

ILNAHRO

ILLINOIS NATIONAL ASSOCIATION OF
HOUSING & REDEVELOPMENT OFFICIALS

APRIL & MAY ISSUE



FROM THE PRESIDENT

DR. JACKIE L. NEWMAN



Our work, our voices, and our economic impact within our respective communities is significant. We must keep telling our stories and ensuring this message is on the minds and at the top of the agenda of elected officials and HUD administrators.

The 'skinny budget' was released on Friday, May 2, 2025. While we recognize this is just a 'first step' in a long budgetary process, we must continue with Advocacy on the importance of the work that we do within the affordable housing and redevelopment industry. We must continue to clearly demonstrate the value added within our communities as a result of the important work that goes on each and every day. The current administration in Washington, D.C. seeks cuts that continues to decimate HUD's vital affordable housing, homelessness, and community development funds in FY26.

If ever there was a time to elevate Advocacy, NOW is the time! Our communities are facing rents that are rising rapidly, and an unprecedented number of families, individuals, and youth are experiencing homelessness. We MUST continue to work with our Mayors, Governors, and federally elected officials to encourage congress not to rip apart federal investment in affordable housing and homelessness assistance within our communities. As it has been widely reported, the proposal is estimated to result in a 43% cut to HUD rental assistance (including Housing Choice Vouchers Public Housing, Project - Based Rental Assistance, Section 202 Housing for the Elderly and Section 811 Housing for Persons with Disabilities); combining these programs and

FROM THE PRESIDENT

DR. JACKIE L. NEWMAN
CONTINUED



block granting them under the umbrella of a single program to the States. The proposal seeks to impose a two-year time limit on “able-bodied adults” who receive rental assistance as well as eliminate the Family Self-Sufficiency (FSS) programs, argued as duplicative in purpose.

We are gearing up for our combined Illinois/Indiana NAHRO Joint Conference for August 6-8, 2025, in Rockford, Illinois. We need your voice, your presence, your ideas, your collaboration, and your partnership as we continue to work together collectively identifying and providing solutions to our common community challenges of: increasing opportunity for working families to move in, up & out; increasing the number of affordable housing units; maintaining existing affordable housing options and preventing displacement. There is economic benefit such as lower crime rates, improved education, and health outcomes that have been demonstrated in various affordable housing studies. We hope you will join us in August as we continue to work together in partnership preventing displacement and preserving affordable housing for the most vulnerable within our communities.

ILNAHRO will continue to provide you with timely State and Federal legislative proposals and information as we receive it. Stay tuned, stay engaged, stay focused, and stay encouraged!

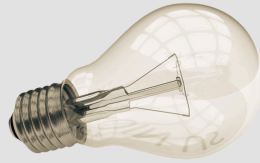
Sincerely & Respectfully Submitted,

Dr. Jackie L. Newman

Dr. Jackie L. Newman
ILNAHRO President

FROM THE VICE PRESIDENT OF COMMISSIONER AFFAIRS

JOE GRISSON III
COMMISSIONERS



JOIN US



COMMISSIONER
JOE GRISSON III

As the Vice President of ILNAHRO's Commissioners' Affairs, I would like to invite you to connect with your statewide counterparts and consider joining the Illinois NAHRO family. We aim to ensure all Housing Authority Commissioners are well-trained and informed to govern our perspective agencies. Focusing on our key duties includes providing leadership, establishing internal controls, policy creation, an oversight governance role, and more. NAHRO membership is the largest and most effective network of housing and community development professionals.

There are many reasons to join the National Association of Housing and Redevelopment Officials (NAHRO) as a commissioner, including various professional development opportunities and discounts on training conferences, and events. We emphasize Advocacy, Commissioner Fundamentals training, Commissioner's Certification, and Leadership and Career Development.

NAHRO



NAHRO makes available resources for its members and others who provide decent, safe, affordable housing, and viable communities that enhance the quality of life for all Americans, especially those of low and moderate income.

