Illinois Housing Development Authority:

Building Green

Gloria L. Materre
IHDA Executive Director
Since IHDA’s inception in 1967:

• Allocated more than $10 billion to create and preserve affordable housing in Illinois

• Financed approximately 210,000 affordable units across Illinois

www.ihda.org
Bank with a Public Mission

A number of federal and state funding sources including:

• Illinois Affordable Housing Trust Fund

• Illinois Affordable Housing Tax Credits Fund

• Federal Low Income Housing Tax Credits

• Federal HOME Investment Partnership funds

• Independently sells bonds, based on its own good credit, to finance affordable housing in Illinois.
Energy efficient, sustainable, affordable housing = Healthy, stronger communities

**FACT:** Energy Star is a government-backed program used to label energy efficient products and homes. Energy Star homes deliver $200-$400 in annual savings compared to conventional homes, with additional savings on maintenance.

Source: U.S. Department of Energy
Low-Income Energy Efficient Residential Retrofit Program

• IHDA recently announced more than $300,000 in grants for homeowners across Illinois to upgrade and install energy efficient appliances and equipment, saving homeowners money on utility costs.

• Created by legislators in 2007, program funded through ComEd and Ameren.

• Administered by the Illinois Department of Commerce and Economic Opportunity (DCEO), IHDA distributes the grants to help homeowners across the state.
Illinois Housing Development Authority

How Typical Utility Bills Break Down

Annual home energy costs for typical household total $2,200 a year.

With Energy Star qualified appliances, homeowners use 10-50 percent less energy and water.

Source: Energy Star
IHDA Committed to Building More Green Homes

IHDA has a Qualified Allocation Plan (QAP), which is used to allocate federal Low-Income Housing Tax Credits. Projects will earn more points under the new 2010 QAP if they integrate green features. Developments are also required to have the following mandatory features for the first time:

• Low-flow faucets, shower heads and toilets

• Native vegetation — which are more water absorbent

• Energy Star appliances

• Must provide a manual to property owners to give them information on how to properly maintain green features
Developments with more green features will earn more points in competition for IHDA’s $35M in Low-Income Housing Tax Credits.
Under this new scoring program, additional points will be awarded to projects committed to obtaining sustainable building certification from one of the following entities:

- Enterprise Green Communities certification
- U.S. Green Building Council’s LEED certification
- National Green Building Standard certification
- NAHB Model Green Home Building Guidelines certification
IHDA’s Green Success Stories

Four Developments Demonstrating IHDA’s Commitment

Near North Apartments  Hunter’s Trace Subdivision
Hyacinth Place        Wingate Manor
Near North Apartments, Chicago

Completed in 2007

IHDA financing: $18.3M in federal HOME funds, Illinois Affordable Housing Trust Fund loans, state donation tax credits and tax credit equity.

- Innovative horizontal wind turbine system meeting 8 percent of electricity demand

- Solar thermal panels that supply 30 percent of the building’s domestic and heating hot water
Hyacinth Place, Highland Park

Completed in 2008

IHDA financing: $1.5M in grants, loans and state donation tax credits.

- Geo-thermal heating and cooling
- Wind turbine
- Photo-catalytic permeable pavers in driveway and parking lot
Hunter’s Trace Subdivision, Benton (Southern Illinois)

Completed in 2009

IHDA financing: More than $6.4M in low-interest loans and tax credit equity, including federal HOME funds and Low-Income Housing Tax Credits.

- Energy-saving roofs
- Energy-efficient insulated walls
- Solar-powered ventilation fans to help families keep utility bills low.
Wingate Manor, Shiloh (Metro East)

Coming Spring 2010

IHDA financing: $3.4M in federal Home, federal Low-Income Housing Tax Credits and tax credit equity.

✓ First Multi-Family, tax credit development to garner National Association of Home Builders’ Green Certification
✓ Solar lighting and heating
✓ Hydraulic elevator using biodegradable fluids
✓ Bamboo floors
Moving Forward with Our Development Partners in a Green Direction...

www.ihda.org