% of AMI.

Implementation: The RHS program is implementation across the state in three primary ways.

1.	**Local Administering Agencies (LAAs)**	IHDA competitively awarded 3-year contracts with 16 LAAs that identify / pay qualified local landlords for low-income households.
2.	**Long Term Operating Support (LTOS)**	IHDA competitively awarded 15-year contracts with xx property owners for specific numbers of RHS units at their properties.
3.	**Chicago Low Income Housing Trust Fund (CLIHTF)**	IHDA distributes ~$7.1M annually to the City of Chicago to provide RHS support within the City of Chicago.

Source of Funds: RHS funding is derived from a $10 surcharge on real estate document recordings. Of that surcharge, $9 is deposited with the State for RHS, and $1 remains with the county.

Geographic distribution: The Act requires RHS funds to be distributed based on US Census data estimates of the number rent-burdened low-income households.

Geography	Target Funding %[1]	Actual Funding %
City of Chicago	43%	43%
Metro Chicago	26%	25%
Small Metro	15%	13%
Rural	16%	16%

Please find the attached the following charts for the most recent years of data available: (2014-16)

1. Breakdown by County of Recording Fees Collected and Average Payments for RHS Units
2. Local Administering Agencies with Service Area

[1] 2010 US Census estimate of the % of IL households with income below 50% AMI and rent in excess of 30% of their income. Next update will be completed following the 2020 Census.

County	Avg. Annual Recording Fees Collected 2014-2016	Avg. Annual RHS Housing Payments 2014-2016	Net Program Funding Benefit (Loss)	% Benefit (Loss)
Adams	**$91,338**	**$604,827**	**$513,489**	**3.7%**
Alexander	$7,077	$20,843	$13,766	0.1%
Bond	**$20,082**	**$0**	**$(20,082)**	**-0.1%**
Boone	$56,157	$163,668	$107,511	0.8%
Brown	**$9,618**	**$5,289**	**$(4,329)**	**0.0%**
Bureau	$42,591	$32,116	$(10,475)	-0.1%
Calhoun*	**$6,639**	**$0**	**$(6,639)**	**0.0%**
Carroll	$22,269	$56,646	$34,377	0.2%
Cass*	**$16,251**	**$0**	**$(16,251)**	**-0.1%**
Champaign*	$195,291	$0	$(195,291)	-1.4%
Christian	**$41,241**	**$51,037**	**$9,796**	**0.1%**
Clark	$22,254	$20,355	$(1,899)	0.0%
Clay	**$22,614**	**$9,430**	**$(13,184)**	**-0.1%**
Clinton	$50,487	$0	$(50,487)	-0.4%
Coles	**$51,351**	**$175,700**	**$124,349**	**0.9%**
Cook	$5,103,918	$10,199,514	$5,095,596	36.5%
Chicago Payments		*$7,297,612*		
Cook less Chicago Payments		*$2,901,902*		
Crawford	**$28,914**	**$6,956**	**$(21,958)**	**-0.2%**
Cumberland	$14,913	$30,724	$15,811	0.1%
DeWitt*	**$104,139**	**$0**	**$(104,139)**	**-0.7%**
Dekalb	$21,717	$19,838	$(1,879)	0.0%
Douglas	**$16,350**	**$2,220**	**$(14,130)**	**-0.1%**
DuPage	$959,412	$1,159,717	$200,305	1.4%
Edgar	**$21,774**	**$9,612**	**$(12,162)**	**-0.1%**
Edwards	$11,400	$2,842	$(8,558)	-0.1%
Effingham	**$46,767**	**$5,880**	**$(40,887)**	**-0.3%**
Fayette	$29,508	$61,782	$32,274	0.2%
Ford*	**$19,599**	**$0**	**$(19,599)**	**-0.1%**
Franklin	$35,787	$0	$(35,787)	-0.3%
Fulton*	**$45,015**	**$0**	**$(45,015)**	**-0.3%**
Gallatin	$10,251	$0	$(10,251)	-0.1%
Greene*	**$16,164**	**$0**	**$(16,164)**	**-0.1%**
Grundy	$52,686	$163,780	$111,094	0.8%
Hamilton	**$20,772**	**$0**	**$(20,772)**	**-0.1%**
Hancock*	$26,814	$0	$(26,814)	-0.2%
Hardin	**$5,121**	**$0**	**$(5,121)**	**0.0%**
Henderson*	$10,074	$0	$(10,074)	-0.1%
Henry	**$43,617**	**$50,407**	**$6,790**	**0.0%**
Iroquois*	$32,799	$0	$(32,799)	-0.2%
Jackson	**$49,002**	**$3,108**	**$(45,894)**	**-0.3%**
Jasper	$17,085	$8,235	$(8,850)	-0.1%
Jefferson	**$47,763**	**$164,450**	**$116,687**	**0.8%**
Jersey*	$29,004	$0	$(29,004)	-0.2%
Jo Daviess	**$38,814**	**$21,144**	**$(17,670)**	**-0.1%**
Johnson	$16,920	$0	$(16,920)	-0.1%
Kane	**$581,070**	**$754,558**	**$173,488**	**1.2%**
Kankakee	$108,321	$257,229	$148,908	1.1%
Kendall	**$160,854**	**$596,650**	**$435,796**	**3.1%**
Knox*	$64,809	$0	$(64,809)	-0.5%
Lake	**$795,921**	**$609,675**	**$(186,246)**	**-1.3%**
LaSalle	$194,079	$0	$(194,079)	-1.4%
Lawrence	**$19,368**	**$8,936**	**$(10,432)**	**-0.1%**