NAHRO membership unites with you more than 26, 000 members - the largest and most effective network of housing and community development professionals. Learn more about the many benefits we provide our members and join our community now!

MISSION STATEMENT

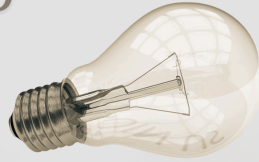
To advance the creation of strong, sustainable and affordable communities through advocacy, professional development, and empowerment of our diverse members.

FROM THE VICE PRESIDENT OF COMMISSIONERS' AFFAIRS

JOE GRISSON III CONTINUED



COMMISSIONER
JOE GRISSON III



JOIN US

ILNAHRO

Our programs and training enhances the professional development and effectiveness of its members and the industry through its comprehensive professional development curriculum, including certifications; conferences; and publications. These efforts work to equip NAHRO's members with the skills, knowledge and resources necessary to succeed and prosper in a changing environment. Through our annual statewide conferences and monthly newsletters, we strive to keep our members informed about new legislation/regulations, processes and procedures, and other pertinent HA, Commissioner, and industry information.

MISSION STATEMENT

Makes available resources for its members and others who provide decent, safe, affordable housing, and viable communities that enhance the quality of life for all Americans, especially those of low and moderate income.

For more information, feel free to contact me directly:

JoeGrisson@Auroraha.org

(630) 538-4231

Joe Grisson



NEWS YOU CAN USE

We are so excited about our upcoming Illinois & Indiana's Joint Conference in Rockford, Illinois! Trust us when we tell you, YOU WANT TO BE A PART OF THIS EVENT! Save the date and be a part of moment in history!



WINNEBAGO & BOONE
COUNTY HOUSING
AUTHORITIES

Save the Date!

ILLINOIS & INDIANA'S JOINT Conference

**AUGUST 6-8, 2025
ROCKFORD, IL**

For additional information, please contact
Deb Alfredson, Deputy Director
DAlfredson@Wchaauthority.com 815-904-2681

Mrs. Angela West, Executive Office Administrator
AngieW@sha1.org 217-753-5757 Extension 206



DR. JACKIE L. NEWMAN
ILNAHRO PRESIDENT

EXECUTIVE DIRECTOR, ALAN ZAIS
ILNAHRO SR. VICE PRESIDENT

EXECUTIVE DIRECTOR, KIMBERLY TOWNSEND
ILNAHRO PRESIDENT

Get ahead and complete your registration form
today! Visit www.ilnaro.org





JULY
17-18, 2025

New York Hilton Midtown | NYC



NAHRO's Summer Symposium will be taking place in Midtown Manhattan, New York! With spotlights in both the international and domestic best practices, providing unique opportunities to learn from global leaders in housing, urban planning, and community developments, you are sure to benefit from this conference! Click on the banner above and discover how you can take part in NAHRO's Summer Symposium!



SEPTEMBER
28-30, 2025

Phoenix Convention Center | Phoenix, AZ



NAHRO'S 2025 National Conference & Exhibition will take place in Phoenix, Arizona! Registration and program information will be available in late June 2025. If you have questions, please don't hesitate to email conferenceregistration@nahro.org and they'll be able to assist you!

NEWS YOU CAN USE

HUD PUBLISHES EVALUATION OF CARES ACT WAIVERS



ERIC OBERDORFER,
NAHRO

**BREAKING
NEWS**

On April 18, HUD's Office of Policy Development and Research (PD&R) released a study examining the implementation and outcomes of CARES Act waivers. The report found that these waivers were instrumental in helping Public Housing Agencies (PHAs) navigate the challenges of the COVID-19 pandemic and were widely regarded as valuable tools, often addressing needs beyond the immediate crisis. Although PHA staff noted some challenges and suggestions for improvement in the waiver process, the report found that PHAs supported the continuation of these waivers through a simplified waiver process. You can access the full report [here](#).

