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Illinois Housing Development Authority Opens Three Senior Affordable Housing Developments Across Illinois

*New options for independent senior living available in Champaign,
Fairview Heights, and Hillside.*

CHICAGO – In recent weeks, the Illinois Housing Development Authority (IHDA) celebrated with its partners the grand opening of three residential senior developments located in northern, central, and southern Illinois that received IHDA funding. These developments collectively supply more than 160 affordable housing units, enabling Illinoisians to remain within their communities they call home. The three developments will provide much-needed rental options in regions that have experienced limited housing capacity, increased rents, and lengthy waiting lists.

“Illinoisans of all ages deserve access to quality, affordable housing options designed to help them thrive,” **said Governor JB Pritzker**. “Nobody should have to leave the communities they love to receive the support they need later in life. By leveraging tax incentives to encourage developments, IHDA is helping local communities deliver long-term, affordable housing that allow seniors to stay rooted in the neighborhoods they’ve shaped.”

Supported by Low-Income Housing Tax Credits (LIHTC) allocated by IHDA, every unit will remain affordable for at least 30 years, providing long-term housing solutions for future generations. LIHTC enables IHDA to annually offer new housing opportunities to low- and moderate-income renters throughout Illinois.

“At IHDA, we consider ourselves a bank with a public mission: to fund the creation and preservation of affordable housing throughout Illinois,” **said IHDA Executive Director Kristin Faust**. “This includes ensuring individuals and families who have spent their lives building and contributing to their communities have access to quality, affordable homes as they approach retirement. These developments provide modern options, including fitness centers and gathering spaces, that allow residents to remain in an area they know and love, and enjoy the comforts and stability they need to thrive in their next chapter.”

The following are the three newly established housing developments:

Bristol Place Senior Residences (Champaign) – August 4, 2026

Bristol Place Senior Residences is the latest phase in the revitalization of the historic Bristol Park neighborhood. The development adds 60 affordable units for seniors aged 62 and older, with 45 one-bedrooms and 15 two-bedrooms featuring modern conveniences. Amid rising rents and home prices in Champaign, 50 of the apartments are subsidized by Housing Choice Vouchers from the Housing Authority of Champaign County, enabling tenants aged 62 or older to pay about 30% of their adjusted income towards rent. For leasing information, contact Lamoine Property Management at (708) 604-2587.

North Bend Residences (Fairview Heights) – August 3, 2026

North Bend Senior Residences marks the first affordable housing development IHDA has funded in the city of Fairview Heights. The 60-unit community for seniors 62 and older is comprised of single-family homes, attached duplexes, and a 20-unit apartment building with rents starting at \$644 for a one-bedroom unit and \$1,070 for a two-bedroom unit with 40 of the units subsidized from the St. Clair County Housing Authority. Resident amenities include a fitness center, a media center, and a community room. For leasing information, contact Lamoine Property Management at (708) 604-2587.

Hillside Senior Apartments (Hillside) – July 20, 2026

Hillside Senior Apartments marks the first-ever development for seniors financed by IHDA in the Village of Hillside. On land donated by the Village, the new construction building includes 42 units for seniors aged 55 or older whose rents range from \$600 to \$1,546 for a one-bedroom apartment and \$1,254 for a two-bedroom apartment. The development features a community room, outdoor patios for individual units, indoor bicycle storage, and a sidewalk network connected to the surrounding neighborhood. For leasing information, contact the Carlton Management Company at (708) 223-8989.

[Click here](#) for pictures from the three grand opening celebrations.

For seniors and others seeking housing, ILHousingsearch.org provides a free online database with thousands of affordable, accessible, and market-rate options to suit various needs. Users can personalize their search according to budget and preferred location. Additionally, local [HUD-approved housing counseling agencies](#) offer complimentary assistance and what local options are available.

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About the Illinois Housing Development Authority

IHDA is a self-supporting and mission-driven state agency dedicated to financing the creation and preservation of affordable housing in Illinois. IHDA offers affordable mortgages and down payment assistance for homebuyers, provides financing for the development of affordable rental housing, and manages a variety of assistance programs to create communities where all Illinoisans can live, work, and thrive. Since it was established in 1967, IHDA has delivered more than \$30 billion in state, federal, and leveraged financing to make possible the purchase, development, or rehabilitation of 343,475 homes and apartments for low- and middle-income households. For more information on IHDA programs, visit www.ihda.org.