County	Avg. Annual Recording Fees Collected 2014-2016	Avg. Annual RHS Housing Payments 2014-2016	Net Program Funding Benefit (Loss)	% Benefit (Loss)
Lee	**$44,985**	**$64,876**	**$19,891**	**0.1%**
Livingston	$37,221	$41,495	$4,274	0.0%
Logan	**$31,680**	**$26,476**	**$(5,204)**	**0.0%**
Macon	$33,312	$8,667	$(24,645)	-0.2%
Macoupin*	**$384,450**	**$0**	**$(384,450)**	**-2.8%**
Madison	$200,541	$351,375	$150,834	1.1%
Marion	**$113,655**	**$27,664**	**$(85,991)**	**-0.6%**
Marshall	$61,074	$0	$(61,074)	-0.4%
Mason	**$324,867**	**$15,972**	**$(308,895)**	**-2.2%**
Massac	$48,906	$196,702	$147,796	1.1%
McDonough*	**$18,897**	**$0**	**$(18,897)**	**-0.1%**
McHenry	$18,462	$368,760	$350,298	2.5%
McLean*	**$16,536**	**$0**	**$(16,536)**	**-0.1%**
Menard	$21,222	$0	$(21,222)	-0.2%
Mercer	**$25,563**	**$6,300**	**$(19,263)**	**-0.1%**
Monroe	$50,340	$239,527	$189,187	1.4%
Montgomery	**$36,918**	**$66,661**	**$29,743**	**0.2%**
Morgan*	$41,331	$0	$(41,331)	-0.3%
Moultrie	**$17,265**	**$45,378**	**$28,113**	**0.2%**
Ogle	$60,264	$121,725	$61,461	0.4%
Peoria	**$208,593**	**$13,092**	**$(195,501)**	**-1.4%**
Perry*	$22,125	$0	$(22,125)	-0.2%
Piatt*	**$22,896**	**$0**	**$(22,896)**	**-0.2%**
Pike	$24,972	$23,040	$(1,932)	0.0%
Pope	**$4,821**	**$0**	**$(4,821)**	**0.0%**
Pulaski	$5,703	$0	$(5,703)	0.0%
Putnam	**$8,694**	**$31,005**	**$22,311**	**0.2%**
Randolph*	$34,689	$0	$(34,689)	-0.2%
Richland	**$20,268**	**$27,669**	**$7,401**	**0.1%**
Rock Island	$164,526	$520,536	$356,010	2.5%
Saline	**$281,898**	**$0**	**$(281,898)**	**-2.0%**
Sangamon	$30,888	$126,787	$95,899	0.7%
Schuyler	**$264,438**	**$8,314**	**$(256,124)**	**-1.8%**
Scott*	$11,715	$0	$(11,715)	-0.1%
Shelby	**$7,341**	**$103,744**	**$96,403**	**0.7%**
St. Clair	$30,465	$365,515	$335,050	2.4%
Stark	**$8,145**	**$0**	**$(8,145)**	**-0.1%**
Stephenson*	$44,817	$0	$(44,817)	-0.3%
Tazewell*	**$170,484**	**$0**	**$(170,484)**	**-1.2%**
Union	$21,063	$48,907	$27,844	0.2%
Vermilion*	**$71,397**	**$0**	**$(71,397)**	**-0.5%**
Wabash	$17,388	$31,033	$13,645	0.1%
Warren	**$22,641**	**$62,723**	**$40,082**	**0.3%**
Washington	$22,968	$0	$(22,968)	-0.2%
Wayne	**$35,331**	**$0**	**$(35,331)**	**-0.3%**
White	$33,753	$12,528	$(21,225)	-0.2%
Whiteside	**$61,953**	**$238,477**	**$176,524**	**1.3%**
Will	$773,028	$126,760	$(646,268)	-4.6%
Williamson	**$81,636**	**$4,764**	**$(76,872)**	**-0.6%**
Winnebago	$363,360	$1,130,659	$767,299	5.5%
Woodford*	**$50,430**	**$0**	**$(50,430)**	**-0.4%**
TOTAL	$13,965,696	$19,734,299	$5,768,603	

*Counties that do not have a designated LAA relationship

Local Administrating Agency Name	Service Area
Affordable Housing Corporation Of Lake County	**Lake County**
CEDA	Suburban Cook County
Dupage County Housing Authority	**Dupage County (Excluding Aurora)**
Henry County Housing Authority	Henry, Bureau, And Stark County
Housing Choice Partners	**Suburban Cook County**
Housing Forward	Suburban Cook County
Illinois Association Of Community Action Agencies	**Henry, Mercer, Rock Island, Boone, Winnebago, Adams, Brown, Pike, Schuyler, Edwards, Gallatin, Hamilton, Saline, Wabash, Wayne, White, Bond, Clinton, Marion, Washington, Clay, Effingham, Fayette, Shelby, Moultrie, Christian, Montgomery, Franklin, Williams, Jefferson, Clark, Coles, Crawford, Cumberland, Douglas, Edgar, Jasper, Lawrence, Richland, Bureau, Carroll, Lasalle, Lee, Marshall, Ogle**
Kankakee County Housing Authority	Kankakee & Will County
Kendall County Housing Authority	**Kendall & Grundy County (Excluding Joliet)**
Lazarus House	Kane County
Madison County Community Development	**Madison County**
Mchenry County Housing Authority	Mchenry County
Rock Island Housing Authority	**City Of Rock Island**
Springfield Housing Authority	City Of Springfield
St Clair County Igd	**St. Clair County**
Winnebago County Housing Authority	City Of Rockford, Boone, Jo Daviess & Ogle Counties