The study is based on in-depth interviews with leadership, staff, and resident advisory board members from 59 PHAs—53 that adopted the waivers and 6 that did not—in order to assess their usefulness and effectiveness. HUD commissioned 2M Research, an independent research firm, to conduct the study while NAHRO staff provided subject-matter expertise and reviewed the report. To avoid any conflict of interest, NAHRO did not help with PHA selection nor did NAHRO engage study participants on matters related to the study.

SPECIAL

REPORT ⁸



NEWS YOU CAN USE

NORTH CENTRAL REGIONAL COUNCIL OF NAHRO

Congratulations

The North Central Regional Council of NAHRO announced their newly elected Senior Vice President. ILNAHRO is quite honored to announce and congratulate Dr. Jackie L. Newman as the winner of this prestigious position. We would also like to congratulate the other winners:

- **PRESIDENT** - *James Dewey* (Executive Director of the Port Huron Housing Authority, Michigan)
- **TREASURER** - *Marty Ryan* (Executive Director of the Albia Housing Authority, Iowa)
- **SECRETARY** - *Ben Jones* (Executive Director of the Butler Metropolitan Housing Authority, Ohio)
- **VICE PRESIDENT OF HOUSING** - *Martell Armstrong* (CEO of the Housing Authority, Illinois)
- **VICE PRESIDENT OF CR&D** - *Taryl Bonds* (Executive Deputy Director of Gary Housing Authority, Indiana)
- **VICE PRESIDENT OF MEMBER SERVICES** - *Amber Carlson* (Executive Director of Belding Housing Authority, Michigan)
- **VICE PRESIDENT OF INTERNATIONAL RESEARCH & GLOBAL EXCHANGE** - *Jeff du Manoir* (General Manager, NEC Software Solutions, Illinois)
- **VICE PRESIDENT OF COMMISSIONERS** - *Rick Keith* (Commissioner, Gary Housing Authority, Indiana)

Huge congratulations to Dr. Jackie L. Newman and all of the newly elected officials for the North Central Regional Council of NAHRO!



THE POWER OF HEALTHY RELATIONSHIPS AT WORK



NICOLE K. MCNICHOLAS, PHD
UNIVERSITY OF
WASHINGTON



EMMA SEPPÄLÄ, PHD
YALE SCHOOL OF
MANAGEMENT

Kushal Choksi was a successful Wall Street quant who had just entered the doors of the second twin tower on 9/11 when it got hit. As Choksi describes in his best-selling book, “On a Wing and a Prayer,” his brush with death was a wakeup call. Having mainly focused on wealth acquisition before 9/11, he began to question his approach to work.

Choksi’s new perspective translated into an entirely different relationship with his employees. Whereas historically his leadership style had been primarily transactional, he began seeing employees as individuals, each with their own unique set of strengths and needs. He began to lead with compassion, kindness, and authenticity instead of only focusing on efficiency. And in doing all this, he felt more present and whole as a person than ever before. He eventually left his corporate career to start his own ventures, and his businesses skyrocketed. A serial entrepreneur with multiple successful endeavors, Choksi sold his first venture, Hubbl, a content discovery platform, for \$15 million. His latest venture, Elements Truffles, an artisanal chocolate company, is a successful pro-social enterprise that donates 25% of its profits to childhood education in India.

THE POWER OF HEALTHY RELATIONSHIPS AT WORK

CONTINUED



Choksi's story is inspiring, but not at all surprising when considered in the context of what the research says about how effective leaders motivate people.

Data from the field of social psychology demonstrates that leaders who prioritize relationships with their employees and lead from a place of positivity and kindness simply do better. The most effective leaders of all (as measured by their success rates and the success of their organizations) are values-driven, transparent, compassionate, humane, and recognize employees as unique individuals. As a result, their employees perform better, too: They are more engaged, less likely to turn over, more loyal, and more productive. Companies that are run by these types of leaders enjoy higher client satisfaction, a better bottom line, and boosted shareholder returns.

The fact that employees perform better when they feel respected and cared for makes sense when you consider that company culture has a much bigger influence on employee well-being than salary and benefits, as a Glassdoor study reveals. A research study by Julia K. Boehm and Sonja Lyubomirsky considering evidence from three types of studies — longitudinal, cross-sectional, and experimental — showed that happiness is in turn predictive of workplace success.

THE POWER OF HEALTHY RELATIONSHIPS AT WORK

CONTINUED



And when you dig deeper to explore what “happiness” at work means for employees, it comes down to positive relationships. Research confirms that our desire to feel seen, heard, and recognized is fundamentally human. As a species, we’ve evolved to place enormous value on our relative roles and relationships to other group members. Not feeling valued for your contributions or sensing that your value isn’t acknowledged by others in your group activates the stress response and feels like a threat. Being rejected by your clan would put you at risk of being ostracized, which, in the wild, was akin to death. And that’s probably why rejection activates similar regions in the brain as physical pain. It hurts.

Our sense of connection to others doesn’t just impact our mental health though. In a much more concrete sense, it directly influences motivation. Research on self-determination theory, for example, demonstrates that in addition to having a sense of autonomy and freedom, motivation at work is largely impacted by our feelings of connection to others. We feel inspired when we’re reminded that we’re not alone in our endeavors and that our experiences are not ours alone to struggle through. One of the things that makes burnout particularly detrimental is its inherent link to loneliness.

THE POWER OF HEALTHY RELATIONSHIPS AT WORK

CONTINUED



All of this means that helping employees feel motivated and engaged requires more than just restructuring the nature and design of their jobs. Time off, meditation, and on-site daycare and fitness gyms can absolutely alleviate stress. But those things frame unhappiness as an individual condition when, in reality, it's a relational problem in need of relational solutions.

Below are five principles for improving work relationships, borrowed from the literature on leadership as well as social psychology research on interpersonal relationships. Whether the context is work or personal, all relationships flourish when you take into account the following five core principles:

1. **Transparency and Authenticity**

Healthy work relationships require clear, consistent, honest, and open communication, which itself is the key element in trust, without which all relationships fail. There is robust research showing that authenticity and transparency are critical to effective leadership. Without those qualities, employees feel disregarded and dehumanized. Moreover, research by James Gross and Robert Levenson also shows that we register inauthenticity as threat. Our heart rate goes up when we encounter someone who is pretending to be something they are not.

THE POWER OF HEALTHY RELATIONSHIPS AT WORK

CONTINUED



Authenticity, even when it means being vulnerable, puts people at ease. In fact, vulnerability has many benefits. Learn to communicate honestly yet compassionately. Make sure to listen and respond so others feel heard, seen, and valued.

2. Inspiration

In healthy relationships, people lift each other up by inspiring each other to be the best versions of themselves. One of the biggest predictors of relationship satisfaction is the ability for people to maintain positive images of each other. When someone sees the best in us, it motivates and inspires us to become better. The same holds true for employee-supervisor relationships, where research also shows that when we feel inspired by someone's perspective of us — that is, they see us for our best selves — it inspires us to improve. Whether it's an employee or a friend, we feel valued when others acknowledge and celebrate our strengths. This kind of interaction is deeply energizing, which further enhances productivity. Everyone wants to feel respected and appreciated for their individuality. Exercises like the Reflected Best Self can help them (and you) do so successfully.

THE POWER OF HEALTHY RELATIONSHIPS AT WORK

CONTINUED



Authenticity, even when it means being vulnerable, puts people at ease. In fact, vulnerability has many benefits. Learn to communicate honestly yet compassionately. Make sure to listen and respond so others feel heard, seen, and valued.

2. Inspiration

In healthy relationships, people lift each other up by inspiring each other to be the best versions of themselves. One of the biggest predictors of relationship satisfaction is the ability for people to maintain positive images of each other. When someone sees the best in us, it motivates and inspires us to become better. The same holds true for employee-supervisor relationships, where research also shows that when we feel inspired by someone's perspective of us — that is, they see us for our best selves — it inspires us to improve. Whether it's an employee or a friend, we feel valued when others acknowledge and celebrate our strengths. This kind of interaction is deeply energizing, which further enhances productivity. Everyone wants to feel respected and appreciated for their individuality. Exercises like the Reflected Best Self can help them (and you) do so successfully.

THE POWER OF HEALTHY RELATIONSHIPS AT WORK

CONTINUED



3. Emotional Intelligence

How you handle emotions (especially the big, bad, negative ones) is critical to your ability to navigate inevitable conflicts. Are you self-aware? Do you know how to handle negative emotions successfully? One of the fastest and most efficient ways to regulate your emotions, our research shows, is through breathing. When you relate to others, can you read non-verbal cues? Do you know how to act with skill and compassion toward others? These skills and abilities also feed into another important attribute: the ability to exercise self-control. Research shows that our relationships, whether at home or at work, do better when we don't sweat the small stuff. Research also shows that our relationships thrive when we are able to occasionally put the needs of a relationship ahead of our own.



THE POWER OF HEALTHY RELATIONSHIPS AT WORK

CONTINUED



4. Self-Care

Maintaining a connection with others requires maintaining your own balance and sanity as well. Learn which mental states burn you out faster. Exercise self-care by taking your vacations and making the most of minibreaks. Learn recovery techniques and build your stress resilience with meditation and nature. Encourage your employees to do the same (and make sure it's not just lip service). Set aside time just to focus on nurturing your own energy. It's impossible to nurture and honor the mental balance and health of others if you aren't first attending to your own.



THE POWER OF HEALTHY RELATIONSHIPS AT WORK

CONTINUED



5. Values

Humble leaders who are compassionate, generous, forgiving, and ethical do better. They lead with kindness and keep their employees' well-being in mind. They create positive workplaces that yield superior financial performance, customer satisfaction, productivity, and employee engagement. There is also robust research showing that when teams share the same mental models, meaning that they approach projects with the same sets of expectations and priorities, they perform better. Communicate goals clearly with employees and respect differences in how to approach work. Feeling connected to others requires being on the same page emotionally as well as intellectually.

In healthy work relationships, everyone benefits, and everyone experiences moments of authentic happiness and enjoy. Businesses thrive under such leadership. “Nobody brings out as much engagement and performance as leaders who can balance between the head and the heart,” Kushal Choksi shared in an interview. “It brings positive energy and empathy in the management style. And when your team feels inspired and taken care of, they bring their best selves to work.”

POSITIVE



COMEDY CENTRAL

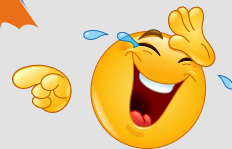
JOKE



LOL



FUN



A Manager of a retail clothing store is reviewing a potential employee's application and notices that the man has never worked in retail before. He says to the man, "For a man with no experience, you are certainly asking for a high wage."

"Well Sir," the applicant replies, "the work is so much harder when you don't know what you're doing!"



Have you heard the rumor about butter?

Never mind, I shouldn't be spreading it.



How do you make a tissue dance?

Put a little boogie in it.



How do lumberjacks know how many trees they've cut down?

They keep a log.

hahaha



What did one angry pizza say to the other?

"You want a piece of me?"

Bad medical puns are hard to stomach.

"Have you heard they opened one of those Brazilian meat restaurants at the top of the Burj Khalifa? You got to be careful though because the steaks are really high."



CONGRATULATIONS

ILNAHRO congratulates Mrs. Kim Holman - Short for being the Interim Executive Director for Bloomington Housing Authority n Bloomington, Illinois..



Kim's involvement and contributions to various organizations and committees are truly remarkable. Her dedication to the affordable housing sector is evident through her extensive service. She has served on the National Association of Housing and Redevelopment Officials (NAHRO) Board of Governors, Members Services Committee, Housing Committee, Steering Committee, and Housing America Campaign. She has also been a past president for the North Central Regional Council (NCRC of NAHRO) and the Illinois Chapter of NAHRO. She currently serves as Treasurer for ILNAHRO.

Kim's commitment to NAHRO is further demonstrated by her participation on NAHRO'S Nomination and Election Committee and National Conference Planning Committee. In recognition of her outstanding service, she received the Charles A. Thompson Award for Distinguished Service by NCRC in 2010. As an Emeritus member of NAHRO and NCRC, her contributions continue to make a lasting impact. She has also been actively engaged with local boards and committees, including her work on the City of Bloomington Human Relations Commission.

ILNAHRO congratulates Executive Director, Mrs. Kim Holman - Short on her continued success in the housing industry.

Congratulations

SUPPORT

HB 1147 (AVALAR)

SB 62 (PETERS)

BUILD ILLINOIS HOMES STATE TAX CREDIT

A NEW FOUNDATION FOR SUCCESS

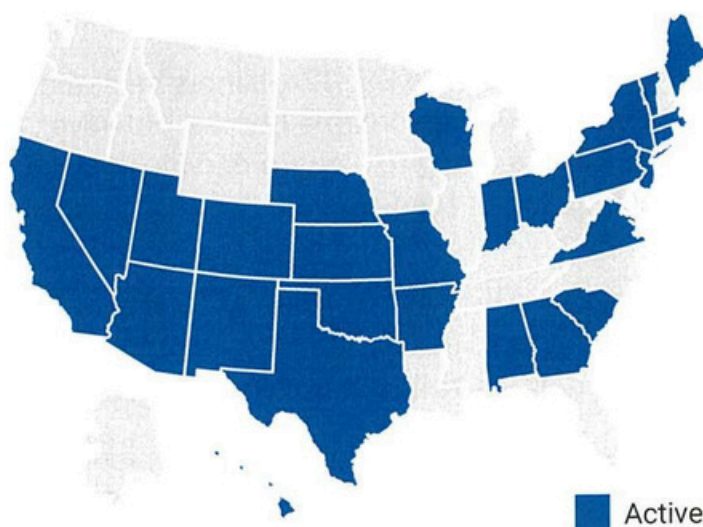
Illinois can unlock a brighter future by creating the **Build Illinois Homes Tax Credit**, a new state tax credit for affordable housing construction. The credit will create private investment, expand access to existing federal aid, and give families new hope.

The federal Low-Income Housing Tax Credit helps finance affordable rental housing every year, but project applications exceed the state funds available today to match the federal investment.

The proposed Build Illinois Homes state tax credit will help Illinois **match federal funds now left on the table**.

The best deal for Illinois taxpayers? The tax credits have no state cost initially. Investors only claim credits once affordable homes and apartment are finished and occupied. So the state gets the benefit of new affordable homes, jobs and private investment, with no fiscal impact for 1-2 years. This "pay-for-success" model minimizes taxpayer risk and maximizes value for all involved.

The key to our success is more affordable housing. The key to more affordable housing is the **Build Illinois Homes Tax Credit.**



25+

States are using state tax credits to attract private equity for building more affordable housing

Outcomes from one annual funding round of the **Build Illinois State Tax Credit**:

1,150 affordable homes or apartments created

\$125.2 million in state and local taxes paid over 10 years

7,000 jobs supported in Illinois over 10 years

THE NEED: A NATIONAL HOUSING CRISIS

Years of production shortages have left Illinois in the middle of a national housing crisis:

- » **Illinois is not building enough housing**, which is a key contributor to our affordability crisis. National experts warn that **our state is rapidly falling** behind the rest of the country in addressing the housing needs of our population.
- » Illinois faces a shortage of over **289,000** affordable rental homes for the lowest income residents.
- » From FY2022 to FY2024, Illinois invested **\$225 million** in ARPA funds to create nearly **3,000** affordable homes. However, these funds were not renewed in the latest budget, leading to a sharp decline in housing production at a time of increasing demand. **This lack of funding risks leaving thousands without stable, affordable homes.**



The **Build Illinois Homes Tax Credit** is a proven model that provides a predictable and stable funding source for affordable housing development. If we fail to act, Illinois' affordable housing crisis will only worsen.

Without affordable housing, Illinoisans lose out: our tax base is smaller, our population shrinks when businesses are discouraged from expanding here, and our health care and other costs of housing insecurity grow.

The key to our success is more affordable housing. The key to more affordable housing is the...

BUILD ILLINOIS HOMES STATE TAX CREDIT

SUPPORTED BY: Alliance to End Homelessness in Suburban Cook County
Catholic Conference of Illinois • Chicagoland Apartment Association • Chicagoland Chamber of Commerce
City of Chicago • Housing Action Illinois • Illinois Chamber of Commerce • Illinois Manufacturers' Association
Illinois REALTORS® • Illinois Religious Action Center for Reform Judaism (RAC-IL)
LiUNA! Midwest Region • Supportive Housing Providers Association





BUILD ILLINOIS HOMES STATE TAX CREDIT

ANSWERS TO FREQUENTLY
ASKED QUESTIONS FROM



What financial assistance is available today to build affordable housing in Illinois?

The federal Low Income Housing Tax Credit (LIHTC) program is the most important resource for creating affordable rental housing in the United States today.

Developers apply to either the state or Chicago housing finance agencies for federal LIHTC allocated to Illinois each year. Developers selected for tax credits exchange them with private investors for up-front equity capital, reducing mortgage debt and making the homes or apartments affordable for renters over the long-term.

But federal tax credits run out far before the need is met and still leave projects with financing gaps. A new state tax credit will help to cover funding gaps on projects funded with the federal LIHTC to produce more affordable housing.

How does the Build Illinois Homes state tax credit leverage unused federal tax credits?

There are two tiers of federal Low Income Housing Tax Credits (LIHTC). The competitive 9% LIHTC subsidizes approximately 70% of project costs. There are more applicants than 9% tax credits available because of the larger benefit this resource provides to projects.

The non-competitive 4% LIHTC subsidizes about 30% of project costs and is automatically available when multifamily housing bonds are used to finance affordable housing. The 4% LIHTC is underutilized in our state because developers need more funding to fill financing gaps on these projects. The Build Illinois Homes Tax Credit will provide more gap funding, allowing Illinois to draw down unused federal 4% LIHTCs to build more affordable housing.

CONTINUED ON BACK

BUILD ILLINOIS HOMES STATE TAX CREDIT FAQ, CONTINUED

Could a developer simply finance affordable housing without any tax incentive, federal or state?

Without the federal LIHTC, virtually no affordable rental housing development would occur.

More than 90 percent of all new affordable rental housing is financed with the federal LIHTC annually.

To develop new homes and apartments that are affordable without an incentive like the federal Housing Credit, construction costs would have to be reduced by 72 percent of the current construction cost average, according to Harvard University's Joint Center for Housing Studies.

What are the benefits of a tax credit compared to direct aid for housing construction?

Like the federal Low Income Housing Tax Credit, the Build Illinois Homes State Tax Credit is a model public-private partnership built on a "pay-for-success" model.

The state tax credit is only issued to an investor after construction is complete and qualified tenants move into the affordable housing. Private sector investors — not taxpayers — bear the financial risk of a project not being completed or successful, and they closely monitor and oversee each project where these credits are involved.

Unlike a grant program, the state tax credit pays for "success" because credits are issued after construction is complete and qualified tenants move into the affordable housing. State government can recapture credits for non-compliance.

Also, the state does not have an upfront, large cost to pay for construction, unlike grants or appropriations. With the state tax credit, investors provide all the funds to finance construction of affordable housing at the beginning of the project, while the state spreads the costs of the tax credits over the course of six years.

What does the state tax credit cost?

The Build Illinois Homes state tax credit has no immediate state budget impact.

Investors will only claim credits once the housing development is finished and occupied. The state gets the benefit of new affordable homes, jobs and private investment with no fiscal impact for 1-2 years.

After the affordable housing is complete, each annual application round of the credit will cost the state \$20 million for 6 years for a total of \$120 million. The state tax credit, coupled with the matching federal tax credits, will generate up to \$80.4 million in private equity up front to finance the construction of affordable housing. The state does not forgo any tax revenue until the project is successfully completed and is then able to spread out the \$120 million tax credit over a six-year period.

What is the economic impact of creating the Build Illinois State Tax Credit?

One annual application round of the Build Illinois Home State Tax Credit — funded at \$20 million per year over 6 years — will support the development of up to 1,150 affordable homes and apartments. These new affordable homes will generate \$653.2 million in economic benefits over 10 years — \$80.4 million in private equity for building affordable housing, \$447.6 million in total income for state residents, \$125.2 million in state and local taxes and over 7,000 jobs. This is based off a modeling estimate from the National Association of Home Builders.

SUPPORT

HB 1147 (AVALAR)

SB 62 (PETERS)

**BUILD ILLINOIS HOMES
STATE TAX CREDIT**

IHC Illinois
Housing
Council

ILNAHRO LEADERSHIP



LORRAINE HOCKER
VICE PRESIDENT

President

Dr. Jackie L. Newman, Executive Director
Springfield Housing Authority
(217-753-5757 Extension 206
jackie.newman@sha1.org

Senior Vice President

Mr. Alan Zais, Executive Director
Winnebago County Housing Authority
(815) 963-2133
alan@wchaauthority.com

Treasurer

Mrs. Kim Holman-Short
Interim Executive Director
Bloomington Housing Authority
kimh@bloomingtonha.com

Vice President - Community

Revitalization & Development
Ms. Lorraine Hocker, Executive Director
Lake County Housing Authority
lhocker@lakecountyha.org

Vice President - Housing

Ms. Deb Alfredson, Deputy Director
Winnebago County Housing Authority
(815) 904-2681

Emerging Leaders Representative

Mr. Grant Henry
(217) 369-9126
grantahenry@gmail.com

Vice President - Member Services

Ms. Latina Faulkner, HCV Manager
Springfield Housing Authority
latinaf@sha1.org

Vice President - International

Jeff du Manoir
NEC Software Solutions
Jefferson & Franklin Counties
Housing Authorities
(636) 368-6451

NCRC at Large Representative - 4 Year

Mr. Ron Clewer,
Illinois Market President
Gorman & Co.
200 North Main Street,
Oregon, WI 53575

NCRC at Large Representative - 2 Year

Ms. Melissa Huffstedtler, Deputy Director
Springfield Housing Authority
melissah@sha1.org

Vice President of Legislative Affairs

Mr. Daniel Cruz

Vendor Liaison - Vacant

Small Housing Authority Representative
Vacant



VICE PRESIDENT OF
MEMBER SERVICES,
LATINA FAULKNER



BECOME A MEMBER

New season, new opportunities – become an ILNAHRO member today! Let's Bring in May with Purpose 🌟 Spring is here—and so is the perfect time to join or renew your IL NAHRO membership! Whether you're a housing authority, nonprofit leader, or passionate advocate, IL NAHRO connects you with the resources, support, and community you need to thrive. Here are *some* of the perks:

- ✓ Access to expert-led trainings and webinars
- ✓ Advocacy that amplifies your voice at the state and national level
- ✓ Networking with housing professionals across Illinois
- ✓ Updates on critical housing policy changes
- ✓ Member discounts and exclusive content

Let's make this May matter. Come grow with us and help shape the future of affordable housing in Illinois.

👉 Join or Renew Your Membership Now

Consider ILNAHRO today! You won't be disappointed! Feel free to go visit us at www.ilnahro.org and check us out! Or simply visit <http://ilnahro.org/membership.aspx>, complete the short application form, and we'll be standing by to welcome you with open arms!

Thank you!

We are always appreciative of our reading audiences and we certainly don't take your interest in ILNAHRO for granted! We invite you to consider sharing some of your housing authority's news with us! Whether your news consist of testimonials, legislative updates, or changes in career positions, we want to know about it and to be able to acknowledge and celebrate you accordingly!

If you're interested in ad space, please don't hesitate to let us know!

You may email Mrs. Angela West at AngieW@sha1.org.

Take care and we look forward to connecting with you!

Mrs. Angela West
Board Secretary

